



Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOULDER COUNTY COMMISSIONERS

AGENDA ITEM

Tuesday August 4, 2015 – 2:00 PM

Hearing Room, Third Floor, County Courthouse

Docket BVCP-15-0001: Boulder Valley Comprehensive Plan 2015 Major Five Year Update Study – Status Report Study Session

Staff Planner: Abby Shannon – Boulder County Planning Manager, Long Range Policy Team
City of Boulder Staff: Leslie Ellis, Comprehensive Planning Manager; Jean Gatzka, Sustainability Planner; and Courtland Hyser, Senior Planner

Purpose: The purpose of the study session is to provide an update to the Board of County Commissioners on the Community Engagement and Kick Off plan, Trends Report, proposed resident survey, other Foundations work, and upcoming events related to this Five Year Update.

Action: *Discussion Item – No Action Requested.*

Summary

The 2015 major update to the BVCP is underway, and is completing the first phase of a four-phase process that is anticipated to last until mid-2016. The current Phase One work includes the foundations element, (technical analysis), subcommunity Facts Sheets, a Trends Report currently in final production presenting "...a diverse collection of data, including snapshots in time of current/recent conditions, as well as trends over time from different sources", a 2015 – 2040 Employment/Population/Dwelling Unit Projection also in final development, and a Community Engagement Plan.

Phase Two has just begun and is designed to identify through a variety means the key focus topics and issues to be addressed in the Update. Here are four of them:

- Applications for BVCP Land Use Designation and other BVCP changes will open on August 10th and run through October 12th, providing residents and other interested parties' ample opportunity to submit their proposals for review and action in public hearings by the city and county decision makers.
- A community-wide kickoff event is set for August 31st at Chautauqua from 4:00 – 8:00 PM and will include a place and space for community discussion about matters relevant to the BVCP that should be given attention as part of the Update. An invitation to this event will be mailed to every household and business address within the Plan's boundary.
- In July county staff sent announcements to the 23 active Homeowners' Associations in Area III, informing them of the 2015 Update and inviting their participation.

- September will include the mailing of a survey to 3,000 households (including a proportional number in Area III) on planning-related topics with the goal of 800+ being returned to establish a statistically valid sampling, followed by convening some focus group sessions to identify and explore the “whys?” that prompted the responses to the survey questions. Preliminary drafts of the survey and survey materials will be available for Planning Commission review August 19th and for the County Commissioners at a date to be determined, preferably before the end of August.

The attached city staff packet, prepared with the involvement of county staff and including additional attachments, sets forth in greater details the events, tasks, and calendar of next steps for Phase II of the Update. **NOTE: The city’s packet is a preliminary draft for the August 6th City Council hearing. Some revisions and supplemental information may be prepared for that date.**

New Area III Information

The Land Use Department’s GIS Division has been developing **Area III-specific maps** for the first time, showing existing land uses, zoning, residential distribution, and features of special interest. They are attached to this memo and are in draft form. Our plan is to have data available for Area III in greater detail by breaking Area III down into four quadrants using principal arterial roads and land use attributes as the criteria for the divisions. A preliminary example is attached as well. Other overlays such as the specific location of all residences within Area III are being created at this time and will be available shortly. GIS has also generated numerical data on Area III conditions such as land use classifications and zoning districts by acreages, numbers of dwelling units, numbers and locations of historic sites and places, and other information. The first cut at this data is also attached. The intention of this sharper focus on Area III is to better inform the community of the significant role and characteristics of Area III as an integral part of the Boulder Valley Comprehensive Plan. It will also provide a more precise data base of information about land uses for the staff, decision makers and members of the public to refer to when considering land use proposals and activities on specific parcels within Area III.

Community Service Area Expansion

One task required during a Five Year Review of the BVCP is for the city and county decision makers – Planning Board, Planning Commission, City Council and County Commissioners – to determine early on if staff should conduct a service area expansion assessment. The threshold question for that determination is whether “sufficient merit” exists to authorize such a study. That determination must be based on “...demonstration that a desired community need cannot be met within the existing service area” (*Section II. Amendment Procedures – page 64, 3.c. [3], 2010 Boulder Valley Comprehensive Plan.*) City and county staff polled the Planning Commissioners and Planning Board members about their thoughts on this requirement at their respective meetings July 15th and July 16th. While no vote was taken (and none was sought by staff), in both cases neither board expressed an interest in pursuing a service area expansion assessment study. City staff will convey this message as well as the sense of the BOCC to City Council on August 6th.

We look forward to your comments and guidance on August 4th.

ATTACHMENTS:

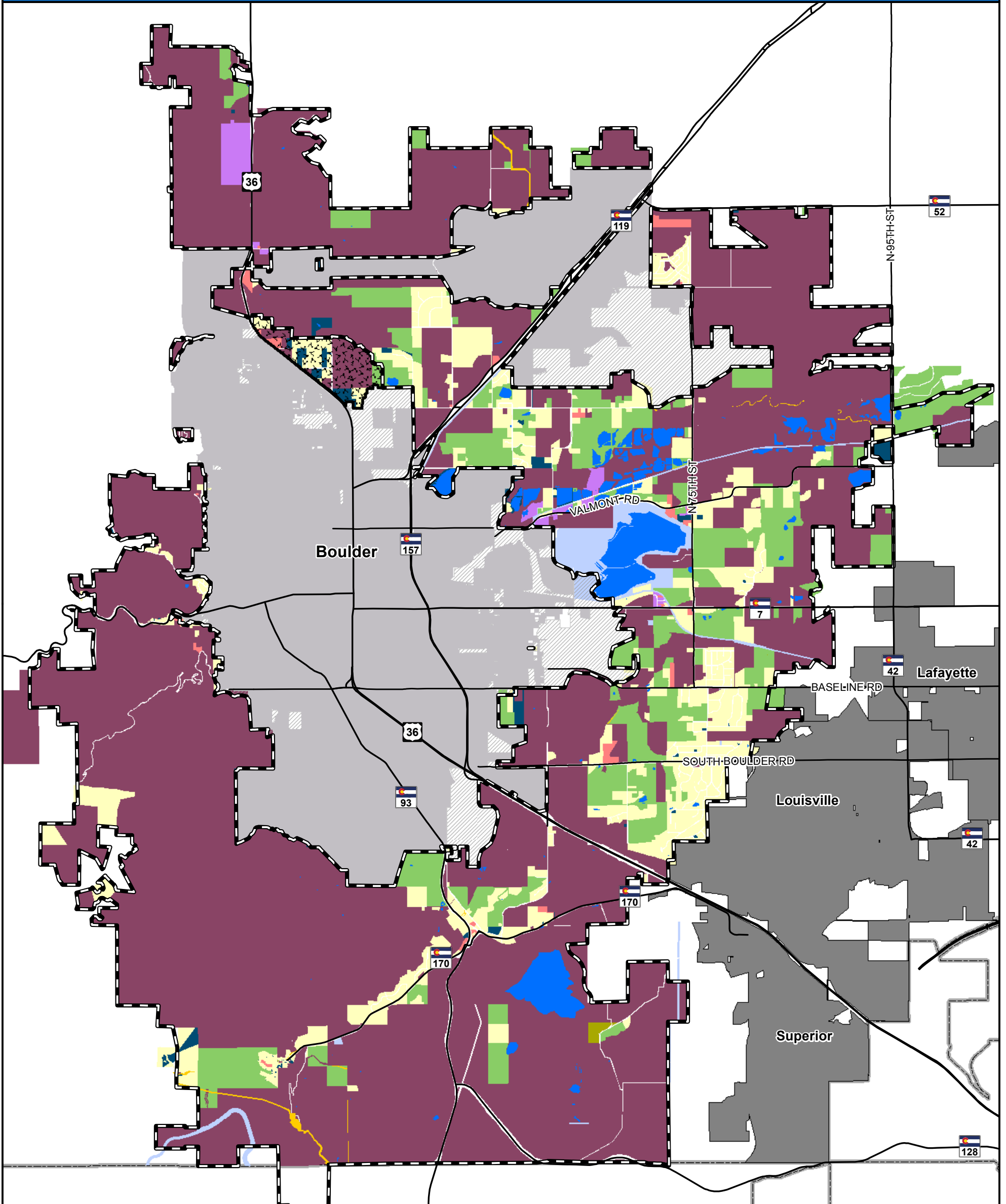
- A. Area III Maps Prepared by Land Use GIS Division**
- B. Area III Fact Sheet (minor revisions in progress)**
- C. Area III HOA Announcement**



Boulder County Land Use Department

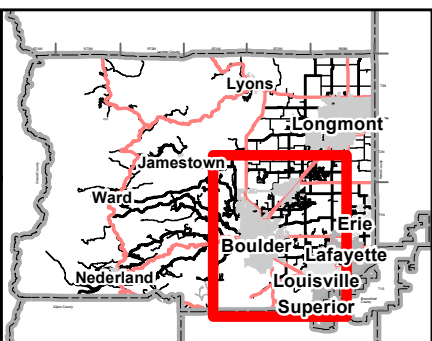
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BVCP AREA III LAND USE



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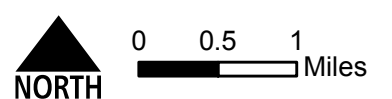
Area of Detail Date: 7/7/2015



- BVCP Area III
- BVCP Area III Planning Reserve
- Boulder City Limits
- Area II Service Area

- Land Use**
- No Data
 - Agricultural
 - Commercial
 - Industrial
 - Natural Resources

- Residential
- State Assessed
- Parks, Open Space, Conservation Easements, Government
- Vacant
- Water Bodies



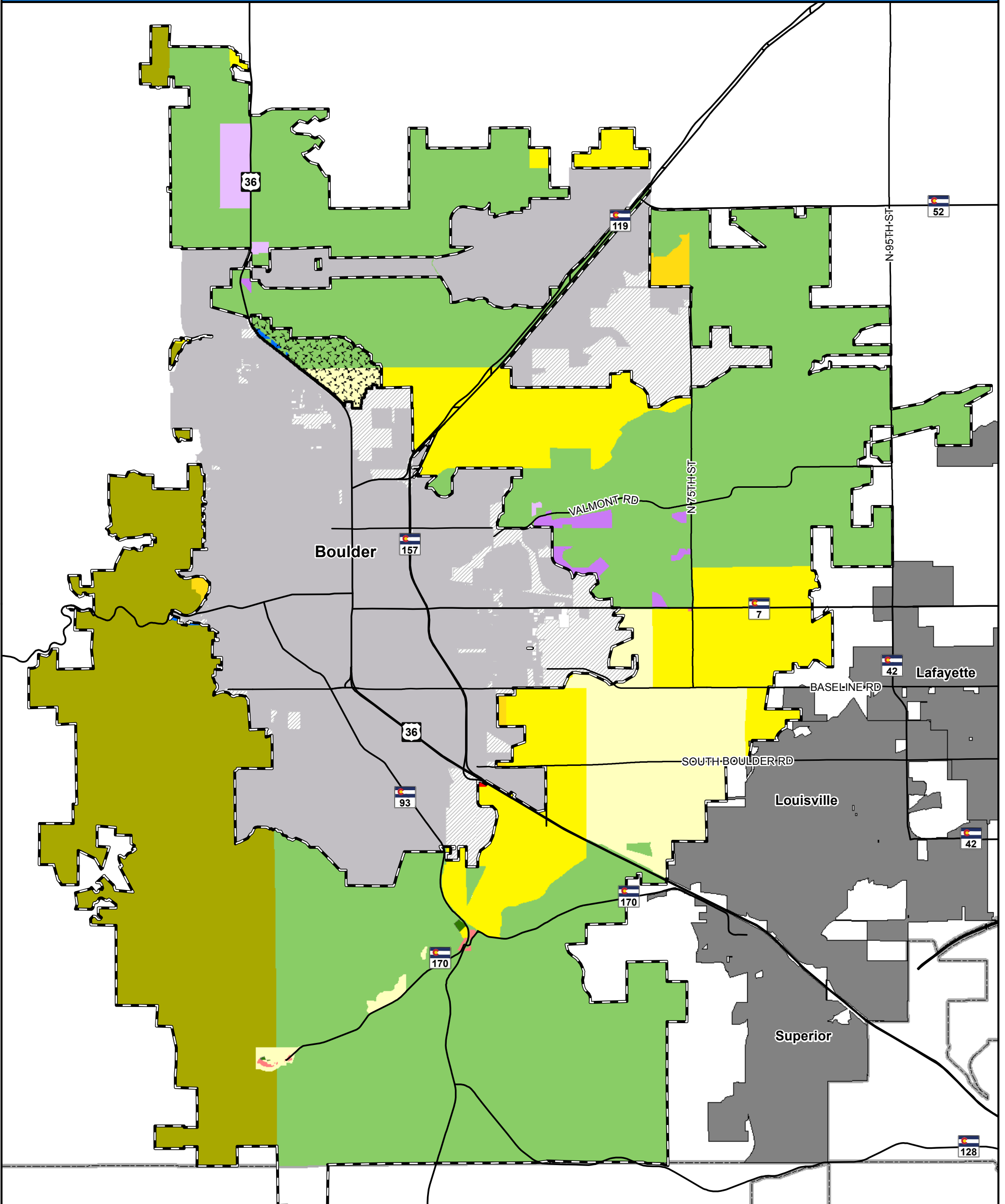
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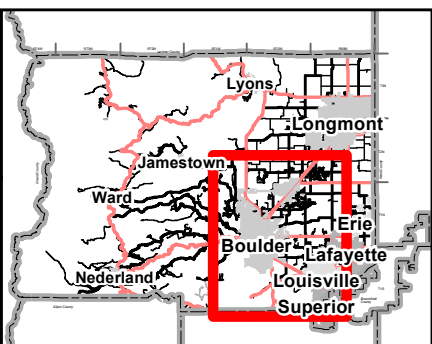
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BVCP AREA III ZONING

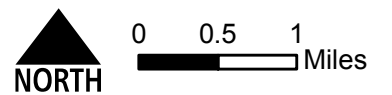


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Area of Detail Date: 7/27/2015



- | | | |
|--------------------------------|----------------------|----------------------|
| BVCP Area III Boundary | Agriculture | Manufactured Home |
| BVCP Area III Planning Reserve | Forestry | Estate Residential |
| Boulder City Limits | Business | Rural Residential |
| Area II Service Area | Economic Development | Suburban Residential |
| | Light Industrial | Transitional |
| | General Industrial | |



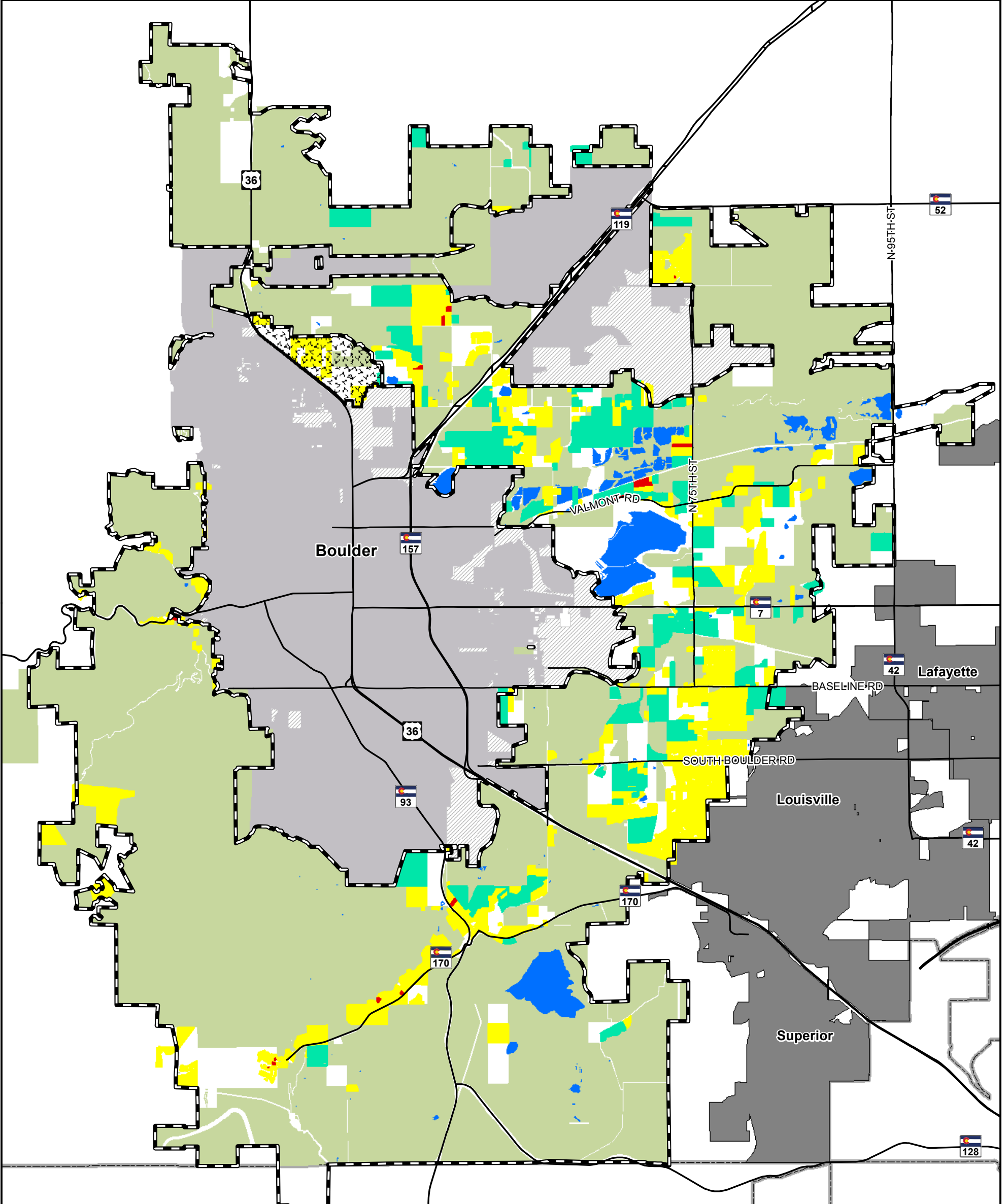
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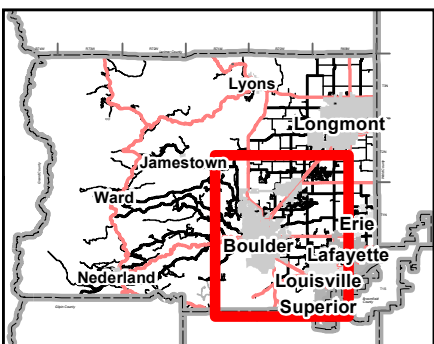
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BVCP AREA III RESIDENTIAL USE

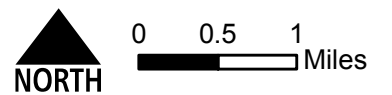


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Area of Detail Date: 7/13/2015



- BVCP Area III
- BVCP Area III Planning Reserve
- Boulder City Limits
- Area II Service Area
- Single Family Residential
- Multi-Family Residential
- Farm Residential
- Parks, Open Space, Conservation Easements, Government
- Water Bodies



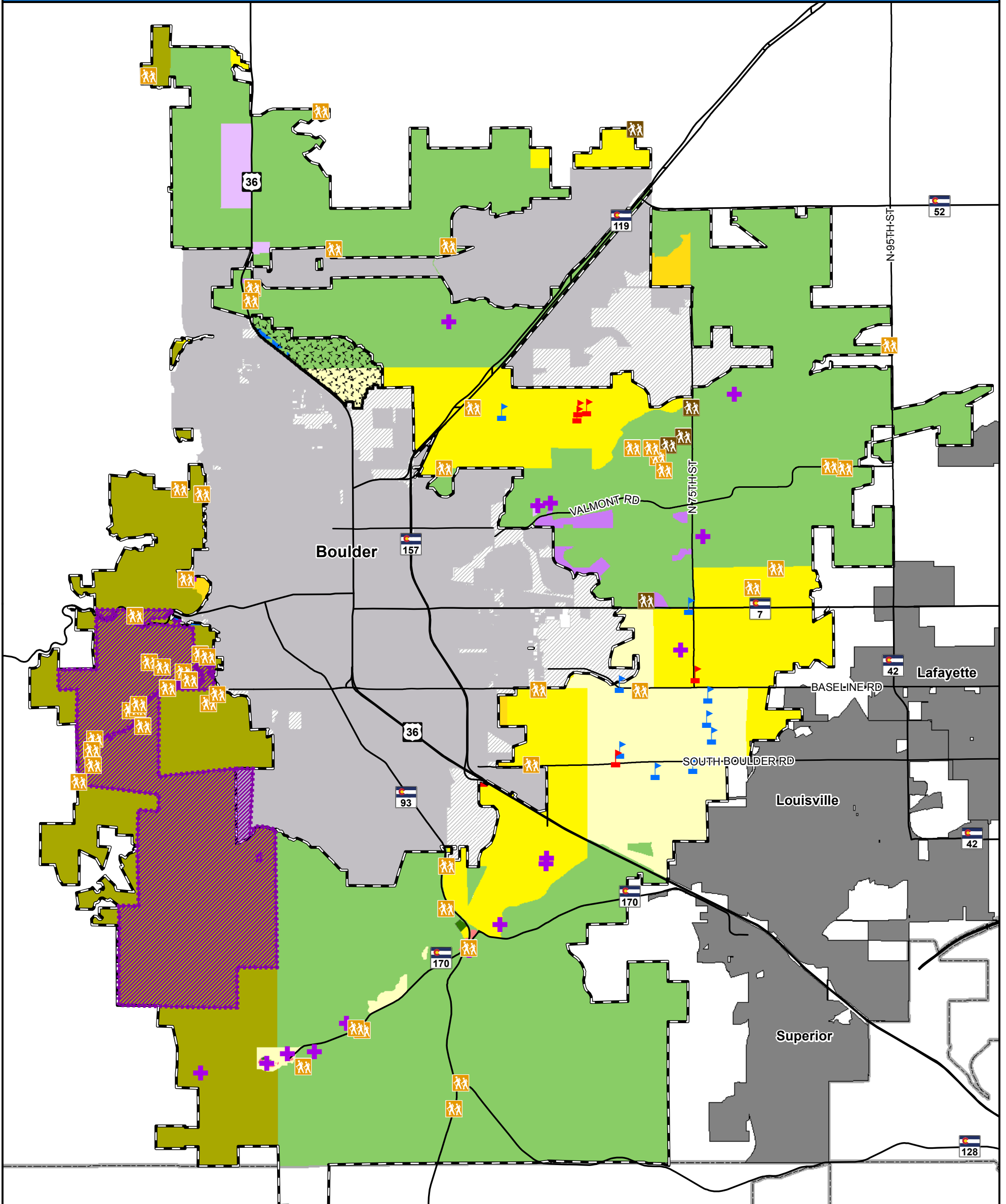
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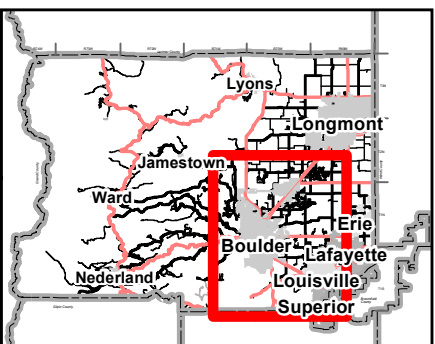
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BVCP AREA III PLACES OF INTEREST

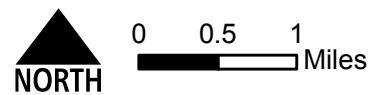


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Area of Detail Date: 7/28/2015



- BVCP Area III Boundary
- BVCP Area III Planning Reserve
- Boulder City Limits
- Area II Service Area
- County Zoning
- Agriculture
- Forestry
- Business
- Economic Development
- Light Industrial
- General Industrial
- Manufactured Home
- Estate Residential
- Rural Residential
- Suburban Residential
- Transitional
- School
- Place of Worship
- City of Boulder Open Space and Mountain Parks Trailhead (BOSMP)
- Boulder County Parks and Open Space Trailhead (BCPOS)
- Historic Place
- Flagstaff Mountain Cultural Landscape District



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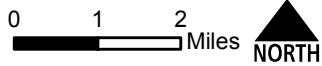
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BVCP AREA III QUADRANTS

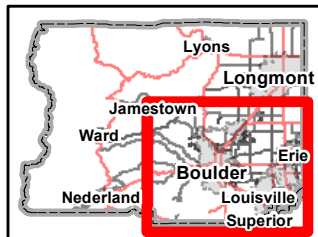
For Example Purposes

Legend

 BVCP Area III Boundary

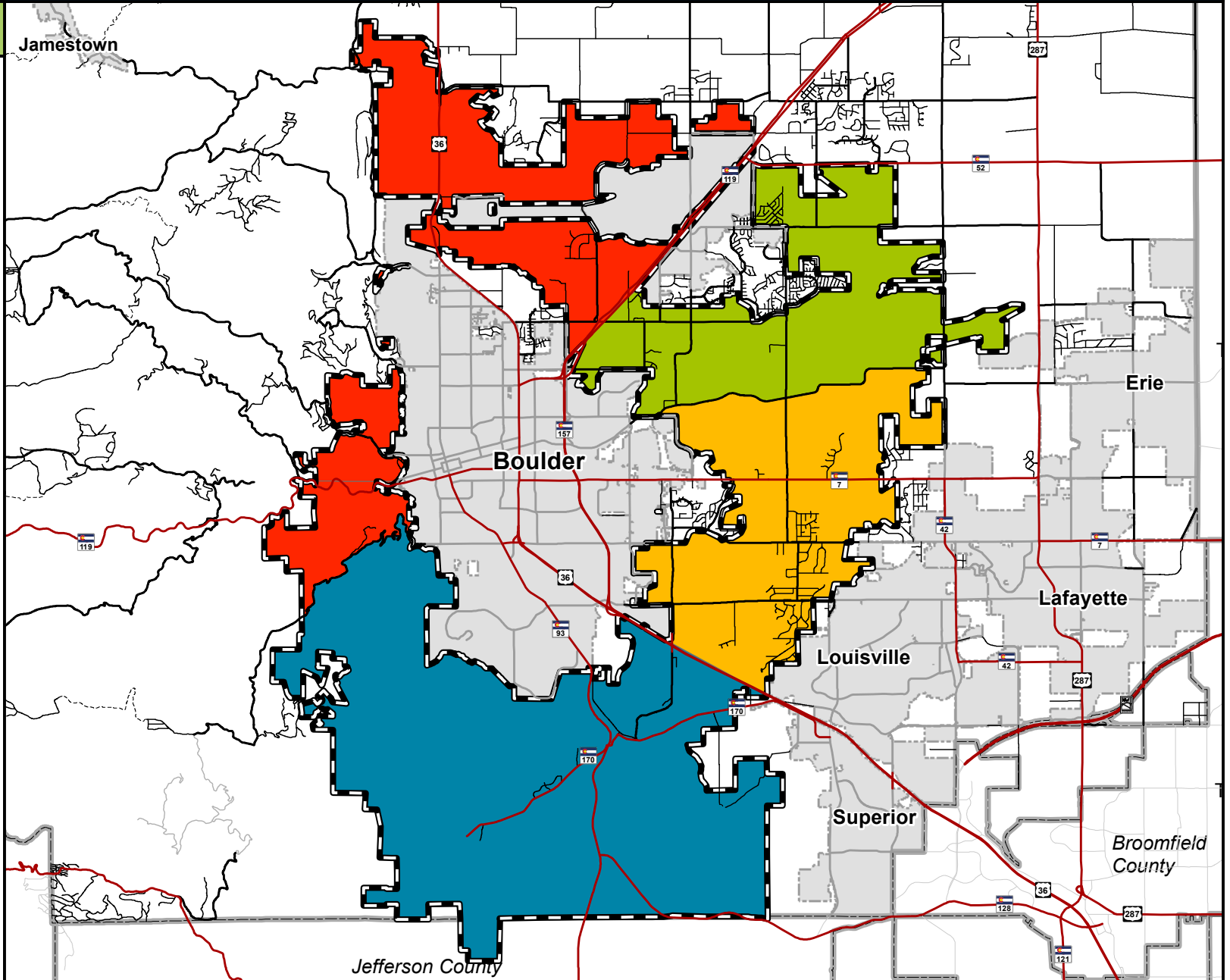


Area of Detail Date: 7/8/2015



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Attachment A - Area III Maps Prepared by Land Use GIS Division

AREA III DATA

Dwellings			
Dwelling Types	Buildings	Units	Bedrooms
<i>Farm Residential</i>	119	119*	587
<i>Non-Farm Single Family Residential</i>	1880	1880	7132**
<i>Multi-Family Residential (2+)</i>	16	59	80
Total Residential	2015	2058	7799
Area III = 44,564 acres			
Density = .05 dwelling units/1 acre			
* Assuming that each farm residence is single-family			
** Errors found in data, number will change			

Population	
2010 Population Block Data	Total Population
Population Estimate	7,565

Land Use	
Existing Land Uses	Acres
<i>Agricultural</i>	4639
<i>Commercial</i>	155
<i>Industrial</i>	314
<i>Natural Resources</i>	30
<i>Residential</i>	4022
<i>State Assessed</i>	1159
<i>Tax exempt*</i>	33861
<i>Vacant**</i>	311
<i>Null***</i>	90
Total	44,583
% Residential	9%

Zoning Districts	
Major Zoning Districts	Acres
<i>Agriculture</i>	25038
<i>Business</i>	21
<i>Economic Development</i>	4
<i>Estate Residential</i>	2750
<i>Forestry</i>	9569
<i>General Industrial</i>	213
<i>Light Industrial</i>	292
<i>Louisville</i>	6
<i>Manufactured Home</i>	12
<i>Rural Residential</i>	6145
<i>Suburban Residential</i>	215
<i>Transitional</i>	6
Total	44,271

Trailheads	
Trailheads	Number of Trailheads
<i>City of Boulder</i>	49
<i>BCPOS</i>	5

Special Uses	
Use	Number
<i>Schools</i>	6
<i>Places of Worship</i>	9

Historic Resources	
Site Name	
<i>Red Rocks Park</i>	
<i>Fox Mine Office</i>	
<i>Marshall School</i>	
<i>Eldorado Resort</i>	
<i>Dunn-DeBacker House</i>	
<i>Marshall Mesa Trail</i>	
<i>Barber Homestead</i>	
<i>Eldorado Springs Observation Pavilion</i>	
<i>Moore-Pruden Ranch</i>	
<i>Weiser, Martha House</i>	
<i>Fox Stone Barn</i>	
<i>Henry Dutch Waneka Farm</i>	
<i>Tommy Jones Stagestop</i>	
<i>Valmont School</i>	
<i>Kluck Residence</i>	
<i>Stengel-King Farm</i>	
<i>Flagstaff Mountain Cultural Landscape District</i>	

* 33,320 acres of the Tax Exempt category are listed within the City's OSMP lands

** 247 acres of the Vacant category are listed within the City's OSMP lands

*** 70 acres of the Null category are listed within the City's OSMP lands

PEOPLE & HOUSING

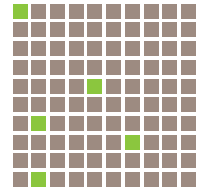
POPULATION

7,565 (2010 estimate)

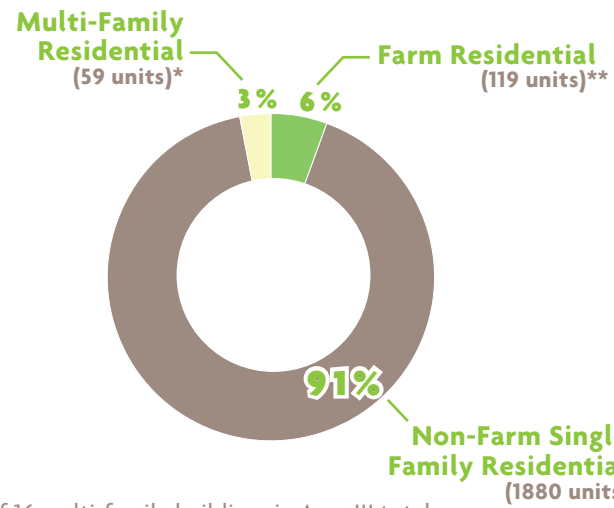
DENSITY (DWELLING UNITS/ACRE)

0.05 units/acre

= 5 units/100 acres

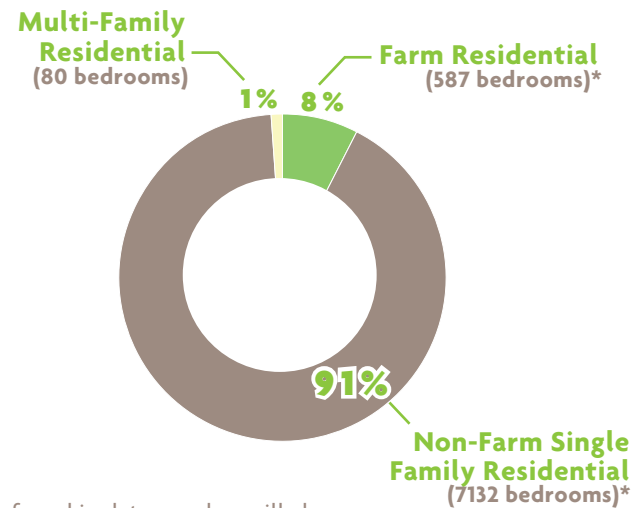


HOUSING UNIT MIX



* Out of 16 multi-family buildings in Area III total
 ** Assuming each farm residence is single-family

HOUSING BEDROOM MIX



* Errors found in data, number will change



“ (Insert quote) ”

ALL ABOUT AREA III

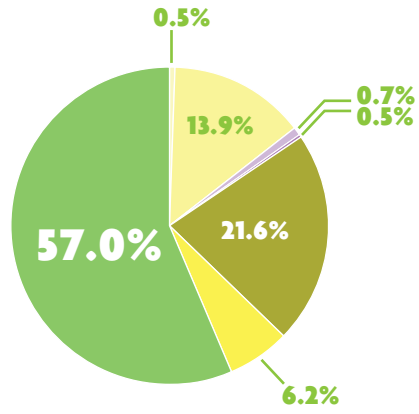
Area III is a region of about 44,000 acres in the unincorporated county that forms a continuous perimeter of land around the boundaries of the city and its service area. Within it are a mixture of rural land uses and features including old townsites, expired coal and aggregate mining operations, farms, open space, subdivisions dating back to the 1950s and '60s, historic sites and structures, riparian ecosystems, single family homes, and Boulder Mountain Parks. Originally established in 1978 by mutual agreement between the city and county as an integral component of the Boulder Valley Comprehensive Plan, Area III is intended to be maintained in a non-urbanized condition to provide a well-defined urban edge to the city, to retain the agricultural, ecological and predominantly rural character found within the outer area of the Boulder Valley, and to buffer the Valley from nearby municipalities as they grow. This has been achieved through open space and conservation easement acquisitions by the city and county and through a major rezoning and downzoning of land by the county in 1984/85, which was undertaken in order to implement the cornerstone goals of the Boulder County Comprehensive Plan; channeling urban growth to urban areas, protecting agricultural lands and activities, and preserving environmental and natural resources. Annexations into Area III are restricted to publicly owned lands such as open space that has been acquired by the city. Development is regulated by the county with referrals to the city, and is largely confined to single family residential uses on existing subdivided lots or on large unsubdivided parcels. A limited number of other uses are allowed but only after approval through a review process that includes specific criteria designed to sustain the rural nature of Area III that defines the important and unique function it provides in the Boulder Valley Comprehensive Plan.

**OUR LEGACY.
OUR FUTURE.**
BOULDER VALLEY COMPREHENSIVE PLAN



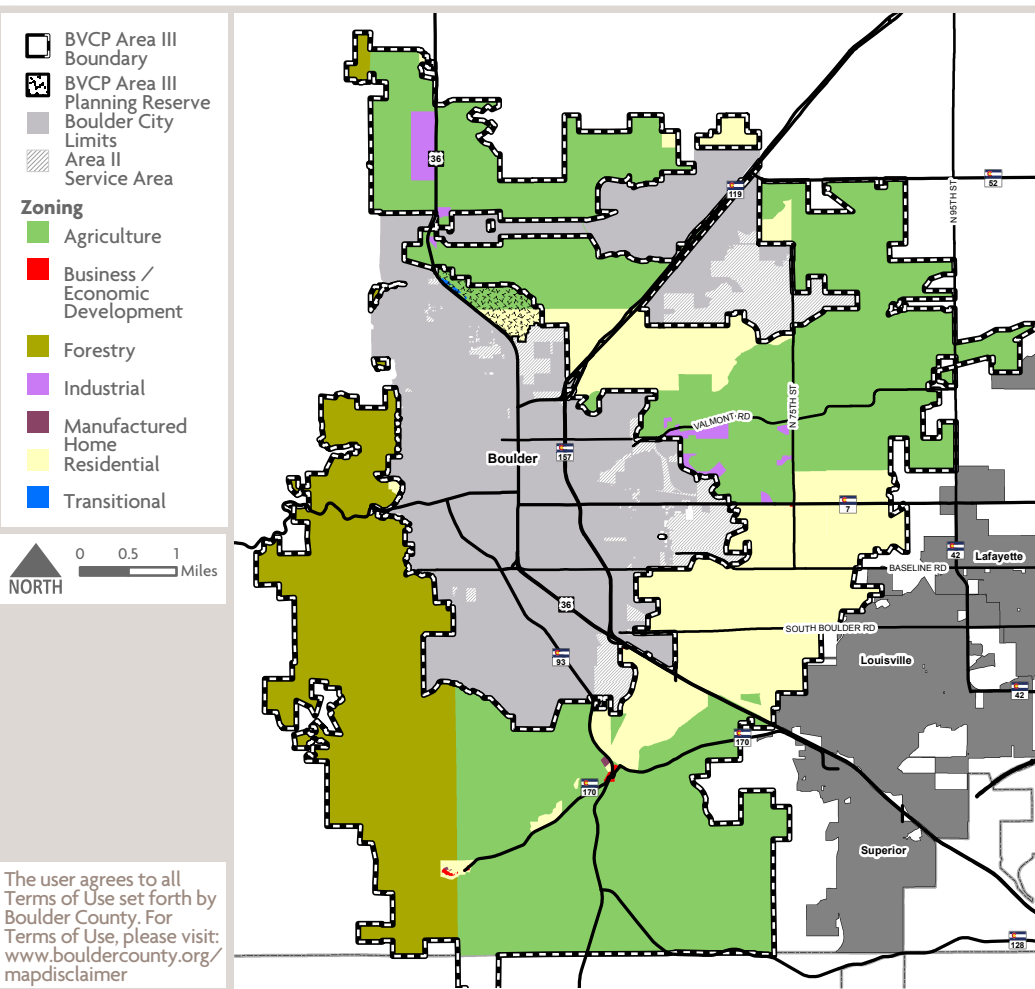
“ (Insert quote) ”

ZONING

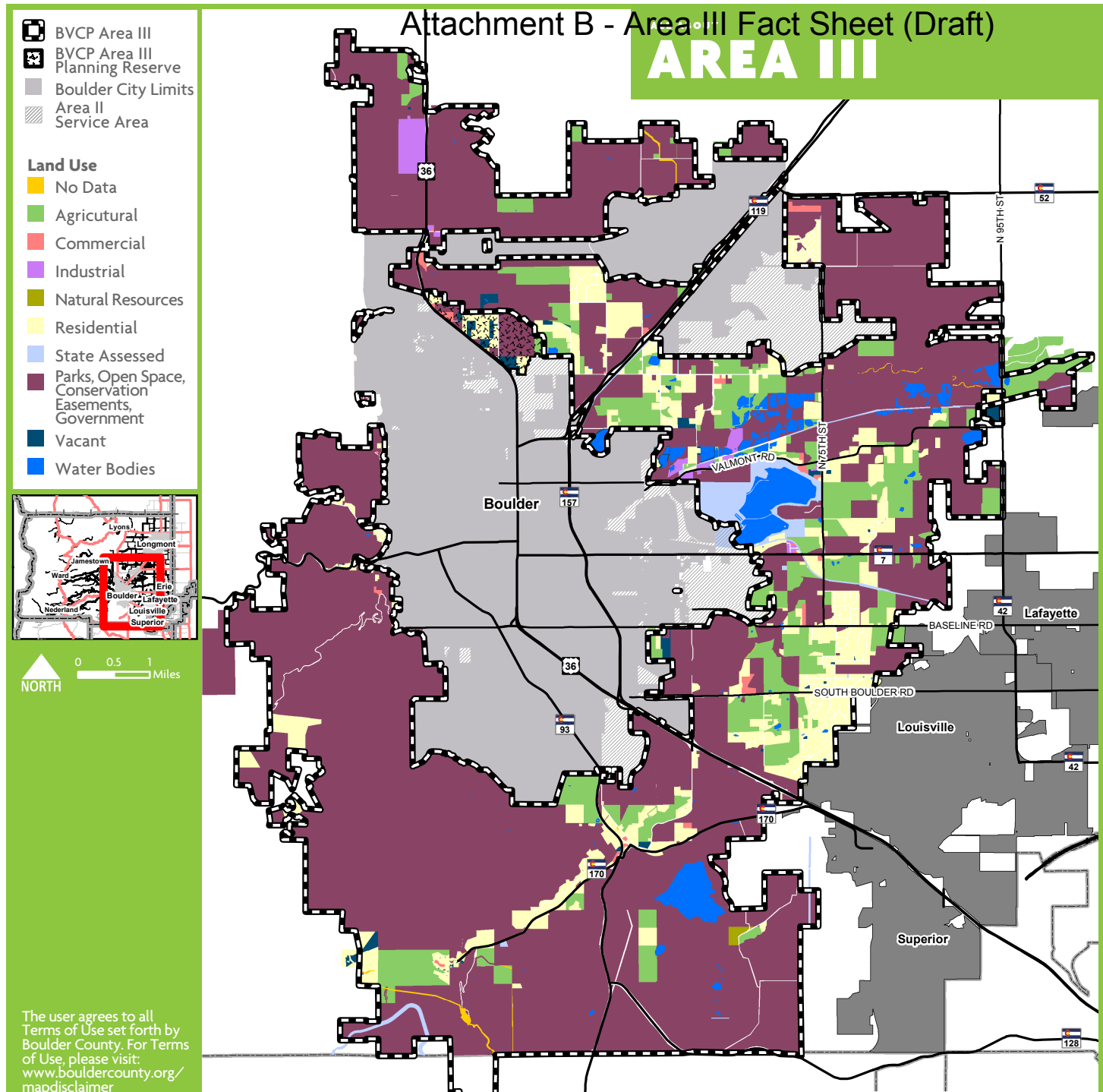


- Agriculture (25,038 acres)***
- Estate Residential (2,750 acres)**
- Forestry (9,569 acres)**
- General Industrial (213 acres)**
- Light Industrial (292 acres)**
- Rural Residential (6145 acres)**
- Suburban Residential (215 acres)**

* Several zoning districts span a very small proportion of total acreage: Economic Development (.01%), Louisville (.01%), Transitional (.01%), Manufactured Home (.03%), and Business (.05%)

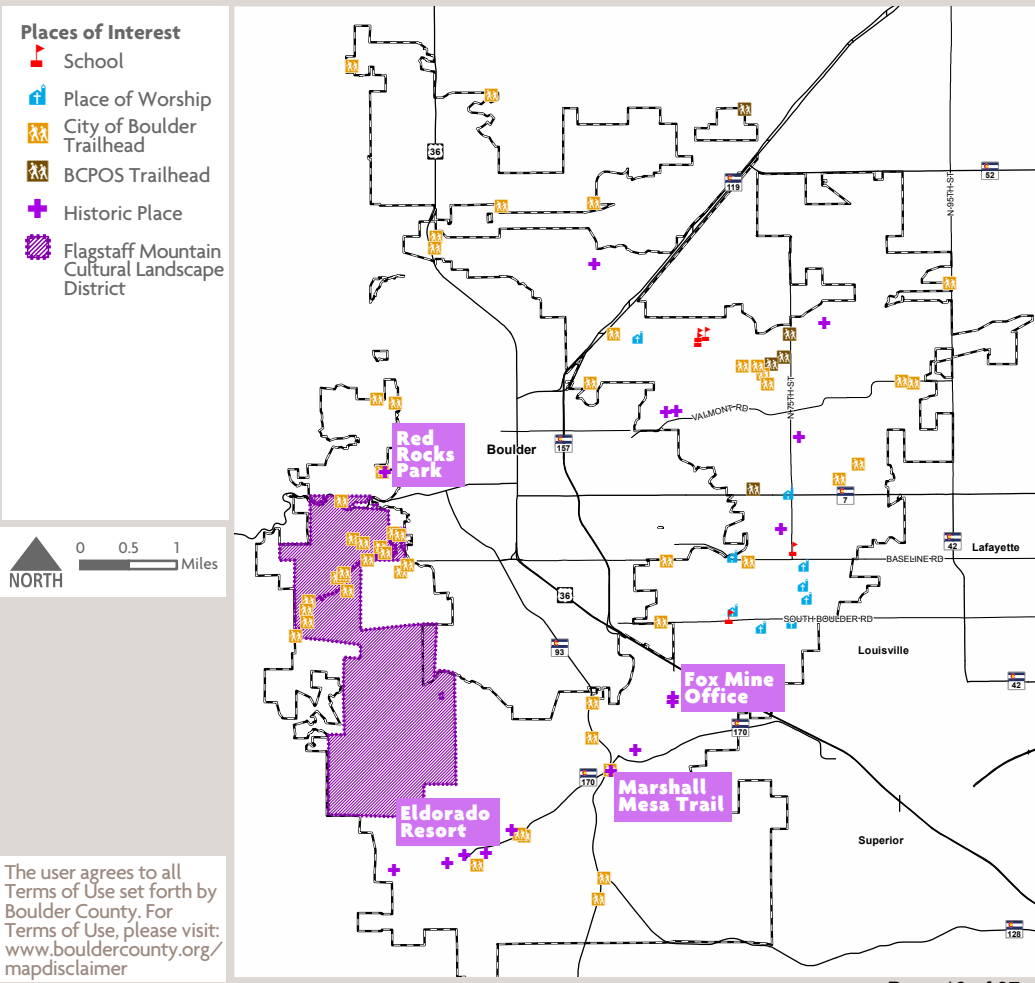


Attachment B - Area III Fact Sheet (Draft) AREA III

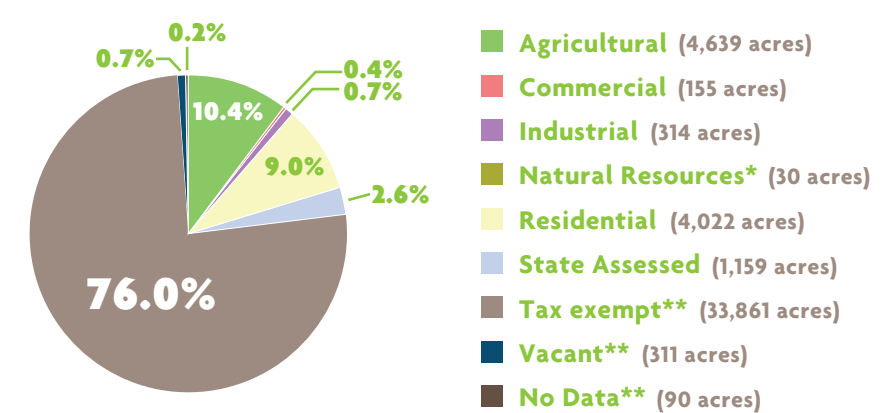


PLACES OF INTEREST

- TRAILHEADS**
- 49** City of Boulder Mountain Parks and Open Space (BCPOS)
- 5** Boulder County Parks and Open Space (BOSMP)
- SPECIAL USES**
- 6** Schools
- 9** Places of Worship



EXISTING LAND USE



- Agricultural (4,639 acres)**
- Commercial (155 acres)**
- Industrial (314 acres)**
- Natural Resources* (30 acres)**
- Residential (4,022 acres)**
- State Assessed (1,159 acres)**
- Tax exempt** (33,861 acres)**
- Vacant** (311 acres)**
- No Data** (90 acres)**

* 0.07% (Not pictured in chart)
 ** Listed within the City's OSMP lands are: 33,320 acres of the Tax Exempt category (out of 33,861), 247 acres of the Vacant category (out of 311), and 70 acres of the Null category (out of 90)



Land Use

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OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN

Help shape the future of your community and the Boulder Valley! Sign up to stay informed and join the conversation about the 2015 Boulder Valley Comprehensive Plan update.

Since the 1970s, Boulder County and the City of Boulder and have jointly adopted the Boulder Valley Comprehensive Plan (BVCP) to guide planning and development in the city and surrounding area. Every five years the BVCP is updated to reflect changing conditions and community values.

Boulder County and the City of Boulder are preparing to start the official 2015 Boulder Valley Comprehensive Plan update this summer. We at the Boulder County Land Use Department are reaching out to Homeowner Associations in BVCP Area II and Area III to encourage residents to participate and comment on the update. Area II includes properties that are in the county but bordering the city, are within the city's service area, and are intended to be annexed. Area III lands are outside the service area, not intended for annexation, and are to remain rural in character under county jurisdiction. A map showing the BVCP planning areas is available at: <http://arcgis/1MQs7bu>

Although your HOA is not located in the City of Boulder, input from unincorporated Boulder County residents within the planning area is needed for the update to be successful. Once the BVCP update process begins this summer, there will be many opportunities for community members to discuss critical issues of focus, data, choices, and actions for the comprehensive plan. Please forward this information to the residents in your HOA so that they can engage in the process. The best way to stay informed will be to sign up by email at: www.bouldervalleycompplan.net

Thank you for your time, and we look forward to hearing from you.

Pete Fogg

Senior Planner
Boulder County Land Use
pfogg@bouldercounty.org
720-564-2608
www.BoulderCounty.org



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: July 28, 2015

Note: This item has been rescheduled to August 6, 2015. A revised memo with supplemental information may be prepared for the August 6 meeting, and as such this memo should be considered preliminary.

AGENDA TITLE

Boulder Valley Comprehensive Plan – Direction on Service Area Expansion Assessment, Schedule, and Updates on Foundations Work

PRESENTER/S

Jane S. Brautigam, City Manager
David Driskell, Executive Director, Community Planning & Sustainability (CP&S)
Susan Richstone, Deputy Director, CP&S
Lesli Ellis, Comprehensive Planning Manager, CP&S
Courtland Hyser, Senior Planner, CP&S
Jean Gatza, Sustainability Planner, CP&S

EXECUTIVE SUMMARY

The purpose of this agenda item is to hold a public hearing on the question about whether or not to begin a Service Area Expansion Assessment (i.e., study of sufficient merit as a first step toward authorizing an Expansion Plan) and get direction from City Council on the overall work plan schedule including the land use change request process. Staff will also provide a general update to council on other foundations work items for the Boulder Valley Comprehensive Plan (BVCP) update. At a Study Session on June 9, council provided feedback on the work plan, focused topics, foundations work and community engagement, as described in that summary.

In past updates, some of the BVCP approval bodies and others have expressed frustration with the Service Area Expansion process. Specifically, requests have been solicited from Area III- Planning Reserve property owners as part of the public request process, leading property owners to invest time, effort, and energy in creating proposals. Such requests also have taken significant staff and four body review time in analyzing and reviewing proposals, only then for at least one of the four approval bodies to discuss the lack of interest in considering expansion of the Service Area.

Staff is therefore suggesting instead calling the question first about whether to initiate a study to determine if sufficient merit or unmet needs exist in the Service Area. **Attachment C** (Service Area Expansion Process) explains the process in more detail. On July 28, a public hearing will enable property owners and the public to speak to whether the city and county should proceed with consideration of a Service Area Expansion Assessment as part of the 2015 update. In previous updates, property owners have submitted requests in the Area III-Planning Reserve, but since 1993 the BVCP city and county approval bodies have never authorized a study of the Service Area Expansion or Expansion Plan.

Changing the sequence of consideration about the Service Area Expansion Assessment in no way affects the four body review process as articulated in the BVCP. Staff is not recommending changes to that process.

STAFF RECOMMENDATION

Staff recommends that City Council accept the general schedule for the BVCP process, as noted in the first part of the motion below. Additionally, staff recommends that the city and county not begin a Service Area Expansion Assessment (study of sufficient merit) because (1) the community has not identified unmet priority needs within the service area, nor has initial analysis; (2) there are other priorities for the 2015 plan update and the study would take significant resources; and (3) the city and county have never before authorized the study as the first step toward preparing an Expansion Plan. This means that requests for Service Area Expansion would not be accepted as part of the public request process. Alternatively, the four review bodies would consider the question of Service Area Expansion at the time of screening other land use parcels (tentatively Nov. 19, 2015 for City Council and Planning Board) as done in previous BVCP updates. Staff would then accept requests from property owners for service area expansions in the Planning Reserve. (Staff will accept land use change requests, policy requests, and service area contractions regardless of the direction given on the Service Area Expansion question).

Suggested and Optional Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion(s):

Motion to:

- (1) Accept the general schedule for the Boulder Valley Comprehensive Plan process, as shown in **Attachment A** (including the schedule for land use and policy requests), acknowledging that detailed times will be adjusted periodically as the project progresses; and
- (2) Direct staff to not begin a Service Area Expansion Assessment (study of sufficient merit/unmet need in the service area) as part of the 2015 BVCP update, and therefore not process request for service area expansions as part of the update.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

Community Sustainability

Staff will prepare an assessment of Community Sustainability, including addressing economic, environmental, and social benefits and impacts when potential changes to the Boulder Valley

Comprehensive Plan are proposed. This memo is narrowly focused on the questions about the schedule and Service Area Expansion Assessment, as well as updates on work in progress.

Other Impacts

Overall, the BVCP 2015 update has been budgeted and staffed, and is a significant undertaking already including several important analyses such as land use requests and changes for former Boulder Community Hospital area, CU South, and the Hogan Pancost site. Staff anticipates the Service Area Expansion Assessment, if it were to be undertaken, would require additional resources and staff time to complete over four months to one year – possibly necessitating reprioritizing priorities in the work plan.

BOARD FEEDBACK REGARDING SCHEDULE AND SERVICE AREA

County Planning Commission on July 15

- **Schedule:** One Planning Commission member emphasized the importance of starting the IGA renewal soon – not waiting until after the plan adoption.
- **Service Area Expansion Question:** Three of the seven Planning Commission members in attendance saw no need to pursue a Service Area Expansion Assessment for a variety of reasons; a fourth was undecided; and the remaining three are new to a BVCP Update with limited or no experience in the Area III discussions and therefore had no comments.
- Additional detailed comments are summarized in **Attachment E**.

Planning Board on July 16

- **Schedule:** Planning Board members stated that the schedule looked good or had no comment.
- **Service Area Expansion Question:** All five members present stated that they are not currently interested in directing staff to do the do the Service Area Expansion Assessment (study of sufficient merit) and do not see a compelling reason to expand into the Planning Reserve. The board wanted to give property owners the opportunity to share their concepts with City Council on July 28 so it did not make a formal recommendation.
- Additional detailed comments are summarized in **Attachment E**.

CITY COUNCIL STUDY SESSION ON JUNE 9

At a June 9, 2015 Study Session, City Council provided feedback and guidance on the BVCP. The summary of that discussion is scheduled for approval at the July 28, 2015 council meeting.

PUBLIC FEEDBACK

Staff has heard from several property owners that they would like to submit requests for changes to the Area III-Planning Reserve and begin the Service Area Expansion process. July 28 provides an opportunity for a public hearing for property owners to speak to the question of whether or not to consider a Service Area Expansion Assessment. The week of July 13, the city notified all property owners by mail about the public hearing. Additionally, the city provided general notice to the community about the public hearing; sent emails to all planning email and BVCP subscribers about the hearing; and notified via emails the two property owners who have recently indicated interest.

BACKGROUND

As shared with council at previous study sessions, Phase 1 of the four phased 2015 BVCP update is nearing completion. Most of the foundations (technical) work products will be complete by late July/early August, as previously shared with council. Regular check-ins with boards and elected officials have helped to shape the work thus far. Preparations for Phase 2 (identify focus topics) and Phase 3 (analyze/update land use & integrate other topics) are in-process. A major kickoff event will be held at Chautauqua on August 31 along with other pop up events, speakers, videos, and online engagement in the months of August and September.

ANALYSIS

Work Plan and Schedule for Change Requests

Overall Work Plan

Input and guidance received to-date from elected officials, boards and commissions, and the public has resulted in continual refinements to the process and approach for the 2015 BVCP update. A revised timeline summarizing the BVCP work plan and schedule is provided as **Attachment A**. The new timeline reflects additional detail in Phases 2 and 3 related to the BVCP survey, service area expansion and land use request processes, areas of focus, the Intergovernmental Agreement (IGA), and other plan products and timing.

The BVCP process subcommittee reviewed the schedule at their meeting on July 15. Additionally, the Planning Commission and Planning Board reviewed the schedule and provided a few comments which are now reflected in the schedule.

General Change Request Process – Opportunity for Landowners and General Public

The Amendment Procedures chapter of the BVCP explains the process for updating the land use map or plan polices during the five-year update. It states:

The process “will include an opportunity for landowners and the general public to submit requests for changes to the plan. All submittals for proposed changes will be reviewed at initial public hearings. Staff will provide recommendations and the approval bodies will provide direction on which proposals should go forward and which proposals should receive no further consideration.”

Typically during an update, there may be a few dozen community-initiated requests for changes to the land use map or policies. For the 2015 BVCP update, staff expects the land use request process to be a significant area of work, as interest is running high for several properties including the Boulder Community Health Broadway site and others. Service Area Contractions would also be considered as part of this track.

During this five year update (for the purpose of all requests that are not Service Area Expansion requests), staff proposes the following schedule:

- (1) Accepting requests (August through mid October).
- (2) Initial review of requests (October into early November).
- (3) Joint screening hearing of the Planning Board and City Council (Nov. 19, tent.) and action by Planning Board. The joint hearing will also provide an opportunity for the

board and council to review the results of the BVCP survey and identify other areas of focus for the land use map and policies.

- (4) City Council determination following joint hearing.
- (5) Joint hearing at the city will be followed by hearing(s) at the county.
- (6) Continued analysis of changes and other focused area changes to develop a proposed land use map (into early 2016).

According to the BVCP, when a draft land use map is developed with the proposed changes, property owners will be notified about such proposed changes. The city will publish a map indicating where the proposed changes are located and a description of each change when that map is ready.

Other Possible Areas of Focus and Changes to Land Uses

The city and county may also identify other possible changes to the land use map in focused areas to accomplish other community goals such as housing or growth management (e.g. change some areas from future commercial to future residential, or from higher density residential to medium density residential) or to adjust the jobs and housing mix. The trends information and forecasts will help inform possible areas of study. Such ideas for focused areas of study are proposed to be discussed at the joint hearings in November and December.

The work plan has been designed to accommodate anticipated focused topics of the plan, which are outlined in **Attachment B** and also noted on the work plan in **Attachment A**.

Staff Recommendation

Staff recommends that council approve the general schedule, recognizing that details may change and that focused topics may get refined depending on input from the public in August. Additionally, the detailed timing and approach to Phases 3 and 4 will continually be refined throughout the planning process.

Service Area Expansion Assessment Question and Requests

During each five year review, the city and county must assess whether or not the Service Area should be expanded if sufficient merit (unmet need in the service area) exists to develop an expansion plan. The process is described in detail in **Attachment C**. For this update, staff is requesting direction from City Council and the three other BVCP review bodies on whether or not a Service Area Expansion assessment should begin as part of the 2015 update, and to further define the process and schedule and accept requests from property owners for the purpose of requesting service area expansions.

Attachment C provides more detailed explanation about the Service Area expansion process, but a brief description is provided here. The Service Area concept and the creation of Areas I, II, and III are a keystone of the BVCP, and in combination with joint city/county decision-making are a distinguishing feature of the plan. In 1977, Area III was designated as the rural preservation/protection area – the area outside the city that would not accommodate future urban development.

In 1993, after extensive evaluation, the 680 acre Area III-Planning Reserve on the north side of Boulder was designated as the only location for potential urban expansion. At that time, the plan's amendment procedures were modified to define a process and criteria for Service Area expansions that would be initiated by the city and county and provide for comprehensive planning of the Area III-Planning Reserve. Service Area expansion, if and when it occurs, should provide

a broad range of community benefits and because there are desired community needs that cannot be met within the existing service area.

In 2005 additional text was added to the plan to strengthen the intent of the expansion process and define “sufficient merit” as a precursor to authorizing the development of a Service Area Expansion Plan. A new criterion for approval of such plan was added requiring that a Service Area Expansion would provide for a “priority need that cannot be met within the existing service area.” The threshold question of whether or not to begin the Service Area Expansion process requires all four bodies to determine that “sufficient merit exists to authorize a Service Area expansion plan.” Such a study can take four months to a year to complete.

In past updates, some of the BVCP approval bodies have expressed frustration with the Service Area Expansion process because requests have been solicited from Area III property owners as part of the public request process leading owners to invest time, effort, and energy in creating proposals. After extensive evaluation and deliberation, one or more of the approval bodies have then not been interested in authorizing an expansion of the Service Area.

The amendment procedures section of the BVCP guides the city and county to notify property owners who would be affected (in the Planning Reserve) if a Service Area Expansion plan is to be developed. At the July 28 City Council meeting, a public hearing will enable property owners and the public to speak to whether the city and county should proceed with consideration of a Service Area Expansion Assessment (study of merit) as part of the 2015 update. Depending on council’s direction or on July 28, the next steps of the process could vary as follows:

- **Yes to Study** - If City Council directs staff to move forward with the study, staff will ask the Board of County Commissioners (BOCC) the same threshold question. If the county also says yes, staff would further define the multi-month process to study the range of community needs and how they may or may not be currently met within the existing Service Area. Staff would also invite property owners to participate.
- **No to Study** - If City Council or BOCC directs staff to not move forward, the next opportunity to consider a Service Area expansion will be during the next five year review.

Since 1993, the city and county have never proceeded to do a Service Area Expansion Assessment even though applicants have submitted requests earlier in the planning process.

Staff Recommendation

Staff recommends that council not direct staff to move forward with the Service Area Assessment (study of sufficient merit) because the city and community have not identified an unmet priority need in the service area; initial analysis suggests the service area has capacity for infill and redevelopment; the study would be a large scope of work, and the staff team at the city and county anticipate important analysis on other projects as part of the BVCP; and, the city and county have never proceeded to the Service Area Expansion study of sufficient merit even though applicants have submitted requests in past updates. The BVCP intends that the planning process should be proactive and comprehensive rather than reactive to proposals.

Community Engagement

Staff has continued to refine the community engagement plan after input from the community, Planning Board, City Council, County Planning Commission, Board of County Commissioners, and Process Subcommittee. The latest Community Engagement Plan can be downloaded from the

BVCP project webpage [here](#). Recent refinements to the community engagement approach include:

- **Postcard Mailing** - The BVCP Process Subcommittee recommended moving ahead with a postcard to all Boulder Valley addresses announcing the kickoff for the update and providing information on how to get involved. Staff will work with Boulder County to ensure that the announcement is mailed to addresses in Areas II and III as well as within city limits.
- **Kickoff Event** - A communitywide “Boulder 2030” kickoff event will be held on Monday, August 31, from 4 to 8 p.m. at Chautauqua, with a presentation at 6:30. The event will include videos and presentations about the plan and its importance in the community, information about current conditions and trends, interactive ways of capturing community input, and family activities.
- **Targeted Outreach to Groups** - Staff is in the process of reaching out to civic and neighborhood organizations and offering to have a city staff member join them to talk about the update process and get input. These meetings will be scheduled from July through September.
- **Pop-Up Meetings** - Staff will be setting up “pop-up” meetings in conjunction with community events and at gathering places around town in August and possibly September. The purpose of these meetings is to provide information, increase awareness about the plan process, invite people to engage, and ask initial questions about what people love about Boulder and their ideas and concerns for the future.
- **BVCP Videos** – To produce the first few videos in the series, the city has hired Boulder-based Balcony Nine Media to produce two videos that will be shared throughout the update process. 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 as a call to action to encourage Boulder community members to participate in the update.
- **BVCP Survey** - After a competitive bid process, the Boulder-based firm RRC Associates has been selected to conduct a statistically valid survey on planning-related topics to inform the BVCP update. Their proposed approach is to conduct a mailed survey supplemented by follow-up focus groups to delve into the “why” regarding responses given. The process for topic selection and question development is underway. Draft questions will be shared with boards and elected officials in August, with the goal of distributing the survey to the public in September. It is expected that results from the survey and focus group will be available in late November.

Preliminary 2040 Projections

Twenty-five year growth projections are produced as part of the foundations work for each major update to the Boulder Valley Comprehensive Plan. The projections help frame the context of the update and provide an important reference for the policy decisions and conversations about land use, zoning, and growth that are integral to the BVCP. The 2015 projections, once finalized, may be revised following changes to the plan based on policy considerations such as future housing mix, location for future mixed use, and balance of jobs and housing.

A high-level summary of existing numbers and future employment results is presented in Table 1 below. Staff presented current estimates and projected residential and non-residential capacity for subcommunity and service area geographies to Planning Board in July but determined that the model was overestimating residential numbers because it was assigning capacity to parcels

smaller than the minimum lot size. Therefore the model is undergoing an additional round of processing and verification. Projections will be available in early August.

Table 1: Preliminary 2040 Projections – Subject to Refinement

	Dwellings		Population		Employment	
	2015	2040	2015	2040	2015	2040
City Limits	44,270	TBD	103,840	TBD	98,510	117,280
Area II	5,710	TBD	12,030	TBD	2,920	3,480

Since 2002, each BVCP update has incorporated methodology refinements from previous years and introduced new improvements. In 2015, the city slightly refined its methodology and has begun to use CommunityViz software to enhance the capacity calculations. The refinements include a more accurate estimate of current employment using refined source data and calculations coordinated with the University of Colorado, Boulder Economic Council and other organizations that provide employment numbers. It also entails a more accurate estimate of future residential zoning growth capacity and future growth of mixed use zones due to the modeling capability of CommunityViz and ability to factor in constraints such as floodplains.

Updates on Other Foundations Technical Work Products

Work on technical foundations tasks is on-going, with several work products nearing completion, and others underway and scheduled for completion prior to the public kickoff event in August. Planning Board will have an opportunity to review completed versions at the Aug. 20 meeting. Specific updates on individual work products are provided below.

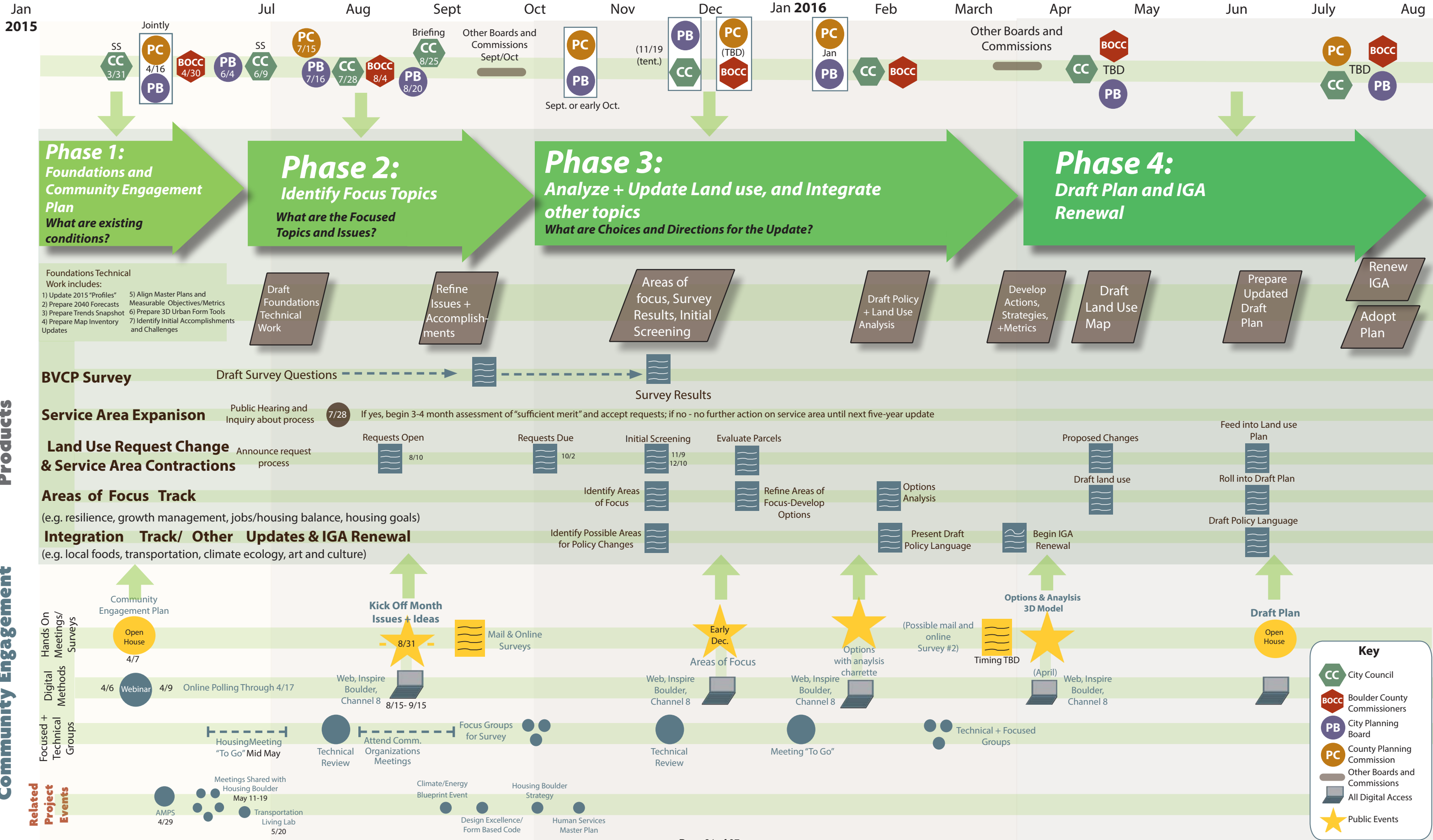
- **Community Profile-** The 2015 community profile, partially updated in April, provides a snapshot of the Boulder community. The April update of the community profile can be downloaded from the [project website](#). The community profile is being updated in July to incorporate new information from the 2040 BVCP forecasts. Other updates planned for July include refined information regarding non-residential square footage, data sources, relationship to State Department of Local Affairs demographic information, and other information as requested by city council. An updated draft of the Community Profile will be posted to the [project website](#) and shared with council upon its completion.
- **Subcommunity and Regional Fact Sheets-** As part of the map inventory updates, a series of ten fact sheets are being prepared: for each of the nine Boulder subcommunities, and one for Area III (located outside of the city but within the BVCP planning area). The fact sheets share historic information and document existing conditions at the local/neighborhood level. An updated community fact sheet for Central boulder is included in **Attachment D** as a sample work product. Draft versions of the remaining fact sheets will be posted to the [project website](#) prior to the meeting.
- **Trends Report-** The Trends Report highlights Boulder’s trends of today and the recent past and presents this information at the city, county, and regional scales. Work is underway to complete the report, as well as to incorporate input received from elected officials, boards, commissions, and city and county staff. Work on the Trends Report will be completed prior to the community kickoff event in August. A draft version will be posted on the website prior to the meeting.

NEXT STEPS

Aug 4, 2015	Board of County Commissioners Briefing and Discussion of Service Area Expansion question
Aug 19, 2015	BVCP Process Subcommittee
Aug 20, 2015	City Planning Board Update
Aug 25, 2015	City Council Briefing and State Demographer Presentation (tentative)
Aug 31, 2015	Public Kickoff Event at Chautauqua
Sept/Oct, 2015	Joint Planning Commission/Planning Board Briefing and updates to other boards and commissions (dates to be determined)
Nov. 19 (tent.)	Joint Meeting of the City Council and Planning Board to consider initial screening of parcels, survey results, areas of focus, possible policy changes

ATTACHMENTS

- A. BVCP Work Plan Timeline
- B. Outline of Focused Topics
- C. Service Area Expansion Process Summary
- D. Sample Updated Subcommunity Fact Sheet for Central Boulder
- E. Summary of Planning Commission (July 15) and Planning Board (July 16) discussions



Attachment B: Outline of Focused Topics for BVCP

At the June 9 study session, City Council confirmed and refined the following list of focused topics for the 2015 Plan update which have evolved from findings of the consultant report from late 2014/early 2015 (available [online here](#)) and recent discussions at boards, commissions, BOCC, and City Council. Planning Commission and Planning Board also provided guidance on these topics in July.

- Substantive New Topics to be Addressed in the Plan:
 - Growth Management and Urban Form
 - Jobs/Housing Balance
 - Future housing mix
 - Urban design and character
 - Neighborhoods / Neighborhood Character
 - “21st Century” Opportunities and Challenges, including:
 - Climate Commitment and Energy
 - Resilience / Regional issues
 - Arts and Culture
 - Local Food
- Process Improvements:
 - Improve Community Engagement
 - Make the Plan’s Vision and Values More Compelling
 - Add Stronger Links between Policies and Actions and Implementation
 - Add Metrics
 - Address City/County Intergovernmental Agreement Early

Area III-Planning Reserve and the Service Area Expansion Process

1. Background on the Area III-Planning Reserve

The Service Area concept and the creation of Areas I, II, and III is one of the keystones of the Boulder Valley Comprehensive Plan (BVCP), and in combination with joint city/county decision-making, distinguishes the plan from many others in the state and country. Area I (the city) and Area II (the area planned for annexation and service provision) form the city's service area. Area III was defined in 1977 to not accommodate urban development and that the rural character should be preserved and protected.

The Planning Areas remained as originally defined until 1993, at the conclusion of the Area III Planning Project. The Area III Planning Project was a three-year joint effort of the city and county planning departments. The city and the county had been receiving incremental requests for Area III to Area II changes, particularly along the Jay Road corridor and East Arapahoe, and the plan did not provide guidance as to where such a change would be appropriate. The goal was to determine where and when urban growth might and might not be acceptable in the future, prior to considering Service Area expansions.

The following studies were completed as part of the project:

- (1) Land Use Suitability Analysis;
- (2) Urban Services Feasibility Analysis;
- (3) Vacant, Redevelopable and Underdeveloped Land Inventories in the existing Service Area;
- (4) Potential Service Area Expansion/BVCP Policy Compatibility Analysis; and
- (5) Gunbarrel Policy Analysis.

At the conclusion of the project, city and county decision-makers determined that only a small amount of Area III should be contemplated for future urban expansion, and then only if detailed planning for the area indicates community benefits exceed potential negative impacts. The final report states:

“Service Area expansion is not desirable simply to provide additional land supply for future development; it must provide a broad range of community benefits...conceptual planning should provide an analysis of cumulative impacts and whether the carrying capacity of the Boulder Valley can absorb this additional growth...and should also provide an evaluation of trade-offs in meeting conflicting community goals.”

After a series of public hearings the four approval bodies agreed in the fall of 1993 to:

- Designate 680 acres in the "West Portion-Northcentral Area" site as Area III-Planning Reserve because it presented very limited environmental constraints, was proximate to urban services, and was of sufficient overall size to potentially accommodate the conclusions of the future vacant land needs analysis.
- Designate the remainder of Area III as “Area III- Rural Preservation Area.”

The procedures for amending the plan were changed following the project to set in place a process for service area expansions that would be initiated by the city and county, and provide for comprehensive planning of the Planning Reserve as opposed to incremental changes.

The policy direction for determining the procedures for amending the Area III/II change process was described in 1993 as the following:

1. Consider limited Service Area expansion to include land in the Planning Reserve Area if the benefits to the community outweigh costs and negative impacts.
2. Revise the Area III to II change process to change it from an incremental, reactive, applicant driven process to a process based on comprehensive planning of growth areas and city-initiated Area III/II changes. The revised Area II/II change process and criteria must establish greater community control over the location, type, acreage, and timing of development.
3. Service Area expansion is not desirable simply to provide additional land for future development—it must provide a broad range of community benefits.
4. Area II to II changes should be large enough areas to cohesively plan and annex by neighborhoods (which should have a diversity of land uses) and to build logical increments for infrastructure.
5. In order to achieve community goals and policies, the city should be more directive in determining what actually gets built both for development in the existing Service Area and for any new growth areas (in Area III).
6. Require that new growth (in Area II and Area III) provide needed land uses that are complimentary to existing subcommunities and that implement a broad range of community goals. Development of land in new growth areas should be phased over many years in order to enhance growth management, encourage appropriate infill and redevelopment in the existing Service Area, and preserve development options for the future.

The procedures and text that developed out of this policy direction is still found in the plan today, including:

1. Area II to II changes only apply to lands in the Area III-Planning Reserve, not the Area III-Rural Preservation Area, unless the change can qualify as a minor amendment to the boundary.
2. A process for expanding the Service Area boundary was established
3. A Service Area Expansion Plan process was created, with a list of what the plan must contain, and the criteria that the plan must meet.
4. The role of property owners in the Service Area expansion process is established.

Since the original procedures were adopted into the plan, several minor revisions and re-organizations have occurred, however the key elements of the process remain intact.

Of most significance was the change that occurred in 2005, when additional text was added to define “sufficient merit” to authorize the development of a service area expansion plan, and a new criterion for approval of a service area expansion plan was added requiring that the change provides for a “priority need that cannot be met within

the existing service area.” This was added to strengthen the intent of the service area expansion process as a comprehensive, city initiated process. The result of these two changes was the addition of an initial community process to identify a list of unmet needs prior to considering whether to authorize a service area expansion plan. This process is further explained in the following section.

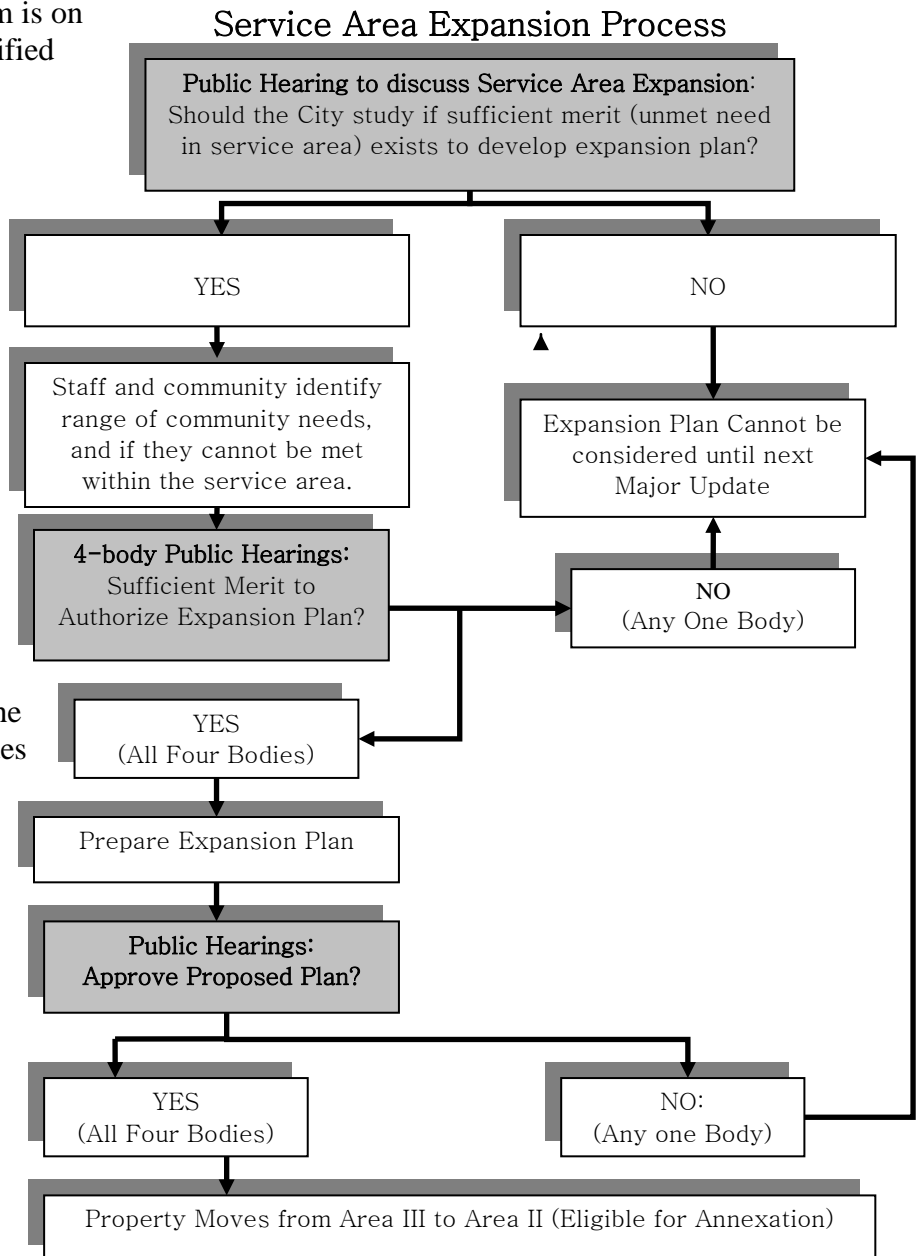
In researching other communities, many utilize an urban service area or growth boundaries, and some have vacant lands designated for specific land uses while others have no future use identified. Of the communities researched, none had a provision for future land reserved for the future needs of the community, such as described in the BVCP.

The closest example of a system similar to that of the Area III-Planning Reserve in the BVCP is the Urban Reserves program recently established by the Oregon Metro Regional Government. Metro’s program is on a regional scale, and has identified lands in

Clackamas, Multnomah and Washington counties that are appropriate for future urban development, and lands for rural preservation. The time horizon of the urban reserves is 50 years. The system was established to eliminate the incremental, site-specific decision making that was required as part of urban growth boundary changes as required by Oregon state law. The guidelines and policies for how an urban reserve can be moved inside the urban growth boundary includes a comprehensive planning process, much like the Service Area Expansion Plan process in the BVCP.

The current process to develop land in the Planning Reserve

The process to develop land in the Area III-Planning Reserve has very distinct steps, and joint decision-



making points. The process is outlined in the flow chart above.

The threshold question to begin the service area expansion process requires all four bodies to determine that “sufficient merit exists to authorize a service area expansion plan.”

In order to find that “sufficient merit exists”, there must be a process where a list of desired community needs is compiled and analyzed to find if there are any community needs that are currently nor being met within the existing service area. The scope and detail of this study could vary, and take anywhere from 4 months to a year to complete.

If all four bodies authorize the development of a service area expansion plan, it is a significant joint city-county planning effort, similar in scope to a subcommunity planning effort. The BVCP outlines what the expansion plan must include, and is estimated to take 1-3 years to develop.

After the expansion plan is completed, all four bodies must review and consider whether to approve the plan, based on criteria listed in the BVCP. If approved, the area included in the plan is moved from Area III-Planning Reserve to Area II. Property owners may then begin the annexation and development process according to the phasing identified in the expansion plan and the extension of city infrastructure. The period of development for the area within the expansion plan is described in the BVCP to occur within 15 years.

BVCP Plan language

1. Considering a service area expansion may only occur at the five-year update.

2. The city and county may assess whether or not sufficient merit exists to authorize a service area expansion, defined by a demonstration that a desired community need cannot be met within the existing service area.

3. The City and County authorize a planning effort to develop a service area expansion plan

BVCP Process and Steps

A. Discussions regarding service area expansion only occur during the five-year update.

C. The City considers whether to direct staff to identify a desired range of community needs that may not be met within the existing service area. If city **directs staff to identify a range of community needs**, the process continues.
(The city and county have never proceeded beyond this step)

D. The city conducts a public process to identify a range of community needs and how they may or may not be currently met within the existing service area.

E. The Planning Board, City Council, Planning Commission, and County Commissioners hold public hearings to review the identified range of community needs, and determine if sufficient merit exists to authorize a service area expansion plan to be developed. If all four bodies **find that sufficient merit exists**, the process continues.

F. The city and county conduct a public process to develop a service area expansion plan for the area identified to be

for the area proposed to be brought into the service area in consultation with the Area III property owners and the public. The plan must address the types of development, key requirements to ensure compliance with community goals and policies, conceptual land use and infrastructure plans, requirements for development impact mitigation and offsets, and the phasing of development.

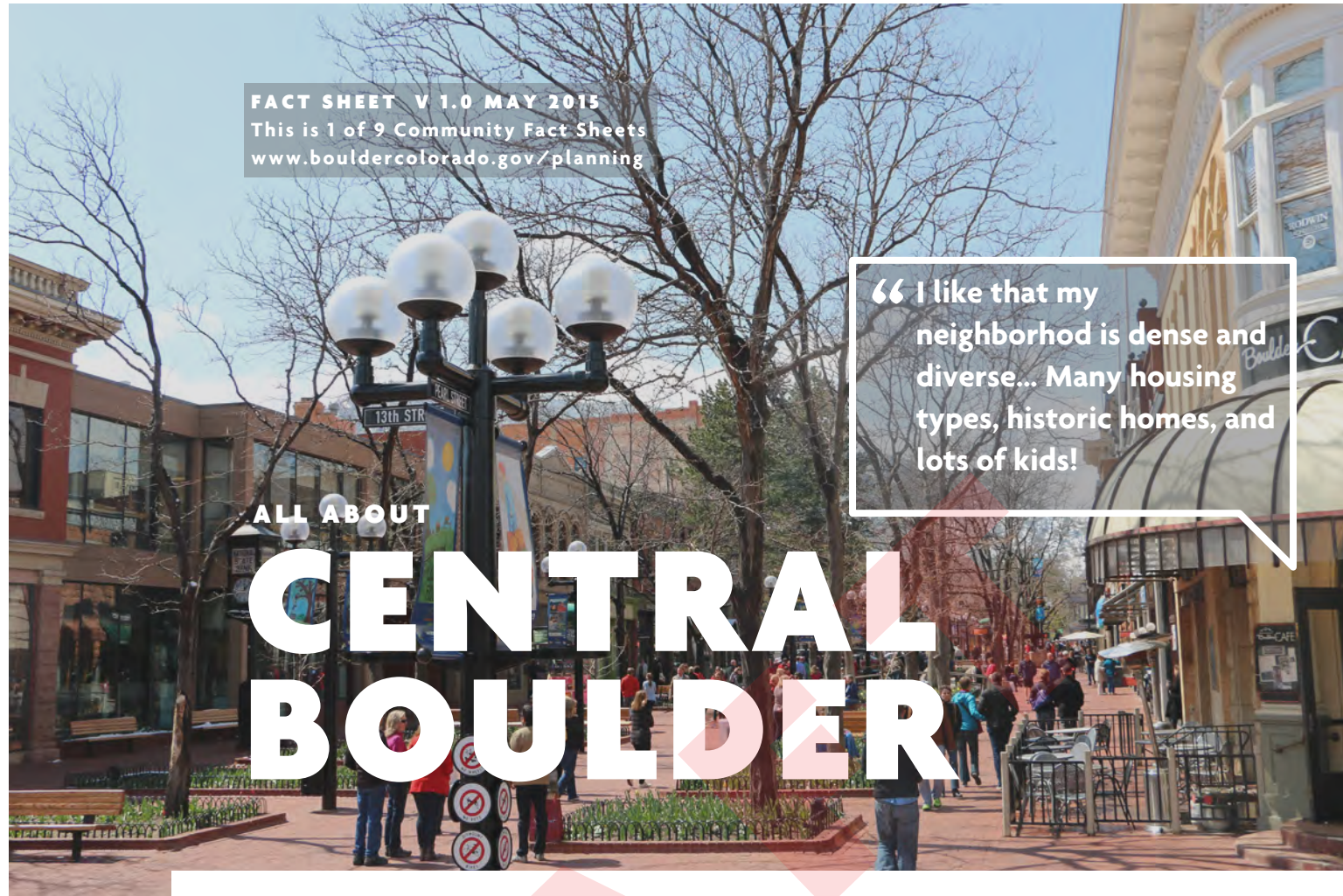
brought into the service area.

4. Following preparation of the plan, the city and county must determine that the proposed change from Area III-Planning Reserve to Area II meets the following criteria:

- a) Provision of a community need
- b) Minimum size of 40 acres
- c) Minimum contiguity to existing service area of 1/6
- d) logical extension of service area
- e) Compatibility with the surrounding area and comprehensive plan
- f) No major negative impacts
- g) Appropriate timing for annexation within the next 15 years.

G. The Planning Board, City Council, Planning Commission, and County Commissioners hold public hearings to review the service area expansion plan, and **determine if the area proposed to change from Area III-Planning Reserve to Area II meets the criteria in the plan.** If approved, the area is moved to Area II.

H. Annexation and Development occurs in the next 15 years according to the service area expansion plan.



FACT SHEET V 1.0 MAY 2015
This is 1 of 9 Community Fact Sheets
www.bouldercolorado.gov/planning

“ I like that my neighborhood is dense and diverse... Many housing types, historic homes, and lots of kids!

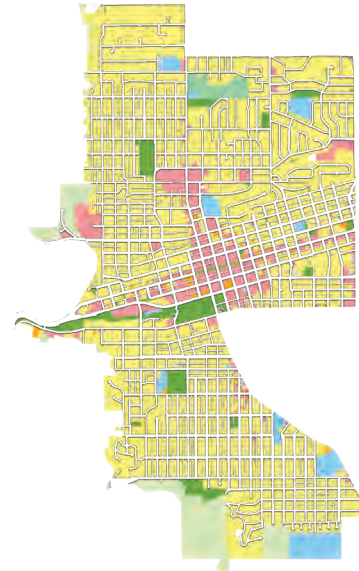
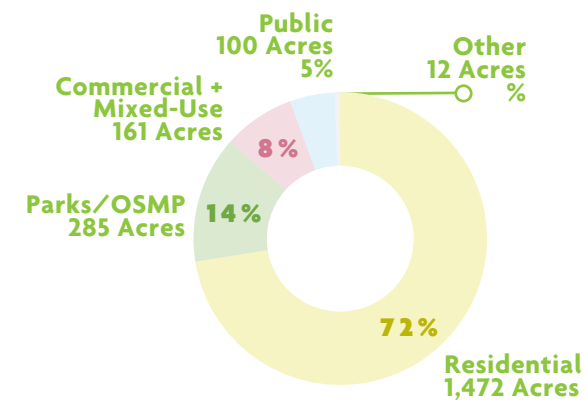
ALL ABOUT
CENTRAL BOULDER

Located in the heart of the city, Central Boulder is a dynamic and diverse place. The area is rich with iconic Boulder locations, including Downtown and the Pearl Street Mall, University Hill, Boulder Creek, and Chautauqua. As such, Central Boulder offers some of the best shopping, restaurants, services, entertainment and recreation opportunities in the state. It is a hub of civic activity and a central gathering place for the community and the region, and a variety of iconic events such as the Farmers' Market, Boulder Creek Festival, and many others, are hosted here. Central Boulder is also one of the oldest and most historic parts of the city. Nearly all of Boulder's designated historic districts are located in this area, and many more neighborhoods and districts are potentially eligible for designation. Well-connected to the rest of the city and with a diverse collection of places to explore and things to do, Central Boulder stands out as the civic and cultural core of the community.

**OUR LEGACY.
OUR FUTURE.**
BOULDER VALLEY COMPREHENSIVE PLAN

LIFESTYLE

◆ EXISTING LAND USE



▲ PARKS & OPEN SPACE

- 17** parks
- 1** recreation center
- 1** senior center
- 1** pottery lab
- 4** trailheads
- 1** pedestrian mall (Pearl St.)
- 1** community center
- 1** outdoor pool
- 1** studio

🏫 BVSD SCHOOLS

- Foothills Elementary
- Columbine Elementary
- Whittier Elementary
- Flatirons Elementary
- University Hill Elementary
- Casey Middle
- New Vista High

GETTING AROUND

🚲 BIKE LANES & TRAILS

32.69 miles
203.81 miles in Boulder Valley
28% % of subcommunity within 1/4 mile of a trailhead

🚶 NEIGHBORHOOD ACCESS

To be included in next draft

🚶 SIDEWALK GAPS

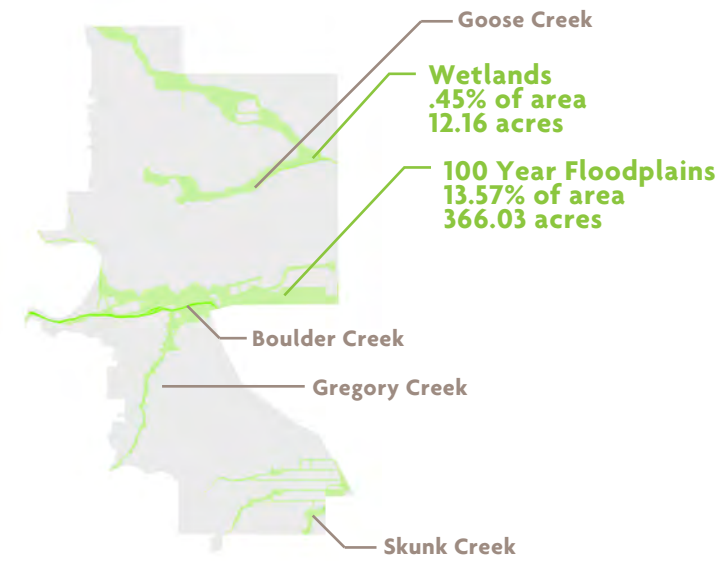
1.48% of missing sidewalk links
5% (city average)

🚶 TRANSIT

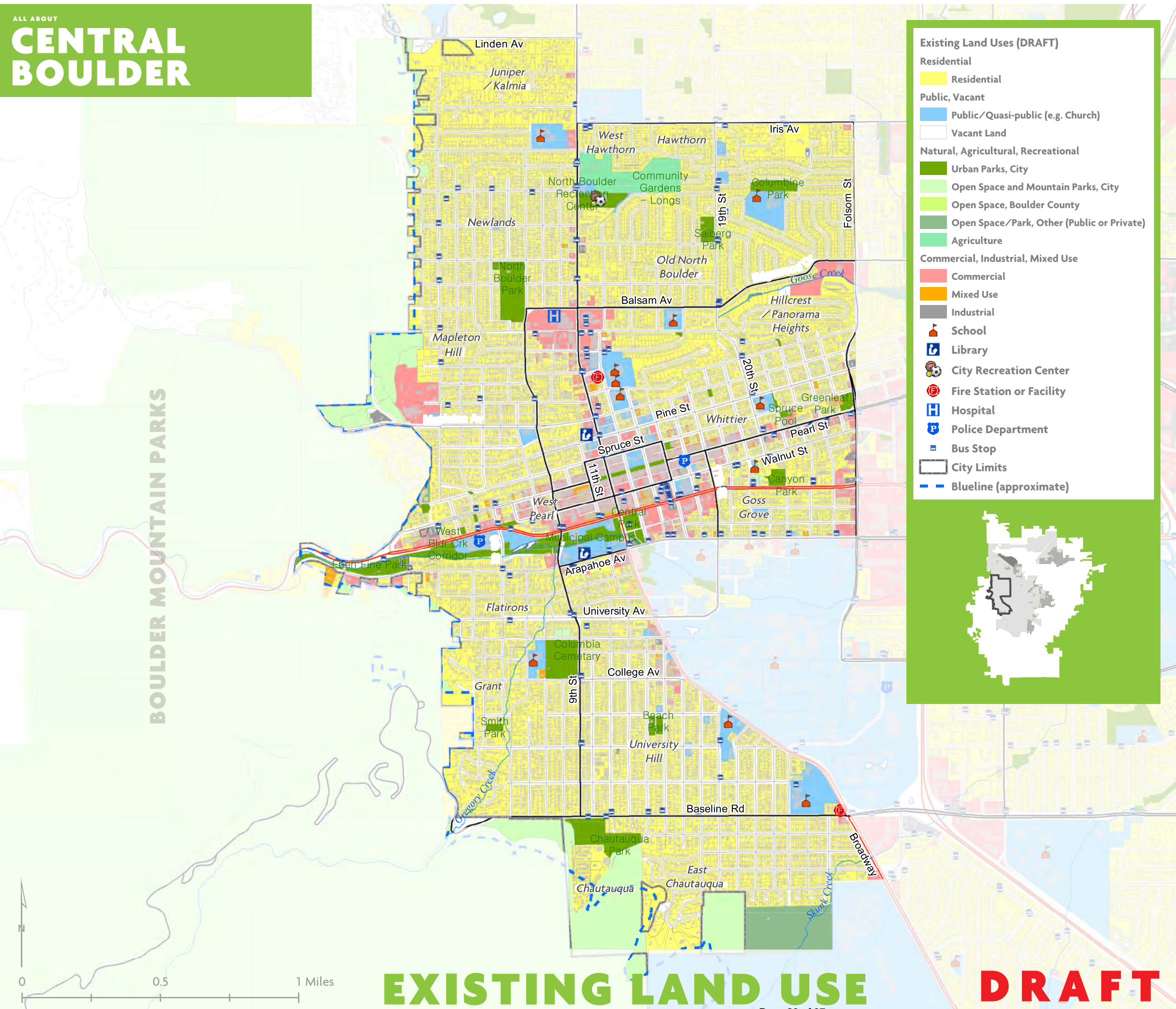
84% of subcommunity within 1/4 mile of transit

NATURE & CLIMATE

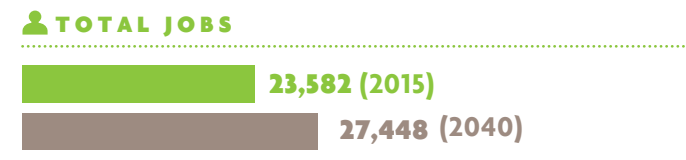
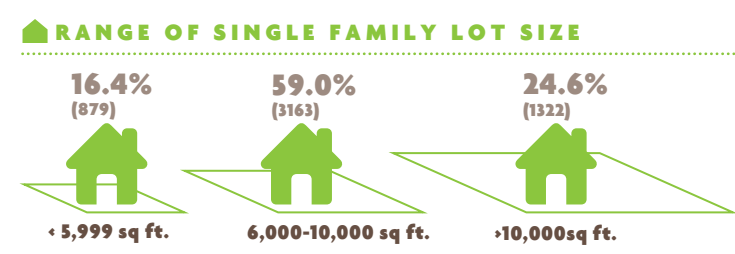
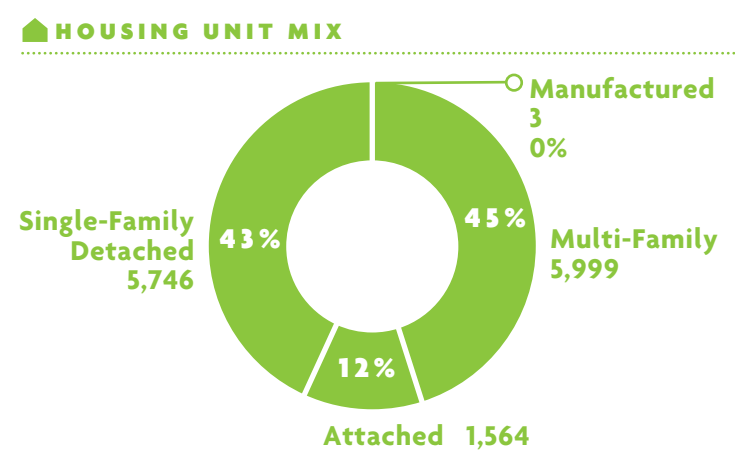
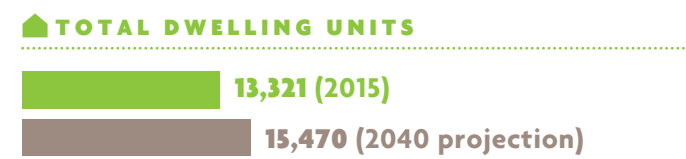
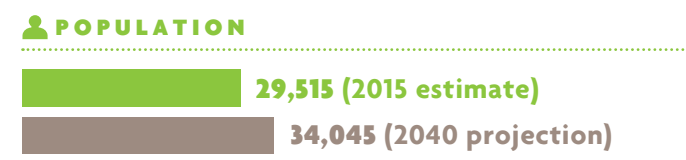
💧 WATER FEATURES



ALL ABOUT
CENTRAL BOULDER



PEOPLE & HOUSING



EXISTING LAND USE

DRAFT



A majority of the historic districts, and much of the city's history, exists within Central Boulder.



1860
Abner Brown builds the first schoolhouse in what would become the state of Colorado.



1865
Boulder's first County Courthouse is built.



1876
Central School graduates its first high school class, the same year that CU is established.



1882
Whittier School opens. It is the longest continually operating school in Colorado.



1894
The Boulder-Colorado Sanitarium is established.



1898
Construction begins on the Texas-Colorado Chautauqua. The park's most prominent building, the auditorium, is constructed in less than eight weeks.



1909
1. The Hotel Boulderado opens and the first liquor license is issued. constructed in less than eight weeks.
2. The Post Office at 15th and Walnut Streets is constructed.



1918
CDr. O.M. Gilbert establishes the Mesa Vista Sanatorium.



1921
1. The Boulder Community Hospital opens in the former Ben Hagman House at 2705 Broadway.
2. Boulder's first auto park opens on what is presently known as Eben G. Fine Park.



1937
Boulder High School on Arapahoe Ave. is designed by Glen Huntington.



1938
The Boulder Lions Club erects a Bandshell in Central Park. Architect Glen Huntington designs the structure & Saco DeBoer is the landscape architect.



1850
1. The Boulder City-Town Company is established.
2. The First Methodist Church is founded as Boulder's first faith community.

1870
The first burial at Columbia Cemetery takes place.

1880s
Goss Grove, Whittier, and Mapleton Hill, Boulder's earliest neighborhoods, begin to develop.

1892
Mount St. Gertrude Academy is established.

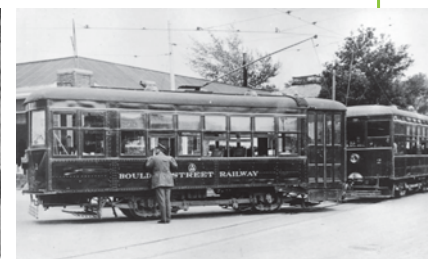
1897
Crystal Springs Brewing and Ice Company takes over Boulder City Brewery near 9th St. and Arapahoe Ave.

1906
Boulder builds the Carnegie Library, the city's first public library.

1919
The Switzerland Trail train ends its service from Boulder to Ward.

1931
Boulder's electric streetcars stop running as automobiles take over.

1952
The tanks belonging to the Federal Gas Company building that opened in 1904 are demolished at 13th and Canyon Blvd.



1910
1. Nearly 280 homes are already constructed in the Mapleton Hill neighborhood with a couple hundred more to come in the following decades.
2. Frederick Law Olmsted, Jr. writes "The Improvement of Boulder Colorado," which helped to create a plan for Boulder's future.



1932
The first Boulder County Courthouse burns down.

LOOKING BACK AT THE LEGACY OF CENTRAL BOULDER

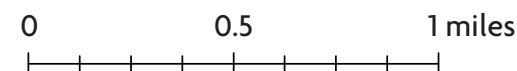
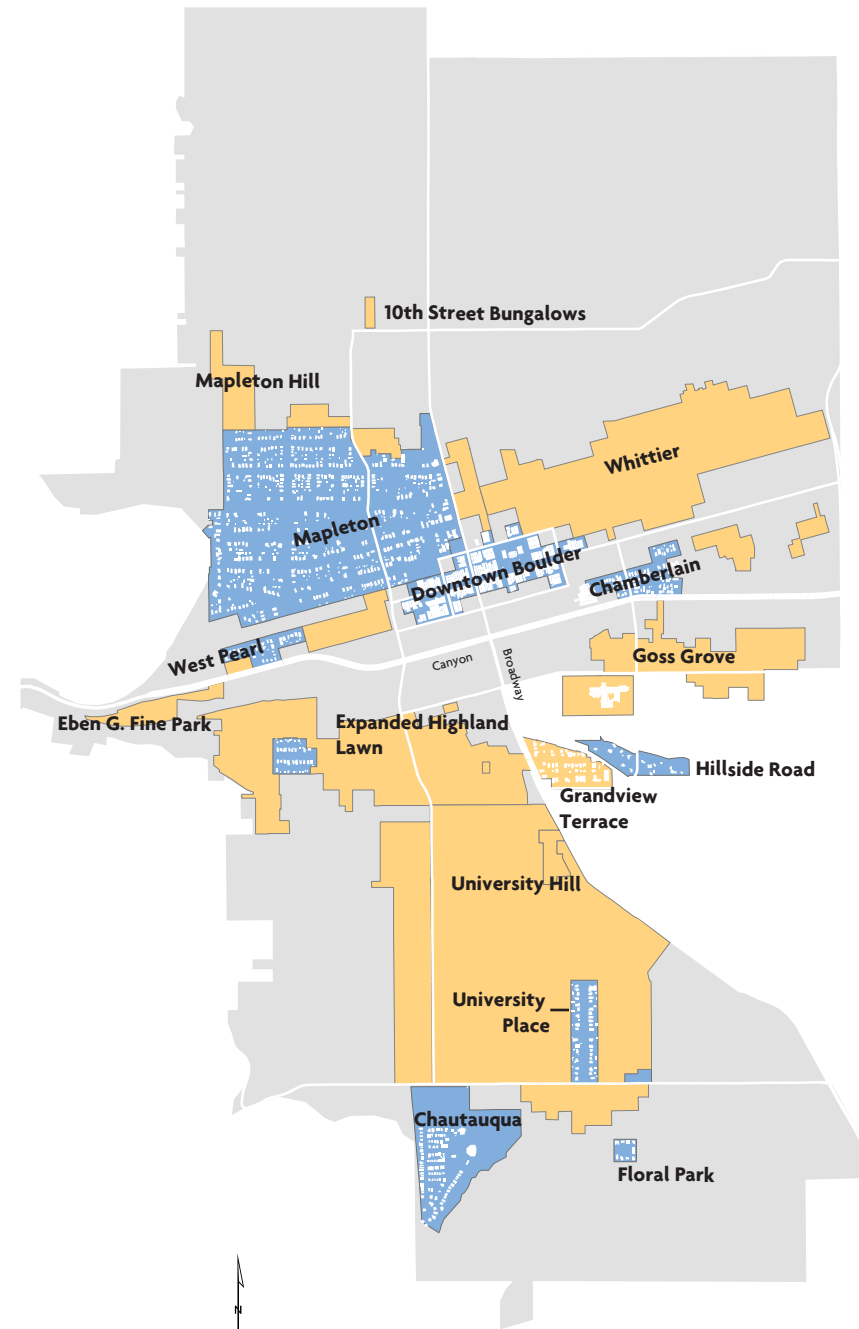
DRAFT

Historic Districts

- Designated Local Historic Districts
- Potential Local Historic Districts

Subcommunities

- Central Boulder



Photographs and historic facts courtesy of the Boulder Carnegie Branch Library, City of Boulder, Denver Public Library Western History & Genealogy Department Digital Collections, and Stephen H. Hart Library and Research Center Collections.

1954
The Boulder Junior Academy has a school built on 4th Street.

1959
PLAN-Boulder implements the "Blue-line" to stop development in Boulder's foothills.

1961
James Hunter designs a new public library for Boulder at 9th St. and Canyon Blvd.

1967
Midland Federal and Savings Company announces plans to build a branch office designed by modernist architect Hobart Wagener at 13th St. & Canyon Blvd.

1971
Boulder enacts a building height limitation.

1972
Central School is demolished.

1976
1. The pedestrian mall on Pearl Street is established and soon becomes a national example of successful outdoor malls.
2. On February 2nd, Boulder designates its first three landmarks: the Squires-Tourtellot House, the First Congregational Church, and the Armory Building.

1978
1. Chautauqua is designated a local historic district and placed on the National Register of Historic Places. With support from the State Historic Fund, the Chautauqua buildings are restored.
2. Floral Park is designated as Boulder's first historic district.
3. A House near 6th Pine St. becomes the television home for the popular "Mork and Mindy" series.

1982
The Mapleton Hill Historic District is designated.

1987
Boulder History Museum opens its new location "on the Hill" at the Harbeck House on Euclid Ave.

1988
Assembly of the Boulder Dushanbe Teahouse is completed.

1992
Boulder Public Library expands across Boulder creek to 10th St. and Arapahoe Ave.

1998
Downtown is designated as an historic district.

2006
The Boulder Chautauqua is designated as a National Historic Landmark District, one of only 24 in Colorado.

2010
The Hannah Barker House is donated to Historic Boulder, Inc. The organization intends to rehabilitate the house.



1961
Construction on the nine-story Colorado building at Walnut and 14th is complete.

1969
Boulder's first liquor license is issued to the Hotel Boulderado.

1974
City Council adopts a historic preservation ordinance.

1980
Mt. Saint Gertrude Academy reopens as The Academy, a retirement community.

1992
Boulder Public Library expands across Boulder creek to 10th St. and Arapahoe Ave.

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Attachment E:

Summary of Planning Commission and Planning Board feedback in July

A - BVCP – BOULDER COUNTY PLANNING COMMISSION UPDATE

WEDNESDAY, JULY 15, 2015

3:00 PM – 5:00 P.M.

1325 PEARL STREET (COURTHOUSE)

Attendance

Michael Baker, Ben Blaugrund, Lieschen Gargano, Daniel Hilton, W.C. Pat Shanks, Doug Young, and Daniel Hilton

Study session purpose

To provide an update to the Boulder County Planning Commission on the community kick off, trends report, proposed survey, other foundations work, and upcoming events related to this Five Year Update.

** Notes below on Planning Commission feedback are grouped by topics corresponding to the presentation given by staff.*

Work plan & Focused Topics

- *(no comments)*

Service Area Expansion

- Three of the seven PC members in attendance saw no need to pursue a service area expansion assessment for a variety of reasons (*a fourth was on the fence, and the remaining three are new to a BVCP Update and have had no experience in the Area III discussions, therefore had no comment*):
 - Boulder is unique in comparison to any other city in Colorado and perhaps elsewhere – Area III performs an important role in that. The process for moving Area III lands into the service area is fine; the status quo is fine; there is no need for the city/county to be proactive in an expansion.
 - The Area III PRA text makes it clear that urbanization is an option, not a mandate. Rural preservation is equally important absent any compelling, demonstrable, “no other alternative” scenario to do otherwise.
 - A general service area expansion assessment absent a specific plan, proposal, or context does not yield much because of infrastructure needs and adjacent lands. Impact and compatibility analyses will vary dependent on what is being considered.

- Some visioning of what Area III might be/ought to be could be useful rather than reacting to proposals every five years.
- Issues like providing more affordable housing can be addressed within the existing service area by looking at underdeveloped and underutilized land capacities if the political will is there.
- A future need that truly is a community-wide need, like municipalization of energy, and has unique land use needs may merit looking at a service area expansion/Planning Reserve analysis.

Preliminary 2040 Projections

- Difficulty in reading the heat maps that illustrate additional potential based on zoning capacity for 1) employment and 2) additional dwelling units. Can they be enhanced or improved?

Other updates

(Regarding subcommunity & Area III fact sheets and additional work continuing through July, including: 2015 Community and Affordable Housing Profiles, updates to maps, Trends Report, a 3-D tool, master plan alignment and metrics initial assessment, and a draft on accomplishments and challenges)

- Area III maps and data are a great addition and show the importance of Area III as a major component adding to the quality of life and distinct character of the Boulder Valley.
- An Area III population of 7,500 and its area of 44,000 acres (nearly three times as much land area as the city of Boulder) of rural preservation designation under county jurisdiction reinforces the need and “urgency” to keep the BVCP a city/county collaboration and to renew the IGA sooner rather than later in the 2015 Update process, as it expires in 2017.
- Information presented as trends, metrics, patterns, graphics are more effective ways to engage people than just presenting data

Community Engagement

- The planned depth and breadth of community outreach is impressive

B - BVCP – CITY OF BOULDER PLANNING BOARD UPDATE

THURSDAY, JULY 16, 2015

Attending

Planning Board

Aaron Brockett (chair), Crystal Gray, Leonard May, Elizabeth Payton, John Putnam. Absent: Bryan Bowen and John Gerstle.

Staff

Susan Richstone, Lesli Ellis, Courtland Hyser, Jean Gatzka, Caitlin Zacharias

Overview

Staff presented an update on the work plan, focused topics, land use categories, community engagement and foundations work products.

Questions

- Will the postcard differentiate this project from others such as the housing project? Could put something on the website.
- Community engagement, is there a message about “why it matters?” Will have more in other documents. It is a big theme of this update - people to be informed and motivated to participate. Hope to achieve this with videos and speakers. Do as much as we can to inform and motivate – focus on the positive and acknowledge the good work of past.
- Are the original consultants still involved? How much of their recommendations will make it into the new plan? No, they are not under contract for future pieces of work, but so far quite a few of their recommendations are reflected in the focus areas, engagement suggestions, more visual materials, metrics, 3D mapping.
- How does the Residential Growth Management System align with the forecasts? Not limiting growth due to exemptions; annual growth less than 1%.
- The projections will be an ideal topic to introduce in the 3D modeling. Show urban form of the projected growth.
- Love the subcommunity fact sheets. Will you include the heat maps in these under existing code - where will there be more infill? Need to check information and ensure accuracy. The idea is to inform people, but we need to determine the best ways to do that given that accuracy is not at the parcel level.
- Can 3D presentation be at subcommunity level with ability to zoom in? Intent is to get clear about where there is potential change and areas with less significant change.
- On the “heat map” approach for the forecasts, have you considered paired maps –showing existing and future (e.g., inverse of what is potential for development as the more intense color)
- For the fact sheets, how did you pick the quotes? Can we add more about what people like about the area? More quotes will emerge as we go through the process. Consider a variety of quotes. By putting just one quote on the cover it appears to be more defining of the area - have at least three to complement each other. Quotes add human touch. Quotes are helpful and prompt people to think about things. Just portray several perspectives if possible. Might get cluttered. Maybe "fun facts" or something else, e.g. rankings. Don't want them to be a distraction.

- Why does Central Boulder have the largest number of people and housing units compared to the other subcommunities? The subcommunities were pre-defined and approved in the BVCP many years ago.

Survey – RRC has been retained for initial mail survey and focus groups. A first survey will address higher level questions associated with trends and key topics – growth management, neighborhoods. We are considering a second follow up survey early next spring to ask about specific items and proposed changes to the plan.

Feedback

Work Plan

- Is anything changing from past updates? More emphasis on growth management issues - slightly larger bundle of topics.
- Service area process? First asking the threshold question before opening request process. Trying to make process less frustrating, more efficient while still ensuring due process.
- Planning Board would like to receive meeting notes (or a link) from the process subcommittee.

Focused Topics

- Maybe housing strategies should be its own topic.
- Under stronger links between policies and actions - when we get all the way through all this - will there be some process to link BVCP and land use code? BVCP policy document - can work toward clearer guidance to code and decision-making process. Also there will be processes that come from this that will direct regulatory changes to be consistent with the policy document.
- Traditionally - there is a next step to initiate a comprehensive rezoning, changes to the policies, code. Revision to site review criteria to get better outcomes. Will these feed into the work plan? That discussion will come up in design excellence and form-based code discussions - consider using in other areas of the community. Following the pilot - changes to code will likely come up. Think this will be more than a handful of changes.

Service Area Expansion Question

Does Planning Board agree with approach to pose the threshold question prior to initiating a merit study, and does the board think 2015 is the right time?

- Glad staff is taking this tiered approach with the idea of heading off a long process. We have not yet identified a need that expanding into the Planning Reserve area would serve. Would like to keep it as a planning reserve for at least another five years. There could be something really remarkable to expand into the service area for (e.g. NCAR type of use - aligned with traditions of Boulder - intellectual resource – but we haven't seen anything like that proposed yet)
- Reserve has to be a truly unique and compelling need to expand. Don't see anything on the immediate horizon that would justify that. There is significant potential for growth within the existing city limits - even with needs for affordable housing and desire to increase.
- Like the clarity of this process. Possible ideas out there could play into the consideration of this, so we don't want to close the door now. If there were a truly unique and compelling proposal, maybe we would be willing to consider it. Or more likely a community partner - e.g. Naropa - willing to look. Don't see a burning need to expand at this time.
- Agree with comments. Have a process to hear and/or entertain ideas. Clarify - we are inviting property owners to come and speak to council as part of the consideration. We want to

circumvent long processes - find a middle ground - hear initial ideas and make a determination whether to move forward. Any one body can present a "veto".

- Confirm that Land Use map requests for Area I will continue forward regardless of the discussion of the service area. Yes. Build more discipline into the process to avoid rabbit holes of analysis for proposals that generally are not supported. Provide opportunity for boards to suggest other changes.
- Don't see a compelling need to open the planning reserve, but don't want to shut the door without any public input. Let's see what happens at the public hearing - raise that question under matters at a future meeting but generally not interested.
- How do you loop back with community engagement? Each stage will have a series of community events - transparent and lots of opportunities to listen and revise to have a more refined draft plan proposal. Need to ensure there is adequate notification.

Approach to Updating Land Use Categories

Staff asked whether Planning Board agreed with the approach to reorganizing the definitions in the land use chapter. Specific content changes would come later. Planning Board responded:

- Like the approach. Two things: identify topics that we have stumbled over (e.g. "Open Space – Other"). Others where there are evolving notions about mixed use. Why certain categories are not allowed. Help triage.
- How the BVCP translates to zoning is the hardest thing to understand. Would like to see it explained in a way that is more transparent and explain intended land uses. Would like to see description of the purpose of land use categories and how it relates to zoning uses. Also listing of the allowed zoning districts for the different land uses. Not always a 1:1 relationship - might be a guide and not accepted in the plan. Even if there are difficulties they are worth overcoming. They should map to each other even if it requires a bunch of footnotes.
- Like the proposed new simplified structure. Consider a new category similar to environmental preservation: a "Historic preservation" land use designation - overlap with historic districts.

Projection Methods

- Is there value in indicating what can be changed by right vs. by discretionary review in the assumptions? Approach seems sound.
- Agree the gradients of the heat map are misleading and imply more potential - at least eliminate one category at the bottom of the scale. Have the growth projections. Can we add a growth per year rate?
- Methods - nature of employment is changing - tech firms rapidly expanding and numbers are always in flux. Factored into methodology - generated data of number of employees that are mapped. Clarified process; use info to craft assumptions for sq ft per employee.
- Important to look at number of employees and type of employment – impacts, range of types of jobs, understanding of how that is changing is important. Issue of people who live in Boulder - do new jobs satisfy the needs of existing residents? That could be heat-mapped- how employment patterns are changing and how we might approach economic policies. Some of that will be seen in trends report. Can have a baseline to assess in next update.

Other Suggestions

- Subcommunity fact sheets are great. Add to Central Boulder something about mining history. Also add irrigation / agricultural history if there is room.

Attachment E - Summary of Planning Commission (July 15) and Planning Board (July 16) discussions

- It will surprise people that Boulder HS is not in Central Boulder according to the subcommunity boundary. Reference it as being just across the line. Add the Mapleton early childhood center to the list of schools.
- Other suggestions: Where do you put "1st city to tax self for open space" – 1967; Like the photo of the old Victorian court house.
- Handouts are on the web. On engagement - inspire boulder / inquire boulder / insight boulder are confusing terms.
- Ricky Weiser - attended practically every city and county meeting. She always pointed to the Boulder Valley land use designation map as one of the most important implementation tools of the comp plan.