



Land Use

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PLANNING COMMISSION

February 15, 2017 – 1:30 PM
Commissioners Hearing Room, Third Floor
Boulder County Courthouse

Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Major Update

STAFF PLANNERS:

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I. INTRODUCTION

A. Purpose

Topics related to the Boulder Valley Comprehensive Plan (BVCP) Major Update that will be addressed at the Feb. 15, 2017 Planning Commission meeting include the following:

- 1. Key policy choices related to land use and jobs-housing balance.** Staff will provide background and updates related to results from a second survey, directions toward land use changes, and input from city decision-makers and the Board of County Commissioners (BOCC) regarding housing and other land use policy alternatives. In addition, staff will provide a brief summary of efforts to update the remaining policy sections of the BVCP, and identify steps toward completing the overall draft plan. *Action requested: None. Study session only.* No public testimony will be taken.
- 2. Reconsideration of 3261 3rd Street land use designation change decision.** Planning Commission will reconsider its previous land use designation change decision for this property due to a change in circumstances related to the location of the blue line (Land Use Change Request #25). *Action requested: Decision.* Written public testimony will be accepted until 8 a.m. on Tuesday, Feb. 14. No additional public testimony will be taken.

3. Reconsideration of land use designation change decision for Twin Lakes Rd. parcels.

Planning Commission will reconsider its September 21, 2016 decision to change the land use map designation for the parcels at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kahlua Road (Requests # 35 and #36). A rehearing of this item took place at the Jan. 18, 2017 Planning Commission meeting, and the deliberation and decision will take place at the Feb. 15 meeting. *Action requested: Decision.* No additional public testimony will be taken.

Planning Commission feedback on item one will help inform an initial draft of the updated plan to be presented to decision makers starting in late March, with the formal adoption process anticipated to start by May 2017.

B. Background

The BVCP is the community's plan for the future. Its policies are intended to guide decisions about growth management, development, preservation, environmental protection, economic development, affordable housing, culture and the arts, urban design, neighborhood character and transportation. The Land Use and Area I, II, III Maps define the desired land-use pattern and location, type, and intensity of development. Despite its 15-year horizon, the BVCP is updated every five years to respond to changed circumstances or evolving community needs and priorities. As changes to the plan are proposed, it is important to ensure that the community's core values expressed in the plan remain intact.

The county's BVCP-15-0001 website (<http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>) includes information related to relevant Planning Commission and BOCC meetings, links to public comments received related to this docket, and other key information related to the docket. The city's project webpage (www.bouldervalleycompplan.net) contains up-to-date information about the project schedule, foundational materials, and current drafts prepared over the past 18 months. Those resources can be found under "Key Resources and Maps" or through the following links:

- **Trends Report.** [Link here for the Trends Report.](#)
- **2040 Projections.** [Link here for Projections.](#)
- **10 Subcommunity and Regional Fact Sheets.** [Link here to access Fact Sheets.](#)
- **Interactive 3D mapping.** [Link here for City of Boulder story board map.](#)
- **2016 Boulder Community Profile.** [Link here for profile.](#)
- **2016 Affordable Housing Trends.** [Link here for housing trends.](#)

All public comments received by the county related to the BVCP are available here: <http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx#PublicComment>

C. Questions for Planning Commission Regarding Key Policy Choices

City and county planning staff developed the following questions that are important to answer as part of the update process. Staff has received feedback on these questions from city

decision bodies and BOCC, and welcomes Planning Commission feedback on the questions as well, recognizing that steps to address some of the topics would be city-specific:

1. **Land Use Related Map or Policy Changes?** (pp. 3-18, additional information in Attachment A and the [December 21 Planning Commission Staff Report](#))
 - a. Expand opportunities for housing in light industrial areas.
 - b. Expand opportunities for housing in the Boulder Valley Regional Center and 28th Street while slightly reducing some nonresidential potential.
 - c. Extend the 2015 building height modification ordinance.
 - d. Following plan adoption: amend the Land Use Code and develop area plans for neighborhood centers, as well as other approaches and pilots.
2. **Draft Key Policies for Plan?** (pp. 3-18, additional information in Attachment A and the [December 21 Planning Commission Staff Report](#))
 - a. Community Benefit (*new policy*)
 - b. Jobs:Housing Balance (Non-residential growth management) (*modified policy*)
 - c. Affordable Housing for Change in Zoning (*new policy*)
 - d. Subcommunity and Area Plans (*modified descriptions and criteria*)

D. Organization of Report

This report is organized as follows:

Section/Attachment	Description	Pages
Section I	Introduction	1-3
Section II	Key Policy Choices related to Land Use and Jobs:Housing Balance	3-15
Section III	Additional Policy Updates and Integration	
Section IV	Next Steps for Plan Draft	
Section V	Reconsideration of 3261 3 rd St. Public Land Use Designation Decision	
Section VI	Reconsideration of Twin Lakes Land Use Designation Decision	
Attachment A	2016 BVCP Survey Report	A1-A55
Attachment B	Summary of the BOCC Meeting on Jan. 31, 2017	B1-B4
Attachment C	Jan. 18, 2017 Planning Commission Meeting Minutes	C1-C6

II. KEY POLICY CHOICES RELATED TO LAND USE AND JOBS:HOUSING BALANCE

Staff will present results and field questions related to analysis of key policy choices regarding land use and the jobs:housing balance. This will start with an overview of efforts to gather input from the public and decision makers, and a summary of findings from the 2016 BVCP Survey (see survey report, **Attachment A**).

A. Overview of Community Engagement Efforts and Efforts to Gather Input from City and County Decision Makers

The overview summary and metrics for the community engagement and board and council events held during Phase 3 of the project (through the end of 2016) are available [here](#) on the project webpage. The range of engagement opportunities included meetings with organizations, city and county-hosted events, online information, a second BVCP survey and other targeted outreach. The recent community events and meetings were geared around discussing plan areas of focus (i.e., design, housing, jobs:housing balance, possible land use changes, livability, and other policies). Links to all the summaries of each event and organization input can be found [here](#). A second survey has also provided valuable input regarding the land use and housing topics and is summarized below.

At previous sessions, both City Council and Planning Board have reviewed and given feedback on the results of initial analysis related to key policy choices. Planning Board, in particular, met throughout the fall (in reverse chronology: Dec. 15, Oct. 20, Sept. 15, Aug. 29 and 25, and July 28) and gave input and feedback on the draft policies, land use, and scenarios. Planning Commission discussed these items at their monthly meetings in Oct., Nov. and Dec. of 2016. Board of County Commissioners discussed these topics at a meeting on Jan. 31, 2017.

B. Survey Summary

With guidance from the process committee, the city and county issued a second survey about the BVCP land use and policy topics to help guide and inform changes to the plan, focusing on topics of non-residential land use, options for future housing, building heights, neighborhood improvements, and other related topics.

For this second survey, 623 people responded to invitations mailed to 6,000 households within city limits and in Area II, resulting in an 11.1 percent net response rate. The 95 percent confidence interval (or margin of error) is approximately +/- 3.9 percentage points. By comparison, the 2015 survey had a 16.8 percent response rate and +/- 3.2 confidence interval.

To ensure that the results are representative of Boulder demographic characteristics, the consultant weighted the raw survey data to match the Boulder Valley's adult population demographic profile by age and housing tenure (own vs. rent), based on census data. Weighting survey data is a standard practice with the objective to fine-tune the specific answers to the survey. Most of the responses are similar or somewhat amplified after the weighting is applied, so they do not change conclusions. For example, the unweighted results were similar regarding options presented about adding housing, but the weighted results were somewhat more supportive. **Attachment A** contains the full Survey Report, whereas the next few pages contain a summary of key findings. Note that figure references in this section of the report refer to figures presented in Attachment A.

Key Findings Regarding Policies and Land Use Choices

1. **General consistency with previous survey, other input.** Generally, the survey results are consistent with the 2015 survey and other community input such as from workshops and meetings with organizations, except for the slight shift toward support

- for reducing or slowing commercial/industrial growth potential.
2. **Support for housing, especially permanently affordable.** The strong support for housing seen in the 2015 Survey is upheld through support for land use changes that allow for future housing, especially if the housing is permanently affordable. (See report Figure 5, reduction to commercial and industrial potential; Figure 9, overall housing potential, permanent affordable; Figure 12, changes in commercial and industrial areas; and Figure 13, housing infill.) Locations favored to change land uses to support housing include light industrial areas, neighborhood commercial centers, and the Boulder Valley Regional center.
 3. **Some support to reduce commercial and industrial potential especially if to allow for housing.** Commercial and industrial potential (jobs) responses are somewhat more favorable toward limiting future potential and slowing the rate of growth than in the 2015 survey, especially if to allow more housing. (See Figure 5, reduction to commercial/industrial to support housing; and Figure 6, reducing in neighborhood centers and slowing rate.)
 4. **Building height.** Respondents generally support keeping taller buildings limited to specific areas (Figure 8) and not allowing them elsewhere.
 5. **Community benefits from development.** Fifty-five percent of respondents were okay with granting development such increases (44 percent of those only if additional community benefits are provided). Permanently affordable housing is the most favored benefit followed by energy efficiency improvements, open spaces, and nonprofit space or affordable commercial space.
 6. **Neighborhood improvements.** Two improvements are most desired: (a) preservation of existing housing and existing character (18 percent) and (b) more affordable housing units (17 percent). Others supported transportation improvements, maintenance, and amenities. (See Figures 18 and 19.)
 7. **Balanced approach.** The mixed results for some questions and open-ended comments suggest a balanced and thoughtful approach to land use changes that allow for additional intensity or growth while also focusing on character and design quality. Comments provide insight to the types of design, transportation and other livability aspects to consider.

A more detailed summary follows.

Survey Results: Commercial and Light Industrial (Non-Residential) Future Potential

Citywide

2016 respondents were split on **maintaining the current potential for additional jobs** (39 percent for maintaining; 20 percent neutral; and 40 percent opposed). The 2015 survey indicated 57 percent support for maintaining the current potential. Respondents expressed significant support for **retaining and protecting service industrial and small businesses** (84 percent). They especially favored **reducing commercial and industrial growth potential somewhat, when “also shifting potential to allow more housing”** (64 percent) and somewhat favored simply reducing the commercial and industrial growth potential (49 percent in favor, and 33 percent opposed) (See Figure 5.)

Specific Areas

Responses were split on questions regarding reducing commercial growth potential, with the most support in **Neighborhood Centers** (59 percent), split support for reducing growth in the

Boulder Valley Regional Center (43 percent in favor and 39 opposed), and opposition to reducing commercial potential in **industrial areas** (47 percent opposed, 32 percent support) (see Figure 6 in Attachment A).

A majority of respondents (60 percent) favored limiting the annual commercial and industrial rate of growth (e.g., a nonresidential growth management system).

Open-ended comments provide insight into the range of views from “stopping all future non-residential as well as residential growth” to not restraining development as it is the “fuel of the economy of Boulder.” Many expressed a middle ground, including:

- Limiting growth of large office uses, taking care not to diminish support for new businesses (start-ups) or displace small local businesses.
- Converting office potential to mixed use by adding housing and retail uses.
- Addressing parking and congestion impacts (improved transit, walkability, sufficient parking).
- Supporting adding non-residential uses near / in residential areas for local serving uses (e.g., bar, café, live-work, small stores).

Survey Results: Housing Mix and Locations

Citywide

Respondents had mixed but generally supportive views about allowing additional housing potential in Boulder (52 percent), with more support for allowing additional potential only “if a substantial amount of any future housing is permanently affordable to low and middle incomes” (60 percent).

Specific Locations

Respondents were especially supportive of questions and graphics depicting potential changes in commercial and industrial areas to allow for more housing. They strongly supported **allowing more housing in light industrial areas in Gunbarrel and East Boulder** (79 percent) and **neighborhood centers** (70 percent), and support for changes in the **Boulder Valley Regional Center (BVRC)** (67 percent). The least favored option was for **residential infill** in some single-family residential neighborhoods, though a majority still supported the idea (62 percent) (see Figure 12 in Attachment A).

As for infill types, most favored were cottage court (73 percent), duplex or duplex conversion (71 percent), with accessory dwelling units and small lot and detached alley houses following (62 percent) (see Figure 13 in Attachment A).

Survey Results: Neighborhood Improvements

Of the 15 ideas presented for neighborhood improvements, respondents favored two as top priorities for neighborhood improvements: first, **preservation of existing housing and existing character of the neighborhood** (18 percent) and second **more affordable housing units** (17 percent). Several other factors were more distant, including:

- better transit access and frequency (9 percent);
- more retail (shops, dining) within a 15-minute walk (7 percent);
- improved street maintenance (7 percent);

- better sidewalks, bike lanes, and pedestrian crossings (6 percent);
- plan for future of nearby commercial or mixed use areas (6 percent);
- parks, trailhead access and/or improvements (5 percent); and
- traffic calming/slowing tactics (5 percent).

Other Survey Responses

Community Benefit from Development

Overall, 41 percent of respondents indicated that development should not be allowed increases to density or height. Fifty-five percent were okay with granting development such increases – 44 percent said it should be allowed but only if additional community benefits are provided, and 11 percent said it should be allowed without additional community benefits (see Figure 15 in Attachment A). The highest ranking community benefit is permanently affordable housing for low and middle incomes. Following that first choice were energy efficiency improvements, open spaces, and non-profit space or affordable commercial space (see Figure 17 in Attachment A).

Building Height in Mixed Use and Non-Residential Areas

Respondents support maintaining and enforcing height limits, which is pertinent when the city considers the height ordinance that will expire in April 2017. Seventy-two percent of respondents do not support allowing buildings taller than three stories (up to 55 feet) in additional mixed use and commercial areas. Forty-nine percent support limiting height of buildings that are taller than three stories to specific mixed use and commercial areas and extending the ordinance that restricts height modifications. Open-ended comments focused on maintaining views, not creating “canyons of buildings,” needed variation in building heights, and support for higher buildings east of Foothills Parkway. (See Figure 8 in Attachment A)

Home Sizes

Respondents had mixed reactions to limiting the size of new homes (45 percent in favor and 31 percent opposed), and they were slightly less supportive of limiting house sizes only on larger residential lots (41 percent). About a quarter of respondents were neutral about limiting house sizes (24 percent). However, respondents were supportive of changing regulations so that larger lots could have two or three smaller homes rather than one very large home (69 percent in support).

Perceptions of Recent Growth and Change in the Community

A majority of respondents (58 percent) selected “mixed” – in some ways growth and change are heading in the right direction, in others the wrong direction. The 16 percent who thought the community is generally heading in the right direction in 2016 is a bit lower than in 2015 (23 percent then).

Quality of Life and Awareness of the BVCP

Ninety-three percent of respondents think quality of life is very good (49 percent) or good (45 percent), which is comparable to the 2015 survey. Familiarity with the plan has not changed since 2015. Fifty-five percent have no or slight awareness of the plan, and most respondents (77 percent) indicated that they have not participated in any other plan update

input opportunities suggesting that the survey is a good way to hear from people who do not otherwise participate.

Additional Comments about BVCP

Responding to the question about additional comments or suggestions regarding the comprehensive plan, people re-iterated strong views on survey questions (i.e., density, transportation, building heights, etc.) and raised issues not covered including: energy, solar power, artistic installations, fiber optic and internet provision, open space, recreation and appreciation to be able to provide input into this process.

C. Analysis and Recommendations for Land Use and Key Policies

At the Dec. 21, 2016 Planning Commission meeting, staff presented a summary of preliminary results from research and analysis that explored a range of potential options for the future mix of land uses (housing and nonresidential) along with key policy choices. Since the Dec. 21 meeting staff sought feedback from the city decision bodies, as well as the BOCC. A joint City Council – Planning Board study session took place on Jan. 24, 2017, and staff received feedback from BOCC at a Jan. 31, 2017 meeting (see **Attachment B** for a summary of the BOCC discussion).

This section provides a brief summary of the key land use map and policy changes under consideration as a refresher for Planning Commission. The new information presented in this section is the summaries of feedback received from other decision bodies since the Dec. 21, 2016 Planning Commission meeting. As noted previously, staff welcomes Planning Commission feedback, recognizing that steps to address some of these issues would be city-specific.

Scenario Overview

At the Dec. 21 meeting, scenarios A through D were presented as preliminary options for addressing community objectives around growth management, sustainability, some of the newer housing affordability goals, and the pace and amount of nonresidential growth. Through the fall, those scenarios evolved as a backdrop for community discussions at meetings and with organizations about the ideal land use mix and “kind of community Boulder wants to be.” They also factored into citywide analysis to address implications of land use changes on housing affordability, transportation, jobs:housing balance, utilities, and other issues – to understand the tradeoffs of changing land use to support housing or other objectives. Consultants assisted in preparing an analysis regarding housing and transportation.

As presented previously, the initial analysis shows some advantages to a land use approach that allows for new housing in centers and along corridors while also reducing future nonresidential potential, especially for jobs:housing balance. Additionally, the analysis and research indicates:

- Housing along corridors and in transit-oriented centers (Scenario B) can aid in achieving sustainability goals and community values and priorities (e.g., multi-modal

transportation, emissions reduction, walkable places, great neighborhoods) while allowing for commercial centers to have a mix of uses to serve the community needs and be better designed.

- An enriched mix of housing and other amenities and services in jobs-rich industrial areas (e.g., Flatiron business park or some parts of Gunbarrel industrial areas) (Scenario C) could be positive for creating new neighborhoods and be most likely to be achievable because such lands currently have low intensity and could allow for infill or redevelopment.
- Land use changes in any commercial or industrial areas could have implications for small businesses and affordability, and staff is proposing to strengthen small business policies as suggested by Planning Board and community members, noted in revised Sec. 5, Economy.
- Other tools to address permanent affordability will be necessary to supplement land use changes that support additional housing, according to Keyser Marsten Associate's consideration of housing types and housing affordability.

The upper range of housing numbers (i.e., up to 6,160 new units in addition to the current projections, or even more in the hybrid approach) may be difficult to achieve given Boulder's fairly built out condition in many commercial areas, mixed community reaction about intensification in certain areas especially near single family neighborhoods, desire for more refined area planning before making changes, and property ownership and the market realities of redevelopment and infill. Staff continues to use 3D modeling and GIS tools to understand the intensities and mix in different areas, and will do additional analysis of a more detailed "preferred scenario" or hybrid set of land use related proposals based on feedback provided by city and county decision makers in early 2017.

Potential BVCP Land Use Related Changes

The Land Use Designation Map and its descriptions guide decisions about future residential and non-residential mix and intensities. The decision-making bodies can choose to modify BVCP land use related policies or the map during a major update to address changed circumstances and/or community needs – in addition to the public request change process that occurred mostly during 2016. Such changes that translate to underlying zoning changes can affect potential for future nonresidential uses (jobs) and/or housing, as well as achieving other objectives. Some of the major objectives identified during this BVCP update that are particularly relevant regarding land use related changes are the following:

- Maintain core values (i.e., a compact urban form, protected open space and the natural environment),
- Provide for a diversity of housing types, sizes, and prices (including those affordable to middle incomes as well as low and moderate incomes) while protecting neighborhoods and livability,
- Improve transportation – access to daily needs, destinations, and transit from home and work,
- Better balance jobs and housing and mix uses to reduce vehicle trips (locally and regionally), in part by increasing housing and somewhat reducing nonresidential growth potential in certain areas,
- Address resilience and climate change, and
- Maintain a healthy economy, among other things.

The current BVCP land use policies and maps have evolved through 40+ years of thoughtful community planning. Because of that legacy and desire to maintain core values, land use related changes are not typically done in a large sweeping manner; instead, they are cautiously applied, critically analyzed according to multiple community objectives, and prepared collaboratively with the community.

Initial Staff Recommendations for the Draft Plan, and Feedback from City Decision Makers and BOCC

Based on the analysis, survey and community input, staff is recommending a focus on potential land use related changes that would create additional future housing potential (including additional permanently affordable housing), and in some cases reduce nonresidential potential. The focus is proposed to be:

1. Expanding opportunities for housing in light industrial areas
2. Expanding opportunities for housing in the Boulder Valley Regional Center and 28th Street while slightly reducing potential for non-retail business uses
3. Extending the Building Height Modification Ordinance

Other recommended actions such as area planning are identified following the description of these three BVCP land use related changes. The chapter may be further modified pending outcomes of land use discussions with decision makers during January and February.

1—Expand the Opportunities for Housing in Light Industrial Areas

Objective: Allow more housing and retail where appropriate while maintaining current nonresidential use potential. The light industrial areas, especially in East Boulder, have potential for new housing – if introduced thoughtfully. It could be possible to add housing and a richer set of amenities and services and better infrastructure while maintaining a unique character.

Approaches: City staff proposes the following approaches to address housing in light industrial areas:

- a. Modify the land use description and policies for the light industrial area, and shortly after BVCP plan adoption amend the city’s Land Use Code, Residential Development in Industrial Districts (including limited retail uses permitted) (LUC, *Sec. 9-6-3(g)*) to address more flexibility in requirements such as contiguity, mix, intensity, and consider requiring higher level of review (i.e., site review) for housing applications in industrial areas, and/or
- b. Add or apply a “mixed use” light industrial category to the map for certain areas (e.g., those with larger lots in locations near open space or trails, or services). Maintain the current intensity for industrial uses (i.e., 0.5 FAR), and increase the intensity to allow housing, especially affordable, in addition to light industry, and/or
- c. Pilot land use changes to allow for a mix of residential in certain light industrial areas where owners have expressed some interest, such as Flatiron Business Park.

Additional discussions, community engagement and outreach to property owners will occur to further develop the specific changes proposed (within the time constraints of the BVCP plan update this spring), and additional outreach will be essential before regulation changes.

Furthermore, accompanying and supportive policies would address community benefit, housing (requirements for additional permanently affordable housing), and small business/affordability and protection policies. The light industrial areas also need infrastructure and transportation planning.

Feedback from City Decision Makers and BOCC

Planning Board and City Council conducted a straw poll so staff could gauge level of support and concerns about each topic. For this first question, eight out of nine City Council members, and four out of seven Planning Board members supported (straw poll) further analysis and staff work to develop this concept. City decision makers indicated that care should be taken to avoid potential negative impacts on small businesses. Decision makers also noted that vacant lots should be treated differently than occupied lots.

BOCC expressed that it makes sense to explore housing opportunities in light industrial areas, but echoed city decision makers' points about avoiding potential negative impacts, both on small commercial and service industrial. BOCC expressed general support for focusing on business parks.

2—Expand the Opportunities for Housing in the Boulder Valley Regional Center and along 28th Street while Slightly Reducing Nonresidential Potential

Objective: Encourage or incentivize more housing opportunities and reduce nonresidential (upper floor office) potential, while maintaining retail potential. BVRC is the regional business and retail center and place for employment and services located within the city (Area I). It also has a tremendous amount of nonresidential growth potential in the General and Regional Business districts particularly along 28th and 30th Streets (i.e., over 270 acres). 28th Street commercial corridor north of the BVRC also has growth potential. These locations are ideal for encouraging housing (and permanently affordable housing) that is centrally located and part of a mix of uses. Land use conversions from nonresidential to residential could help improve the balance of jobs and housing while still maintaining a healthy economy.

Approaches: The following approaches are recommended to provide additional housing:

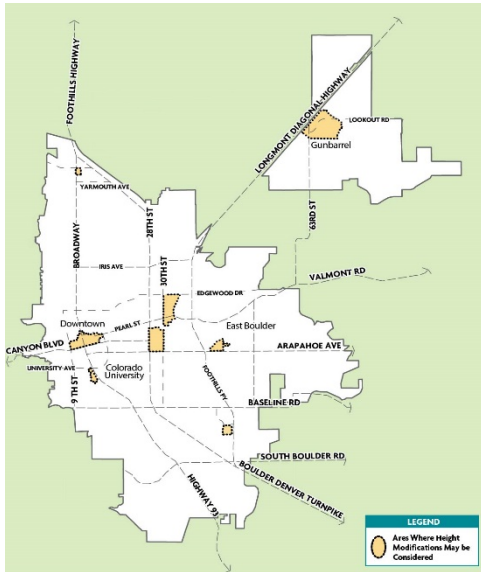
- a. Adjust Regional and General Business descriptions to encourage more housing mix and active streets and places, and immediately following plan adoption amend the LUC zoning district use tables and mix, limiting nonresidential but not ground floor retail, but incentivizing housing, and/or
- b. Apply the Mixed Use Business category to other lands within the BVRC and apply relevant zoning that encourages housing.

As with the light industrial areas additional outreach would be necessary before moving forward on land use related changes and other policies such as community benefit would be relevant.

Feedback from City Decision Makers and BOCC

All but one city decision maker expressed support for further analysis and staff work to develop this concept, and no specific concerns were highlighted.

BOCC expressed support for more housing in this area, and noted that there appears to be an acceptance for looking at a mix of housing and commercial in areas like the regional center and other areas.



3—Extend the 2015 building height modification ordinance (exp. Apr.).

Objective: Allow higher intensity and taller buildings in select, transit-rich areas where planning efforts have resulted in the adoption of a plan or clear policy intent, such as provision of permanently affordable housing.

Approach: The height ordinance reinforces the community’s vision of an urban form that only allows taller buildings in certain locations. By extending the ordinance, modifications to the by-right height for new buildings will continue to be considered through the site review process only in these specific areas.

The renewal of the building height modifications ordinance is important because building height modifications cannot currently be considered in locations such as the BVRC or neighborhood centers or other properties of the city. Without the ordinance, the future nonresidential potential could be much higher; by extending it, a better balance of jobs and housing might be possible.

Feedback from City Decision Makers and BOCC

There was a great deal of discussion about this topic among city decision makers at the Jan. 24 Planning Board-City Council study session. Four out of eight City Council members present, and five out of seven Planning Board members expressed support for further analysis and staff work to pursue this concept. City decision makers asked that staff first address any potential unintended consequences of the ordinance.

BOCC urged applying caution when making any decisions to allow increased height. They suggested that increases in height be tied to affordable housing benefits and be considered on a site-specific basis.

Area and Subcommunity Planning Post Plan Adoption

Council members, Planning Board and the public have been interested in area planning, neighborhood, and subcommunity planning as well as the future planning for the Broadway corridor. The following section identifies an approach to area planning for neighborhood centers.

Neighborhood Centers

The survey results show interest in reducing the nonresidential potential and adding housing to neighborhood centers, and the community has expressed interest seeing better-designed places with services and amenities within walking distance. Since each center is unique, staff proposes prioritizing the area plans to be done following the BVCP adoption, and at least doing some of the work of area planning by working with localized community to define the character, scale and mix of each area and appropriate amount of infill. This would occur

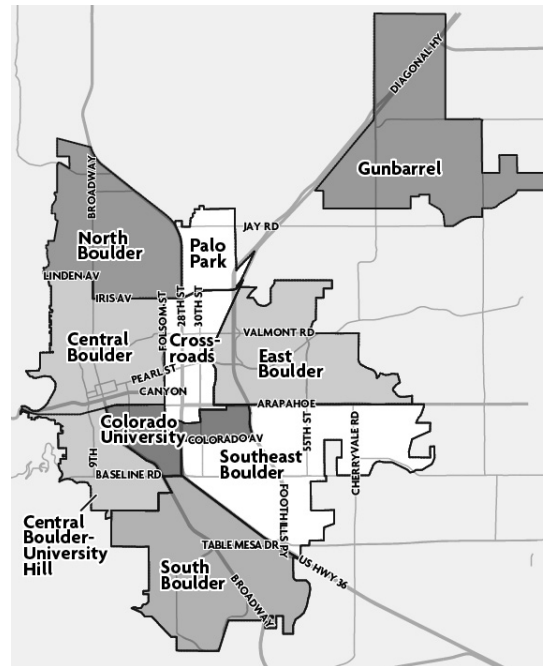
before recommending specific land use changes to the existing Community Business category and relevant adjacent medium and high-density residential designations. Based on surveys and redevelopment potential, the following centers are recommended for planning (*generally in order of priority*):

- a. Alpine-Balsam (underway)
- b. 55th and Arapahoe
- c. Meadows
- d. Base Mar
- e. Table Mesa

Actions Parallel with or Following BVCP Adoption

Staff will present an **Action Plan** concurrent with the draft plan that identifies actions to immediately follow plan adoption including but not limited to (*not necessarily in order*):

1. **Prioritize area plans/corridor plans.** As noted above, area plans will be important to implement the community's citywide goals while addressing local needs and context.
2. **Regulatory land use changes.** The Land Use Code is the tool that includes zoning districts and standards to regulate development outcomes on particular parcels of land. Following adoption of the BVCP, some zoning districts or regulations will need to be amended to implement the desired mix, intensity and other desired characteristics of an area.
3. **Residential infill pilot/study.** The survey results showed support for the residential infill, as noted above; however, that support varied by subcommunity and by type of infill. Infill in single-family neighborhoods could achieve some affordable housing goals, but only to a small degree and would need to be done carefully to avoid negative consequences. Consequently, staff recommends continuing to work with neighborhoods to test ideas, and as recommended in the Middle Income Housing Strategy, to pilot ideas in a location that volunteers to try new approaches.
4. **Neighborhood plan pilot.** The expansion of the area plan approach and criteria to include neighborhoods (and corridors) as possible candidates is addressed as a policy change below. Planning Board suggested the idea of selecting a Boulder neighborhood to pilot neighborhood planning. Such an approach could be tested in conjunction with the residential infill pilot or separately. The area plan description change is further described below.
5. **Expand subcommunity fact sheets.** For each of the nine Boulder subcommunities (in Area I and II), staff will add a brief summary of unique characteristics and desired improvements as gleaned from the survey(s), and other outreach and engagement through the past 18 months. These fact sheet supplements would not be adopted as part of the plan to allow flexibility to update them periodically as area planning occurs.



Feedback from City Decision Makers and BOCC

All city decision makers expressed support for further staff analysis and work to develop these concepts. There was discussion about the idea of piloting the neighborhood planning concept to start. City decision makers commented on the importance of tailoring plans to the specific needs and circumstances of the area undergoing the planning effort, with a recognition that all areas would have to share in supporting broader community needs such as affordable housing and other community benefits. The BOCC also supported the general need for area and subcommunity planning.

6. Other Policies for BVCP

Also, in response to the survey results, input, and analysis, staff is exploring the following policy changes to address: community benefit, a new housing policy, jobs:housing balance, and subcommunity and area plan criteria as described below:

Design and Character - Centers and Industrial Area Principles (Sec. 2)

Attachment B in the [Dec. 21, 2016 Planning Commission Staff Report](#) describes the: (1) Boulder Valley Regional Center (BVRC), (2) Neighborhood Centers, and (3) the Light Industrial/Innovation areas depict existing conditions and policies for each type of place. It also includes draft visuals of transforming the mix of land uses and urban design. The visual images are intended to be added to the Built Environment section of the plan to provide guidance on how these places should evolve.

Community Benefit Policy (Sec. 1)

The Planning Board has been working on how to better define community benefit and how it relates to inclusionary housing requirements, and the community has expressed interest in the topic including through the survey. Additionally, Keyser Marsten Associates is working with the city to conduct economic analysis. Community benefit is defined broadly as a developer-provided benefit to the community above and beyond what is required, in exchange for a bonus such as additional intensity or height. Such approaches are voluntary and administered through the Land Use Code or regulations. Once the BVCP policy set the framework, further work will be necessary to amend the Land Use Code. The language below reflects input from Planning Board and is proposed to appear as a new policy in Sec. 1, following Policy 1.18 Growth Requirements.

New Policy: Community Benefit

Proposed language: The city will develop regulations and incentives that ensure that new development provides benefits to the community beyond those otherwise required. Any incentives are intended to improve community economic, social, and environmental objectives of the comprehensive plan. Community objectives include without limitation affordable housing, affordable commercial space, spaces for the arts, community gathering space, public art, land for parks, open space, environmental protection or restoration, outdoor spaces, and other identified social needs. Community objectives also may be identified through other planning or policymaking efforts of the city.

Feedback from City Decision Makers and BOCC

All city decision makers expressed general support for the draft policy language and supported staff work to proceed with refinement of the language. BOCC also expressed

general support for the draft language, and liked the inclusion of a range of community benefits referenced in the policy.

Jobs:Housing Balance Policy (Non-Residential Growth Management) (Sec. 1)

The mix of future housing and non-residential land use is an important consideration for this plan update. In general, the community appears to support the current policy of seeking opportunities to improve the balance of jobs and housing while maintaining a healthy economy, including reducing some future non-residential potential in exchange for housing potential. The pace of nonresidential growth is of concern to the community, as seen particularly through the results of the second survey and in comments received during the past years' engagement. Some of the interventions noted above would reduce the overall nonresidential growth potential (e.g., building height limits and converting commercial/industrial uses to housing in the BVRC). Staff recommends modifying the jobs:housing balance policy to add: "... addressing the pace of nonresidential growth" as a potential tool as noted below.

Revised Policy 1.19: Jobs:Housing Balance

Boulder is a major employment center, with more jobs than housing for people who work here. This has resulted in both positive and negative impacts including economic prosperity, significant in-commuting and high demand on existing housing. The city will continue to be a major employment center and will seek opportunities to improve the balance of jobs and housing while maintaining a healthy economy. This will be accomplished by encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations, preserving service commercial uses, converting business and industrial uses to residential uses in appropriate locations, improving regional transportation alternatives and mitigating the impacts of traffic congestion and addressing the pace of commercial growth.

County Planning Commission suggested defining a metric for a jobs and housing balance at the Dec. 21, 2016 Planning Commission meeting.

Feedback from City Decision Makers and BOCC

Seven out of nine council members expressed that staff should not further pursue the idea of a non-residential growth management program. One member had mixed views, and another favored pursuing non-residential growth management efforts. Among Planning Board members, one expressed a lack of support for pursuing non-residential growth measures. Four favored non-residential growth measures, and one expressed a mixed opinion.

In general, city decision makers were open to addressing the pace of non-residential growth, but several expressed a lack of support for introducing a formal non-residential growth management program; such a program was introduced in the '90s and was not viewed as a favorable model.

The BOCC indicated that any steps to address non-residential growth management should be data-driven, and expressed that determining which specific approaches to use warrants careful consideration. The BOCC highlighted the close relationship between regional transportation and job growth in the Boulder Valley, and they expressed a recognition of the impacts of job growth on housing affordability. The BOCC supported the concept of having

a target metric for the jobs:housing ratio, as well as strategies to work toward achieving greater balance. A Commissioner suggested having a BVCP policy stating that new jobs must pay for the new commuters that will result (i.e., job growth should be coupled with financial support for programs like the community-wide EcoPass).

Housing Key Policies (Sec. 7)

A revised draft of Sec. 7, Housing chapter is available as part of the plan integration section below. Addressing future affordable and diverse housing has been a major theme of this BVCP update, and the Housing Boulder and Middle Income Housing Strategy work have helped inform the emerging policies. A new policy may be necessary to aid in achieving permanently affordable housing as changes occur through zoning that create more development potential. Such a policy would work in conjunction with the community benefit policy and would ideally lead to as much permanently affordable housing as economically viable. The draft policy is as follows.

New Policy: Permanently Affordable Housing for Additional Intensity

The city will develop regulations and policies to ensure that when additional [density] is provided through changes to zoning, a larger proportion of the additional development potential [for the residential use] will be permanently affordable housing for low, moderate, and middle income households.

Staff is doing analysis on IH provisions and other housing code changes that may inform how a final policy may take shape.

Feedback from City Decision Makers and BOCC

All city decision makers expressed general support for the draft policy language. They also expressed a need for further analysis related to on-site affordable housing requirements.

The BOCC expressed general support for the draft policy language, and encouraged creativity in addressing the need to introduce more permanently affordable housing, such as tying additional density to additional permanently affordable housing. Commissioners noted that the survey outcomes highlight that the community places a high priority on affordable housing. A Commissioner commented on the importance of carefully designing the new policy to ensure that it is structured to achieve the intended outcomes. Another Commissioner suggested potentially tying approval of new accessory dwelling units (ADUs) to housing affordability, a model that has been used elsewhere. This would also support community interests related to aging-in-place.

Subcommunity/Area Planning Criteria and Approach

The community, Planning Board, and council have continued to discuss how to refine the Subcommunity and Area Planning section of the plan to address community and neighborhood needs and to prioritize locations for area planning. That section of the plan is suggested to be updated as follows.

Add to description of inclusionary process... in first paragraph:

- ... Such plans are prepared through a process described below that includes residents, neighbors, business and landowners, and city (and sometimes county) departments to work together toward defining the vision, goals, and actions for an area...

Subcommunity and area plans are intended to (among many other outcomes):

- ... Identify and prioritize community benefits from development that are a priority for the area.

Divide Central Boulder into two subcommunities:

- Central Boulder – Downtown, and Central Boulder – University Hill

Add to description of area planning:

- Note that area plans are generally of a scale that allows for developing a common understanding of the expected changes, defining desired characteristics that should be preserved or enhanced, and identifying achievable implementation methods.
- While area plans generally focus on mixed use areas of change, they may be developed for residential neighborhoods if such areas meet the criteria for selection below.

Add to criteria for selection:

- Imminence or change anticipated in the area, neighborhood, or corridor.

As noted above, staff is also working on summaries to add to the fact sheets for each subcommunity.

Feedback from City Decision Makers and BOCC

City decision makers and the BOCC generally supported staff's draft proposals in these areas. The BOCC expressed strong support for area planning along the Broadway corridor, noting an interest in tying county facilities into future plans for the Boulder Community Hospital site. The county also has facilities along North Broadway, and the county is interested in being an active partner in any future planning efforts involving that area.

III. ADDITIONAL POLICY UPDATES AND INTEGRATION

The updated plan outline and chapters are posted on the project webpage ([here](#)) and are a work in progress reflecting input received to date. They will still need a round of editing to reduce redundancies, renumber policies, and improve clarity. A brief overview of policy updates are provided in this report. Previous input from Planning Commission, the County Parks and Open Space Advisory Committee (POSAC) and county staff is reflected in these latest drafts, and county staff is further reviewing the drafts to ensure all key points have been captured. Further discussion of this topic will take place at the BOCC meeting scheduled for Feb. 23 and at a future Planning Commission meeting.

The policy sections have been updated to bring them into alignment with current master plans, and to reflect emerging issues. Drawing on input from city and county decision makers, staff across departments, and input from other sources, staff prepared a public review draft of several updated policy sections for Aug. 24. Staff accepted additional public feedback and other board and commission feedback through November to align chapters with master plans and other updated information. Plan sections updated through that process included: Core Values; Natural Environment (Sec. 3); Energy and Climate (Sec. 4);

Economy (Sec. 5); Transportation (Sec. 6); Community Well-Being (Sec. 8); and Agriculture and Food (Sec. 9). On Dec. 14, 2016, the city's Open Space Board of Trustees (OSBT) provided suggested amendments to the Natural Environment and Agriculture and Food sections and the trails policy in Sec. 8 and recommended approval to the decision making bodies. The revised drafts for those sections include those recommendations from OSBT as noted in the accompanying summaries.

Sec. 3 Natural Environment

This section focuses on policies related to the natural environment including: incorporation of ecological systems into planning, adaptive management approach, protection of natural lands, management of wildlife, water conservation, flood management, and air quality. The changes reflect updated plans since the 2010 Plan and other changes since the August draft that reflect input from County staff, Parks and Open Space Advisory Committee, Planning Commission and from groups of community members with particular open space, environment, and soil health knowledge, as well as OSBT's recommended and approved changes. In general, the policies maintain or increase levels of protection and clarity about this section's relationship to other master plans and the city and county's respective roles in environmental protection.

Major changes include:

- A more descriptive preamble calling out features of the natural environment including the differences between policies as attributed to publicly owned versus private lands and lands in the urban context versus those that are part of the city and county open space surrounding the city.
- A policy on climate change mitigation adaptation and resilience.

Sec. 4 Energy and Climate

This section focuses on policies related to energy, sustainability, and climate with strong focus on promoting energy efficiency and renewable energy to reduce greenhouse gas emissions. The objective is to help address energy and climate goals and integrate them with other planning activities, such as decisions regarding development patterns, infrastructure, transportation, economic development, building and site design, and natural resources. It covers:

- Climate action and greenhouse gas emissions
- Energy conservation and renewable energy
- Energy efficient land use and building designs
- Waste minimization, recycling, and sustainable purchasing

Key changes include reference to work being done through the Climate Commitment and other county climate action. The city Environmental Advisory Board discussed this chapter in January 2017, and for the next draft staff will address those forthcoming suggestions from the board.

Sec. 5 Economy

The policies in this section focus on providing a sustainable path for economic vitality with the understanding that Boulder's economic success also leads to challenges such as rising costs of commercial space and housing, potential displacement of existing businesses, and

increasing demands for services, infrastructure and local and regional transportation. Many of the policies in this section are focused on the city. Topics include:

- Strategic redevelopment and sustainable employment
- Diverse economic base
- Quality of life
- Sustainable and resilient business practices
- Job opportunities, education, and training

Changes include:

- Focus on small businesses and affordability
- Incorporation and strengthening of resilience
- Further clarification of importance of a balanced approach to economic vitality

Sec. 6 Transportation

The policies in this section focus on the vision to create and maintain a safe and efficient transportation system that meets the goals of the Boulder Valley by providing travel choices to reduce the share of single occupant vehicular trips. These policies reflect on the need for the transportation system to be developed and managed in conjunction with the land use, social, economic, and environmental goals. Topics include:

- Complete transportation system
- Regional travel
- Funding and investments
- Integration of land use and transportation with sustainability initiatives
- Other policies

Changes include alignment with the city and county master plans and multimodal objectives; a renewed transit plan; more emphasis on regional travel; access management and parking and TDM; concurrent land use and transportation planning; complete missing links; transportation infrastructure to support 15-minute neighborhoods; mobility hubs; and emergency response.

Sec. 7 Housing

This section notes that the high cost of local housing causes many who work in the city to live outside of the city, and that the combined housing/transportation burden leaves less for other necessities making it difficult for many to participate in the community. The current working draft reflects input from Planning Board, Planning Commission, community members and organizations, and city and county staff. Topics include:

- Support for community housing needs
- Preserving and enhancing housing choices
- Advancing and sustaining diversity
- Integrating growth and community housing goals

Other changes emphasize the trends, particularly related to middle-income housing and need to provide a diversity of housing types and price ranges, and related to goals to increase market rate affordable units as well as permanently affordable units.

Sec. 8 Community Well-Being

The policies in this chapter focus on the general health and wellbeing of the community as well as promoting civic and human rights, diversity, safety, health, service delivery,

etc. Revisions and new policies were proposed based on input from city and county staff to reflect adopted plans for Parks and Recreation, Police, Fire, Resilience and Community Culture and guiding principles for the Human Services Strategy. A more detailed focus on the trails policy occurred at a POSAC meeting in September and at the December OSBT meeting. The topics in this section are:

- Human services
- Social equity
- Safety and community health
- Community infrastructure and facilities, including schools, community facility needs, and parks and trails
- Arts and culture

Sec. 9 Agriculture and Food

This section focuses on agriculture, food, sustainable practices, and access to food for the community. The city and county have made significant contributions to the preservation of lands for agricultural production and the water needed to use these areas for agriculture such that most agricultural production in the Boulder Valley now occurs on city and county open space. This draft includes recommended changes as approved by the OSBT and POSAC. The changes reflect updated plans and work since the 2010 Plan as well as a new proposed policy regarding soil health and soil sequestration that has been updated and modified based on recent input from community members and OSMP staff and county Parks and Open Space staff.

IV. NEXT STEPS FOR PLAN DRAFT

- Late Mar. 2017: Draft plan
- Late Feb.-Mar.: Boards and Commissions events and additional culturally sensitive outreach
 - Open house/community event to review draft
 - Planning Board review of initial draft plan and analysis
 - CU South event
- April 11, 2017: City Council and Planning Board Study Session
- May. 12, 2017: Draft plan #2
- May. 23, 2017: First City Council Hearing (Joint with Planning Board)
 - Followed by adoption by Planning Board, then council, then county boards

Note: County meetings beyond February are still being scheduled.

V. RECONSIDERATION OF 3261 3rd ST LAND USE DESIGNATION CHANGE REQUEST

A. Summary of Request for Planning Commission Action

In Sep. 2016 both Planning Commission and the Board of County Commissioners voted in favor of staff's original recommendation to change the Area II/III boundary to coincide with the location of the blue line as it existed at the time the public land use change request was submitted, along with a change to an Open Space-Other designation for the area west of the proposed Area II/III boundary. The county decision makers' votes took place before the November election when voters approved amendments to the location of the blue line, and before city decision makers decided on the land use designation change for this property.

The blue line previously bisected 3261 3rd Street. The recent changes to the blue line moved it to the western boundary of the property. Due to this change in circumstances, staff amended the recommendation for the land use and area map change request before city decision makers decided on this matter. Changes to the original staff recommendation included:

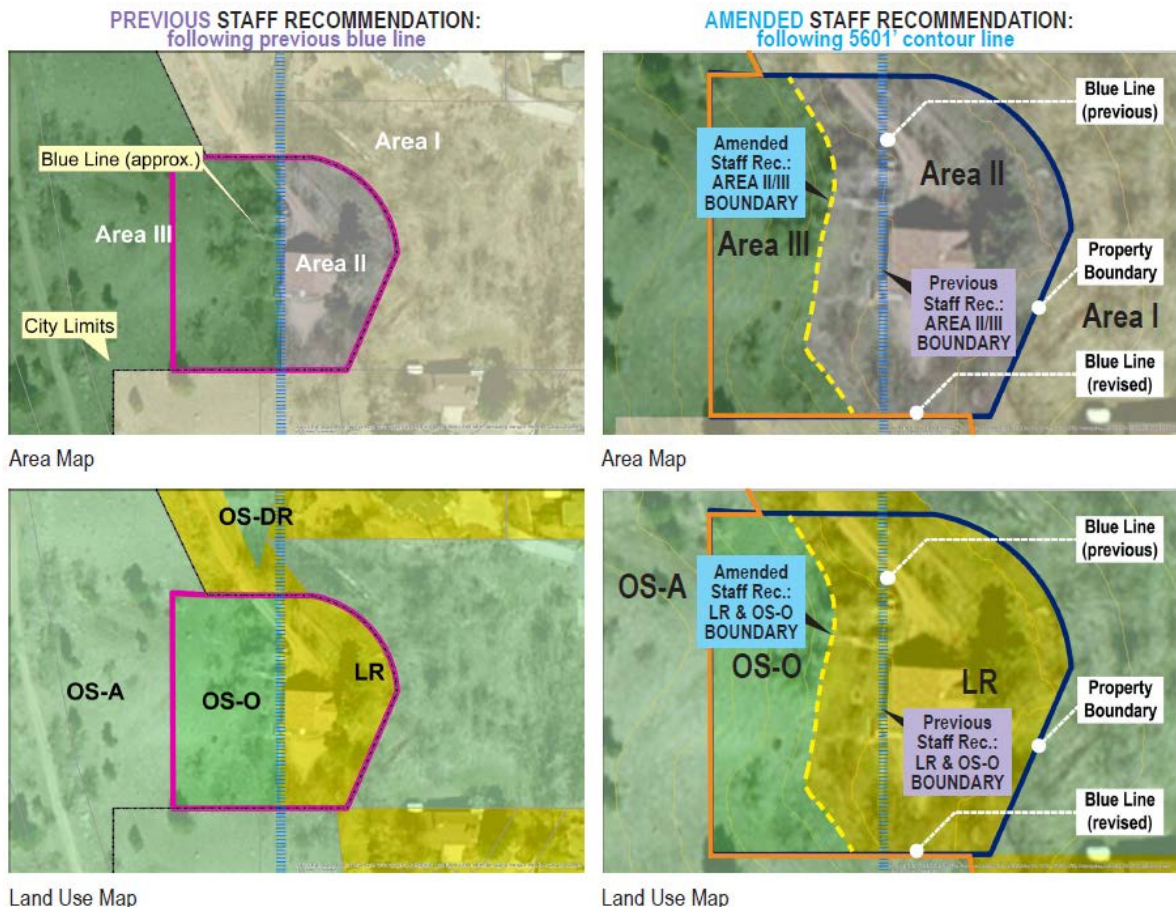
- 1) A shift of the Area II/III boundary slightly westward of the original staff recommended location, which had recommended following the previous blue line.
- 2) A shift in the recommendation for an Open Space – Other land use designation for the Area III portion of the property to now apply to the amended Area III portion of the property.

Both the original and revised staff recommendations are reflected in the figures included in the following section.

Planning Board and City Council decided on a different version of the staff recommendation than did Planning Commission and BOCC. This land use designation change request is part of the four-body approval process and all four BVCP decision bodies (City of Boulder Planning Board and City Council, and Boulder County Planning Commission and Board of County Commissioners) must agree to the same land use change provisions in order for the changes to gain adoption. As a result, City Council requested that BOCC initiate a reconsideration process by county decision making bodies, and BOCC agreed at its Jan. 31, 2017 to proceed with the reconsideration process. The next step in the process is for Planning Commission to reconsider its previous and decide whether to approve the amended staff recommendation. If approved by Planning Commission, the final step will be for BOCC to consider whether to approve the amended recommendation, with a decision tentatively set for Feb. 23.

B. Additional Background and Rationale for Changes

Maps depicting the original and amended staff recommendations are shown here.



The rationale for the amended staff recommendation follows the same rationale as the previous staff recommendation for a more logical service area boundary and maintaining the character of surrounding area. The amended staff recommendation also upholds the intent to limit development potential along the western edge. It allows the requester a degree of flexibility in the potential future redevelopment of the property, yet prevents development from occurring on the steep slope. As stated in the previous staff recommendation, should the owner pursue annexation, staff recommends limiting the following: potential for additional building lots, overall house size and number of units. Discussion regarding the potential historic significance of the existing home on the property will occur during the annexation process as well.

Additional background information is available in the [staff report to City Council](#) for their Dec. 13, 2016 meeting, as well as in the original staff report for the Aug. 30.

Thus far, the following hearings and meetings have taken place:

- *Aug. 30, 2016*: Boulder County Board of Commissioners and Planning Commission joint public hearing
- *Sept. 21, 2016*: Planning Commission Deliberation and Vote
- *Sept. 27, 2016*: Board of County Commissioners Deliberation and Vote
- *Nov. 10, 2016*: City Council Public Hearing
- *Nov. 17, 2016*: Planning Board Public Hearing, Deliberation and Vote
- *Dec. 13, 2016*: City Council Deliberation and Vote

- *Jan. 31, 2017:* Board of County Commissioners approval to initiate the process of reconsideration by county decision bodies

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests Planning Commission approve an amended staff recommendation related to land use designation change for 3261 3rd St. in the form of the following motion:

Move to approve staff's amended recommendation for the Area II / III boundary and the land use designation change previously approved for 3261 3rd St., as described in the Feb. 15, 2017 staff report to Planning Commission.

VI. RECONSIDERATION OF LAND USE DESIGNATION CHANGE REQUESTS FOR TWIN LAKES RD. PARCELS

A. Summary

On Jan. 18, 2017, Boulder County's Planning Commission held a public hearing to reconsider its Sept. 21, 2016 decision regarding public land use designation change requests for 6655 Twin Lakes Road, 6500 Twin Lakes Road and 0 Kalua Road (requests #35 and #36) as part of the BVCP Update (Docket BVCP-15-0001), per their request. The Sept. 21, 2016 decision followed an Aug. 30, 2016 joint Board of County Commissioners – Planning Commission public hearing on this matter and other BVCP public land use designation change requests. The information provided here is a summary of an amended staff recommendation presented for Planning Commission consideration at the Jan. 18, 2017 meeting. The full report for the Jan. 18, 2017 meeting is [available here](#). That report focused on new information that was not available for consideration as part of the Planning Commission's Sep. 21, 2016 decision. Also see staff's analysis of the requests available in the original report for the Aug. 30 meeting, [available here](#). Additional information is available at [BVCP-15-0001 docket webpage](#), and in a document staff prepared to respond to common questions: Key Facts about the Twin Lakes Land Use Change Requests, [available here](#).¹

Meeting minutes from the Jan. 18, 2017 hearing are included as Attachment C. Written comments submitted for consideration by Planning Commission are [available here](#).

B. Amended Staff Recommendation

Staff amends its original recommendation to additionally designate as Environmental Preservation those areas included in the corridors and buffers proposal submitted by BCHA and BVSD on Dec. 22, 2016.² The amended recommendation expands the area that was originally recommended for designation as Environmental Preservation, and continues to

¹ <http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>

² Staff has reviewed all additional information provided. Except as specified in this report, the information does not alter the determinations made by staff in its initial report to the Planning Commission.

support a Medium Density Residential designation for the remainder of the acreage on the parcels.

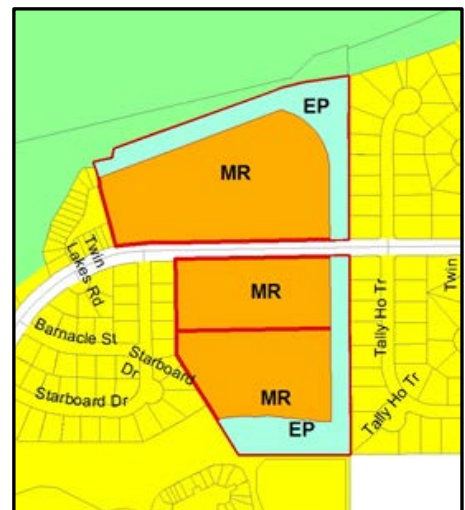
The rationale for the amended staff recommendation is that the requesters for Request #35 propose to place binding restrictions on their property in the interest of protecting wildlife and the environment and accommodating the interests of members of the community. The proposed buffer areas would meet professional biologists' assessments of the needs of local wildlife, while allowing opportunities for the public to continue using the land and gain improved access to the Twin Lakes Open Space area to the north. The outcome would also align with multiple BVCP core values. The complete revised staff recommendation follows, incorporating points from the Aug. 30 report.

Revised Staff Recommendation for Requests #35 and #36

Staff recommends that the sites' Land Use Map designation be changed to **Medium Density Residential (MR)**, with **Environmental Preservation (EP)** on the north, east and southern portion of the parcels for the following reasons:

- The parcels are in Area II (the area designated for urban services) and have been intended for annexation into the city since the 1970s.
- Urban services (i.e., water, wastewater, stormwater, roads) are readily available near the site.
- Diversity of housing types and costs is a core value of the Comprehensive Plan, recognizing that the availability of housing affordable to both low and moderate income populations is "a growing concern".
- There is a scarcity of sites for housing in the Boulder Valley. Allowing Medium Density Residential will allow for a diversity of housing types and prices, and a significant portion of the units will be permanently affordable.
- The recommended designations advance other key BVCP policies, including jobs:housing balance, compatibility of adjacent land uses, sensitive infill and redevelopment, and strengthening community housing partnerships.
- The recommended Environmental Preservation (EP) designation protects the drainage way on the northern edge and wetlands on the southern edge from future development. The EP designation also provides a buffer on the eastern portion of the site for a future trail, as identified on the 2010 BVCP Trails Map, for human and wildlife movement. Inclusion of a corridor was also among the guiding principles resulting from the Twin Lakes Stakeholder Group process.
- While the parcels have clear value to the adjacent neighbors for their scenic quality and other resource values, neither the county nor city has found the sites to meet their respective criteria for open space designation or acquisition for broader community benefit, nor do the current owners wish to sell the developable property to the neighbors for preservation.
- The 2014 update to the Boulder County Comprehensive Plan's Environmental

**Revised Recommended
Land Use Designation**



Resources Element did not identify the parcels as Critical Wildlife Habitat. Two species with protected status have been sighted on the parcels. However, based on available information, presence of these species would not preclude development, and future studies will guide steps to address wildlife concerns when and if development occurs.

- Mixed Density Residential (MXR) is not recommended because that designation allows up to 18 dwelling units per acre (360 units) and is higher than the 6-12 dwelling units per acre discussed in the Twin Lakes Stakeholder Group process.
- The recommended designations allow 6-14 dwelling units per acre (87-203 units total) on the MR portion of the site, with no development permitted on the EP portion of the site. Staff finds the recommendation best achieves the numerous and diverse interests articulated by the Twin Lakes Stakeholder Group.³
- The recommendation is consistent with the mix of densities present in the surrounding area and could be compatible with the surrounding developments.
- The combined sites are large enough that, within the recommended designations, design flexibility can address concerns about visual, environmental, infrastructure, and existing neighbor character while still meeting the requesters' objectives of providing a mixture of housing types.

Suggested Motion Language:

Staff recommends that Planning Commission consider this matter and take action in the form of the following motions:

Move to approve a Boulder Valley Comprehensive Plan Land Use Map change to *Medium Density Residential and Environmental Preservation* for 6655 Twin Lakes Road, 6500 Twin Lakes Road and 0 Kalua Road (Requests #35 and #36) as shown and described in the Jan. 18, 2017 staff report.

Move to request that the Board of County Commissioners reconsider their decision of Sep. 27, 2016 to consider new information and the Planning Commission's updated decision as reflected in the official record of the Planning Commission's public hearings dated January 18, 2017 and [date of decision meeting].

C. Clarifications Regarding Jobs-Housing Projections for Gunbarrel

At the Jan. 18 hearing, a Planning Commissioner asked for clarification regarding the jobs and housing projections for the Gunbarrel subcommunity presented in Table 2 in the BVCP "2015-2040 Projections" document, prepared in Aug. 2015, and [available here](#).

³ There are a number of mechanisms that would ensure the total number of units on the site is limited, but these mechanisms are outside of the BVCP process and would be imposed at annexation, zoning, or development review. These include agreements with the city, certain zoning designations, or deed restrictions. At this time, a sufficient demonstration of intent would be for Planning Commission to approve a motion approving the Environmental Preservation designation but recommending that the designation should not allow density to be transferred to the Medium Density Residential portions of the site.

For the purposes of the 2015 growth projections for Gunbarrel, estimated population growth associated with residents who would move into housing development that was under construction at the time of the analysis was included in the projected population (“additional population to zoning capacity”). In contrast, because the number of dwelling units associated with that development was known at the time of the analysis, the units of housing were counted in the 2015 existing dwelling unit value. Therefore, the population value for 2015 (10,800) excluded the population associated with 483 dwelling units that were under construction.

The overall takeaway points from the analysis remain unchanged:

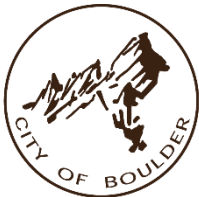
1. Gunbarrel is already near-capacity on dwelling units
 - a. As of January 2017 there are approximately 5,600 units (including Areas I & II), which is 97% of the zoning capacity. Current population is 11,807.
2. The area is expected to reach zoning capacity before 2040 on the population and dwelling unit side, but there is significant job growth capacity beyond 2040.
 - a. By 2040 the area is expected to have 15,146 jobs (an increase of 2,396 over the 2015 value)
3. Current zoning capacity for dwelling units (5,800) is much more limited than zoning capacity for jobs in the Gunbarrel subcommunity (25,600).

Boulder Valley Comprehensive Plan 2016 Community Survey *Summary Report*

January 2017

OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN



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INTRODUCTION AND METHODOLOGY

This report summarizes key findings from a random sample community online survey. This community input is intended to help guide and inform the 2015/16 update of the Boulder Valley Comprehensive Plan (BVCP), along with other feedback being gathered via other means as part of the Plan update process.

The 2016 BVCP Community Survey addressed a variety of topic areas that are important focus areas for the BVCP update, including reaction to potential land use plan changes for residential infill and non-residential, options for future housing choices, feedback on building heights, desired neighborhood improvements, developer requirements, and other related topics.

Random Sample Survey

As implied by its name, the random sample survey was conducted among a random sample of Boulder Valley residents, using a postcard invitation to take an online survey, with a one-time use password printed on the postcard to ensure data integrity.

A total of 6,000 postcard survey invitations were mailed to a random sample of Boulder Valley households in October 2016, including households located in the City of Boulder and in unincorporated Area II. All households in the Boulder Valley were intended to be included in the sample frame, regardless of voter registration status, housing tenure, or other characteristics. Residents of the CU residence halls (zip code 80310) were excluded from the sample frame based on the City's past experience of very low survey response rates, as well as past administrative challenges in getting accurate dorm resident lists.

Recipients of the postcard could call RRC Associates to have a paper copy of the survey mailed to them; a total of 12 paper surveys were sent out. The survey instructions also included a note advising Spanish speakers to seek the assistance of an English-speaking household member or friend to help them complete the survey.

Two reminder postcards were sent to non-respondents, one in mid-November and the other in early December. The original deadline to respond, December 2, was extended in the second reminder postcard to December 11. The reminder postcards helped to prompt additional responses to the online survey.

Out of 6,000 survey invitations mailed, 382 were returned as undeliverable, while 5,618 were presumed delivered. A total of 623 surveys were completed in full or part. The net response rate (after excluding undeliverable surveys) was 11.1 percent. The ***margin of error at the 95 percent confidence interval is approximately +/-3.9 percentage points.***

The raw survey data were weighted to match the demographic profile of the adult household population in the Boulder Valley by age and housing tenure (own vs. rent), based on 2010 Decennial Census and 2009-14 American Community Survey data. The objective of the weighting was to ensure that the results are representative of the Boulder Valley population on key demographic characteristics, and are intended to fine-tune the specific answers to the survey. A summary of selected respondent demographic characteristics before and after survey weighting, as compared to the Boulder Valley population profile, is included at the end of the chapter summarizing the random sample survey results. Only weighted results are summarized in this report, unless noted otherwise.

The survey questions were grouped by topic area, including familiarity with the Plan, commercial/light industrial growth policies, building height, land use plan changes, options for future housing, neighborhood improvements, developer requirements, additional comments/suggestions regarding the Plan, and respondent demographics (for grouping purposes). Many of the survey questions were introduced with extensive background information, given the complex and sometimes technical nature of the issues being evaluated. A copy of the online survey questionnaire is included in the Appendix for reference.

In several sections of the survey, respondents were given the opportunity to provide open-ended comments about survey topics. The open-ended questions were frequently asked as a follow-up to a closed-ended question, intended to elicit more detailed input related to the issue at hand, while other open-ended questions were stand-alone questions. Altogether, this comment feedback provides a valuable complement to the quantitative results from the closed-ended questions; the comments provide rich context, nuance, detail and explanation. Nearly 300 pages of diverse, often lengthy and thoughtful comments were received from the random sample survey; this summary report attempts to illustrate some of the themes and flavor of some of the more general comment questions, but the reader is encouraged to read the comments in full to get a more complete sense of the richness and diversity of the feedback.

Key overall findings from the random sample online survey are summarized in the body of this report. In addition, the Appendices to this report include the following additional materials regarding the random sample survey:

- A copy of the survey questionnaire;
- Tabular summaries of the “random sample” survey results (both weighted and unweighted); and
- Verbatim comment responses to the open-ended questions.

RESULTS OF RANDOM SAMPLE ONLINE SURVEY

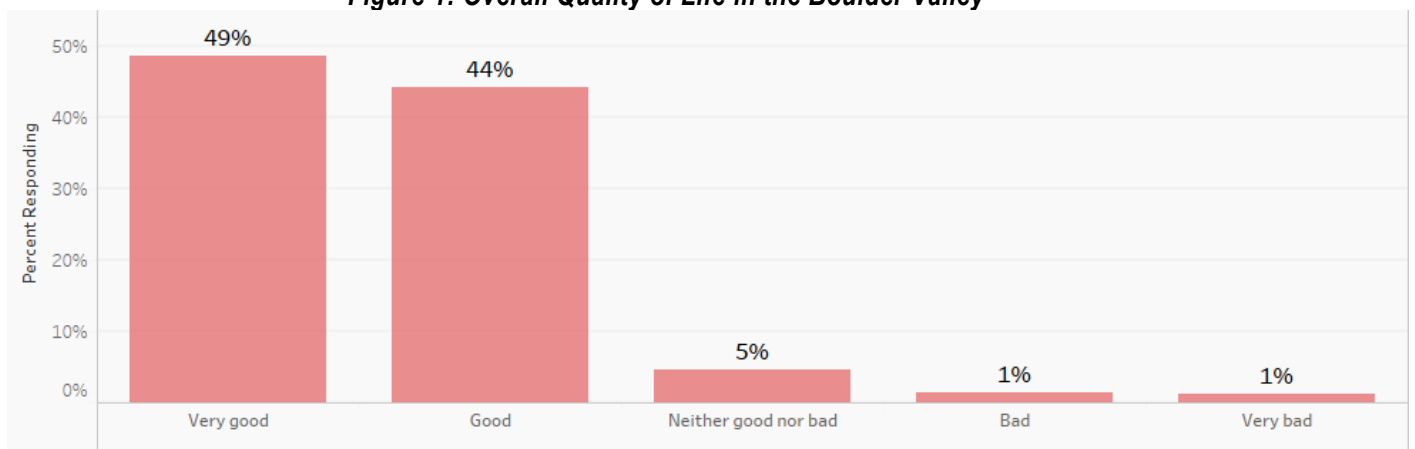
This section of the report summarizes key findings from the weighted results of the random sample online survey.

Quality of Life and Familiarity with the BVCP

This section provides a brief summary of respondents’ opinions about the overall quality of life in the Boulder Valley, and their familiarity with the Comprehensive Plan and awareness of the discussions about the update now taking place.

- Overall quality of life in the Boulder Valley.** Respondents answered very positively, with 93 percent indicating the quality of life in the Boulder Valley is either “very good” (49 percent) or “good” (44 percent), and small shares indicating it is “neither good nor bad” (5 percent), “bad” (1 percent), or “very bad” (1 percent). These results are nearly identical to the 2015 Comp Plan survey

Figure 1: Overall Quality of Life in the Boulder Valley

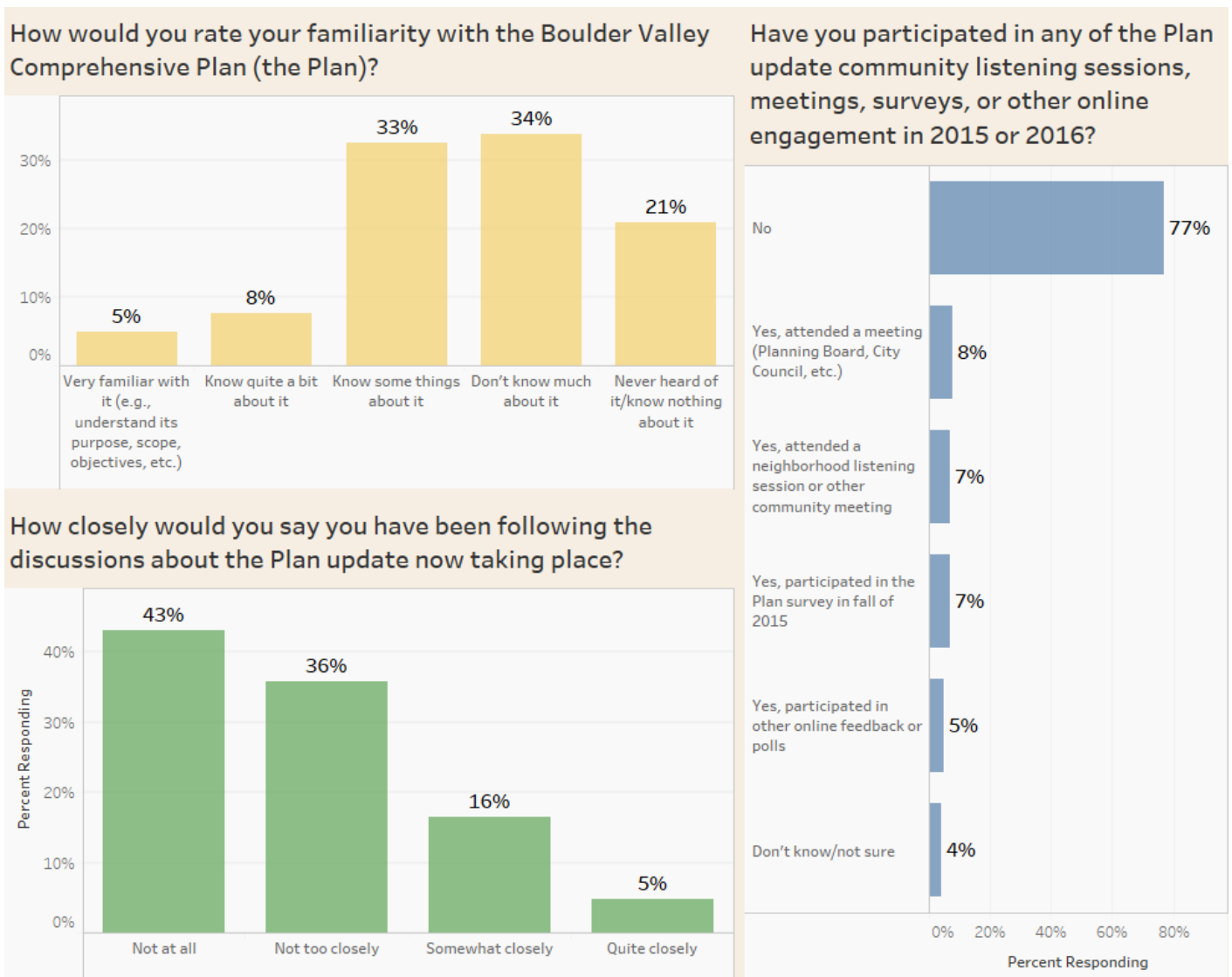


- Familiarity with the Boulder Valley Comprehensive Plan.** Most respondents have a low level of familiarity with the Comprehensive Plan, with almost six in ten (55 percent) saying that they have “never heard of it/know nothing about it” (21 percent) or “do not know much about it” (34 percent). An additional 33 percent said that they “know some things about it,” while 13 percent indicated they are quite knowledgeable (“know quite a bit about it” – 8 percent, or “very familiar with it” – 5 percent).
- How closely have you been following discussions about the Plan update?** Consistent with their lack of familiarity with the Plan, more than three in four respondents (79 percent) indicated that they are “not at all” (43 percent) or “not too closely” (36 percent) following discussions about the Plan update. About one in six (16 percent) are

following the conversation “somewhat closely,” and 5 percent are following it “quite closely.”

- Prior participation in Plan update input opportunities.** Three-quarters (77 percent) of survey respondents indicated that they have not participated in any other Plan update input opportunities, showing that the survey is gathering input from residents who have not done otherwise. Small percentages said they had attended a City Council or Planning Board meeting (8 percent), attended a neighborhood listening session or other community meeting (7 percent), took the 2015 Plan update survey (7 percent), or participated in other online surveys/polls (5 percent).

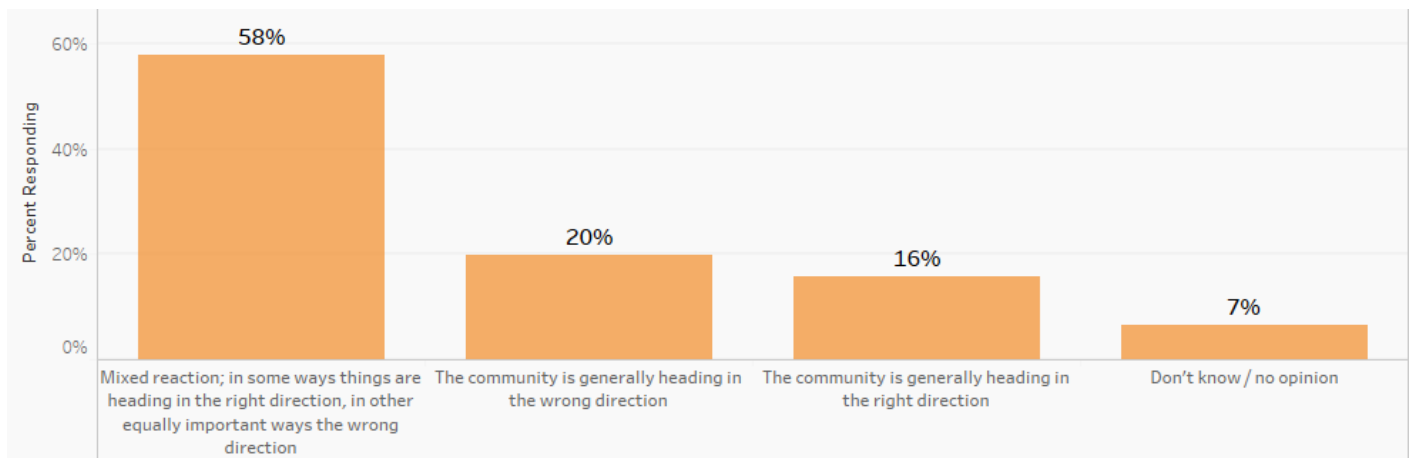
Figure 2: Familiarity with BVCP and Prior Participation in Engagement



Perceptions of Recent Growth and Change in the Community

Perception of recent growth and change in the community. Respondents were asked to share their opinion regarding the general direction the community is heading in terms of redevelopment, growth and design. Results indicate that most respondents expressed a mixed reaction (58 percent), indicating that in some ways things are headed in the right direction but in other equally important ways the wrong direction. As well, slightly more residents think that the community is generally heading in the wrong direction (20 percent) than in the right direction (16 percent). An additional 7 percent didn't know or had no opinion.

Figure 3: Perception of Recent Growth and Change in the Community



In a followup question, respondents were asked if they had any comments on their response. A total of 508 comment responses were received. Following is a summary of some of the themes and flavor of the comments, grouped by response to the “right/wrong” direction question.

- Comments by respondents who feel that the community is “generally headed in the right direction”: In broad terms, the comments from those who feel Boulder is generally headed in the right direction tended to like the Open Space program, bike infrastructure, a healthy job base, and more concentration of development (so as to preserve Open Space and limit sprawl).

On the other hand, many of those who feel that Boulder is headed in the right direction nonetheless express concern that Boulder continues to grow more unaffordable as a place to live.

Following is a random sample of comments, for illustration (with the complete listing in the Appendix).

Table 1
Random sample of comments of those who feel “the community is generally heading in the right direction”

- *“The community is provided denser development which provides more housing, services, and opportunities to people who live and/or work here”*
- *“I like the development happening, nice buildings, good businesses moving in. We need to improve our roads, and/or build a light rail system.”*
- *“Job base sustains a busy, healthy community. Entrepreneurial ideas abound, and residents have a choice of many neighborhood types. Boulder has kept itself distinct from the cities around it.”*

- Comments by respondents who feel that the community is “generally headed in the wrong direction”: The feedback from those who feel Boulder is generally headed in the wrong direction tended to center on too much growth, too much traffic, too many people, and too much density.

One interesting pattern in the comments for this question was that those who think Boulder is generally headed in the wrong direction were 1.3 times more likely to provide a follow-up comment on their choice than those who think Boulder is generally headed in the right direction. Additionally, the “wrong direction” comments tended to be lengthier and cite more specifics than did the “right direction” comments, suggesting very strongly held views by persons with this opinion.

Table 2
Random sample of comments of those who feel “the community is generally heading in the wrong direction”

- *“Cost of living is too high due to high taxes.”*
- *“We generally disagree with the policies of increased density. They degrade the quality of life in Boulder. Boulder has always been an expensive place to live and increased density will not change this fundamental fact.”*
- *“Simple. The urbanization effort is killing the town.”*
- *“Boulder is too full. Traffic is miserable. The notion of infill and that everyone will take public transit has been proven false. I’ve lived here for 40 years and the growth has done nothing but ruin the community, taxing resources and turning a unique city with home grown businesses into any town USA with chain stores.”*

- Comments by respondents who have a “mixed reaction” about recent trends of growth and change: As noted previously, a little over half of respondents indicated a mixed reaction, with some things headed in the right direction and other equally important things headed in the wrong direction. These commenters tended to cite a combination of the themes noted above, including too much growth, but also the need for more housing for people who want to live in Boulder. The emphasis in many of these comments was in support of balanced growth, while maintaining the community/historic feel and the surrounding open space.

Table 3

Random sample of comments by those who have a “Mixed reaction; in some ways things are heading in the right direction, in other equally important ways the wrong direction”

- *“I understand that Boulder has to grow, and I like some of the new amenities in town, but I believe we are growing too fast, and there are too many big, box-like buildings going up. We need to preserve what makes this place special--the small-city feel and the view!”*
- *“Too much development of high density apartment complexes and hotels. For young workers this housing is great, however not too enticing for families. High density apartment complexes are not 'affordable.' Continue with open space acquisition and trail building, as well as bike/walk infrastructure.”*
- *“Wrong direction: 1) The Coop Housing debacle continues to be on the wrong track. The message has been loud and clear - while the Coop Housing concept is a good one - there is no confidence in the community that it will be enforced (like the over occupancy ordinance that is not enforced). Until this is addressed, the ordinance will not have a chance of being successful. 2) The Civic Area Master Plan is a hodge-podge of a 'little bit for everyone' and has continued to disregard the input from organizations like Historic Boulder regarding the Atrium Building and the Bandshell. 3) Municipalization has been a disaster. The city has spent millions of (our) dollars that could have been spent on working with Xcel and also could have been spent on other important issues facing our community - such as homelessness and towards reinforcing the value of the arts.”*
- *“Need more alternative transportation. Need no fossil fuels very soon. Need more support for poor children”*
- *“Right - Community is keeping unregulated growth from over running the area which makes for a relatively safe and clean community. Wrong - Government is implementing policies on the community based on ideologies and agendas that often don't reflect the best interests or wants of the people. Government vanity projects or desire to 'lead the country' are causing basic services from being intentionally ignored and costs of living and housing to be out of reach for many, including those who were raised here. Community is becoming more elitist, transient, congested and less livable for a greater portion of the community.”*

- *“Boulder is getting a bit tilted toward the upper class.”*
- *“Right direction; mixed use buildings. Wrong direction: not taking biking into more consideration. With more growth and the desire to reduce emissions, biking needs to be taken seriously. Ex Folsom street. That was /is a disaster for cars and bikes now. Everyone fought the Boulder creek path when that was built but can you imagine Boulder without it?!?!”*
- *“Wrong direction: Skyrocketing cost of housing and not nearly enough affordable housing options. Boulder has become increasingly exclusive and homogenous in large part because it is prohibitively expensive to live here.”*
- *“I am happy with the continued expansion of open space. I am happy with the changes on Broadway a few years ago. I support widening bike paths separating them from traffic. I am unhappy with the changes to allow higher density housing near 28th and Baseline. That area only has immediate walking access to a few grocery stores and the students need to walk on narrow sidewalks along 30th. It is not designed in the spirit of Boulder where access to interesting shops/walking areas is easy! (Also there is poor public transit access to this area.) I am unhappy with the Hill hotel change as well as the high structure that replaced the Daily Camera Building. I think it should not have gotten a height extension. We should be preserving the historical commercial districts like the Hill. I believe we should be expanding public transportation in Boulder. It only regularly services certain zones. It would be absolutely amazing to include some sort of public transit that operates away from traffic. (I.e. rail, gondolas)”*
- *“Right direction: maintaining open space surrounding Boulder, and maintaining building height regulations. Wrong direction: Google is coming, which will generate problems associated with over population and gentrification (e.g., excessive traffic; high cost of living)”*
- *“We should support some quality high density living which in turn creates walking communities and leaves open space to be shared by all.”*
- *“There has been an increasing emphasis on commercial development even as housing prices continue to increase. In spite of any good intentions on having bike-to-bus scenarios, this disparity between jobs, income, and housing costs are leading to an exponential increase in traffic.”*

Commercial and Light Industrial (Non-Residential) Growth Potential

A series of questions asked respondents to identify their priorities and preferences related to commercial and light industrial growth and related policies. The survey presented introductory language about current plan policies, including local and regional projections for housing and job growth, and the importance of finding an “appropriate balance of used in the right locations and intensity,” in advance of the various questions about those topics. This section summarizes the findings from these five questions for city-wide policies and three questions for specific areas in the City.

Following is the full text of the explanatory text regarding commercial and light industrial growth:

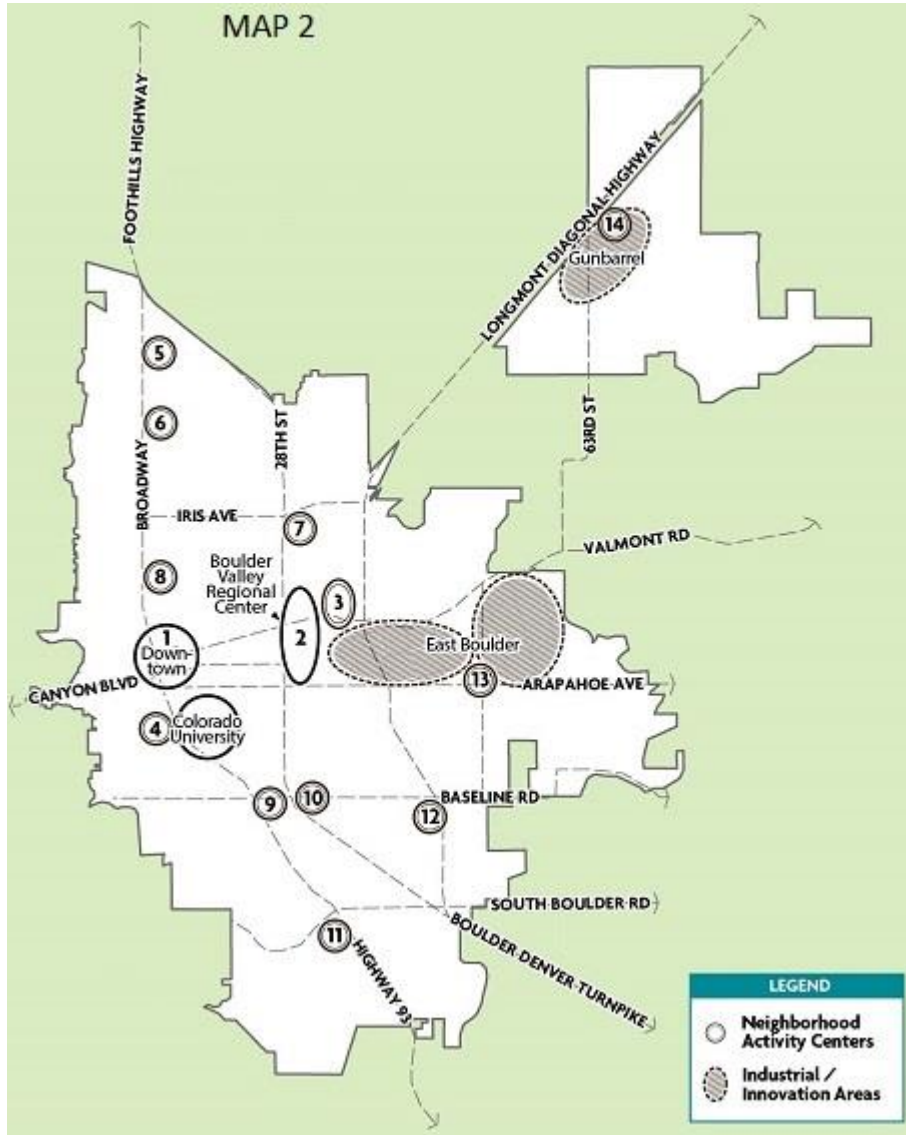
The current Plan recognizes Boulder’s role as a regional employment center and identifies areas within the city to accommodate future commercial growth. Most commercial and industrial growth is projected to occur in Crossroads, East Boulder and Gunbarrel in areas designated for future “Mixed Use,” “Business” and “Light Industrial.”

Commercial and industrial growth provides for additional jobs, economic opportunity, and tax revenues; and conversely will increase in-commuting and create traffic congestion, additional housing demand, upward pressure on housing prices, and demands for city services.

As a result of community feedback and in light of the trade-offs related to commercial and industrial growth, the city is exploring a range of land use changes, policies, and tools to address the growing imbalance between jobs and housing generally. Please indicate your level of support or opposition for each approach to change zoning for future commercial and industrial growth potential (not to change existing commercial and industrial spaces).

Following is the map that was provided in the survey to orient respondents to the areas of interest for this question.

Figure 4: Survey Reference Map: Neighborhood Centers and Light Industrial Areas



City-wide Policies (see Figure 5)

- 1) Maintain the current policy for existing commercial and industrial growth potential:
Reaction to maintaining the current policy for non-residential growth potential was evenly split: 40 percent opposed it, 40 percent supported it, and 20 percent was neutral.
- 2) Retain and protect service industrial and small businesses in light industrial areas:
Strong support was observed for retaining and protecting these businesses. Eighty-four percent of respondents supported it, 12 percent were neutral, while only 4 percent was opposed.
- 3) Reduce commercial and light industrial growth potential: Half of survey respondents (49 percent) indicated that they support reducing commercial and light industrial growth potential. On the other hand, 33 percent opposed reducing this potential, while 17 percent was neutral.
- 4) Reduce commercial and light industrial growth potential somewhat, while also shifting potential to allow for more housing: Stronger support was seen for reducing commercial/light industrial growth potential when paired with allowing more potential for housing. In this scenario, 63 percent offered support, while 25 percent opposed (12 percent was neutral).
- 5) Adopt a non-residential growth management system: Survey respondents generally supported adopting a policy to limit non-residential growth in the City. Sixty percent was in favor, 26 percent was in opposition, and 14 percent was neutral.

Figure 5: Support/Opposition for City-Wide Potential Modifications to Commercial/Light Industrial Zoning



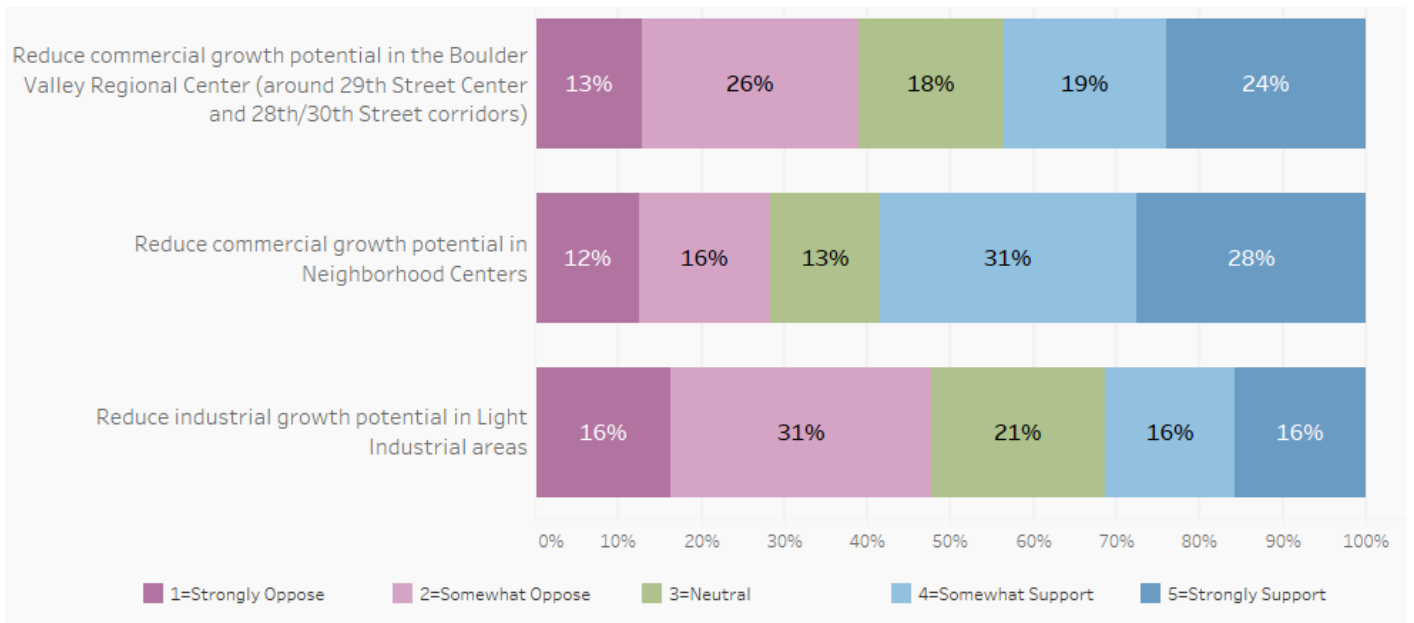
Policies for Specific Areas (see Figure 6)

- 1) Reduce commercial growth potential in Boulder Valley Regional Center. Reaction to this idea was split, with 43 percent supporting, 39 percent opposing, and 18 percent neutral.
- 2) Reduce commercial growth potential in Neighborhood Centers. Generally, support for this idea was noted in the survey responses. Fifty-eight percent was in favor of reducing commercial growth potential in neighborhood centers, while 28 percent was opposed to this limitation and 13 percent was neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for reducing commercial growth potential in Neighborhood Centers. Specific results show the following patterns:

- a. Greater support is observed for residents of East Boulder (72 percent support), North Boulder (71 percent), and Gunbarrel (66 percent).
 - b. Similar levels of support/opposition as compared to the overall results are seen for residents of Central Boulder-South of Arapahoe (59 percent).
 - c. Greater opposition is noted among residents of Central Boulder-North of Arapahoe (40 percent oppose), Southeast Boulder (39 percent), and South Boulder (35 percent).
 - d. Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.
- 3) Reduce industrial growth potential in Light Industrial areas. More survey participants were opposed to this potential reduction (48 percent) than were in support of it (32 percent), while 21 percent of respondents were neutral in their opinion.

Figure 6: Support/Opposition for Commercial/Light Industrial Zoning Modifications in Specific Areas



A total of 264 follow-on comments were recorded on the survey related to commercial and light industrial growth policies and zoning. A random sampling of those comments is presented below, showing a diverse set of opinions among survey respondents, but generally emphasizing the importance of balancing commercial/light industrial growth with housing units (particularly affordable units) for the workers in those developments.

Table 4
Random sample of comments: Do you have other comments about non-residential (i. e., commercial, office, light industrial) growth policies and future job growth?

- *“Allow businesses to locate in any area that pays wages that allow people to live locally.”*
- *“Growth' isn't worth anything if the tradeoff is a reduced quality of life. Boulder's unemployment rate right now is 3.5% compared to 4.6% nationally, which is amazing. The worst it's been in recent years was 7.9% in 2010, compared to 9.6% nationally, and that's right after the Great Recession. We're fine on the jobs front; let's make sure Boulder stays an amazing place to live.”*
- *“I think we need to keep a balance and perhaps we could think about more employment coming in agricultural ventures rather than industrial ventures.”*
- *“it seems that once google committed to move to Boulder, rents and housing prices have gone through the roof. I've heard that up to 3000 employees could be moving here. Housing prices in CA are so much more costly than Boulder, and it seems landlords and owners are raising local prices to meet the CA expectations. non-residential growth should focus on small local businesses rather than encouraging large corporations to locate in Boulder. Boulder has been a great incubator for local talent and should continue to encourage that kind of growth.”*
- *“No”*
- *“The development of new commercial space needs to be balanced with new housing so we don't just create a commuters and traffic nightmare.”*
- *“Too much growth. Ugly buildings. Too dense, too high, with too little setbacks and green space. Too much added traffic. Ruining Boulder generally. Strong negative impact on Boulder Valley.”*
- *“We obviously need job growth here, but need to manage it well, looking at the environment, parking, and traffic. Go slow.”*
- *“You need to build higher, not out. Sprawl will kill Boulder. Repeal the building height limit (or increase the building height limit) and build up. Trust me, I grew up in Austin. That city is a sprawling mess. A few people losing their coveted views of the mountains is worth a better land management policy for the future. If people want to see the mountains, they can go hike out west.”*

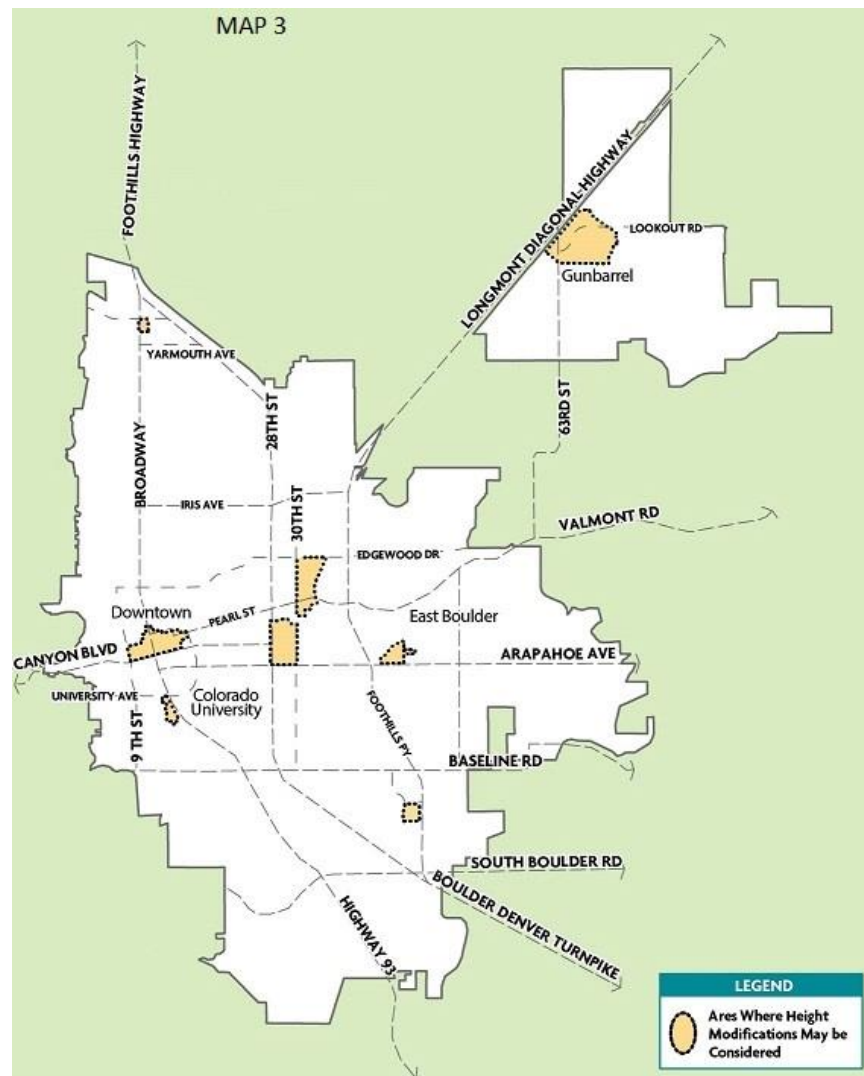
Building Height in Mixed Use and Non-Residential Areas

A section of the survey queried respondents about their opinions on building height limits and potential modifications in mixed use and non-residential areas.

Following is the full text of the explanatory text regarding building height:

The City Charter limits building heights in Boulder to a maximum of 55 feet and zoning regulations determine allowed heights for specific areas. Height modifications to allow taller buildings can be allowed through the development review process (i.e., site review). In response to community concerns about such height modifications, the city has an ordinance in place through April 2017 that limits heights taller than 35 feet (up to 55 feet) to specific areas as shown in Map 3 (those with a plan in place or that have had public process, such as Downtown, Boulder Junction, etc.).

Figure 7: Survey Reference Map: Areas Where Height Modifications may be Considered

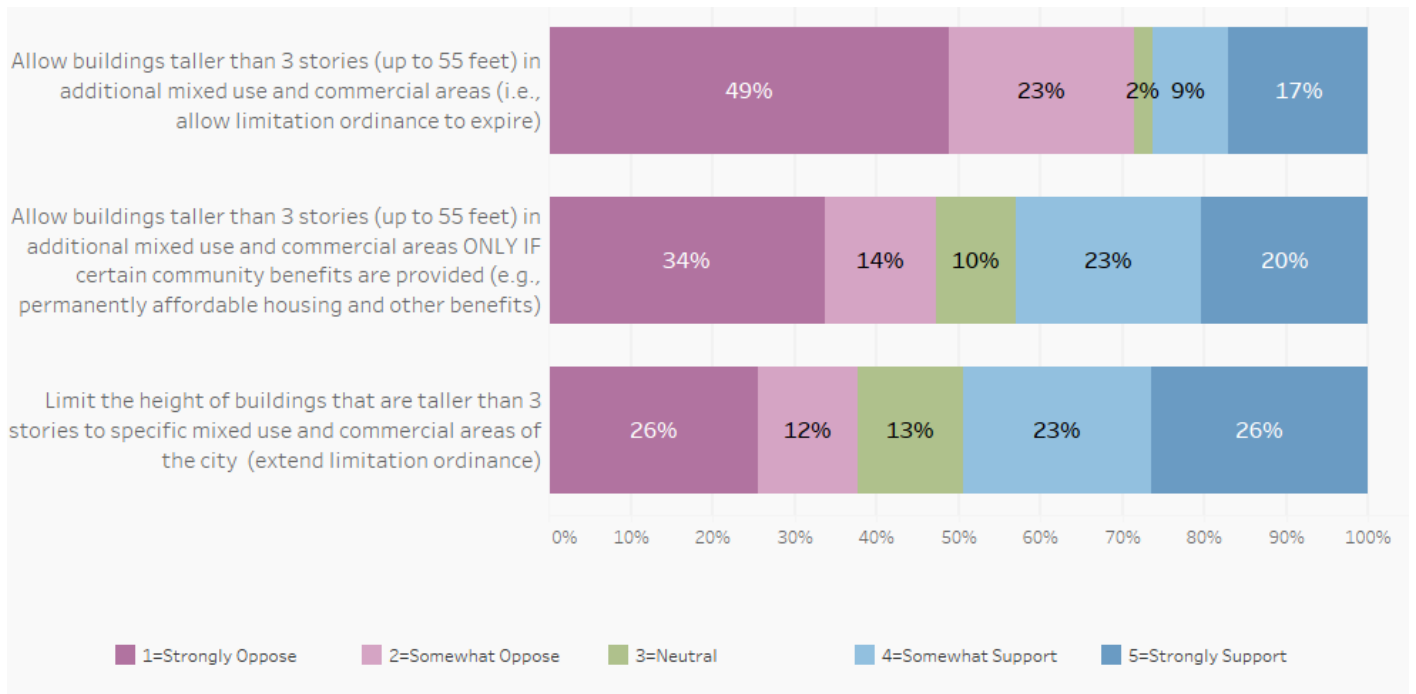


1. Allow buildings taller than 3 stories (up to 55 feet) in additional mixed use and commercial areas. Generally, respondents opposed allowing buildings up to 55 feet in additional locations in the City. Fully 71 percent survey participants were opposed to allowing these buildings in additional locations in the City, while only 26 percent was in support (2 percent neutral).
2. Allow buildings taller than 3 stories (up to 55 feet) in additional mixed use and commercial areas ONLY IF certain community benefits are provided (e.g., permanently affordable housing and other benefits). Reaction to this scenario was more balanced, though more opposed the idea (47 percent) than supported it (43 percent). Ten percent responded with a neutral opinion.
3. Limit the height of buildings that are taller than 3 stories to specific mixed use and commercial areas of the City. Limiting the location of taller buildings was supported by 49 percent of survey respondents and opposed by 38 percent. 13 percent was neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a mixed level of support across the City for limiting building height to specific areas of the City. Specific results show the following patterns:

- Greater support is observed for residents of East Boulder (80 percent support) and North Boulder (67 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of Central Boulder-North of Arapahoe (52 percent support).
- Greater opposition is noted among residents of Central Boulder-South of Arapahoe (48 percent opposed) and South Boulder (47 percent).
- Support and opposition were about equally split in both Southeast Boulder and Gunbarrel (in each subcommunity, about 40 percent support and 40 percent oppose).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.

Figure 8: Support/Opposition for Building Height Options



In a follow-up question, respondents were asked if they had any comments on their response about building heights. A total of 287 comment responses were received, with a variety of feedback related to opinions of building height. Following is a random selection of comments from those received.

Table 5
Random Sample of Comments About Building Height

- *“Building heights should be increased east of Folsom or 28th, and more or less unlimited east of Foothills Parkway.”*
- *“I have lived in a large city for much of my life. One of the reasons I chose to move to Boulder was its abundant natural beauty and smaller scale.”*
- *“If possible, limit it so that the beautiful views of the mountains are maintained from any area in Boulder.”*
- *“Leave the VIEWS!!!!”*
- *“Questions are confusing. Going higher is OK east of 28th, a bad idea downtown and west of Folsom”*
- *“The height of the new Daily Camera building is a travesty.”*
- *“When taller buildings are allowed, even within the zones on map 3, larger setbacks from the road and larger sidewalks must be required. Just look at cities that do and don't require larger setbacks, you'll see the advantages to everyone, not just pedestrians.”*

Housing Mix and Locations

Another survey topic was the potential for changes to the land use plan that would allow additional housing types in certain locations. This section reviews the results from the questions about housing mix and location.

Following is the full text of the explanatory text regarding housing mix and locations:

The 2015 Comprehensive Plan Survey identified a greater diversity of housing types and price ranges as the highest priority action. The shortage of affordable housing in Boulder—especially for the workforce and middle income households—was identified by the community as a critical need, and diminishing housing affordability is making it harder for Boulder to be the diverse and inclusive community it strives to be.

Future residential growth under the current Plan will result in new housing mostly in mixed use commercial areas in Central Boulder and Boulder Junction and otherwise distributed in centers designated for “Mixed Use” or “Residential Medium or High” along major corridors such as 28th Street or near Downtown. However, at the current rate of housing growth of one percent average per annum, the future housing potential will be exhausted before 2040.

Increasing the potential for housing in commercial centers, light industrial areas, or along commercial corridors such as 28th Street provides opportunities to create more permanently affordable and market rate middle income housing, contribute to diversity and social equity in the community, and better balance the future mix of jobs and housing. Conversely, such housing growth could also create additional demands for services and infrastructure (such as open space, parks, streets and utilities) and concerns of adjacent neighborhoods about compatibility and overall community character. The next few questions address housing options.

To meet future diverse housing needs, Boulder is exploring changes to the land use plan that could allow additional future housing (e.g., townhomes, rowhomes, stacked flats, live-work units) in certain locations noted below and new standards and incentives to ensure that a substantial amount of any future new housing is permanently affordable to low and middle incomes. What is your general level of support or opposition for new housing?

1. Maintain future housing potential for approximately 6,750 new housing units in Boulder (including CU dorms). Reaction was mixed to this question, with more supporting the concept (47 percent) than opposing it (34 percent), while 19 percent was neutral.
2. Allow additional housing potential in Boulder (i.e., more than the 6,750 projected units). This scenario garnered more support (52 percent) than opposition (38 percent), while only 9 percent was neutral.
3. Allow additional housing potential in Boulder only if a substantial amount of any future housing is permanently affordable to low and middle incomes. Support for this scenario (60 percent) outweighed opposition (27 percent), with neutral opinions at 13 percent.

Looking at the responses to this question by the subcommunity where the respondent lives shows a mixed level of support across the City for allowing additional housing only if a substantial amount is permanently affordable. Specific results show the following patterns:

- Greater support is observed for residents of East Boulder (76 percent support), Southeast Boulder (72 percent), and South Boulder (66 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of Gunbarrel (60 percent support). Residents of Central Boulder-North of Arapahoe were highly neutral for this question (35 percent neutral).
- Greater opposition is noted among residents of Central Boulder-South of Arapahoe (53 percent oppose), North Boulder (40 percent).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.

Figure 9: Support/Opposition for New Housing Options

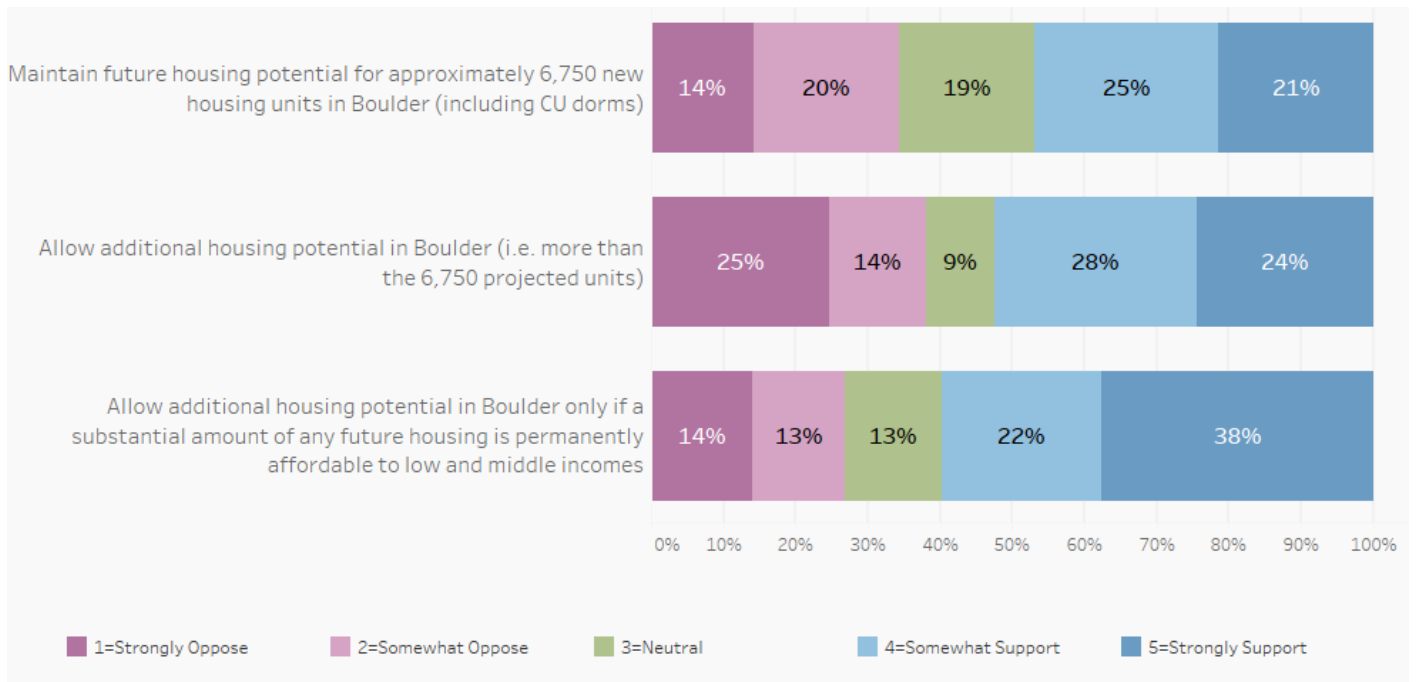


Figure 10: Example of Potential Light Industrial Changes

Example of a **Light Industrial Area** that takes a former parking lot and warehouse building and includes an active street, ground level uses (e.g., a café/deli), improved landscape and furnishings, and a mix of uses including housing in the background



BEFORE

Source: <http://www.greenbridgerealestate.com/recentTransactions/industrial.php>



AFTER

Source: StudioINSITE

Figure 11: Example of Potential Neighborhood Center Changes

Example of **Neighborhood Center** showing active ground level and outdoor uses, live-work where housing is above retail and work space, landscaping, pedestrian features, and transitions to residential neighborhoods with smaller, lower intensity uses



BEFORE

Source: <http://www.cororealty.com/news/aldi-coming-riverstone-mill-shopping-center>



AFTER

Source: StudioINSITE

Four examples of potential approaches to future housing in certain locations were queried on the survey. The responses to those four approaches are presented here.

- 1) Change the Boulder Valley Regional Commercial Center (29th Street Center and 28th/30th Street corridor) land uses to allow more housing such as apartments and townhomes. Respondents were generally supportive of this scenario, with 67 percent voicing their support and 23 percent registering opposition (10 percent had a neutral opinion).
- 2) Change land uses in Neighborhood Centers to allow for a variety of housing such as townhomes, rowhomes, and housing mixed with retail uses. A similar level of support was recorded for this idea (70 percent support), while 21 percent opposed it and 8 percent was neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for changing land uses in Neighborhood Centers. Specific results show the following patterns:

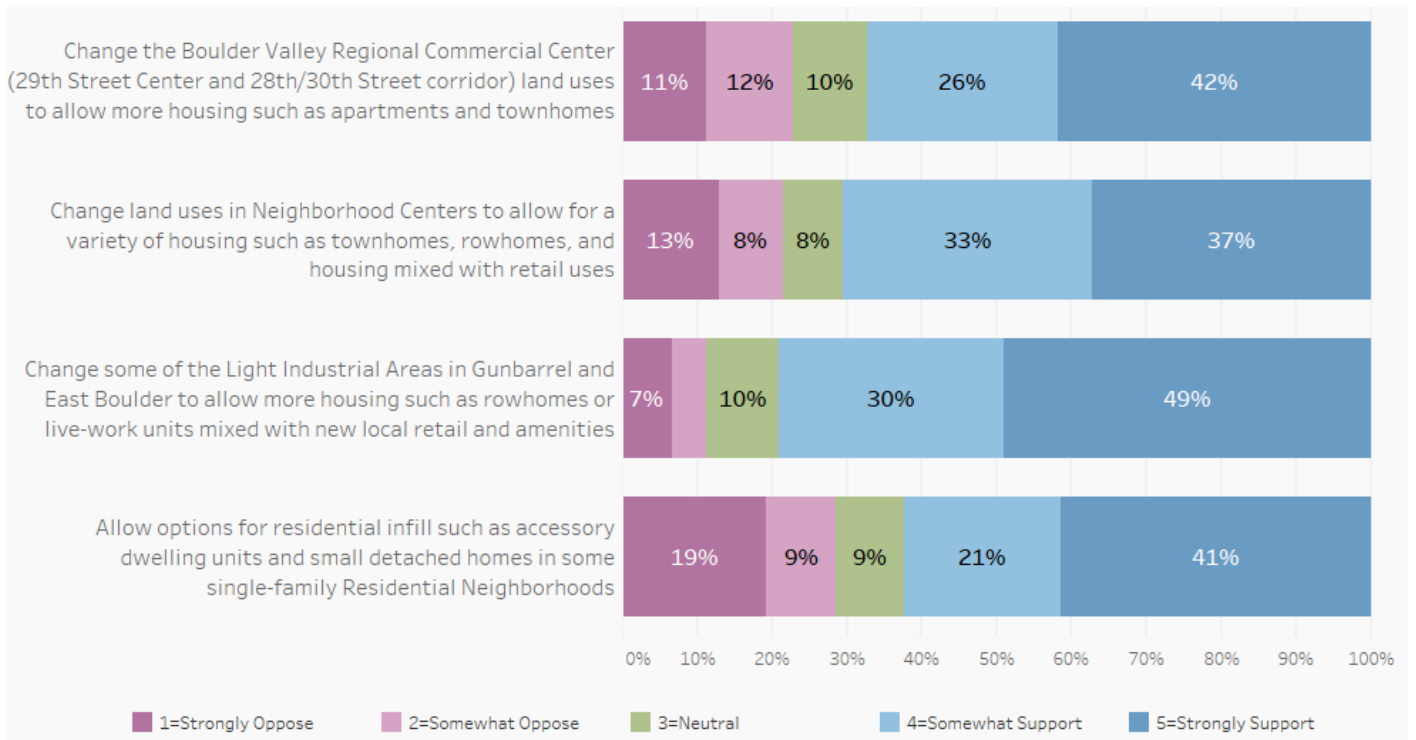
- Greater support is observed for residents of East Boulder (84 percent support) and Central Boulder-North of Arapahoe (80 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of South Boulder (77 percent support), Central Boulder-South of Arapahoe (67 percent), and Southeast Boulder (65 percent support).
- Greater opposition is noted among residents of Gunbarrel (43 percent oppose) and North Boulder (42 percent).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.

- 3) Change some of the Light Industrial Areas in Gunbarrel and East Boulder to allow more housing such as rowhomes or live-work units mixed with new local retail and amenities. Of the four housing approaches presented, this one had the highest level of support (79 percent). Eleven percent were opposed and 10 percent was neutral.
- 4) Allow options for residential infill such as accessory dwelling units and small detached homes in some single-family Residential Neighborhoods. This concept garnered the lowest level of support across the four ideas, though the majority still supported it (62 percent). Twenty-nine percent opposed residential infill and 9 percent was neutral.

Looking at the responses to this question by the subcommunity where the respondent lives also shows a mixed level of support across the City for options for residential infill. Specific results show the following patterns:

- Greater support is observed for residents of Central Boulder-North of Arapahoe (73 percent support) and East Boulder (71 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of South Boulder (65 percent support) and Southeast Boulder (63 percent support).
- Greater opposition is noted among residents of Central Boulder-South of Arapahoe (46 percent oppose), North Boulder (43 percent oppose), and Gunbarrel (36 percent oppose).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.

Figure 12: Support/Opposition for Land Use Changes to Allow for More Housing



Options for Residential Infill

The survey presented specific ideas for potential residential infill options. The four possible options were shown with graphic images and sketches, which are included in the report below.

Following is the full text of the explanatory text regarding residential infill options:

Some residents have voiced concerns about changes to established single-family neighborhoods, such as newly-built large homes. Others have expressed a desire for changes to create more diverse housing types, such as allowing for more accessory units. The following questions explore different types of infill in neighborhoods than what current policy and regulations allow. The overall amount of square footage allowed on a lot would not be increased. The city would like to understand what options residents think are appropriate or not in single family neighborhoods. (Note: if there is support for these options, they may not be allowed in all single-family neighborhoods but would be further explored for appropriateness in select areas and regulated accordingly.)

Do you generally support or generally oppose the following types of housing options (not styles) for areas that are primarily single family, low density neighborhoods in Boulder (such as Newlands, Whittier, Wonderland Hill)? Please look first at the photos illustrating each type and then rate your level of support or opposition for that type.

- 1) Either Attached or Detached Accessory Dwelling Unit (ADU - a unit located on an existing single family lot, either attached to the primary unit or detached). Reaction to this option was somewhat supportive (62 percent), with 27 percent of survey participants opposed and 10 percent neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for attached or detached ADUs. Specific results show the following patterns:

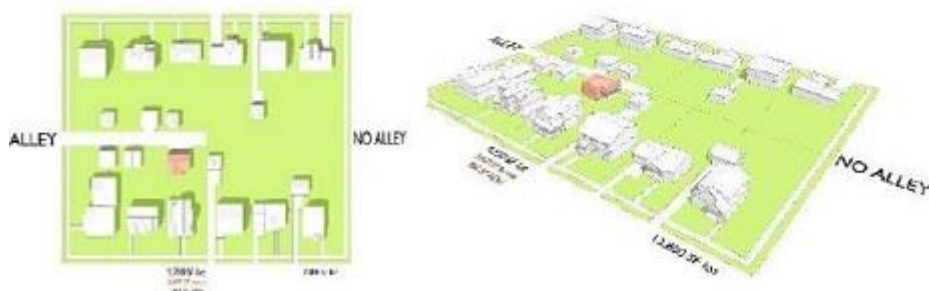
- Greater support is observed for residents of East Boulder (77 percent support) and Southeast Boulder (75 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of Central Boulder-North of Arapahoe (65 percent support), Central Boulder-South of Arapahoe (62 percent), South Boulder (61 percent support), and Gunbarrel (61 percent).
- Greater opposition is noted among residents of North Boulder (44 percent opposed).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.



These examples show options for detached ADUs above garages.

Source: (1) www.accessorydwellings.org

(2) www.paloaltoforward.com/considering_building_a_secondary_unit_in_palo_alto



Source: StudioINSITE

- 2) Detached alley house or small lot detached home on an existing single family lot (a separate unit on a single lot), not increasing overall amount of square footage allowed. The response to this scenario showed a fairly similar reaction to ADUs, with 62 percent in support and 30 percent in opposition (9 percent neutral).

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for detached alley houses. Specific results show the following patterns:

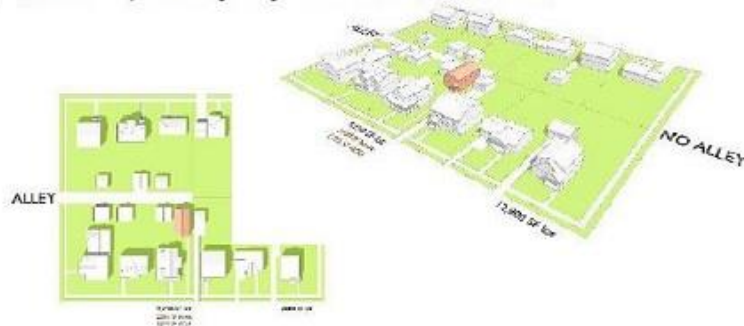
- Greater support is observed for residents of East Boulder (75 percent support), Central Boulder-North of Arapahoe (75 percent), and Southeast Boulder (71 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of Central Boulder-South of Arapahoe (58 percent support), South Boulder (61 percent support).
- Greater opposition is noted among residents of Gunbarrel (45 percent opposed) and North Boulder (44 percent).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.



These examples show 1) two small houses on the same lot and 2) a small unit that is located behind the primary unit (this is larger than a standard ADU)

Source: (1) http://www.vargasgreenan.com/sitebuilder/images/portland_open_house_514_v2-610x398.jpg

(2) <https://accessorydwelling.org/2016/05/13/satishs-adu/>



Source: StudioINSITE

- 3) Duplex or duplex conversion (a paired set of street facing units on a single lot), not increasing overall amount of square footage. A somewhat stronger level of support was noted for this option (71 percent). Sixteen percent of respondents were opposed while 12 percent was neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for duplex/duplex conversion. Specific results show the following patterns:

- Greater support is observed for residents of East Boulder (91 percent support), Central Boulder-North of Arapahoe (81 percent), and Southeast Boulder (87 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of South Boulder (69 percent support). Residents of Gunbarrel were highly neutral on this option (29 percent).
- Greater opposition is noted among residents of Central Boulder-South of Arapahoe (35 percent oppose), North Boulder (28 percent).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.



These examples show 1) a stacked duplex and 2) a side-by-side duplex.

Source: 1) <http://i1.wp.com/habitatskc.flywheelsites.com/wp-content/uploads/High-Point-2B.jpg>

2: <http://admblog.co.nz/density-done-well-not-just-downtown/> (Portland, OR)



Source: StudiINSITE

- 4) Cottage court (a courtyard- oriented set of units, up to 2,000 square feet each), which could be on a larger lot or combined lots. Of the four residential infill options presented, this one was the most popular. Overall, 73 percent expressed support while 15 percent was opposed. Twelve percent was neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for cottage court units. Specific results show the following patterns:

- Greater support is observed for residents of Central Boulder-North of Arapahoe (89 percent), East Boulder (86 percent support), and Southeast Boulder (84 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of Central Boulder-South of Arapahoe (76 percent support) and Gunbarrel (69 percent).
- Greater opposition is noted among residents of North Boulder (26 percent opposed) and South Boulder (20 percent).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.



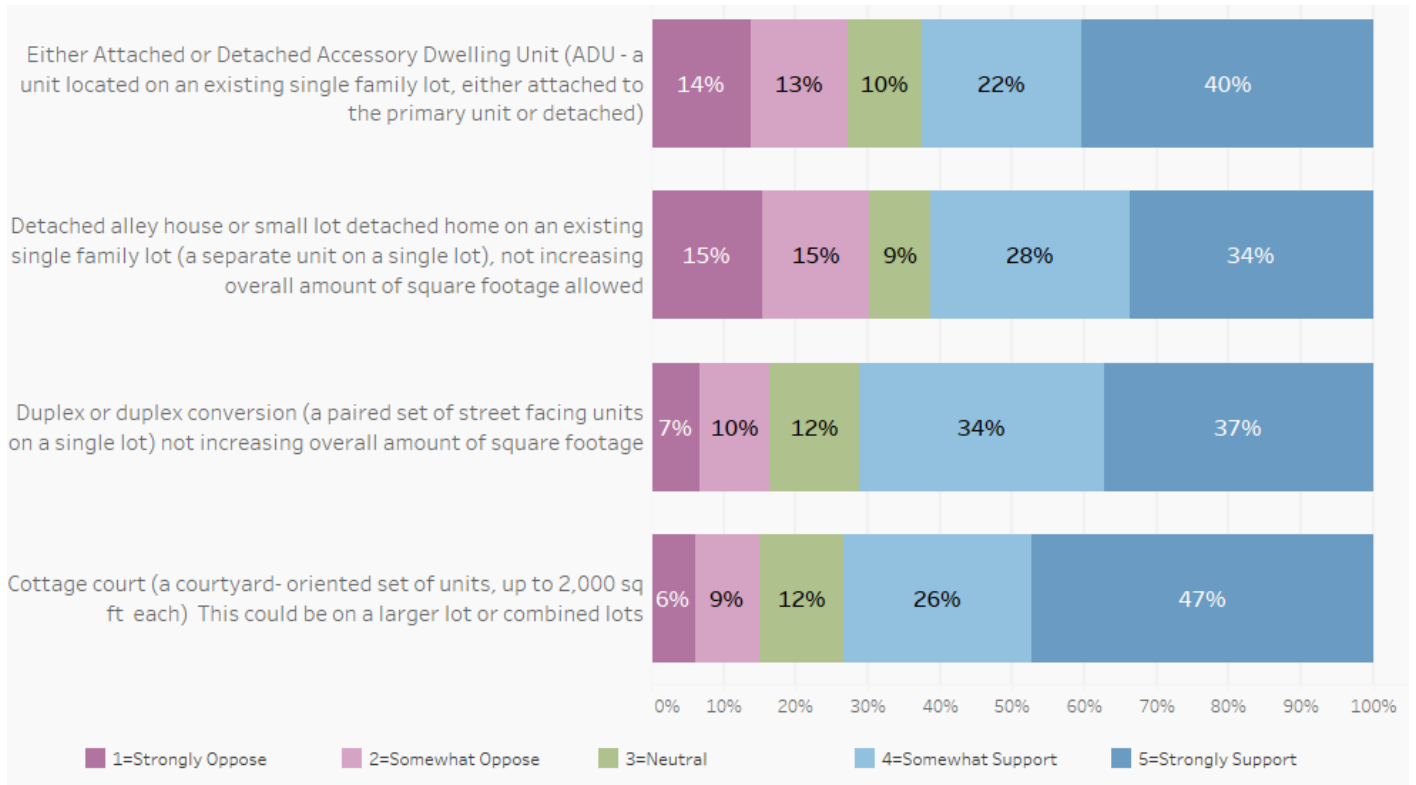
This example shows a cluster of cottage court units.

Source: www.greenspur.com



Source: StudioINSITE

Figure 13: Support/Opposition for Residential Infill Options in Established Single-Family Neighborhoods



Survey respondents could contribute other ideas for residential infill options. Overall, 138 comments were submitted for other options, as summarized in the randomly selected comments presented below.

Table 6
Random sample of comments regarding other ideas for residential infill options

- *“Allow true mother-in-law units in SF zones. That means allow but verify annually. Family = OK”*
- *“Co Op of more than 6 persons”*
- *“Do we really want to pack all of us in here like sardines?”*
- *“I am in favor of literally any type of housing that allows for more units to decrease rent costs.”*
- *“I would support infill housing STRONGLY if we had a municipal government capable of enforcing zoning”*
- *“micro units in all areas.... small housing units (no cars). Allow max units in ALL areas especially”*
- *“Opposed to all infill housing I did not buy in this community to be surrounded by infill housing. I”*
- *“some tiny house developments. We need housing diversity in style, size, type and affordability”*
- *“Tiny Houses and small houses are absolutely needed to add housing that is affordable”*

Size of Homes in Boulder

A related section of the survey asked respondents about their opinion of the size of homes in Boulder and related regulations. The introduction text to the section was as follows: *“Currently the size of new homes is limited based on the size of the lot. These regulations have a much bigger effect on smaller lots than on larger lots, which still allow for larger homes to be built. Do you generally support or generally oppose the idea of further limiting the size of future homes built in Boulder?”* Three different scenarios were presented for respondents to offer their opinions.

- 1) Limit future house sizes in Boulder, in general. The feedback to this question shows that many survey participants were neutral about limiting future house sizes in general (24 percent). Forty-five percent support limiting future house size and 31 percent oppose these limits.

Looking at the responses to this question by the subcommunity where the respondent lives shows a mixed level of support across the City for limiting house size. Specific results show the following patterns:

- Greater support is observed for residents of East Boulder (62 percent support) and North Boulder (59 percent).
 - Similar levels of support/opposition as compared to the overall results are seen for residents of Central Boulder-South of Arapahoe (48 percent support), Central Boulder-North of Arapahoe (44 percent), and South Boulder (43 percent). Southeast Boulder residents were highly neutral (29 percent).
 - Greater opposition is noted among residents of Central Boulder-South of Arapahoe (43 percent opposed, even though a higher share also supported) and Gunbarrel (39 percent).
 - Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.
- 2) Limit future house sizes only on large residential lots. This tactic also elicited a high proportion of neutral responses (25 percent). Slightly more responded that they support this limitation (41 percent) than opposed it (35 percent).
 - 3) Change regulations so that larger lots can have two or three smaller homes rather than one very large home. Two-thirds (69 percent) of respondents supported this change, while 24 percent opposed it and 6 percent were neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for allowing two or three smaller homes. Specific results show the following patterns:

- Greater support is observed for residents of South Boulder (80 percent support), Central Boulder-North of Arapahoe, and East Boulder (80 percent of each).

- Similar levels of support/opposition as compared to the overall results are seen for residents of Southeast Boulder (68 percent).
- Greater opposition is noted among residents of North Boulder (38 percent oppose), Central Boulder-South of Arapahoe (35 percent) and Gunbarrel (38 percent).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.

Figure 14: Support/Opposition for Restrictions on Future House Sizes



A follow-up question asked if respondents had other ideas or suggestions to address impacts on neighborhoods 157 responses were gathered, including the following as a random sample of ideas presented by survey respondents.

Table 7
Random sample of comments: Other strategies to address impacts of large houses on neighborhoods

- *“Better regulation of occupancy, configuration of new units to bring student tenants to certain neighborhoods, retirees to other neighborhoods, and families to other neighborhoods. Don't try to support all population groups with services for all groups in all areas of Boulder.”*
- *“I believe the neighborhoods should have a say in what the city plans. I know they voted on this, but it is only fair!!! Especially for the people who own homes and have lived in the city for a long time. What they did on Mapleton hill, on 4th street, is an eyesore. It took away the integrity of the neighborhood by building those gigantic, ugly homes where there used to be open space. Awful! I feel for the home owners over there.”*
- *“It's not the people that are the problem but the traffic associated with them. We need to not only get people out of their cars but reduce the number of vehicles per family. If we reduced cars denser neighborhoods would be acceptable.”*
- *“observe what wildlife exists in undeveloped land, before deciding to wipe it all out with new buildings”*
- *“There are places in Boulder with truly giant homes, such as on Alpine and Balsam east of 19th, and in Newlands. I would like to ensure that whatever modifications to increase density (e.g. allowing more square footage on lots) is used to allow more families to live affordably, and not to let the very wealthy build even larger houses on lots than they can now.”*

Community Benefit from Development

Interest exists in understanding how residents feel about granting development increases in density or height, in order to accomplish community goals.

Following is the full text of the explanatory text regarding community benefit from development:

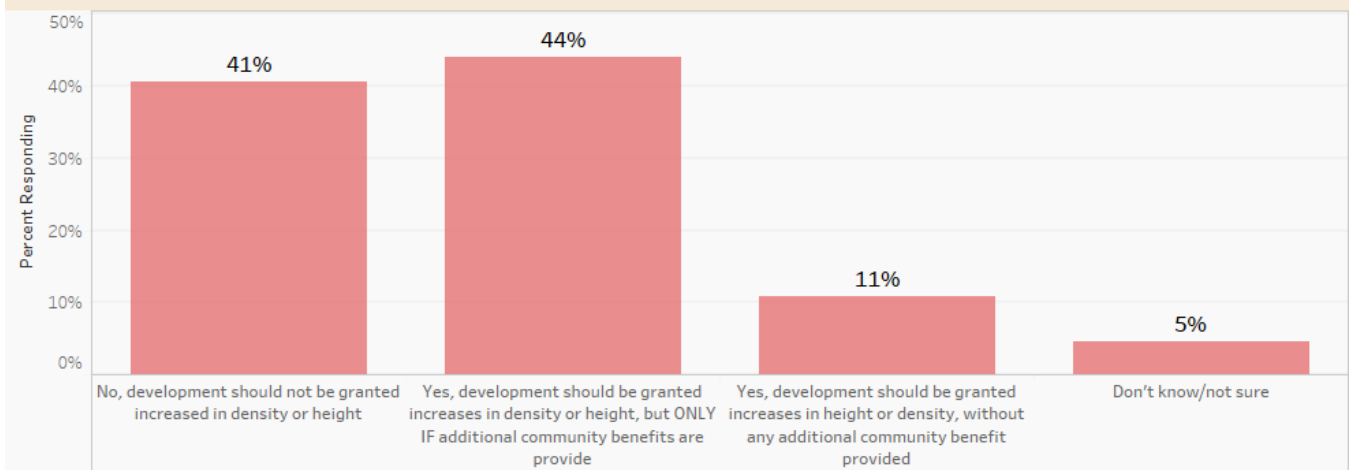
Current development criteria require projects to meet requirements and provide certain features (i.e., affordable housing, open space, energy conservation, fees to pay for infrastructure and services, multi-modal transportation options, quality design, historic resources). As part of the comprehensive plan update, the city is exploring ways to better define the additional community benefits that would be required when properties are granted increases in density through additional height or zoning changes.

Do you think development should be granted increases in density or height, and, if so, should additional community benefits, over and above current requirements, be provided by such development?

Overall, 41 percent of respondents indicated that development should not be allowed increases to density or height. Fifty-five percent were okay with granting development such increases – 44 percent said it should be allowed but only if additional community benefits are provided, and 11 percent said it should be allowed without additional community benefits. Five percent responded, “don’t know/not sure.”

Figure 15: Development Increases in Height/Density and Additional Community Benefits

Do you think development should be granted increases in density or height, and, if so, should additional community benefits, over and above current requirements, be provided by such development?



Those respondents who indicated that additional community benefits should be provided in exchange for height and density allowances were asked to select from a list of potential additional community benefits, above and beyond what is already required. Respondents were asked to rank up to five benefits from a list of 11 possible options.

- **Most Popular Community Benefit.** Far and away the top community benefit from development is additional permanently affordable housing for low and middle income households (34 percent selected it as the number one benefit). Several other benefits were less of a priority, including energy efficiency improvements beyond what is required (13 percent); additional accessible and useable open spaces (11 percent), neighborhood-serving retail and services (also 11 percent); cultural and art facilities, such as venue and performance spaces, community public art and murals (9 percent); that the development is close to a high-frequency transit corridor (7 percent).
- **Top Three Community Benefits.** When the top three selections are combined, the same factors remain important: additional permanently affordable housing for low and middle income households (61 percent selected it as one of the top 3 benefits desired) and energy efficiency improvements beyond what is required (41 percent) were the top two benefits desired. Other desired benefits from development that made it into the top three include additional accessible and useable open spaces (34 percent); non-profit space or affordable commercial space (30 percent), neighborhood-serving retail and services (26 percent); that the development is close to a high-frequency transit corridor (25 percent); and cultural and art facilities, such as venue and performance spaces, community public art and murals (21 percent).
- **Top Three Community Benefits by Subcommunity.** Some observations by subcommunity of the community benefits from development are described below.
 - Additional permanently affordable housing is more important to residents of East Boulder (72 percent chose it in their top three benefits), South Boulder (68 percent), and Gunbarrel (73 percent).
 - South Boulder (56 percent picked it in their top three) and Central Boulder-North of Arapahoe (47 percent) residents indicated that energy efficiency improvements beyond what is required was particularly important.
 - Additional accessible and useable open space is disproportionately important to East Boulder (57 percent chose it as one of their top three) and Southeast Boulder (61 percent).
 - Central Boulder-North of Arapahoe and Gunbarrel are more likely to select a non-profit space or affordable commercial space (43 and 42 percent, respectively).
 - Neighborhood-serving retail and services were disproportionately selected by North Boulder (50 percent), Southeast Boulder (36 percent), and East Boulder (33 percent).

- That the development is close to a high-frequency corridor is more important to residents of North Boulder (45 percent selected as one of top three) and Central Boulder-North of Arapahoe (32 percent).
- **Top Five Community Benefits.** Combining the top five selections from the list results in similar findings: 77 percent selected permanently affordable housing as one of their top five benefits, followed by energy efficiency improvements beyond what is required (51 percent); additional accessible and useable open spaces (also 51 percent); non-profit space or affordable commercial space (46 percent); that the development is close to a high-frequency transit corridor (40 percent); neighborhood-serving retail and services (38 percent); and cultural and art facilities, such as venue and performance spaces, community public art and murals (37 percent).

Figure 16: Development Benefits Desired

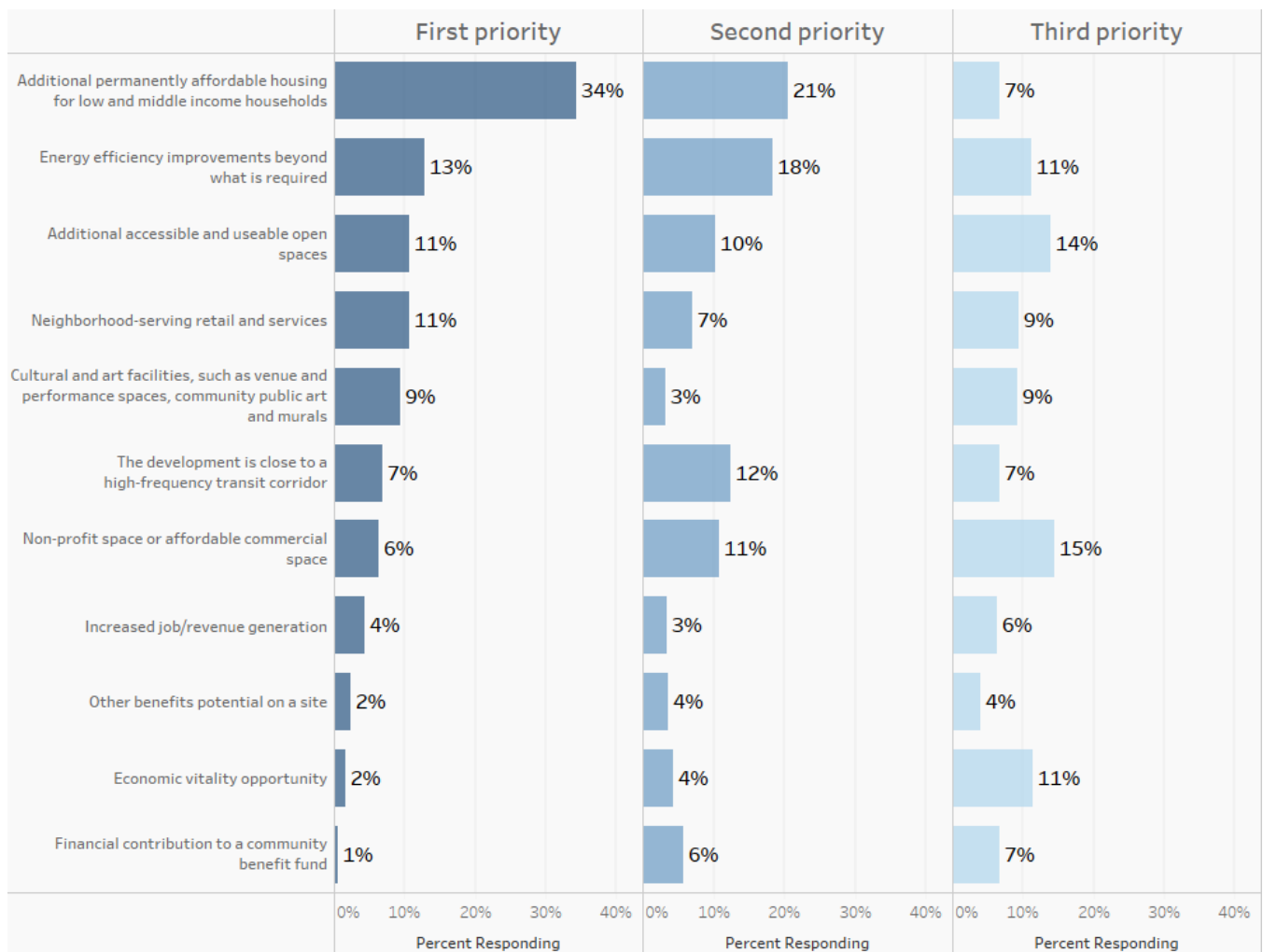
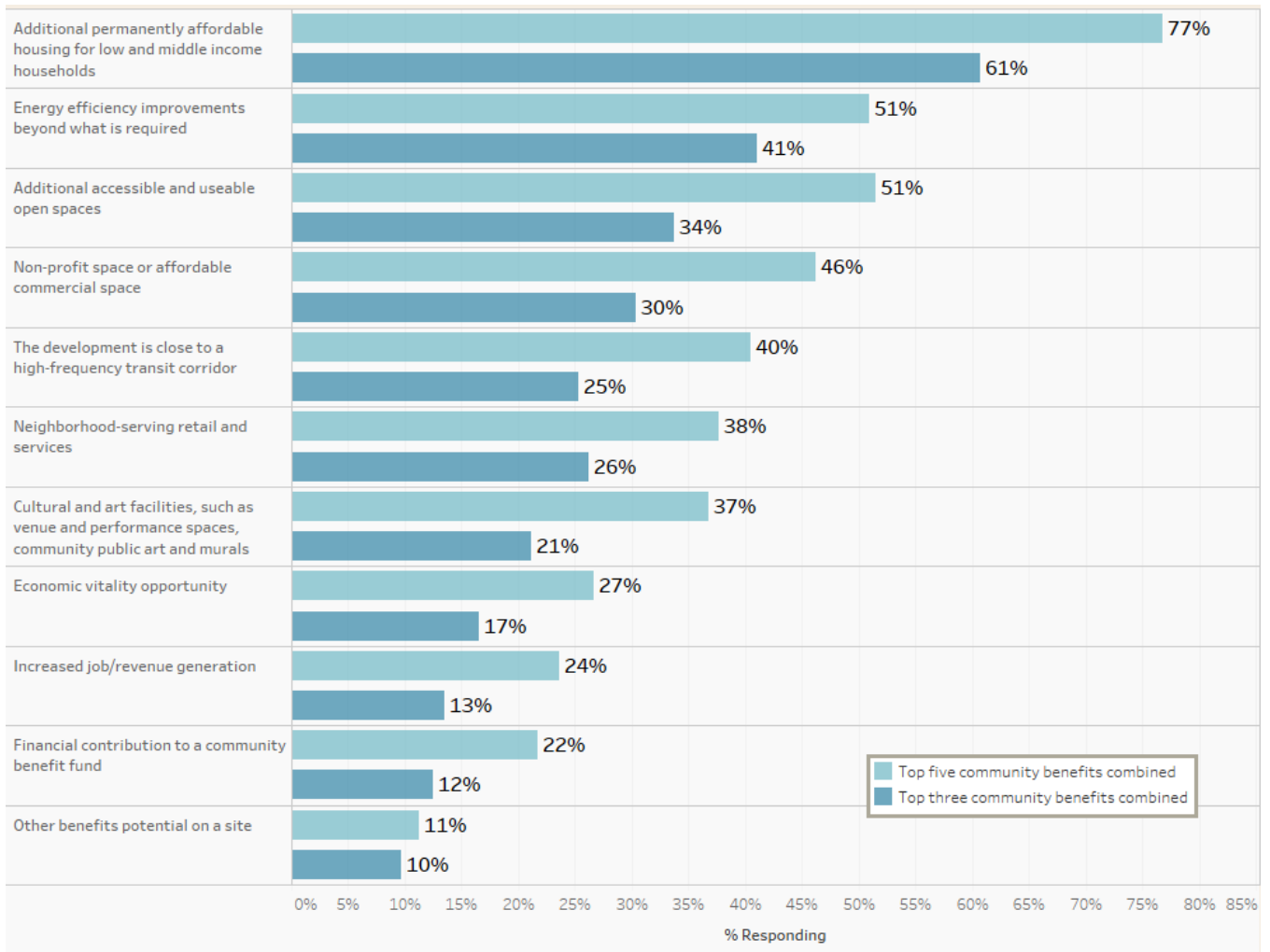


Figure 17: Development Benefits Desired – Top Three and Top Five Combined



- Additional community benefit from development. In an open-ended question following up on the development requirements question outlined above, respondents were asked what additional examples of “community benefit” are important. A total of 33 comment responses were received. Following is a random sample of comments, for illustration (with the complete listing in the Appendix).

Table 8

Random sample of comments: Other community benefits from development are important?

- *“Again, live where you work spaces are the natural way to go AND INCLUDE AFFORDABLE CHILD CARE FACILITIES. Women and families simply MUST have child care close to work. This just makes sense and eliminates family stress. Making neighborhoods creative, sustainable, restorative, and regenerative is healthy and enhances a thriving quality of life.”*
- *“I don't know how realistic this is, but some sort of benefit that displaces the effects of the space on current residents. I.e. if property values go up because of the development and homeowners have to pay more property tax or landlords charge renters more in rent subsequently, there needs to be some way for the development to offset this unintended externality. And it can't just be through services like affordable spaces or through community benefits like donations or energy efficiency. It has to go directly to those affected residents so they can stay where they live.”*
- *“More parking downtown”*
- *“Perhaps the requirement of additional benefits should be enforced on a project-by-project basis. Some projects might provide great benefit to the community without checking off a set list of criteria and shouldn't be disqualified from implementing increased height or density just because they don't meet a prescribed list of benefits. Also, if a developer is going to be providing many community benefits then the City should consider reducing the Impact Fees for that project, as those community benefits provided would inevitably reduce the community impacts.”*

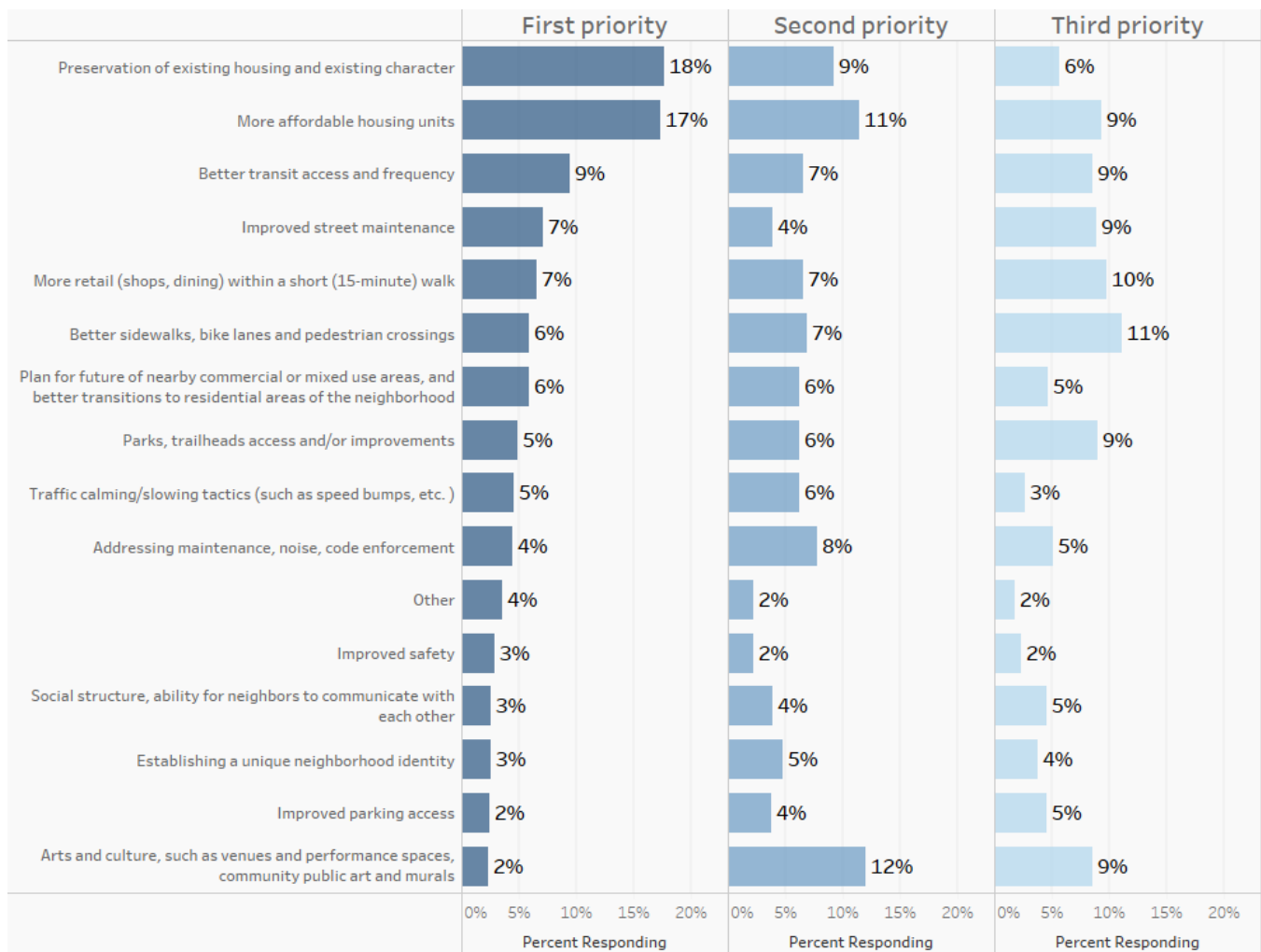
Neighborhood Improvements

One section of the survey was devoted to neighborhood issues, particularly suggestions for what might make the respondent's neighborhood better. The survey presented 15 ideas for neighborhood improvements, and respondents were asked to select and rank order up to 8 of the improvements that they would like to see in their neighborhood.

- **Most Popular Neighborhood Improvement.** Two factors emerged as top priorities for neighborhood improvements: preservation of existing housing and existing character of the neighborhood (18 percent selected as their top improvement) and more affordable housing units (17 percent). Several other factors were more distant, including better transit access and frequency (9 percent); more retail (shops, dining) within a 15-minute walk; improved street maintenance (each 7 percent); better sidewalks, bike lanes, and pedestrian crossings; plan for future of nearby commercial or mixed use areas (each 6 percent), parks, trailhead access and/or improvements; and traffic calming/slowing tactics (each 5 percent).
- **Top Three Neighborhood Improvements.** When the top three selections are combined, the same factors remain the top two: more affordable housing units (37 percent selected it as either the number one, two, or three improvement) and preservation of existing housing and existing character of the neighborhood (32 percent). Four other attributes were clustered closely together: better transit access and frequency; better sidewalks, bike lanes and pedestrian crossings; more retail (shops, dining) within a short (15-minute) walk; and arts and culture, such as venues and performance spaces, community public art, and murals (each 22 to 23 percent).
- **Top Three Neighborhood Improvements by Subcommunity.** Some additional analysis of the top three neighborhood improvement by Subcommunity resulted in the following observations.
 - The subcommunities that most value the preservation of existing housing and existing character are Central Boulder-South of Arapahoe (56 percent listed it as one of their top 3), Gunbarrel (51 percent), and North Boulder (45 percent).
 - Subcommunities that most value more affordable housing units are Central Boulder – North of Arapahoe (52 percent listed it as one of their top 3) and South Boulder (46 percent).
 - Southeast Boulder most wants more retail within 15-minute walk (37 percent) and plan for future nearby commercial or mixed use areas (30 percent).
 - East Boulder desires more retail within 15 minutes (49 percent) and better sidewalks, bike lanes, and pedestrian crossings (42 percent).
 - More retail (shops, dining) within a short (15-minute) walk (25 percent) and arts and culture (27 percent) are important to residents of South Boulder.
 - Addressing maintenance, noise, code enforcement is a priority for Central Boulder-South of Arapahoe (48 percent).

- Better transit access and frequency are priorities for Central Boulder-North of Arapahoe (45 percent) and Central Boulder-South of Arapahoe (43 percent).
- Gunbarrel residents were more likely to express a desire for improved street maintenance (40 percent) and for parks, trailhead access and/or improvements (36 percent).

Figure 18: Neighborhood Improvements Desired



- **Top Five Neighborhood Improvements.** Combining the top five selections from the list results in similar findings. The most common things that would make the neighborhood better are more affordable housing units (46 percent selected it as one of their top five improvements), followed by preservation of existing housing and existing character (38 percent); better transit access and frequency (37 percent); improved street maintenance (34 percent); arts and culture, such as venues and performance spaces, community public art and murals (33 percent); better sidewalks, bike lanes, and pedestrian crossings (32 percent); and more retail (shops, dining) within a short (15-minute) walk (30 percent).

Figure 19: Neighborhood Improvements Desired – Top Three and Top Five Combined

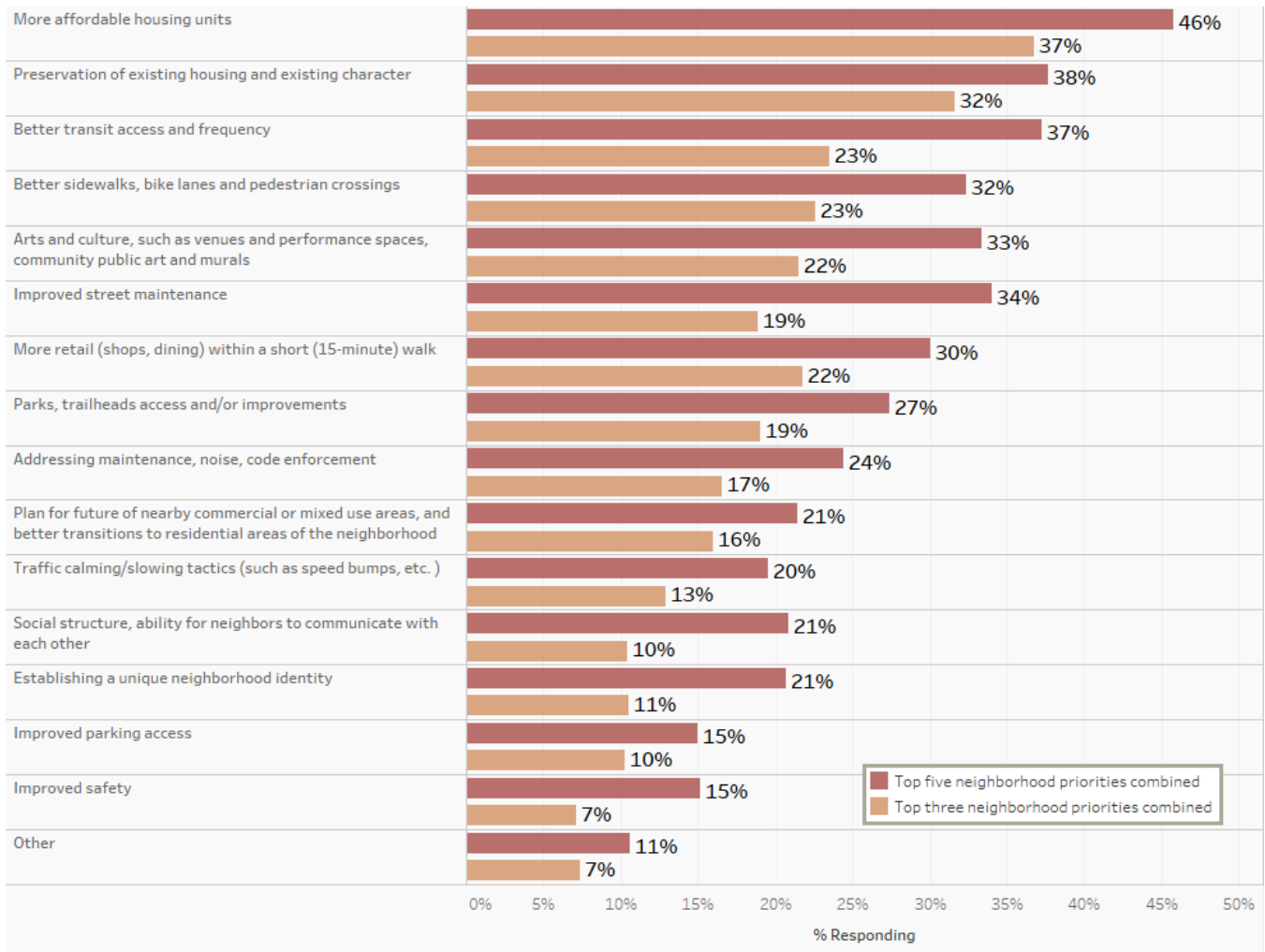


Table 9
Random sample of comments: Other ideas for neighborhood improvements

- *“A community house or meeting place with some indoor rooms for winter would be nice.”*
- *“Connect a bike trail to Gunbarrel”*
- *“Goose Creek has several LARGE TREES that will fall soon and need to be taken down. WHEN they fall the power lines will come down and yards/houses could be damaged. Also, the creek needs to be cleaned up from trash and debris as well as the drain outlets need to be improved and/or repaired.”*
- *“In Old North Boulder that are ball fields that sit empty 90% of the time. That space should be used more. Also, Boulder makes sure the streets are plowed at the expense of the bike lanes and the sidewalks are never cleared. No wonder no one walks anywhere. Why should the city plow the streets and not the sidewalks?”*
- *“More street lighting on side streets. Add sidewalks to these streets. (east Gunbarrel.) This is part of the improved safety category.”*
- *“Repeal the solar sun ordinance.”*
- *“We live on a RTD route, near empty buses go past all the time with one or two riders. Why have huge buses in our neighborhoods with so few riders? Speeding drivers on our street continue to be a problem with little enforcement from BPD. Also we live between two elementary schools (what could possibly go wrong?).”*

Additional Comments or Suggestions Regarding the Plan

The final question on the survey asked if respondents had any additional comments or suggestions to offer regarding the Plan. A total of 245 comments were received, many of which were comparatively lengthy and detailed. Respondents most commonly took this question as an opportunity to state or re-emphasize concerns that the Plan should address. Many themes apparent in other survey results were reiterated, including concerns regarding ***housing affordability, transportation, growth and change, neighborhoods, open space, and so on. Following is a random sample of the comments for illustration, with the complete listing including in the Appendix.

Table 10

Random sample of comments: “Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?”

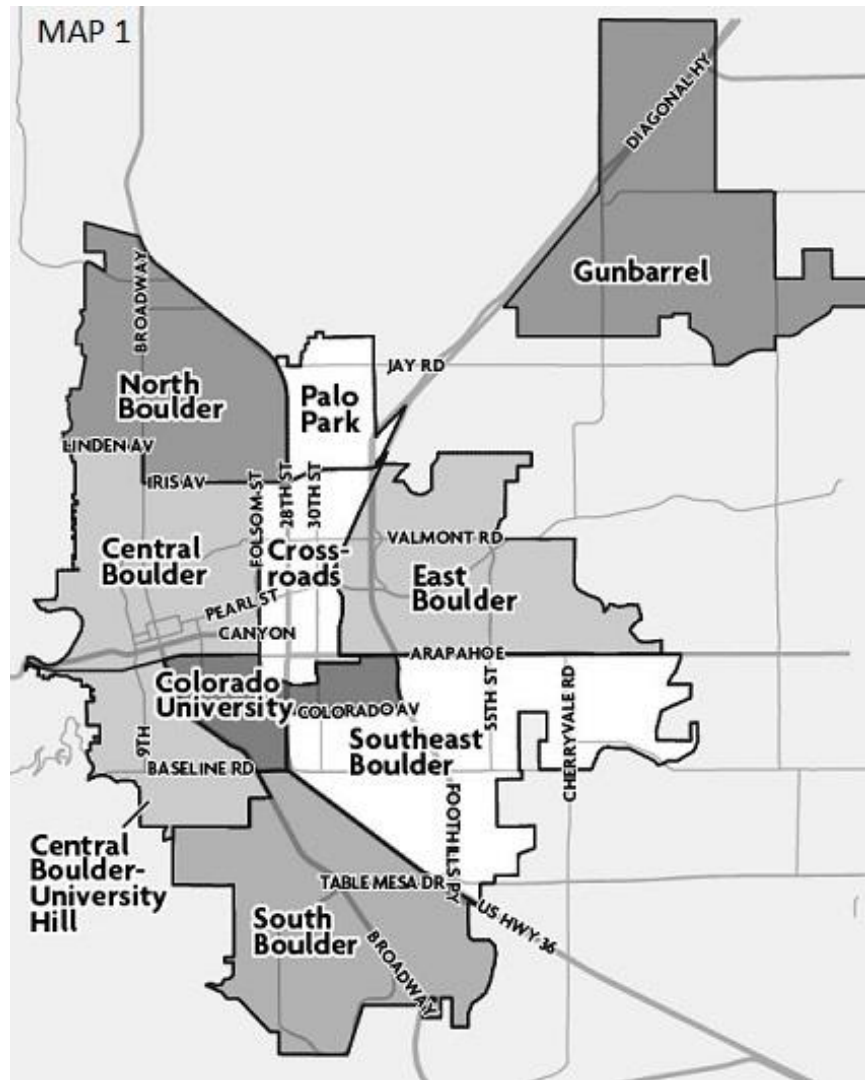
- *“Boulder cannot grow forever. Back in the 1970's it was generally agreed upon that the maximum population that Boulder could sustain without compromising the quality of life was 100,000. We went beyond that in the year 2000 and, as a result, the quality of life has indeed been deteriorating. Shoehorning in more people and jobs isn't going to make it any better. Growth, even under restraint, over time is a place called Manhattan. Is life any better or more affordable there?”*
- *“Employers in Boulder should pay wages so that their employees can live in a walkable radius of their location. This would eliminate the need for 'affordable' housing.”*
- *“I don't think the BVCP should ignore the fast growth of CU as a pressing factor in our city pressures for development, housing and jobs balance, traffic, and so forth. That it is pressing for a hotel at Broadway and University is a reflection of its hubris. Can pressures be brought to bear on this concern?”*
- *“I wish this addressed Boulder County as well as the city. Most growth will be outside the city limits, and there is more to be lost and gained there.”*
- *“Lack of affordable housing and increased urban growth have made my husband and I decide to leave the area within a couple of years when he retires from CU.”*
- *“No more money for open space until the city parks are improved. Pearl street is very unfriendly to the handicapped, ie wheelchair and mobility scooters. also unsafe due to panhandlers.”*
- *“Please no height restriction changes. Density is hard to deal with because of the additional traffic. These roads were built for traffic of 40 yrs ago.”*
- *“Thanks for doing the survey.”*

- *“This is a better questionnaire than previous ones but for many of the choices I wanted to better qualify my answers. For example: ADUs for existing homeowners’ family, but not everywhere especially not for student housing. The choices were not fine grained enough. CU is adding to our problems. Let them provide housing on campus. Only a partial push poll which is an improvement. Keep it up. You can do better.”*
- *“When i moved to Boulder in 2010, i was pleasantly surprised at how happy people are/were here. I had lived in Chicago and DC previously. Both cites have high populations, traffic and density. These things make people stressed and unhappy. I don't think you realize what you are doing (the unintended outcomes of changing Boulder) and when you do....in 10 or 20 years, it will be too late to turn things back. SO THINK VERY CAREFULLY. Are you only thinking about the quantity of life here or are you also thinking about quality. If you are thinking also of quality, you will need to get more psychologists types. Larger populations destroy a sense of community. How can you retain this sense of community? This is harder than just looking at increasing the number of housing units.”*

Respondent Demographics

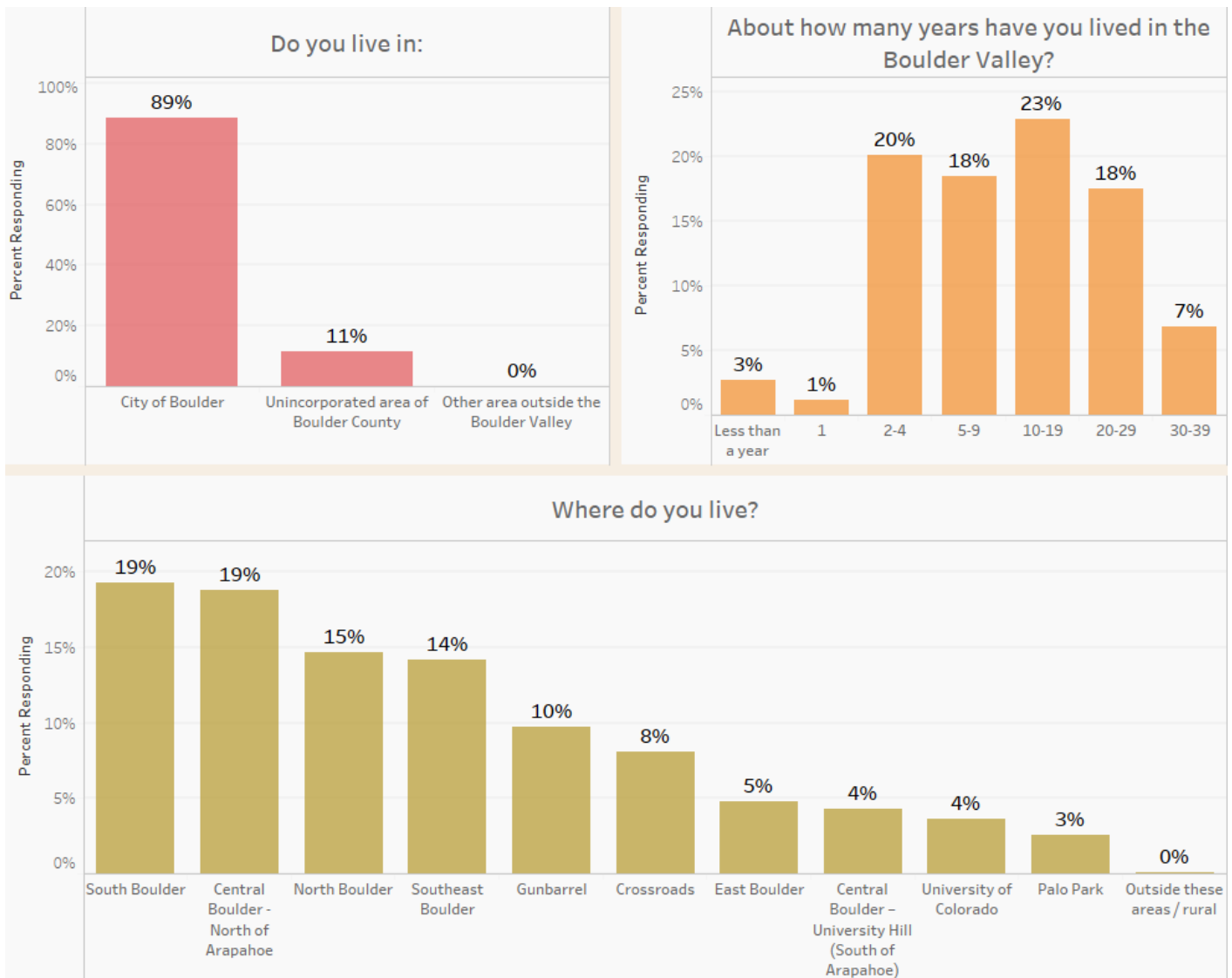
This section of the report summarizes the demographic characteristics of respondents to the random sample, invitation-only survey. As noted in the Methodology section, the raw survey data were weighted to match the demographic profile of the household population in the Boulder Valley by age and housing tenure (own vs. rent), based on 2010 Decennial Census and 2009-14 American Community Survey data. A description of weighted demographic profile is provided below, followed by graphical illustrations of the results.

- Subcommunity:** Nineteen percent of respondents live in Central Boulder – North of Arapahoe, another 19 percent live in South Boulder, while 15 percent in North Boulder, 14 percent in Southeast Boulder, and 10 percent in Gunbarrel. Smaller shares of respondents reside in Crossroads (8 percent), East Boulder (5 percent), University of Colorado (4 percent), Palo Park (3 percent), and other areas/rural (less than 1 percent). The map that was included in the survey accompanying this question is shown below.



- **Place of residence (city/county):** The majority of respondents live in the City of Boulder (89 percent), with a minority residing outside the city limits in unincorporated Boulder County (11 percent).
- **Years living in the Boulder Valley.** Respondents had lived in the Boulder Valley for a diverse range of time, from less than a year to more than 40 years. The average length of residency was 16.2 years, with a median of 12 years.

Figure 20: Place of Residence



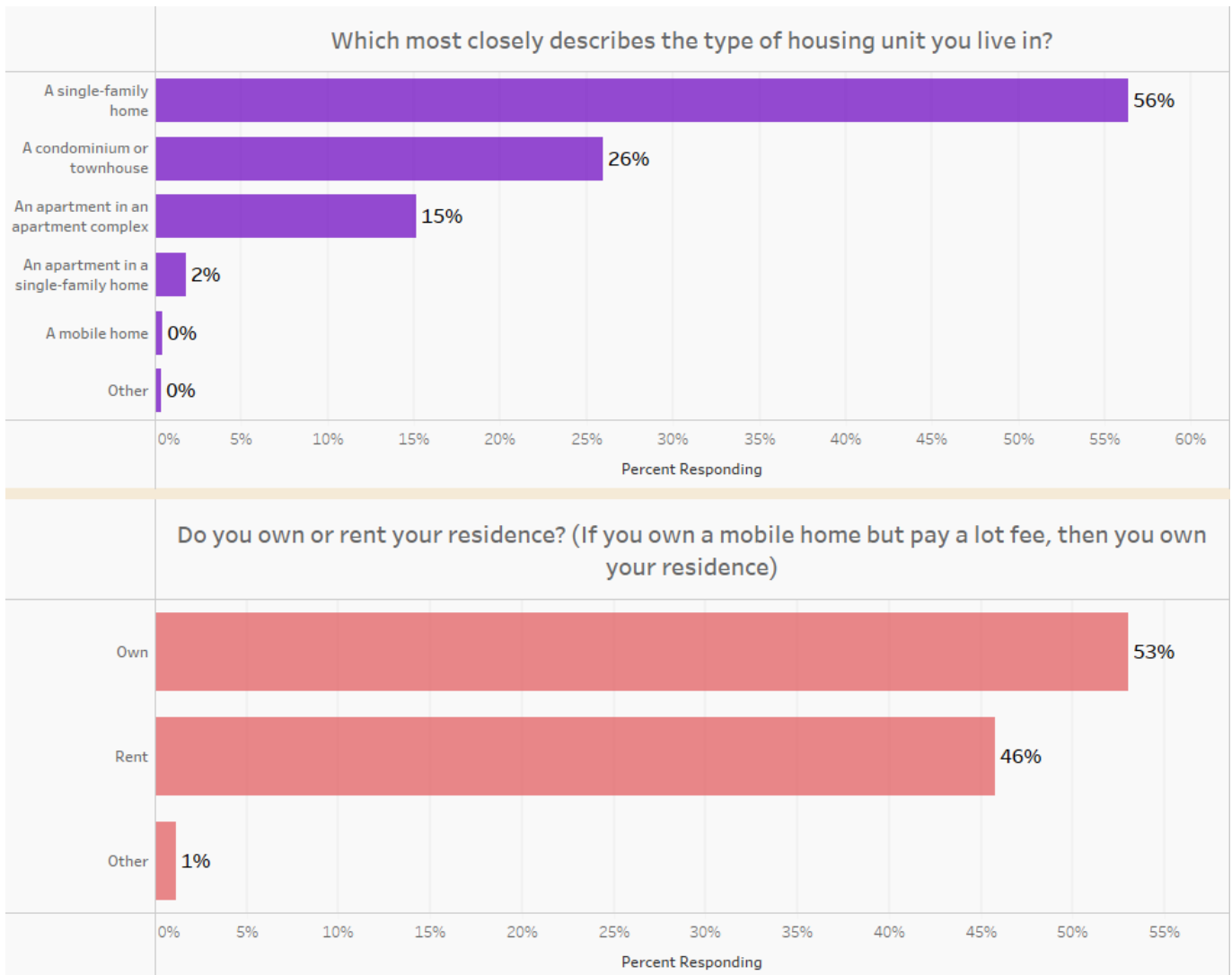
- Employment status.** Five out of six survey respondents (84 percent) are employed, while 16 percent are not employed. Among those who are employed, most work in Boulder (77 percent), with 23 percent working in array of other communities (including Longmont, Denver, and other locations). Fully 58 percent of those employed work at home at least some of the time (including 42 percent who work partly at home and partly at their employer’s location, 11 percent who run a business out of their home, and 5 percent who always work at home instead of their employer’s location), while only 36 percent never work at home.
- University/college students.** Fourteen percent of survey respondents are students at CU, 2 percent are university/college students elsewhere, and 84 percent are not university/college students. Note that students living in the CU residence halls were intentionally omitted from the survey sample.

Figure 21: Employment Characteristics and Student Status



- **Type of residence.** More than half of respondents live in a single family home (56 percent), while most of the others live in a condo/townhome (26 percent) or an apartment (including 15 percent in an apartment complex and 2 percent in an apartment in a single-family home). Small shares live in other housing types, including a mobile home or other living accommodations.
- **Housing tenure.** A little more than half of respondents own their residence (53 percent), and a little less than half are renters (46 percent).

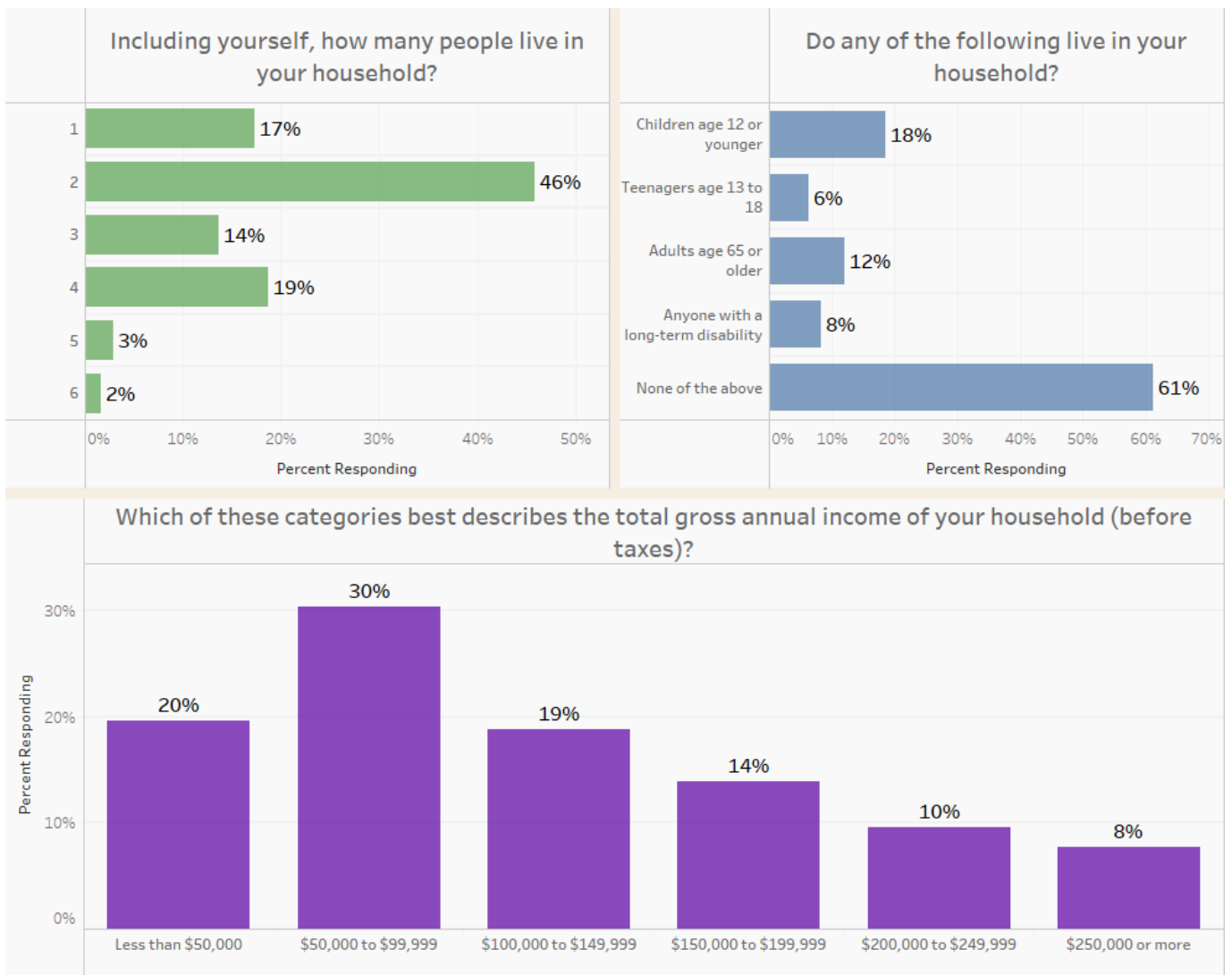
Figure 22: Housing Characteristics



- **Household size.** The average household size was 2.5 persons, with 17 percent living in one-person households, 46 percent in two-person households, 14 percent in three-person households, 19 percent in four person households, and 5 percent in five or more person households.

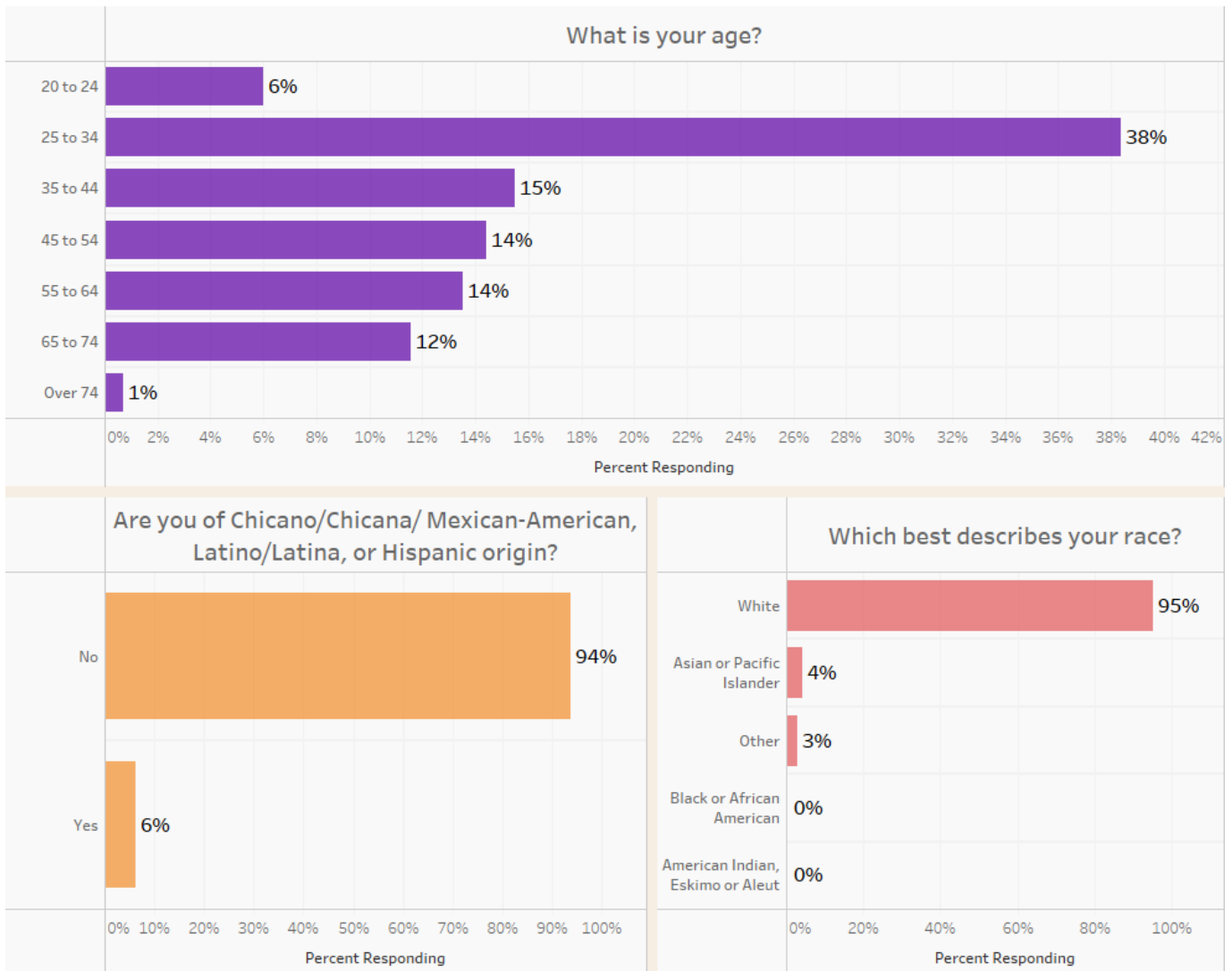
- Household composition.** Twenty-five percent of respondents have children 18 and under living in their household (including 18 percent with children age 12 or younger and 6 percent with teenagers age 13 to 18). Twelve percent indicated the presence of adult(s) aged 65 or older at home, and 8 percent of households include someone with a long-term disability.
- Annual household income before taxes.** About two-thirds of households indicated a household income level of \$150,000 or less: 20 percent earning less than \$50,000, 30 percent in the \$50,000 to \$99,999 range, and 19 percent in the \$100,000 to \$149,999 range. Additionally, 14 percent earn \$150,000 to \$199,999 annually, with 10 percent in the \$200,000 to \$249,999 range and 8 percent earning \$250,000 or more.

Figure 23: Length of Residence, People in Household, and Household Income



- **Age.** The age distribution of survey respondents includes 6 percent aged 20 to 24, 38 percent age 25 to 34, 15 percent aged 35 to 44, 14 percent aged 45 to 54, 14 percent aged 55 to 64, 12 percent aged 65 to 74, and 1 percent aged 75 or older. The average age is 43 years and the median age is 40 years.
- **Race.** The majority of survey respondents are white (95 percent), with 4 percent Asian or Pacific Islander and 3 percent other.
- **Hispanic origin.** Six percent of respondents are of Chicano/Chicana/Mexican-American, Latino/Latina, or Hispanic origin.
- **Gender.** Finally, the gender distribution is equally split, at 50 percent female, 50 percent male.

Figure 24: Demographic Characteristics



Respondent Demographics Before and After Survey Weighting

As described in the methodology, the raw survey data were weighted to match the demographic profile of the adult household population in the Boulder Valley by age and housing tenure (own vs. rent), based on 2010 Decennial Census and 2009-14 American Community Survey data. The objective of the weighting was to ensure that the results are representative of the Boulder Valley population on key demographic characteristics. A summary of selected respondent demographic characteristics before and after survey weighting, as compared to the Boulder Valley population profile, is included below. Only weighted results are summarized in this report, unless noted otherwise.

**Table 11
Respondent Demographics (Weighted and Unweighted), Compared to Boulder Valley Population**

AGE (adult population)	Population target	Unweighted results	Weighted results
20 to 34	44.8%	9.8%	44.4%
35 to 44	15.5%	16.7%	15.5%
45 to 54	14.6%	22.8%	14.4%
55 to 64	13.1%	29.7%	13.5%
65+	<u>12.0%</u>	<u>21.0%</u>	<u>12.3%</u>
Total	100.0%	100.0%	100.0%

AGE (adult population)	Population target	Unweighted results	Weighted results
Owner-occupied households	53.1%	87.2%	53.0%
Renter-occupied households	46.9%	11.6%	45.8%
Other	<u>n/a</u>	<u>1.2%</u>	<u>1.2%</u>
Total households	100.0%	100.0%	100.0%

The weighted results versus the unweighted results showed very close similarities for size of household, location of employment, Latino/a ethnicity, race, and gender. Weighted results showed a higher proportion of renters, employed persons, those living in a condo or apartment, students, those with an income less than \$100,000, and those living in the Boulder Valley less than ten years, as compared to the unweighted results. The weighting process clearly brought the respondent profile more in alignment with the known characteristics of the residents of the area of interest (Area I and II).

~*~*~*~*~*~*~*~*~*~*~*~*~*~*~*~*



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
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BOARD OF COUNTY COMMISSIONERS MEETING SUMMARY

January 31, 2017 – 3:30 PM
Commissioners Hearing Room, Third Floor
Boulder County Courthouse

Docket BVCP-15-0001: Boulder Valley Comprehensive Land Use Change Requests

STAFF PLANNERS:

Dale Case - Land Use Director, Boulder County; Nicole Wobus - Long Range Planning and Policy Manager, Boulder County Land Use; Pete Fogg - Senior Planner, Boulder County Land Use; Steven Giang - Planner I, Boulder County Land Use; Susan Richstone - Deputy Director for Planning (City of Boulder PH+S); Lesli Ellis - Comprehensive Planning Manager (City of Boulder PH+S); Jay Sugnet - Senior Planner (City of Boulder PH+S); Jean Gatzka - Senior Planner (City of Boulder PH+S); Caitlin Zacharias – Planner I (City of Boulder PH+S)

BACKGROUND

This document summarizes discussion and outcomes from a Jan. 31, 2017 Board of County Commissioners (BOCC) public meeting at which the following Boulder Valley Comprehensive Plan Major Update (BVCP)-related topics were addressed:¹

- **Key policy choices related to land use and jobs-housing balance.** Staff provided background and updates on recent analysis on scenarios, results from a second survey, directions toward land use changes, and city decision-makers' input on housing and land use policy alternatives. *Action requested: None. Study session only.* No public testimony was taken.
- **CU South site suitability.** Staff provided background on recent site suitability studies and exploration of appropriate land use for the property and issues to address. *Action requested: None. Study session only.* No public testimony was taken.
- **3261 3rd Street land use map change, decision to reconsider.** BOCC was asked to decide whether to proceed with the reconsideration process for a previous land use designation change decision for this property due to a change in circumstances related to the location of

¹ At the start of the meeting Nicole Wobus, Long Range Planning and Policy Manager, noted a clarification and a correction for the staff report. In the discussion of the Natural Environment policy section it should have been noted that the content was reviewed by the Boulder County Parks and Open Space Advisory Committee. Also, 3261 3rd Street's land use change request was referenced as Request #29 and should have been referenced as Request #25.

the blue line (Land Use Change Request #25). *Action requested: Decision.* No public testimony was taken.

Please refer to the staff memo submitted in advance of the meeting, [available here](#).² All public comments received related to the BVCP Major Update docket are [available here](#).³

3261 3rd STREET – VOTE TO PROCEED WITH RECONSIDERATION PROCESS

The county decision makers' votes on this land use change took place before the November election when voters approved amendments to the location of the blue line. Due to this change in circumstances, staff amended the recommendation for the land use and area map change request before city decision makers decided on this matter. City decision makers decided on an amended version of the staff recommendation. Therefore, reconsideration of the county bodies' September decision making is necessary, as all four decision bodies' must be in alignment for the land use change to take effect.

Nicole Wobus, Long Range Planning and Policy Manager shared the formal written request from the city to reconsider the 3261 3rd Street land use designation change. The BOCC commented that the decision to proceed with the reconsideration process was straightforward, and that the BOCC was already familiar with the property. Cindy Domenico moved to approve the proceeding with the reconsideration process. The motion was seconded by Elise Jones and all three Commissioners voted in favor of proceeding with the reconsideration process.

KEY POLICY CHOICES RELATED TO LAND USE AND JOBS:HOUSING BALANCE

Lesli Ellis provided a brief explanation about the study session city staff held with City Council (CC) and City Planning Board (PB) the previous week (Jan. 24, 2017), where staff requested feedback and direction as they enter the final phase of the BVCP Update process. Lesli summarized the feedback received at the city study session, and provided updates on the following topics: the website, second survey, schedule, community input, land use objectives, scenarios and initial staff recommendations regarding adding residential development capacity in light industrial areas and along corridors, height ordinances, action plan priorities, community benefit policy, jobs:housing balance policy, subcommunity planning, and the built environment chapter. Lesli and Nicole requested feedback from the BOCC on these areas, recognizing that city decision makers have authority over items pertaining only to city (Area I) matters. BOCC feedback and discussion on these topics is summarized below.

Expanding Opportunities for Housing in Light Industrial Areas and Along Corridors

Industrial: Overall, the BOCC supported the idea of expanding housing thoughtfully in light industrial areas. Commissioner Jones requested clarification on staff's references to how the expansion of housing in light industrial areas would be done "carefully." Staff responded that changes would be limited and conditional. The concept would be explored primarily in business parks and in areas where property owners have expressed an interest. Care would be taken to mitigate potential negative impacts on small businesses. Additional analysis of the concept is underway.

Commercial Centers: BOCC supported the idea of adding more housing in the Boulder Valley Regional Center and 28th Street, and was in favor of continued exploration of options for reducing non-residential potential.

² <http://www.bouldercounty.org/doc/landuse/bvcp150001staffreport20170131.pdf>

³ <http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>

Height Ordinance

Staff recommends keeping the height ordinance in place, but recognizes further work is needed to avoid possible unintended consequences. Commissioner Jones suggested that increases in height be pursued with caution, and noted that she views height as essentially another planning reserve that could be tapped into 50 years in the future. Commissioner Gardner recognized height as a critical part of the Boulder identity and suggested that height variances be site specific. BOCC also suggested that increases in height be tied to providing community benefits, particularly affordable housing.

Housing Policy

The BOCC expressed general support for the draft policy language that ties additional density to additional permanently affordable housing. They encouraged creativity in addressing the need to introduce more permanently affordable housing, stating that the county is in a housing crisis. Commissioners noted that the survey outcomes highlight that the community places a high priority on affordable housing. A Commissioner commented on the importance of carefully designing the new policy to ensure that it is structured to achieve the intended outcomes to meet the housing demands for each income group. Another Commissioner suggested potentially tying approval of new accessory dwelling units (ADUs) to housing affordability, a model that has been used elsewhere. This would also support community interests related to aging-in-place. Commissioner Gardner requested clarification on the definitions and targets for housing low, moderate and middle income households.

Action Plan Priorities

BOCC supported the action plan items presented, and agreed that affordable housing and community action plans are important.

Community Benefit Policy

BOCC supported a new policy for Community Benefit; specifically, Commissioner Jones favored the reference to a variety of community benefits.

Jobs:Housing Balance

The BOCC indicated that any steps to address non-residential growth management should be data-driven, and expressed that determining which specific approaches to use warrants careful consideration. The BOCC highlighted the close relationship between regional transportation and job growth in the Boulder Valley, and they expressed a recognition of the impacts of job growth on housing affordability. The BOCC supported the concept of having a target metric for the jobs-housing ratio, as well as strategies to work toward achieving greater balance. A Commissioner suggested having a BVCP policy stating that new jobs must pay for the new commuters that will result (i.e., job growth should be coupled with financial support for a community-wide EcoPass program).

Subcommunity and Area Planning

BOCC emphasized the county's interest in being an active player in area planning for the Broadway Corridor and tying county facilities into that planning process. The county is also interested in being an active partner in any future planning efforts related to the Boulder Community Hospital site.

CU SOUTH SITE SUITABILITY

Staff requested feedback from the BOCC on whether to continue to move forward with the comprehensive plan land use change for the CU South property.

Commissioner Jones asked for more background on the experience of the 2013 Flood and how it relates to the South Boulder Creek Mitigation Study which began before that flood. The City's Director of Public Works Utilities, Jeff Arthur, provided an explanation of the study and the overall assessment of the area. In the study, a set of alternatives was analyzed and the outcome was a plan for pursuing three phases of mitigation efforts. The CU South mitigation work would be Phase 1 of the

broader plan. The basic concept is to build a high hazard dam at this site. It would be built to a more rigorous design standard than a traditional levee due to its high hazard classification. Commissioner Jones asked for clarification on where the spillway is located. Staff stated that the spillway would be in the same general area but noted that is the subject of further geotechnical analysis.

Commissioner Jones stated that the county typically regulates to the 100-year flood and the 2013 Flood exceeded this value in many areas. She expressed concern that designing to the 100-year level may be insufficient and questioned whether the community should consider designing to a higher standard. Mr. Arthur stated that building a dam for higher level storms would require more land, higher costs, and a slower construction/development time. It could take 80-100 years to build out the current mitigation projects that are designed to a 100-year standard, and if the city were to focus more funds on this area, other parts of the city would suffer as a result.

Commissioner Domenico supported the idea of designing to a more stringent standard than the 100-year flood based on past experiences, and wants to ensure that future dam projects do not exacerbate problems if they fail. Commissioner Gardner inquired if staff has made any updates to the study since the 2013 Flood and wondered how the impacts of that flood compared to computer modeling. Mr. Arthur stated that the models for the 2013 Flood and South Boulder Creek were quite similar. The BOCC also had a critical concern regarding whether the spillway would have unintended consequences for the residential neighborhoods to the west. Mr. Arthur explained that efforts to determine the spillway are not yet complete, but staff could follow up with BOCC to provide more information.

The BOCC expressed that more information is needed on the flood issues, and until there is more information and data available, they do not support moving forward with land use designation changes. Commissioner Jones also emphasized the importance of conservation and the need for more student housing to help with affordable housing issues. The BOCC emphasized the need to consider a 500-year design strategy. Commissioners emphasized that the county views flood risk as a high priority.



Land Use

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BOULDER COUNTY PLANNING COMMISSION

MINUTES
January 18, 2017

AFTERNOON SESSION – 1:30 PM

**Hearing Room, Third Floor,
County Courthouse, Boulder**

2

PUBLIC HEARING

AFTERNOON SESSION – 1:30 PM

4

6 On Wednesday, January 18, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:32 p.m. and adjourning at approximately 7:37 p.m.

6

8 Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez, W.C. Pat Shanks, Ben Blaugrund, Leah Martinsson, Doug Young, Michael Baker, Lieschen Gargano

10

12 Commissioner Excused: Dan Hilton

12

14 Staff Present: Kim Sanchez, Summer Frederick, Michelle McNamara, Kathy Parker (County Attorney), Anna Milner, Steven Giang, Nicole Wobus, Dale Case, Amy Oeth, Rick Hackett

14

16 Others: 90-100

16

MINUTES

18

20 **MOTION: Doug Young MOVED that the Boulder County Planning Commission APPROVE the Minutes from December 21, 2016 as written.**

22

24 **SECOND: Leah Martinsson**

24

26 **VOTE: Motion PASSED {7 to 0} Abstained: Lieschen Gargano**

26

STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS

28 Kim Sanchez, Chief Planner, provided three brief updates:

- 30 1) Summary of dockets PC took action on in 2016 and the subsequent BOCC decision
2) Recent activity and efforts in regards to the County’s oil and gas moratorium and drafting of proposed regulations

- 32 3) Reminder that Annual Dinner will follow the PC's February 2017 meeting.

Docket LE-16-0002: Allenspark Fire Department Location Extent

34 Michelle McNamara, Planner II, presented the application for William & Jeanine Ellis and the
36 Allenspark Fire Department, Location and Extent for the construction of a 1,440 sq. ft. fire barn. The
38 proposed project is located in the Forestry (F) Zoning District, at 2991 Riverside Drive,
approximately 1 mile southwest of the intersection of Riverside Drive and State Highway 7, in
Section 9, T2N, R72W.

40 Staff recommended **CONDITIONAL APPROVAL** as outlined in the staff recommendation, dated
42 January 18, 2017.

44 **PUBLIC HEARING OPENED**

46 **SPEAKERS:** Mike Daley, Allenspark Fire Department Board President - 13245 Highway 7

48 **PUBLIC HEARING CLOSED**

50 **MOTION:** Leah Martinsson **MOVED** that the Boulder County Planning
52 Commission **CONDITIONALLY APPROVE** and recommend to the
Board of County Commissioners **CONDITIONAL APPROVAL** of **LE-**
54 **16-0002: Allenspark Fire Department Location Extent** subject to the
seven (7) conditions listed in the staff recommendation.

56 **SECOND:** Lieschen Gargano

58 **CONDITIONS OF APPROVAL**

1. The Applicant shall obtain all necessary building permits as required by the County
60 Building Code.
2. Prior to the issuance of a building permit for the fire barn, engineered grading plan shall
62 be submitted to show grading and drainage on the site.
3. A wildfire mitigation plan shall be submitted with the building permit for review and
64 approval by the County Wildfire Mitigation Coordinator, and the approved plan shall be
fully implemented prior to final inspection or the issuance of a certificate of occupancy
66 for the fire barn. The plan shall be maintained over the life of the use.
4. The exterior colors and materials shall be chosen from medium to dark grey, green and
68 brown to fit within the surrounding area.
5. Prior to the issuance of any building permits, the applicant shall provide a lighting plan
70 demonstrating that the proposed lighting fits within the character of the surrounding area
6. All areas of exposed soil that are disturbed by construction shall be revegetated, with
72 revegetation limited to the use of native species.
7. Prior to the issuance of any building permits, the applicant shall provide a narrative as to
74 where the excess grading will be going.

76 **VOTE:** **Motion PASSED {8 to 0}**

Study Session in Preparation for Floodplain Remapping Adoption Process

78 Varda Blum, Floodplain Program Manager, Boulder County Transportation Department, presented an
80 overview of the Colorado Hazard Mapping Program (CHAMP) within unincorporated Boulder
County.

82 The presentation included the following topics: why floodplain remapping and associated Land Use
84 Code updates to protect public health and safety are needed post 2013 flooding, the FEMA National
Flood Insurance Program requirement for floodplain mapping, data that goes into hydraulic modeling
86 that generates floodplain mapping, State funding and timelines for CHAMP, stream reaches being
mapped, the technical review and resident outreach being performed by County staff with consultant
88 support, the relationship of the CHAMP floodplain remapping to the floodplain code updates in
Summer 2016 regarding adoption of best available data, and the analysis being undertaken by staff in
90 anticipation of possible amendments to the Boulder County Zoning Map and Land Use Code to
locally adopt the updated floodplain mapping.

92 Planning Commission asked questions on topics including: LiDAR use during studies, how much
public comment there has been and on what topic, who is getting postcard notices of community
94 meetings, staff perception of the likelihood of ramp up of public comment as the process continues,
the FEMA FIRM adoption process, and the extent of ground surveys.

96 This was a discussion item only, with no public testimony or decision. Next steps include: continued
98 community outreach and technical review, referral to CWCB, FEMA, land use and other public
agencies, and presentation and public hearing at the April 19 Planning Commission meeting followed
100 by presentation and public hearing in front of the BOCC.

102 *Planning Commission took a 10-minute break between agenda items 4 and 5 (from approximately*
2:50 p.m. to 3:00 p.m.).

104

Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Public Land Use Change
Requests – Reconsideration of the Twin Lakes Decision

106 Nicole Wobus, Long Range Planning and Policy Manager for Boulder County Land Use, and Jay
Sugnet, Senior Planner with the City of Boulder, presented staff's amended recommendation, a
108 summary of new information and information related to topics identified as areas of focus by
Planning Commission (appropriate width and location of a wildlife corridor; infrastructure and
110 services available in the area and how the city and county would address potential impacts of
development; considerations related to land use designation categories and options that would result
112 in housing density in between the existing low and medium density residential categories; and a
summary of next steps).

114

116 Frank Alexander, Executive Director Boulder County Housing Authority, and Glen Segrue, Senior
Planner with the Boulder Valley School District, presented on behalf of Request #35. Dave
118 Rechberger, Chair of the Twin Lakes Action Group, presented on behalf of Request #36.

DISCUSSION

120

122 Planning Commission asked questions of staff and requesters. Topics addressed included: the width
of the proposed wildlife corridor and the wildlife migration routes used in the area; the combination

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124 of the northern and southern parcels for the land use change request review process; the potential for
126 separate decision making for the north and south parcels; floodplain mapping on the parcels; the
128 proposed percentage of permanently affordable homes planned for property; and 2040 projections and
housing demands for the Gunbarrel area; and how much housing is needed to meet the demands of
Boulder County. At the request of Natalie Lopez, Pete Fogg, Senior Planner Boulder County Land
Use, provided the history of the Gunbarrel Annexation over the years.

130 **PUBLIC HEARING OPENED**

132 **SPEAKERS:** Betsey Martens - 4800 Broadway
134 Brian Lay - 4555 Tally Ho Trail (pooled time with Kelley Dickson - 4715 Tally Ho
136 Ct. and Dennis Dickson - 4715 Tally Ho Ct.)
138 Jessica Hartung - 5408 Idylwild Trail, #A
140 Greg Harms - 4869 Broadway
142 Rolf Munson - 4554 Starboard Drive (pooled time with Nikki Munson - 4554
144 Starboard Drive and Dinah Mckay - Portal Village)
146 Kristin Bjornsen - 4818 Brandon Creek Drive (pooled time with Michelle Caolo -
148 5216 County Road 3F and Alexander Samet-Bjornsen - 4818 Brandon Creek Drive)
150 Deb Prenger - 4572 Starboard Dr. (pooled time with John O'Dea - 4704 Hampshire
Street)
152 Matt Samet - 4818 Brandon Creek Drive
154 Ivan Samet-Bjornsen - 4818 Brandon Creek Drive
156 Hal Hallstein - 3664 Pinedale St.
158 Mike Chiropolos - 3325 Martin Drive (pooled time with Maryanne Bjornsen Fort
160 Collins 80528 - 5216 County Road 3F and Rob O'Dea - 7774 Durham Cir)
162 Renee St.Aubin - 2910 Bluff Street
164 Gordon McCurry - 1200 Albion Road (pooled time with Jerry George - 4733 Tally
166 Ho Court and Dee George - 4733 Tally Ho Court)

152 *Planning Commission took a 20-minute break for dinner at 5:04 p.m. and returned at*
154 *approximately 5:25 p.m.*

156 Bobbie Watson - 1285 Cimarron Drive, Ste. 201
158 Anne Tapp - 835 North Street
160 Tom Kuhne - 4350 Pali Way
162 Kimberly King Poplawski - 4452 Driftwood Place
164 Suzanne Crawford - 655 Aspen Ridge Drive
166 Alexandra Niehaus - 4557 Starboard Dr.
168 Pete Williams - 6755 Harvest Road
170 Michael Smith - 4596 Tally Ho Trail (pooled time with Renata Frenzen - 6212 Old
172 Brompton Road and Jacqueline Muller - 639 Mapleton)
174 Carmen Baran - 6190 Old Brompton Rd.
176 Jeff Zayach - 3450 Broadway
Julie Van Domelen - 1575 Yarmouth Ave
Karen Klerman - 4800 N Broadway
Kimberly Gibbs - 7468 Mt. Sherman Road
Will Toor - 3032 10th St.
Susan Lambert - 4696 Quail Creek Lane (pooled time with Nancy Thompson - 4685
Tally Ho Court and Christopher Ernst - 4966 Idylwild Trail)
Christine Gabriel - 708 Excelsior Pl.
Edwina Salazar - 220 Collyer St.
Richard Rossiter - 4614 Starboard Drive
Daphne McCabe - 3848 17th Street
Steve Albers - 5116 Williams Fork Trail #105
Jeffrey Flynn - 1440 King Avenue

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- 178 Cindy Kraft - 6549 Barnacle Street
- Harihar Rajaram - 4547 Tally Ho Trail
- 180 Kyle Joyce - 6220 Willow Lane
- Kevin Cowley - 2519 Westward Drive
- 182 Rick Adams - 4803 Brandon Creek Dr.
- Rob Palmer - 12855 N 66th Street
- 184 Hannah Hartung - 2775 Taft Drive Apartment 1202
- Susan Bailhache - 6848 Bugle Court
- 186 Judi Dressler - 230 S. Cleveland Ave.
- Annie Brook - 4425 Driftwood Place (pooled time Joan Jameson)
- 188 Mark George - 4661 Tally Ho Court (pooled time with Bart Banks - 6750 Bugle Court and Caroline Hogue - 4493 Sandpiper Circle)
- 190 Ken J Beitel - 4410 Ludlow St. (pooled time with Joyce Jenkins - 4848 Brandon Cr Dr. and Jennifer Murphy - Gunbarrel)
- 192 Patrick Madden - 4686 Tally Ho Ct. (pooled time with Miho Shida - 6783 Idylwild Ct. and Caroline Williams - 4420 Glencove Pl.)
- 194 Bridget Gordon - 7057 Indian Peaks Trail (pooled time with Sandra Ireland - 6800 Idylwild Ct and Gwen Aten - 4725 Greylock St.)
- 196 Donna George - 4661 Tally Ho Court (pooled time with Samantha Ricklefs - 4590 Starboard Drive and Frank Karash - 4721 Tally Ho Court)
- 198 Mary Kirk - 4620 Lee Hill Dr.
- Douglas Thompson - 4620 Lee Hill Dr.
- 200 Chris OBrien - 6474 Kalua Road (pooled time with Janna Tyrer - 4494 Sandpiper Cr.)
- 202 Susan Lythgoe - 201 E Simpson St.
- Summer Gould - 3961 Corriente Drive (pooled time with Athena Sapourn - 4338 Carter Trail and Ayden Dedrick - 1220 Oakdale Street)
- 204 Lisa Sundell - 4697 Tally Ho Court
- 206 Antoinette Cabral - 2707 Valmont Rd 316D
- Gary Urling - 2240 17th Street
- 208 Lynn Segel - 538 Dewey Avenue
- Jyotsna Raj - 863 14th St.
- 210 Amy Strombotne - 8502 Stirrup Court
- Bill Chimenti - 1666 Magnolia Drive
- 212 Kari Santos - Boulder

214 **PUBLIC HEARING CLOSED**

216

ADJOURNED

Detailed information regarding these items, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 2045 13th St., Boulder, Colorado 303-441- 3930.

218