



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOULDER COUNTY PLANNING COMMISSION

AGENDA ITEM #3

July 15, 2015 – 3:00 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: Peter Fogg – Boulder County Senior Planner

City of Boulder staff Leslie Ellis, Comprehensive Planning Manager; Jean Gatza, Sustainability Planner; and Courtland Hyser, Senior Planner

Purpose: The purpose of the study session is to provide an update to the Planning Commission 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. Public testimony will not be taken.*

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, and development of the Community Engagement Plan. Phase Two will begin August 31st with a public kickoff event at Chautauqua and community discussions focused on issue identification. September will include the mailing of a statistically-valid survey on planning-related topics followed by focus group sessions. Later phases will result in updates to plan policies and content, and ultimately a final draft for adoption. The attached city staff packet, prepared with the involvement of county staff, sets forth in greater details the events, tasks, and calendar of next steps.

A number of attachments are being completed by city staff which is relevant to the status report. They will be E-Mailed to you before the July 15th study session as well as handed out to you at that time.

In addition, the Land Use Department's GIC Division has been developing **Area III-specific maps** for the first time, showing existing land uses, zoning, and features of special interest. Two of them are attached to this memo as examples. 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 draft map example is attached. Other overlays such as the 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 important 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.

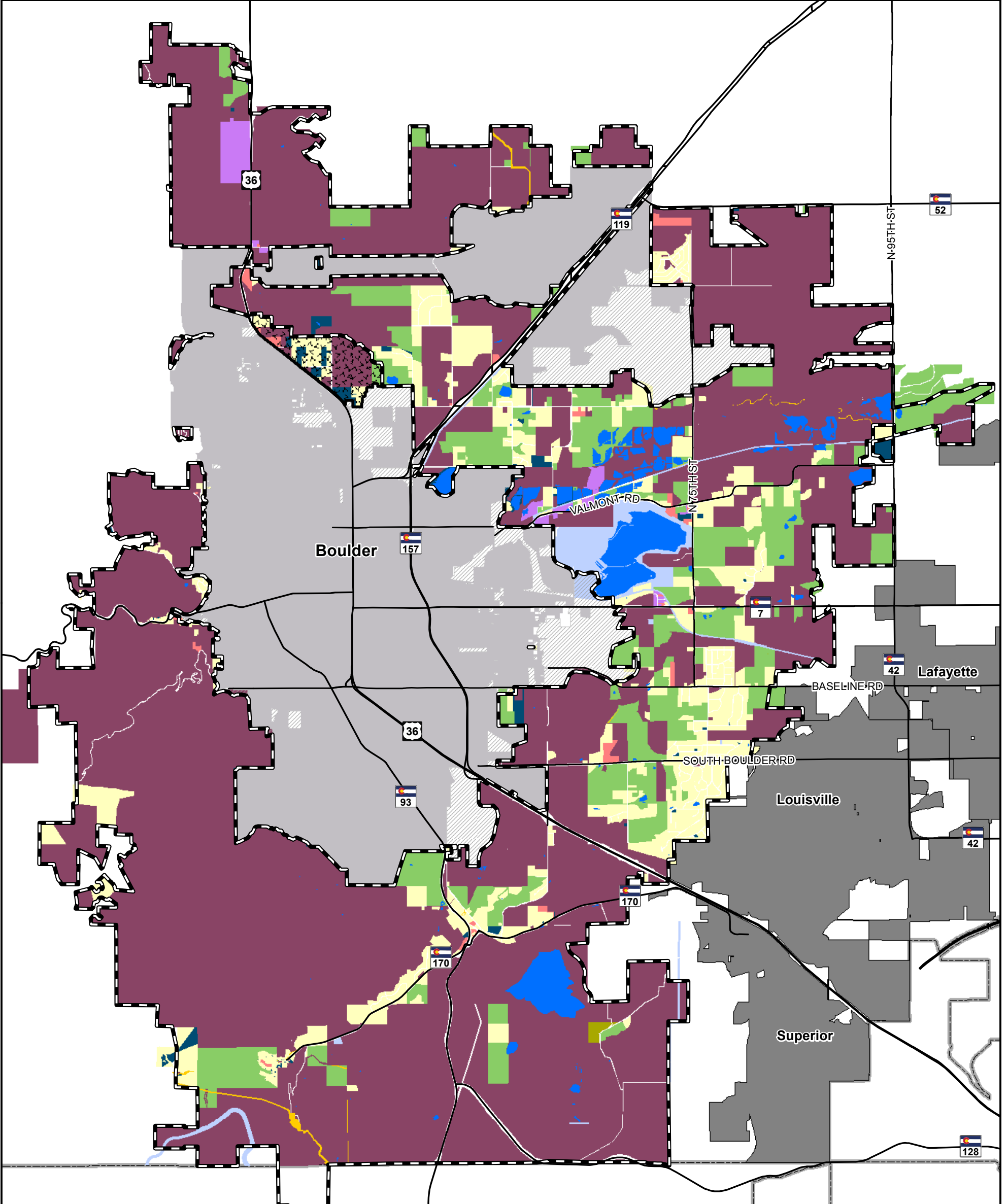
As part of the **Community Engagement** effort, county staff has identified 23 active Homeowner Associations within Area III and has sent them a notice about and invitation to participate in the BVCP 2015 Update. A copy is attached.

Lastly, the materials provide to the city Planning Board for their June update can be found at <https://documents.bouldercolorado.gov/weblink8/0/doc/129108/Electronic.aspx>. Since Planning Commission has not met with Planning Board since April, the information at this link will be useful in filling in activity and information that has been prepared and discussed during that time.

We look forward to your comments and guidance on July 15th.

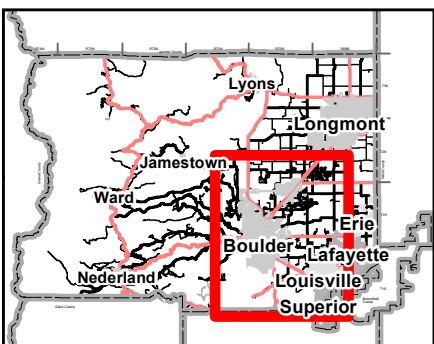


**BVCP AREA III
 LAND USE**



Legend

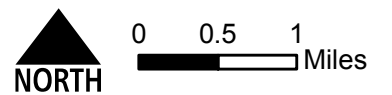
Area of Detail Date: 7/7/2015



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

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

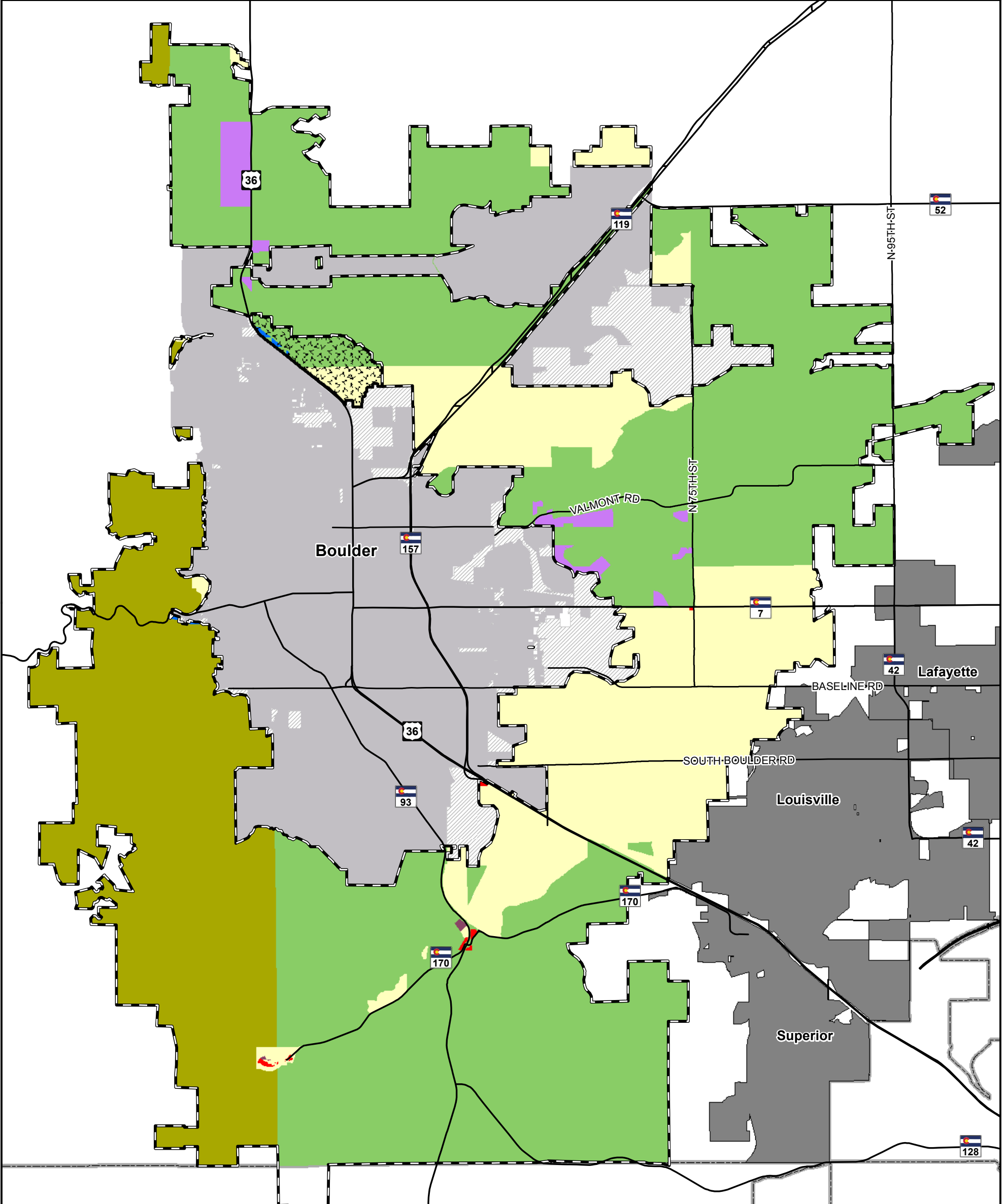
- Residential
- State Assessed
- Parks, Open Space, Conservation Easements, Government
- Vacant
- Water Bodies



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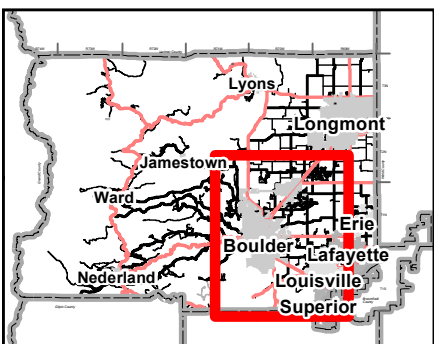


**BVCP AREA III
 ZONING**

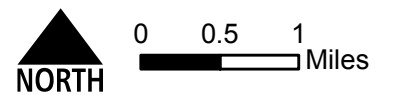


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Area of Detail Date: 7/7/2015



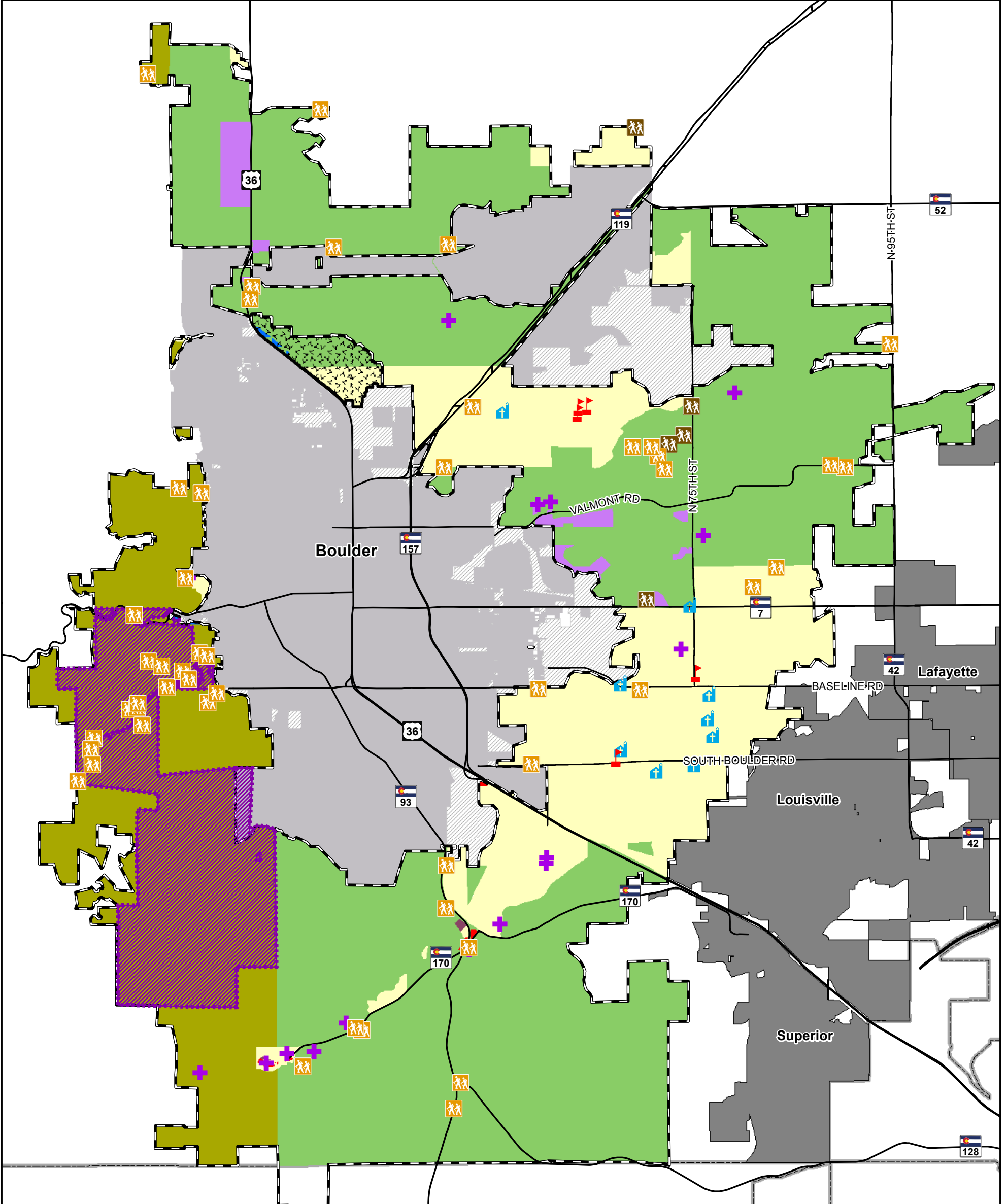
- | | | |
|--------------------------------|---------------------------------|-------------------|
| BVCP Area III Boundary | Zoning | Industrial |
| BVCP Area III Planning Reserve | Agriculture | Manufactured Home |
| Boulder City Limits | Business / Economic Development | Residential |
| Area II Service Area | Forestry | Transitional |



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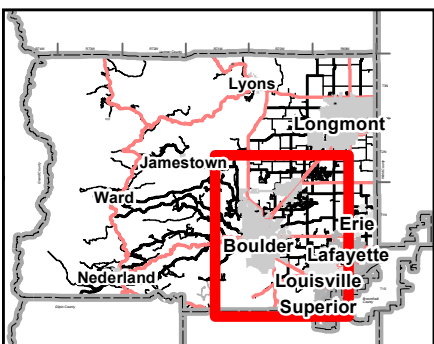


**BVCP AREA III
 PLACES OF INTEREST**



Legend

Area of Detail Date: 7/7/2015



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

- School
- Place of Worship
- City of Boulder Trailhead
- BCPOS Trailhead
- Historic Place
- Flagstaff Mountain Cultural Landscape District

- Zoning**
- Agriculture
 - Business / Economic Development
 - Forestry
 - Industrial
 - Manufactured Home
 - Residential
 - Transitional



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Boulder County Land Use Department

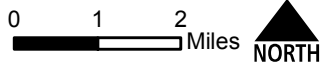
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

BVCP AREA III QUADRANTS

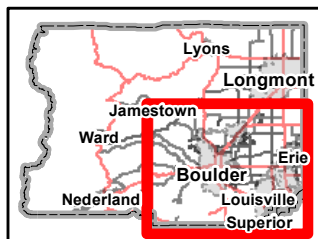
For Example Purposes

Legend

 BVCP Area III Boundary

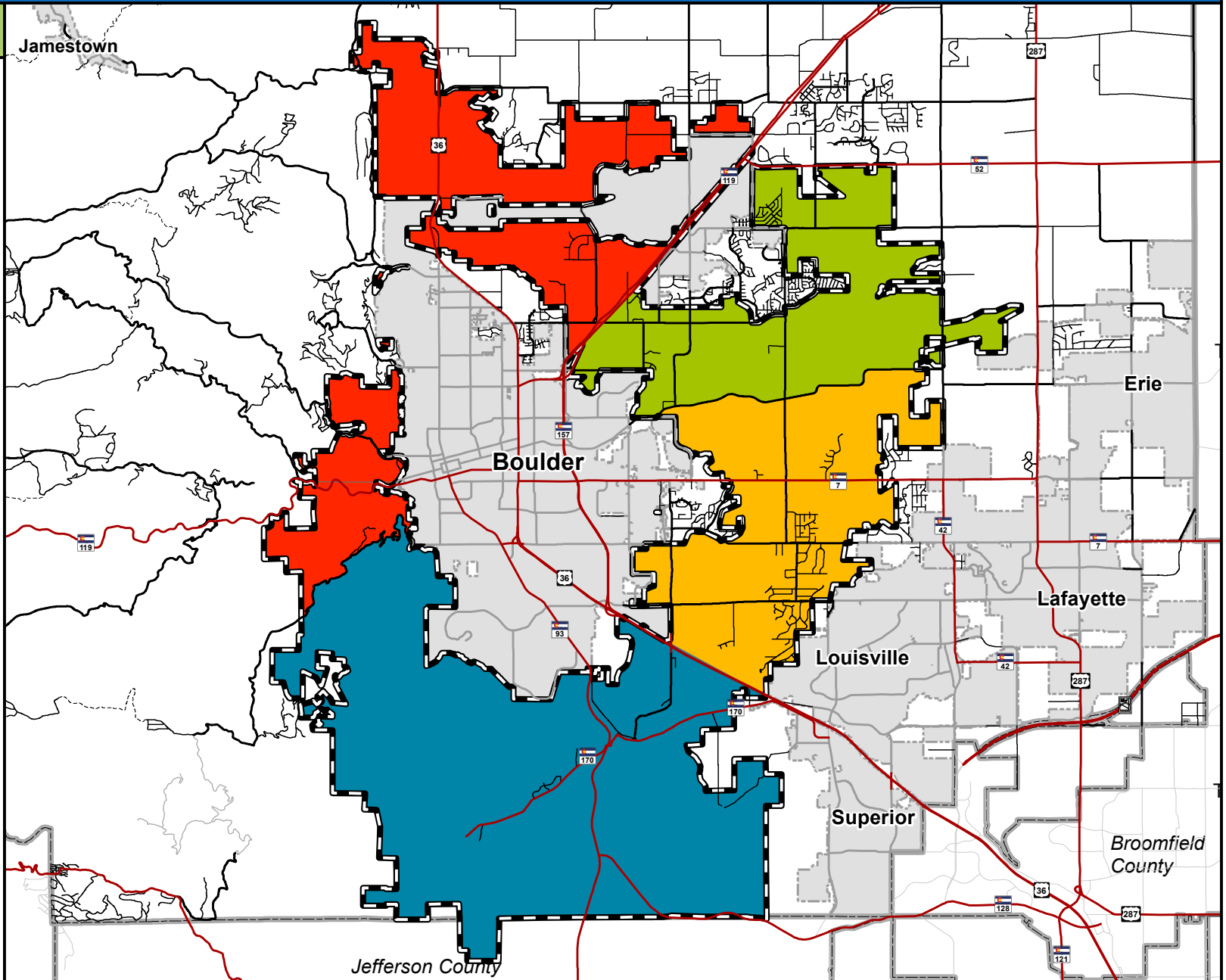


Area of Detail Date: 7/8/2015



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Doc Path: V:\prj\2015\GIS-15-0046BVCPAreaIII\FactSheet\Maps\Quadrants_8x11.mxd



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



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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://arcg.is/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

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**B O U L D E R COUNTY
PLANNING COMMISSION**

MEETING DATE: July 15, 2015

AGENDA TITLE:

Boulder Valley Comprehensive Plan Update on Work Plan, Focused Topics, and Select Community Engagement and Foundations Work Products

REQUESTING STAFF:

Abby Shannon, Lang Range Planning Manager, Boulder County
Pete Fogg, Senior Planner, Boulder County
Lesli Ellis, Comprehensive Planning Manager, CP&S
Courtland Hyser, Senior Planner, CP&S
Jean Gatza, Sustainability Planner, CP&S

OBJECTIVE:

Update Planning Commission on the status of the 2015 update to the Boulder Valley Comprehensive Plan (BVCP), including schedule, community engagement, and foundations work products. Get input from Planning Commission to further refine the work plan and focused topics for the update.

PURPOSE

The purpose of this packet and agenda item is to provide a briefing to the Planning Commission on the status of the BVCP 2015 Update, including schedule, community engagement, and foundations work products. Staff is seeking the commission's feedback on new items appearing in the work plan as well as focused topics for the update.

Does Planning Commission have feedback to further refine:

1. New items on the work plan/schedule, including the BVCP survey, service area expansion and land use request processes?
2. Focused topics for the BVCP update?

BACKGROUND

Phase I of the 2015 BVCP update is wrapping up, with many foundations (technical) work products nearing completion by late July/early August. Regular check-ins with boards and elected officials have helped to shape the work thus far. Planning Commission was last briefed on the BVCP in a joint study session with Planning Board on April 16, and the Board of County Commissioners were updated shortly thereafter on April 30. The most recent updates to boards and elected officials were the June 4 update to Planning Board and the June 9 update to City Council, and summaries of those meetings are provided in the sections below. Preparations for Phase 2 (identify focus topics) and Phase 3 (analyze/update land use & integrate other topics) are in-process and are occurring concurrently with the Phase 1 foundations work. The foundations technical work will wrap up in August, and the public process will launch with a major kickoff event at Chautauqua on August 31.

Planning Board Discussion on June 4 – Summary

On June 4, 2015, Planning Board provided feedback regarding the community engagement plan

and in-process foundations work products, including:

- Supported the use of a diverse set of outreach strategies as outlined in the Community Engagement Plan.
- Supported the overall direction of the foundations work products, and specifically the trends report and subcommunity fact sheets.
- Offered specific suggestions for ways to improve the draft foundations work, including the presentation of information, points of clarification, and additional data/indicators to include in the work.
- Discussed the residential growth management system, including questions about the role of exemptions and how the system works in practice.
- Identified the need for further discussion and discourse on the BVCP's core values.

The minutes from that meeting are scheduled for approval at the July 16, 2015 Planning Board meeting.

City Council Study Session on June 9 – Summary

On June 9, 2015, City Council provided feedback and guidance on the BVCP at a study session on the foundations work, focused topics for the update, and upcoming community engagement:

- Confirmed the overall list of focus topics, with some refinements. (See “Focused Topics” section below for additional details.)
- Suggested that the planning process be structured such that “easier” focus topics can be added to the plan without getting bogged down by the more complex ones.
- Expressed support for the overall direction of the foundations work, stressing the importance of presenting information that is relevant and useful.
- Discussed a need to re-evaluate the residential growth management system. Expressed interest in studying the pace of non-residential growth, which is not regulated by the RGMS.
- Indicated support for the outreach strategies articulated in the draft community engagement plan. Stressed the importance of targeted outreach to groups with historically low participation rates.
- Directed staff to administer a statistically-significant survey on a September-October timeframe that follows the BVCP kickoff events, summer vacation schedules, and allows for maximum participation.

The summary of that meeting is scheduled for approval at the July 28, 2015 City Council meeting.

Focused Topics

At the June 9 study session, City Council confirmed and refined the following list of focused topics for the 2015 Plan update. These areas of focus are based on the findings of the consultant report from late 2014/early 2015 (available [online here](#)), and incorporate input from recent discussions at boards, commissions, BOCC, and City Council.

- Substantive New Topics to be Addressed in the Plan:
 - Growth Management and Urban Form
 - Relevant Housing Strategies
 - Neighborhood character as well as more regional focus
 - “21st Century” Opportunities and Challenges:
 - Climate Commitment and Energy
 - Resilience
 - 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

Process and Approach

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. Specific updates are provided below.

- **Work Plan and Schedule-** A revised timeline summarizing the BVCP work plan and schedule will be provided as a handout at the meeting. 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, and other plan products and timing.
- **Service Area Expansion Assessment Question-** Staff will be seeking guidance from City Council in the form of a public hearing on July 28 and the Board of County Commissioners (BOCC) on Aug. 4 to obtain direction on whether or not a service area expansion assessment should begin as part of the 2015 update, and to further define the process and approach. The process is being streamlined for 2015 to first hold a hearing and ask the threshold question about whether to proceed with the assessment before property owners submit specific requests.
- **Land Use Request Process-** The city and county will begin accepting requests and identifying potential land use changes for specific parcels in mid-August. The period for accepting or identifying parcel-based land use changes will close in October. Initial review of land use change requests will occur in October and into early November. The city will likely hold a joint screening hearing of the Planning Board and City Council in late November or early December for the purpose of screening land use request parcels and identifying areas of focus to be followed by hearing(s) at the county. It is expected that the analysis of properties according to BVCP amendment procedures and other community needs will continue into early 2016.

Community Engagement

Staff have continued to refine the community engagement plan after input from the community, Planning Board, City Council, County Planning Commission, BOCC, and Process Subcommittee (on June 15). 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 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. The process subcommittee will review a draft postcard at their meeting on 7/15, and we will share a verbal update at the meeting.
- **Kickoff Event-** A communitywide "Boulder 2030" kickoff event will be held on Monday, August 31, from 4 to 8 p.m. at Chautauqua. 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. More information on the kickoff event as well as input from the process subcommittee will be shared at the meeting.
- **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. 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-** 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 will be available in November.

Foundations Technical Work

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. Specific updates on individual work products are provided below.

- **2040 Forecasts (25 years)-** The results of the 25 year forecasts for dwellings, population, and employment are ready and will be provided as a handout at the meeting. The handout will present current estimates and projected residential and non-residential growth and will also includes a summary of the projections methodology that was used for the 2015 BVCP forecasts.
 - Overall Results:
 - In 2015, the City of Boulder (within the city limits) is estimated to have approximately 44,270 dwelling units, 103,840 residents, and 98,510 jobs. The remainder of the service area (Area II) is estimated to have approximately 5,710 dwelling units, 12,030 residents, and 2,920 jobs.
 - In 2040, the City of Boulder is projected to have approximately 51,410 dwelling units, 118,900 residents, and 117,280 jobs. The remainder of the service area (Area II) is projected to have approximately 6,630 dwelling units, 13,970 residents, and 3,480 jobs.
 - Overall, residential growth is now projected to be a bit higher and employment growth a bit lower than the 2010 BVCP projections. These differences are fully attributable to more accurate estimates and modeling.
 - Methodology: since 2002, each BVCP update has incorporated refinements from previous years and introduced new improvements. Methodology refinements for the 2015 BVCP projections include the following:
 - The use of CommunityViz, a GIS-based tool that automates some of the calculations and allows for more nuanced spatial analysis.
 - Housing is now projected in the same manner as employment, whereas

- in previous years the methodology was different.
 - The model now incorporates development constraints including flood zones (high hazard and conveyance) and wetland regulatory areas. This has an overall effect of reducing projected development capacity.
 - A more accurate estimate of current employment uses spatial analysis to determine jobs that are located within the city limits, as well as refinements to the self-employment estimate using U.S. Census Bureau American Community Survey (ACS) methodology. The end result of these refinements is that the current employment estimate for the city is now lower than had been reported previously.
- **Community Profile-** The 2015 community profile, last updated in April, provides a snapshot of the Boulder community. The April update of the community profile can be downloaded [here](#). 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.
- **Subcommunity and Regional Fact Sheets-** As part of the map inventory updates, a series of ten fact sheets are being prepared: one 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. A draft version of the Area III fact sheet will be provided as a handout at 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 continue through July and will be completed prior to the community kickoff event in August.

NEXT STEPS

July 16, 2015	Planning Board Update
July 28, 2015	City Council BVCP Update and Public Hearing on Service Area Expansion
Aug 4, 2015	BOCC Briefing
Aug 19, 2015	BVCP Process Subcommittee (tentative date)
Aug 20, 2015	City Planning Board Briefing
Aug 25, 2015	City Council Briefing
Aug 31, 2015	Public Kickoff Event at Chautauqua
Sept/Oct, 2015	Updates to other boards and commissions (dates to be determined)
Oct 21 or 22	Joint Planning Commission/Planning Board Briefing