



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: January 15, 2018

AGENDA TITLE

Discussion and Direction for Subcommunity Planning program

PRESENTERS

Jane S. Brautigam, City Manager
Chris Meschuk, Asst. City Manager/Interim Director of Planning
Jim Robertson, Comprehensive Planning Manager
Kathleen King, Senior Planner
Alice Huang, Administrative Specialist III

EXECUTIVE SUMMARY

Purpose

The purpose of this memorandum is to share information with City Council and receive feedback about the Subcommunity Planning program, a localized planning effort to address a range of issues and opportunities and to implement the goals of the Boulder Valley Comprehensive Plan. As a follow-up to a September 25, 2018 study session, the topics of this memo include information and recommendations regarding the remaining three of the six “foundational elements” of the Subcommunity Planning program: (4) scope and deliverables; (5) community engagement; and (6) schedule and phasing. Also included is a proposed revision to the subcommunity boundary map and recommended priority subcommunities for initiating the program. Council feedback will be used to develop an amendment to Chapter V of the Boulder Valley Comprehensive Plan (BVCP). This amendment will be voted on by both Planning Board and City Council.

Questions for Council

1. With regard to foundational elements 4 (scope and deliverables) and 6 (schedule and phasing), does council find the six phases of the scope of work appropriate?

2. With regard to foundational element 5 (community engagement), does council agree with the proposed approach for community engagement?
3. Does council agree with initiating subcommunity planning utilizing the revised boundaries?
4. Does council agree with the recommended prioritization of the first three subcommunities for planning?

Background

The 2015 BVCP Major Update, adopted in 2017, identifies community interest in localized planning to offer targeted solutions for different community geographies and bridge the gap between broad policies and site-specific project review. At the January 2018 City Council Retreat, subcommunity planning was identified as a priority program for the year to address this interest and implement goals of the BVCP.

During a [September 25, 2018 City Council Study Session](#) staff presented the history of subcommunity planning in Boulder, select national case studies, and recommendations for the establishment of six (6) foundational elements of a reinvigorated subcommunity planning program in the city. The six elements presented included: (1) definitions; (2) boundaries; (3) prioritization criteria; (4) scope and deliverables; (5) community engagement; and (6) schedule and phasing. Council discussed in greater depth the first three elements and made the following recommendations:

Definitions Revise proposed definitions to incorporate concepts of community resilience and evolution. Updated subcommunity planning definitions can be found in **Attachment A**.

Boundaries Study potential boundary refinements and recommend boundary revisions that employ “areas of change” as a key consideration. Council recommended that boundary revisions be considered for the East, Southeast and Palo Park subcommunities. Staff has developed a recommended boundary revision and two alternative revisions; draft maps can be found in **Attachment B**.

Prioritization Criteria While Council did express interest in the use of metrics for evaluating subcommunities, Council did not favor relying exclusively on measurement-based criteria for the prioritization of subcommunities for planning. Council indicated that metrics should be used in the analysis of each subcommunity during the planning process but that the selection and prioritization of subcommunities for planning would be at the direction of Council.

These recommendations have informed further work on subcommunity definitions and boundaries, as well as the development of scope and deliverables, schedule and community engagement for future subcommunity plans.

ANALYSIS

Foundational Elements 4, 5, and 6: Scope, Schedule and Community Engagement

The following resources have informed the development of recommendations for the scope and deliverables of a subcommunity plan, the anticipated schedule for completion of a

subcommunity plan and community engagement strategy for the subcommunity planning process:

- [The Boulder Valley Comprehensive Plan](#)
- City Council input
- Planning Board input
- Precedent subcommunity plans
- The Evaluation of the North Boulder Subcommunity Plan Process
- Staff feedback on recent planning project processes
- City of Boulder [Engagement Strategic Framework](#)
- Interviews with past planning staff members
- Meetings with management and staff from the following city departments:
 - Public Works (Transportation, Utilities, Development Services);
 - Housing and Human Services;
 - Planning;
 - Community Vitality;
 - Parks and Recreation;
 - Climate Initiatives
 - Library & Arts
 - Community Engagement (City Manager's Office);
 - Fire-Rescue; and
 - Communications.

These resources, documents and conversations revealed some common interests for a Subcommunity Planning Program that may be considered themes of the program as a whole.

Implement

The BVCP, City Council and staff have a clear goal of using subcommunity plans as the tool to implement the goals of the BVCP, which include:

- Increase the number of affordable housing units in the city;
- Increase the diversity of housing types in the city;
- Increase the number of housing units in commercial and industrial areas;
- Reduce non-residential land use potential *in the Boulder Valley Regional Center*;
- Increase access to alternative modes of transportation;
- Insure that redevelopment and infill development deliver buildings and public spaces of high-quality design and create pedestrian-oriented neighborhoods;
- Achieve energy system resilience;
- Improve community capacity and resilience to natural and economic disruptions;
- Reduce carbon emissions;
- Support climate stabilization;
- Support arts and cultural experiences as essential to community well-being; and
- Support and retain small local businesses.

Beyond citywide goals, residents, land owners and neighborhood groups have their own goals for their immediate community. Subcommunity planning offers a path towards implementation

for both citywide as well as local goals and a forum for discussion and decision-making in the cases where these objectives may conflict.

Collaborate

Subcommunity Planning offers the opportunity for the city to work with community members in the *collaborate* space of Boulder's Engagement Spectrum. The high level of interest from City Council, boards, the business community and Boulder residents in the outcomes of these plans indicates that a high level of engagement throughout the hierarchy of decision-making is a greatly desired aspect of a subcommunity planning program. To achieve this level of engagement, all participants in the process must have a clear understanding of their role and responsibility to the plan and how their own opinions and decisions will have effect on neighborhoods, the subcommunity and the city as a whole. Engagement activities for the subcommunity planning program will be consistent with the city's engagement strategic framework.

Deliver

The Evaluation of the North Boulder Subcommunity Plan Process, as well as staff input on recent planning projects, describes a need to emphasize "product." The Subcommunity Planning program should identify and deliver a pre-determined set of products (documents, graphics, web pages, etc.) that can be used by community members, staff and council to understand the site, the community vision, and the implementation strategy for each subcommunity plan. The method of production, review, revision and finalization of these products needs to be set in realistic and reasonable time frames.

STAFF RECOMMENDATIONS

Below is a recommended framework for conducting future subcommunity plans that outlines a draft scope and anticipated deliverables, community engagement strategy and anticipated timeline. This framework provides key milestones for subcommunity planning that integrates community input with planning processes, the production of deliverables, and an 18-month schedule per subcommunity. The framework is intended to provide the "basics" for future subcommunity planning processes with flexibility and room for tailoring processes and products to the context of each unique subcommunity.

Scope and Deliverables

The scope of work for subcommunity plans includes six distinct phases of work:

1. Project Kick-Off (4 Weeks)

The project kick-off phase aligns project team members with their roles and responsibilities, identifies key stakeholders and the community engagement methods and means to be employed, and introduces the site to the team through mapping, background research, and site visits.

Deliverables:

- Project Charter
- Community Engagement Plan

- Subcommunity Base Maps
- Site Tour and Summary

2. Inventory and Analysis (10 Weeks)

The subcommunity inventory and analysis phase includes a comprehensive review of past planning efforts and their current impacts, ongoing capital improvements, plans or development in the subcommunity, and an inventory of baseline conditions and key metrics related to BVCP city-wide goals.

Deliverables:

- Previous plans report/memo
- Inventory and Analysis Report

3. Concept Development (8 Weeks)

During concept development, the planning team will invite interested community members to explore the results of the inventory and analysis report and identify potential areas of preservation and areas of evolution. A series of focus group meetings will help the team identify critical needs in the community as well as subcommunity aspirations. This phase of work will help community members identify their key goals and objectives for the future.

Deliverables:

- Areas of preservation map
- Areas of evolution map
- Subcommunity goals and objectives

4. Scenario Testing and Alternative Futures (14 Weeks)

Using the goals and objectives developed during phase three, the team and community members will work together to develop “alternative future scenarios,” which may propose changes to land use in the subcommunity. Each alternative will be tested for potential impacts to citywide and subcommunity goals. Each alternative will be vetted through the community to identify the most successful components. These elements will be combined to deliver a “preferred alternative” scenario that will guide the evolution of the subcommunity’s future.

Deliverables:

- Three alternative land use maps and key impact descriptions
- Preferred alternative scenario land use map and key features description

5. Implementation Planning (12 Weeks)

The implementation planning phase is a highly collaborative effort that uses planning team, stakeholder, community partner and resident input to identify paths towards implementation of the preferred alternative scenario.

Deliverables:

- Draft Recommendations
- Map of key improvements and catalytic projects
- Implementation matrix

6. Plan Documentation (14 Weeks)

While pieces of the final plan will be developed throughout the process, phase six provides the team the opportunity to create final content for adoption and publication. This phase also includes public review, comment and response periods.

Deliverables:

- 60% Draft plan
- 80% Draft plan (30-day public review period)
- 100% Draft plan
- Subcommunity Plan web page

Community Engagement

We recommend that subcommunity planning in Boulder operate in the *collaborate* space of the Boulder Engagement Spectrum. This indicates that our participation goal is to “partner with the public in each aspect of the process including the development of alternatives and identification of a preferred solution.”¹ As defined in the [Engagement Strategic Framework](#), working in the collaborative spaces makes the following promise to the public: “we will work together with you to formulate solutions and to incorporate your advice and recommendations into the decisions to the maximum extent possible.” This type of engagement requires employing multiple methods for outreach, education, communication and participation to achieve successful outcomes through a transparent and democratic process. The basic tenets of engagement for the subcommunity planning program are:

1. Build capacity of city stakeholders. Stakeholders in the subcommunity planning process include residents, land owners, business owners, community organizations and public entities. Not all these groups or individuals share a common understanding about the city’s decision-making process and their own role in decision-making within the community. The subcommunity planning engagement program will include educational

¹ City of Boulder. (2017). *City of Boulder Engagement Strategic Framework*. Boulder, CO.

opportunities that build stakeholder capacity to play a meaningful role in subcommunity and citywide futures.

2. *Provide inclusive, context-based participation opportunities.* Not all methods of engagement are appropriate for all subcommunities, neighborhoods or stakeholders. The subcommunity planning engagement program will develop multiple strategies for participation that respond to stakeholder interests, availability and facilities.
3. *Deliver memorable experiences.* Subcommunity planning creates a comprehensive picture of an area of the city at a moment in time and produces a vision for long-term futures of community neighborhoods. Producing the material for this endeavor affords a lot of room for creativity in each phase of work. Participants in the subcommunity planning process should find the process engaging and memorable.
4. *Offer consistent and clear communication.* It is critical that communication about subcommunity planning maintain a consistent voice that connects stakeholders with information. Coordination among city leadership, staff and community members to deliver clear communication is a key component of the program.

Integrated Engagement

A collaborative process requires that community input is integrated into the plan throughout the scope of the project. While there are six phases that make up the scope of work for a subcommunity plan, stakeholder engagement aligns with this program in three stages that aim to answer the following big-picture questions:

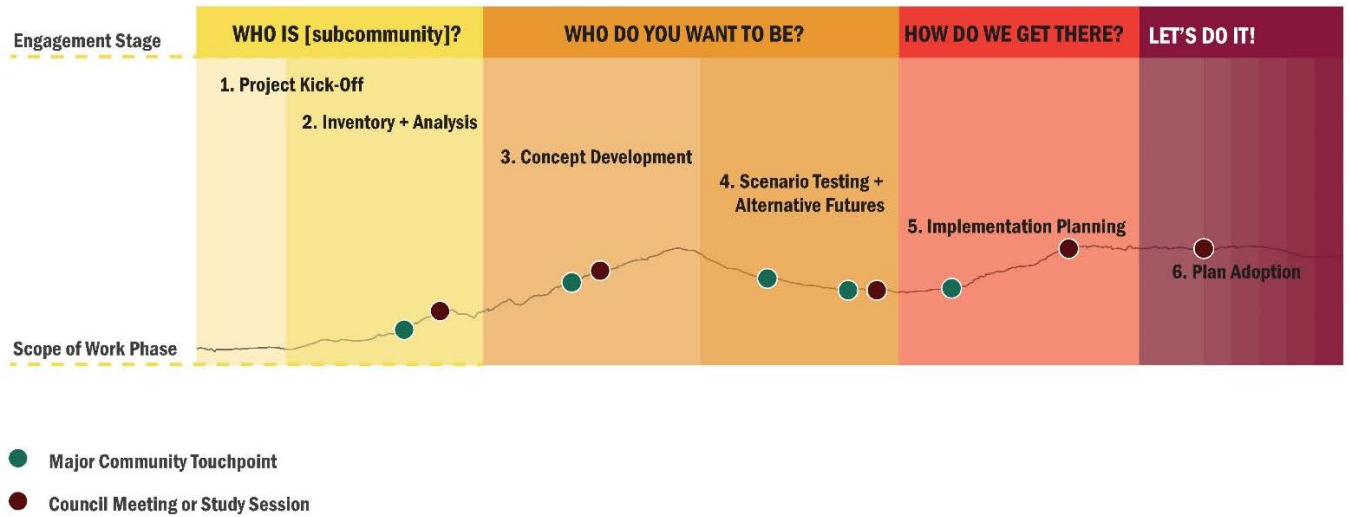
Stage 1: Who are you? This stage of engagement is intended to be an opportunity for data collection as well as reflection. Engagement efforts will collect information about the subcommunity history and stories, special places, character and unique attributes. This stage will also look to community members to identify sites, spaces, and issues within the subcommunity that are valued or that need improvement. Staff inventory and analysis will be vetted with community members to confirm or critique data-based assumptions about the area.

Stage 2: Who do you want to be? Stage two provides stakeholders with the opportunity and freedom to be visionary about the future of the subcommunity and identify how their neighborhood will contribute to citywide goals. Stakeholder input will contribute to the development of alternative future scenarios and community member participation will help identify the preferred alternative.

Stage 3: How do we get there? Stakeholders will collaborate with city leadership, staff, and community partners to prioritize future projects, plans and improvements to the subcommunity and help define the path towards implementation. This phase is intended to create stewards of the plan within the community who will carry its goals towards implementation.

The diagram below describes how these three stages align with the scope of work and project milestones for a subcommunity plan:

SUBCOMMUNITY PLAN TIMELINE



Schedule

The workplan built for a subcommunity plan anticipates a 16-month production schedule with an additional eight weeks built into the plan to provide time for review and iteration cycles, and alignment with board and council schedules.

BOUNDARIES

Background

At the January 2018 City Council Retreat, questions regarding the need for subcommunity boundary modification were raised by council members. At a September 25, 2018 council study session, staff presented some benefits and challenges to the existing boundaries, posing the question to City Council, “Does City Council find that revising the existing subcommunity boundaries is critical to the success of the subcommunity planning program?” City Council recommended that staff study potential revisions to the existing boundaries that:

- Consider that roadways, in some circumstances, may not be the best dividing line;
- Recommend potential revisions to the East and Southeast Boulder subcommunity boundaries as well as Palo Park boundaries; and
- Add Area II land that is not in a specific subcommunity to one, if has potential as developable land and is not Open Space.

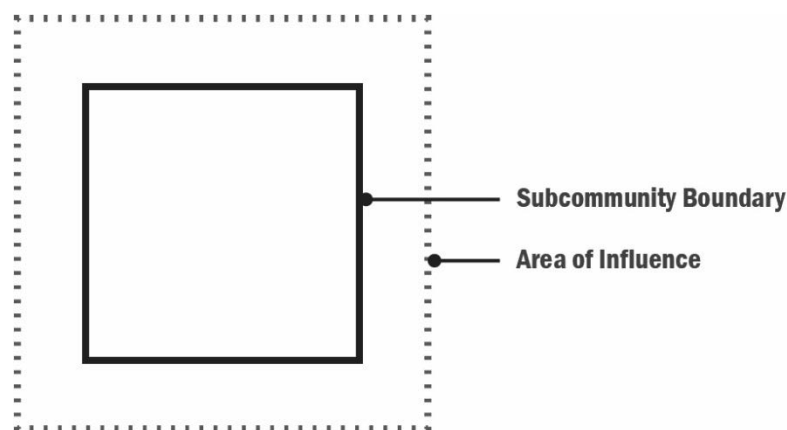
Staff considered these recommendations along with land use, zoning, natural features, planned capital improvements, recent property sales and existing neighborhood commercial centers to develop a recommended boundary and two alternative boundary sets for subcommunities, which can be found in **Attachment B**.

Purpose of Boundaries in Subcommunity Planning

Subcommunity boundaries have no regulatory function. In subcommunity planning, boundaries serve the following purposes:

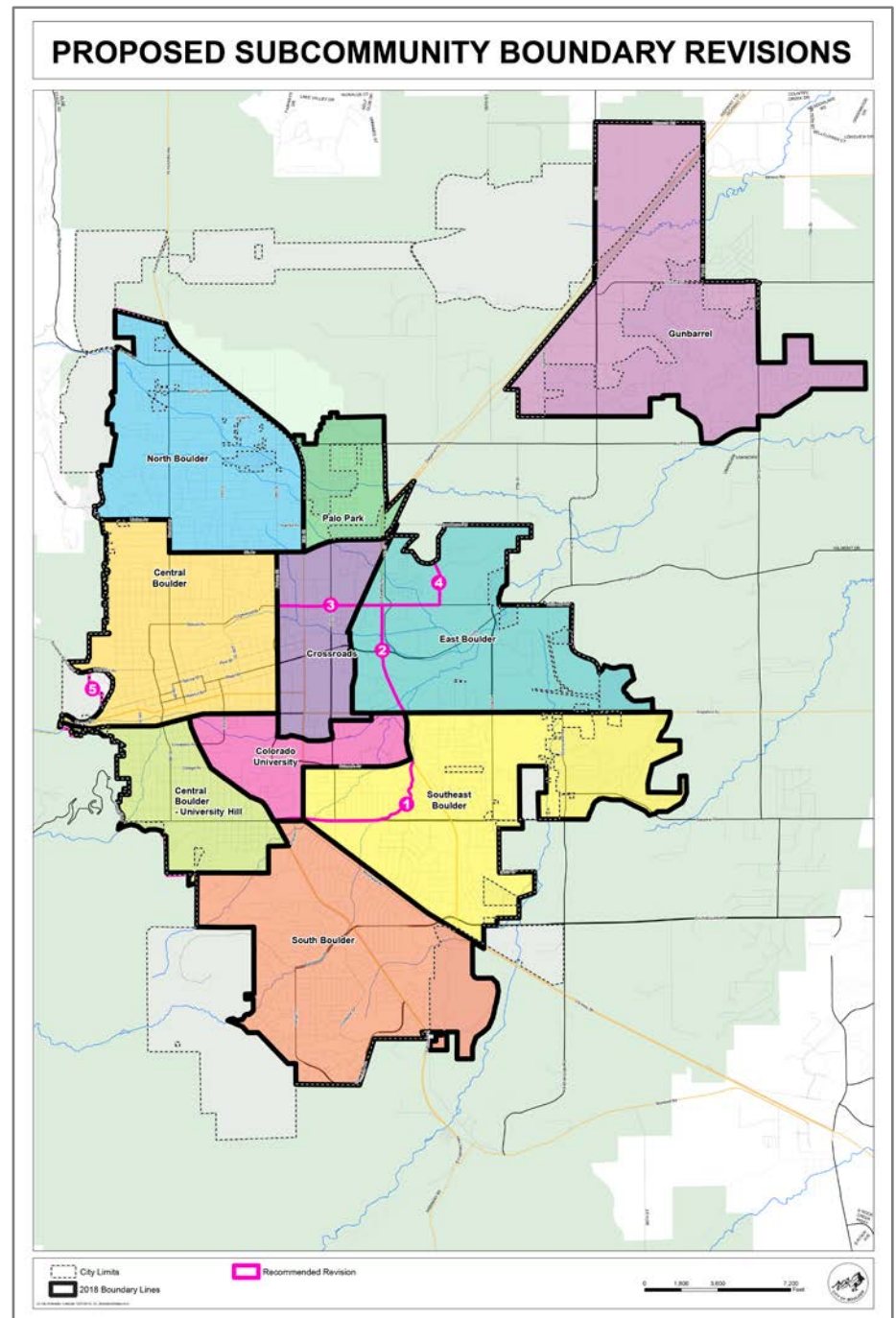
- To identify an area of study and
- To provide a defined area from which data can be extracted for analysis

Boundary lines will not exclude surrounding properties or land uses from study, planning or engagement during a subcommunity planning process. While boundaries provide a defined area for study, there is also an “area of influence” that surrounds that boundary which may influence or be influenced by a subcommunity plan:

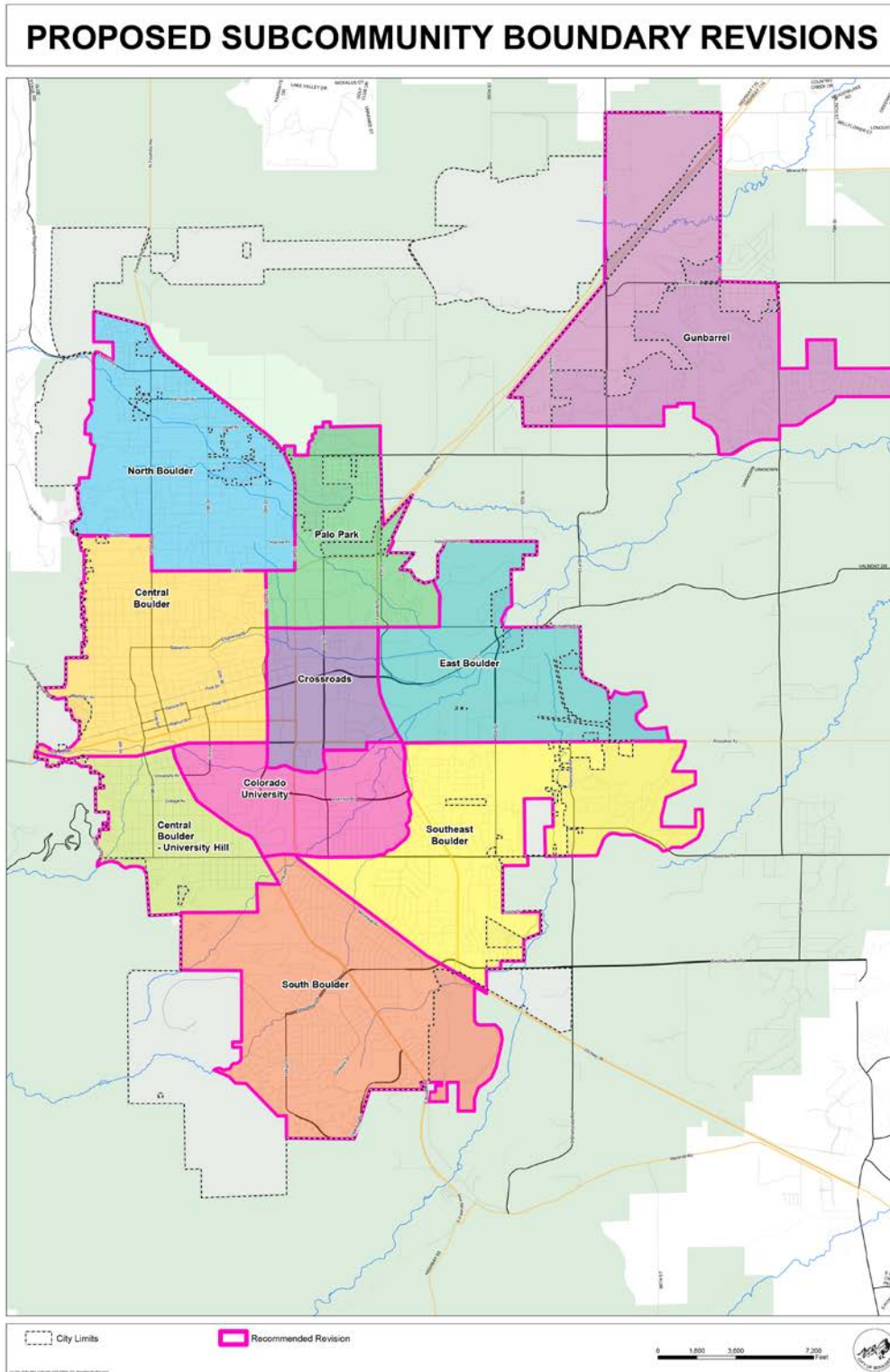


Staff analysis of the existing boundaries indicates that the following adjustments to subcommunity boundaries may be considered to better define future areas of study in the subcommunity planning program:

1. To reflect the eastern zone of influence of the university, expand the Colorado University southeastern boundary from Colorado Avenue to Bear Canyon Creek;
2. Realign the boundary between the Crossroads and East Boulder subcommunities along Foothills Parkway to align with Transit Village Area boundaries and include key retail and opportunity sites;
3. To connect the Palo Park neighborhoods with their local neighborhood center, realign the southern boundary of Palo Park from CO-119 to Valmont Road;
4. To better incorporate neighborhoods west of the Boulder Municipal Airport with a nearby neighborhood center, revise the Northwestern boundary of East Boulder from the BNSF rail tracks to Airport and Valmont Roads; and
5. Revise the western boundary of Central Boulder to incorporate the Knollwood neighborhood, a non-Open Space area in Area II.



These revisions would result in the following subcommunity map:



Prioritizing Subcommunities for Planning

The BVCP identifies the following criteria for selecting the priority for the development of subcommunity and area plans:

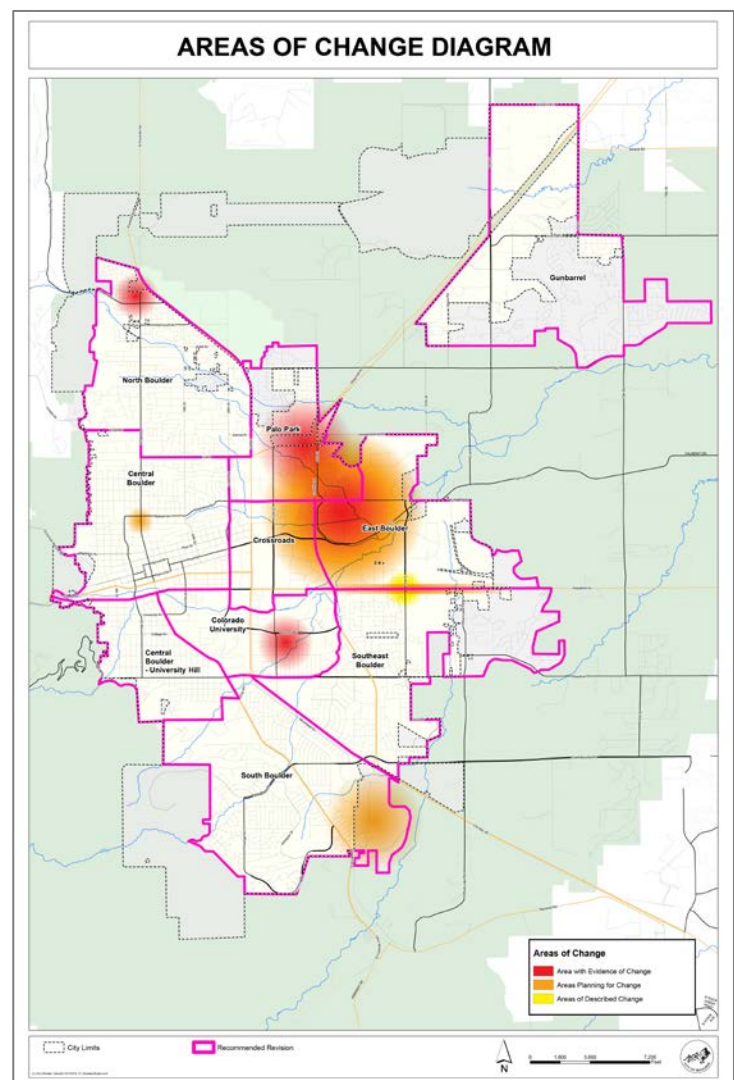
- Extent to which the plan implements the comprehensive plan goals;
- Imminence of change anticipated in the area;
- Magnitude of an identified problem;
- Likelihood of addressing a recurring problem;
- Cost and time effectiveness of the doing the plan; and
- Extent to which the plan will improve land use regulations, the development review process and the quality of public and private improvements.

At the September 25, 2018 City Council study session, City Council identified both the *imminence of change* and *ongoing change* as key indicators for prioritizing subcommunities. To identify these areas, staff developed a conceptual diagram to describe three types of “change areas” in the city:

- (1) *Area with evidence of change.* These areas across the city have data-based evidence of change. The city-wide data that was considered includes recent property sales, residential demolitions, new certificates of occupancy and planned capital improvement investments.
- (2) *Areas planning for change.* These areas include parts of the city undergoing current long-range planning efforts or have recently going through a long-range planning exercise.
- (3) *Areas of described change.* These are areas of the city that have been described by council as currently undergoing change

Areas with Evidence of Change

While Central Boulder saw the greatest number of property sales from 2015 to 2018, property sales in East Boulder saw the largest average sales prices of all ten subcommunities. Gunbarrel and Palo Park have also seen significant numbers of property sales since 2015. Palo Park has the



lowest average sale price of all subcommunities. Almost thirty percent of the planned capital improvement dollars for 2019-2024 will be invested in projects in Central Boulder, however, East Boulder will have the greatest number of projects of all subcommunities. Central Boulder has also seen the greatest number of residential demolitions since 2000, however, and perhaps unsurprisingly there are more residential certificates of occupancy in North Boulder since 2000 than in any other subcommunity.

Areas Planning for Change

Recently completed and ongoing planning efforts that indicate future changes include:

- Alpine-Balsam Area Plan (Central Boulder);
- East Arapahoe Transportation Plan (East Boulder and Crossroads);
- Arapahoe and 55th Station Area Plan (East Boulder);
- Transit Village Area Plan/Boulder Junction (Crossroads);
- CU South (South Boulder); and
- Opportunity Zone (East Boulder, Crossroads, and Palo Park).

Areas of Described Change

At the September 25, 2018 City Council study session, City Council identified the 55th and Arapahoe area as an area of change.

Recommended Subcommunities for Planning

Given these areas of change as well as previously completed and ongoing planning efforts, staff recommends prioritizing the following subcommunities based for planning: (1) East Boulder, (2) Palo Park, and (3) Central Boulder.

Planning for these areas will not be limited to identifying opportunities within the areas of change but will also uphold city commitments and policies to preserve neighborhood character and livability and protect the city's residential neighborhoods.

Next Steps

Council feedback will be used to develop an amendment to Chapter V of the Boulder Valley Comprehensive Plan (BVCP). This amendment will be voted on by both Planning Board and City Council. The timing of the first subcommunity planning process will be dependent on other workplan priorities as directed by Council.

II. Questions for Council

- a. With regard to foundational elements 4 (scope and deliverables) and 6 (schedule and phasing), does Council find the six phases of the scope of work appropriate?
- b. With regard to foundational element 5 (community engagement) does Council agree with the proposed approach for community engagement?

- c. Does Council agree with initiating subcommunity planning utilizing the revised boundaries?
- d. Does Council agree with the recommended prioritization of the first three subcommunities for planning?

ATTACHMENTS

- A. Subcommunity Planning Program: Definitions
- B. Alternative Boundary Studies for Boulder Subcommunities
- C. Map Package

Definitions

Subcommunity

A subcommunity is an area within the within the service area of the city (Area I and II) that is defined by physical boundaries such as roads, waterways and topography. Each subcommunity is composed of a variety of neighborhoods and has distinct physical and natural characteristics.

Why is Boulder divided into subcommunities?

The Boulder Valley Comprehensive Plan describes the city's core values, principles and policies to be implemented across Boulder. How these initiatives get applied to areas throughout Boulder is dependent on localized conditions of the built and natural environments as well as the motivations and desires of residents, land and business owners. Dividing the city into subcommunities creates more focused areas of study and provides a framework for managing change and implementing policy.

Subcommunity Plan

A Subcommunity Plan is a tool for residents, land owners, business owners, city officials and city staff that communicates expectations about the future of a subcommunity and guides decision-making about subcommunity resilience and evolution into the future.

What can a subcommunity plan process do?

- Supplement the Comprehensive Plan by providing a further level of detailed direction for the future of Boulder subcommunities
- Integrate city-wide planning efforts at a neighborhood scale
- Establish a forum for subcommunity residents to share ideas and concerns about the future of their area
- Provide residents with opportunities to play a role in the planning, design and implementation of future preservation and change in their neighborhood
- Define desired characteristics of a subcommunity that should be preserved or enhanced
- Identify gaps and opportunities in city services and resources
- Identify gaps and opportunities in the private market for features like housing and retail
- Prioritize projects for preservation and/or change within the subcommunity
- Identify implementation tools to realize the vision of the plan
- Help shape critical capital budget decisions and public investment priorities
- Communicate expectations about the future of a subcommunity to residents, local businesses, the development community, City Council and staff
- Identify and describe and how each subcommunity can implement city-wide goals

What can a subcommunity plan process NOT do?

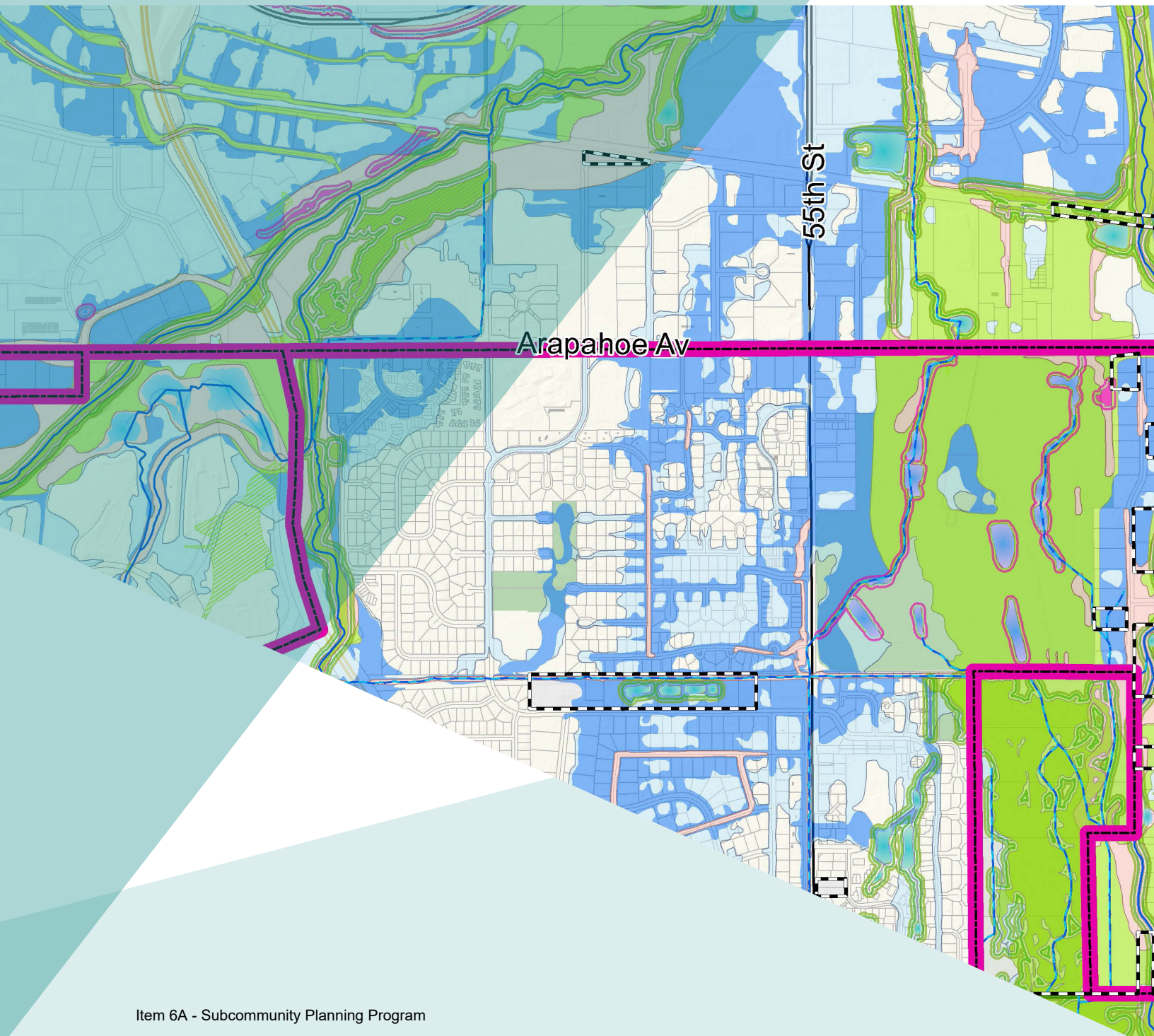
- Replace the site review process for new development or redevelopment projects
- Provide site design for specific parcels within a subcommunity
- Delay development projects or site review

What is the difference between a subcommunity plan and an area plan?

	Subcommunity Plan	Area Plan
Scale	Addresses one of 10 subcommunity regions; Subcommunity size ranges from 500acres to 10,000acres	Addresses a group of adjacent parcels or a corridor ranging in size from 10acres to 200acres
Scope	Defines a long-term vision for resilience and evolution in a subcommunity	Envisions short and long-term physical changes to the built and/or natural environment for a small area or corridor.
Impetus for Planning	Council identifies subcommunity for planning.	Opportunity sites or key issues arise that require a city planning process; The pursuit of an area plan for a small area or corridor may be a recommendation included in a subcommunity plan.
Planning Horizon	25 Years	2-15 years

SUBCOMMUNITY PLANNING PROGRAM

CONSIDERING ALTERNATIVE BOUNDARIES
FOR BOULDER SUBCOMMUNITIES



Boundaries

What is the purpose of boundaries in Subcommunity Planning?

Subcommunity boundaries have no regulatory function. In subcommunity planning, boundaries serve the following purposes:

- To identify an area of study, and
- To provide a defined area from which data can be extracted for analysis.

Boundary lines will not exclude surrounding properties or land uses from study, planning or engagement during a subcommunity planning process.

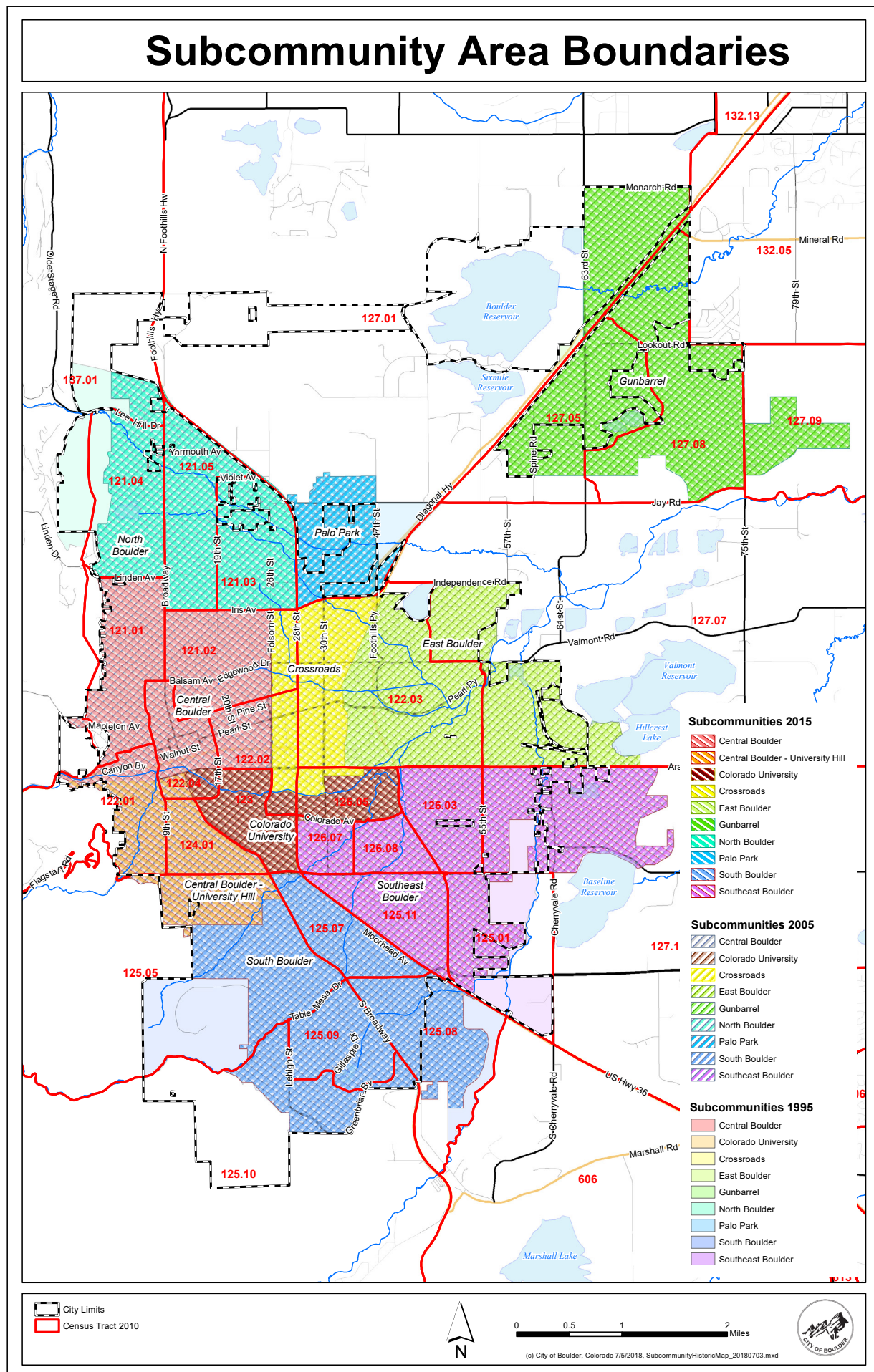
How are subcommunity boundaries created?

The boundaries of subcommunities have evolved over the last 50 years to align with various physical features like topography and roads as well as with demographic data collection methodologies, such as U.S. Census Tracts. A 1978 BVCP map included 5 subcommunities. Today, there are ten subcommunities whose boundaries have evolved to respond to changing land uses, natural features and neighborhood centers.

Staff referenced the following maps and data to identify potential modifications to the existing boundaries:

- BVCP Land Use Designations
- Zoning
- Natural Features
 - Hydrology and Flooding
 - Topography
 - Open Space
- Census Tracts
- Property Sales (2015-2018)
- Capital Improvement Plan (2019-2024)
- Additional Dwelling Unit Potential (2014 Projections)
- Additional Employee Potential (2014 Projections)
- Neighborhood Associations
- NECO Pass Districts
- Area Plans
- Corridor Plans
- Department Master Plans

Staff iterated a series of boundary modifications to identify three alternative boundary options for Boulder subcommunities that responded to Council input from the September 25, 2018 study session.



Option A: Preferred Alternative

PROPOSED MODIFICATIONS

1. To reflect the eastern zone of influence of the university, expand the Colorado University southeastern boundary from Colorado Avenue to Bear Canyon Creek;
2. Realign the boundary between the Crossroads and East Boulder subcommunities along Foothills Parkway to align with Transit Village Area boundaries and include key retail and opportunity sites;
3. To connect the Palo Park neighborhoods with their local neighborhood center, realign the southern boundary of Palo Park from CO-119 to Valmont Road;
4. To better incorporate neighborhoods west of the Boulder Municipal Airport with a nearby neighborhood center, revise the Northwestern boundary of East Boulder from the BNSF rail tracks to Airport and Valmont Roads; and
5. Revise the western boundary of Central Boulder to incorporate the Knollwood neighborhood, a non-Open Space area in Area II.

BENEFITS

The preferred alternative provides the following advantages over the existing subcommunity boundaries:

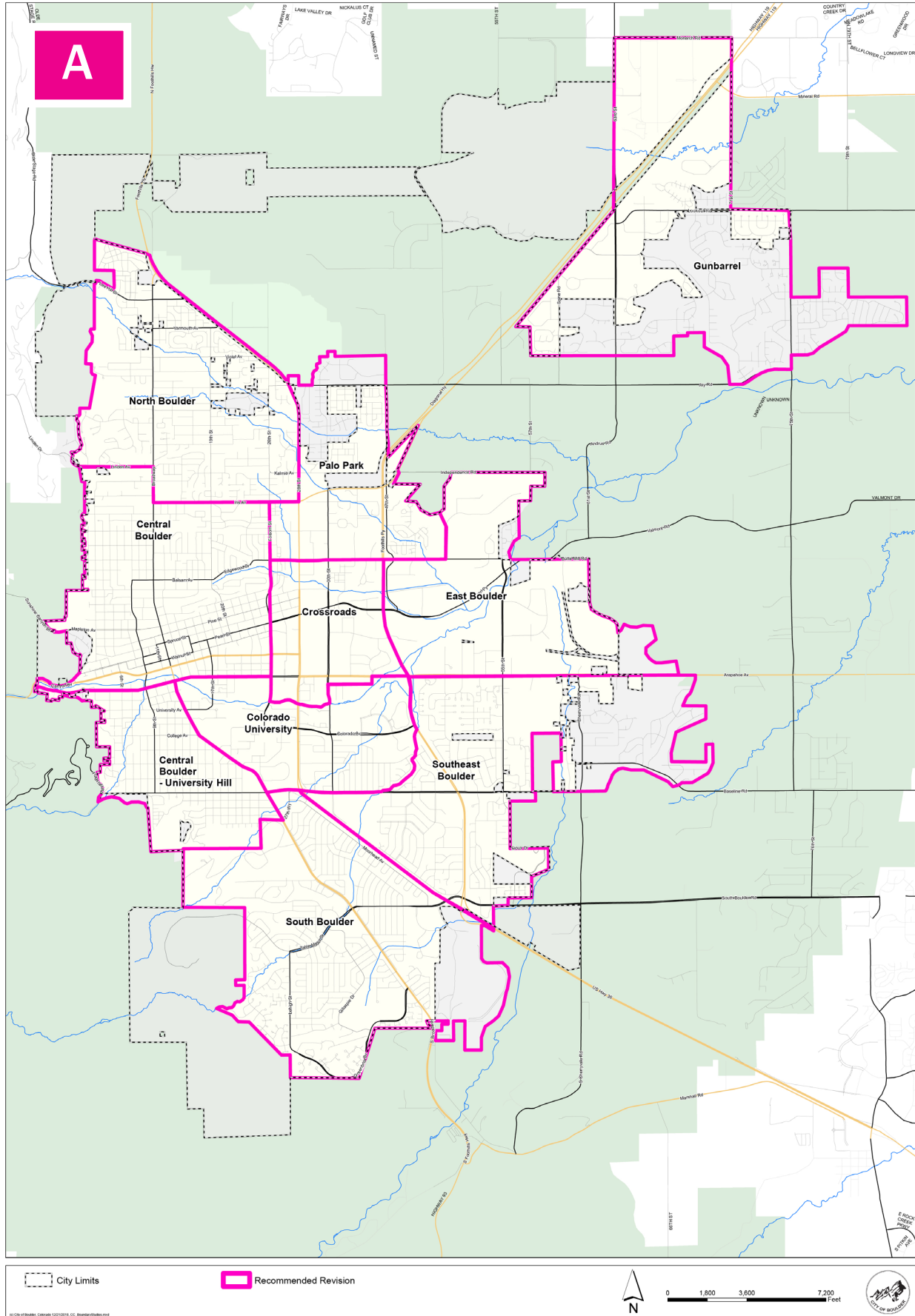
- The East Boulder subcommunity is more focused on the industrial land uses of the region
- The Crossroads boundaries are better aligned with previously completed planning efforts and current neighborhood conditions
- The Palo Park subcommunity is better connected to its commercial center, allowing for planning of this area to connect to surrounding residents
- The Colorado University boundaries better represent current campus facilities and student housing areas

CHALLENGES

There are a couple of challenges to consider related to the proposed boundary revisions:

- This proposal splits the Opportunity Zone (Census Tract 122.03) into three subcommunities: Palo Park, Crossroads and East Boulder
- Inconsistencies with census tract boundaries may affect outcomes of demographic studies

PROPOSED SUBCOMMUNITY BOUNDARIES



Option B

PROPOSED MODIFICATIONS

1. Create a Northeast Boulder subcommunity to respond to features of the region, specifically, the topography and hydrology of the area which currently act as natural boundaries.
2. Include neighborhoods both north and south of Arapahoe Road, by extending East Boulder's southern boundary from Arapahoe Road to Baseline Road.
3. Absorb Palo Park into the Crossroads subcommunity to better integrate the residential area with near-by commercial centers.
4. Extend the Crossroads eastern boundary to Foothills Parkway.
5. Revise the western boundary of Central Boulder to incorporate the Knollwood neighborhood, a non-Open Space area in Area II.

BENEFITS

Option B provides the following advantages over the existing subcommunity boundaries:

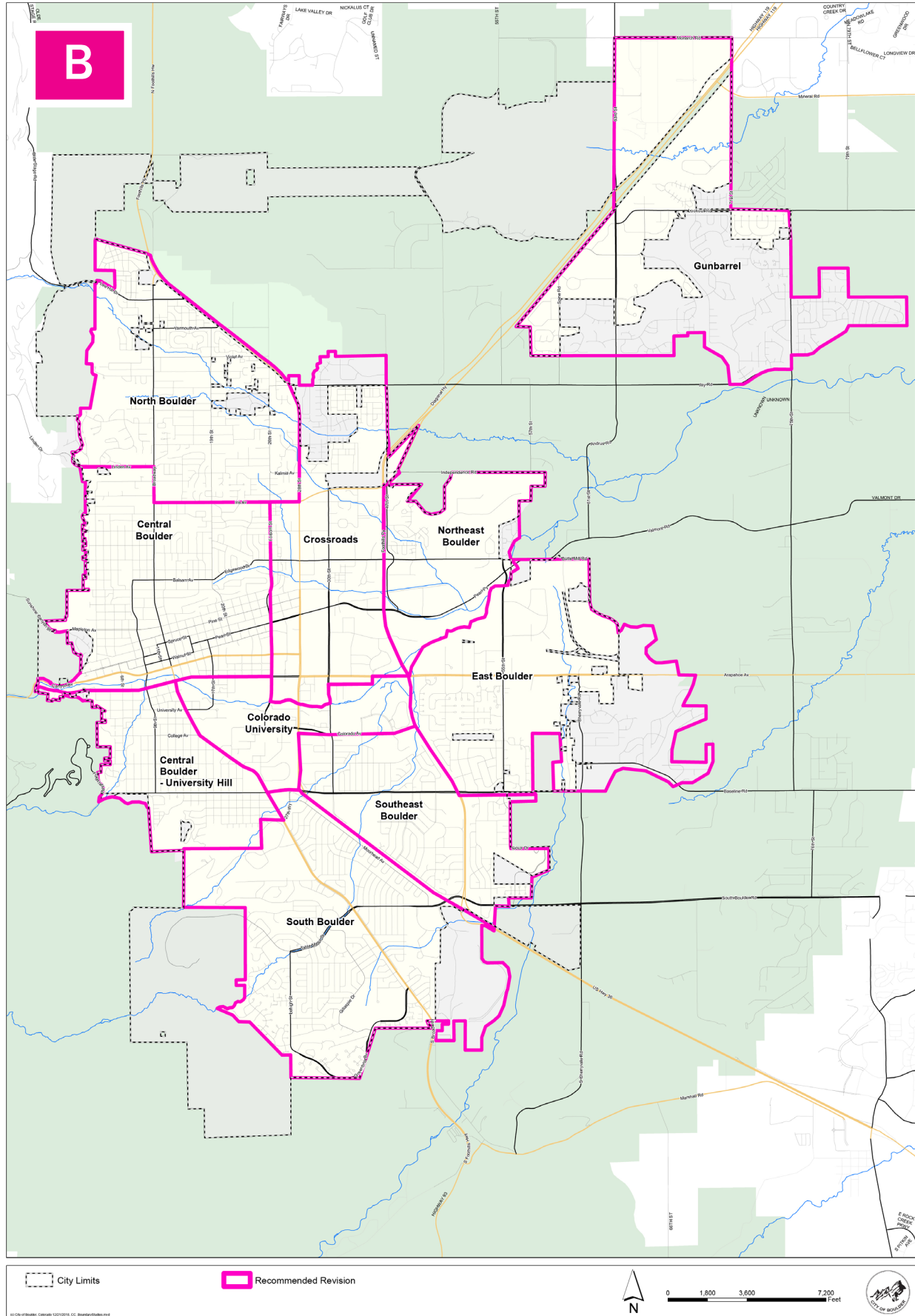
- Neighborhoods north and south of Arapahoe Road will undergo subcommunity planning as part of the same project
- Palo Park residents are more included in the planning of the commercial areas and potential redevelopment to the south of their neighborhoods
- The creation of a Northeast Boulder subcommunity provides a nice area of focus for integrating parks, trails and transportation with some of the changing land uses in this area

CHALLENGES

There are a couple of challenges to consider related to the proposed boundary revisions:

- Range in area and population sizes are not very consistent across proposed subcommunities
- While there is a desire to plan areas north and south of Arapahoe Road simultaneously, the land uses and development opportunity of the proposed East Boulder subcommunity are significantly different on either side of the road and may not be the most efficient for study and planning
- The revisions create an odd "leftover" space out of Southeast Boulder
- The proposed Crossroads subcommunity may include a cross section of land use and development patterns that are inefficient for planning
- Inconsistencies with census tract boundaries may affect outcomes of demographic studies

PROPOSED SUBCOMMUNITY BOUNDARIES



Option C

PROPOSED MODIFICATIONS

1. Extend the Crossroads eastern boundary to better incorporate redevelopment taking place in the area with previously planned efforts.
1. To reflect the eastern zone of influence of the university, expand the Colorado University southeastern boundary from Colorado Avenue to Bear Canyon Creek;
2. Revise the western boundary of Central Boulder to incorporate the Knollwood neighborhood, a non-Open Space area in Area II.

BENEFITS

Option C provides the following advantages over the existing subcommunity boundaries:

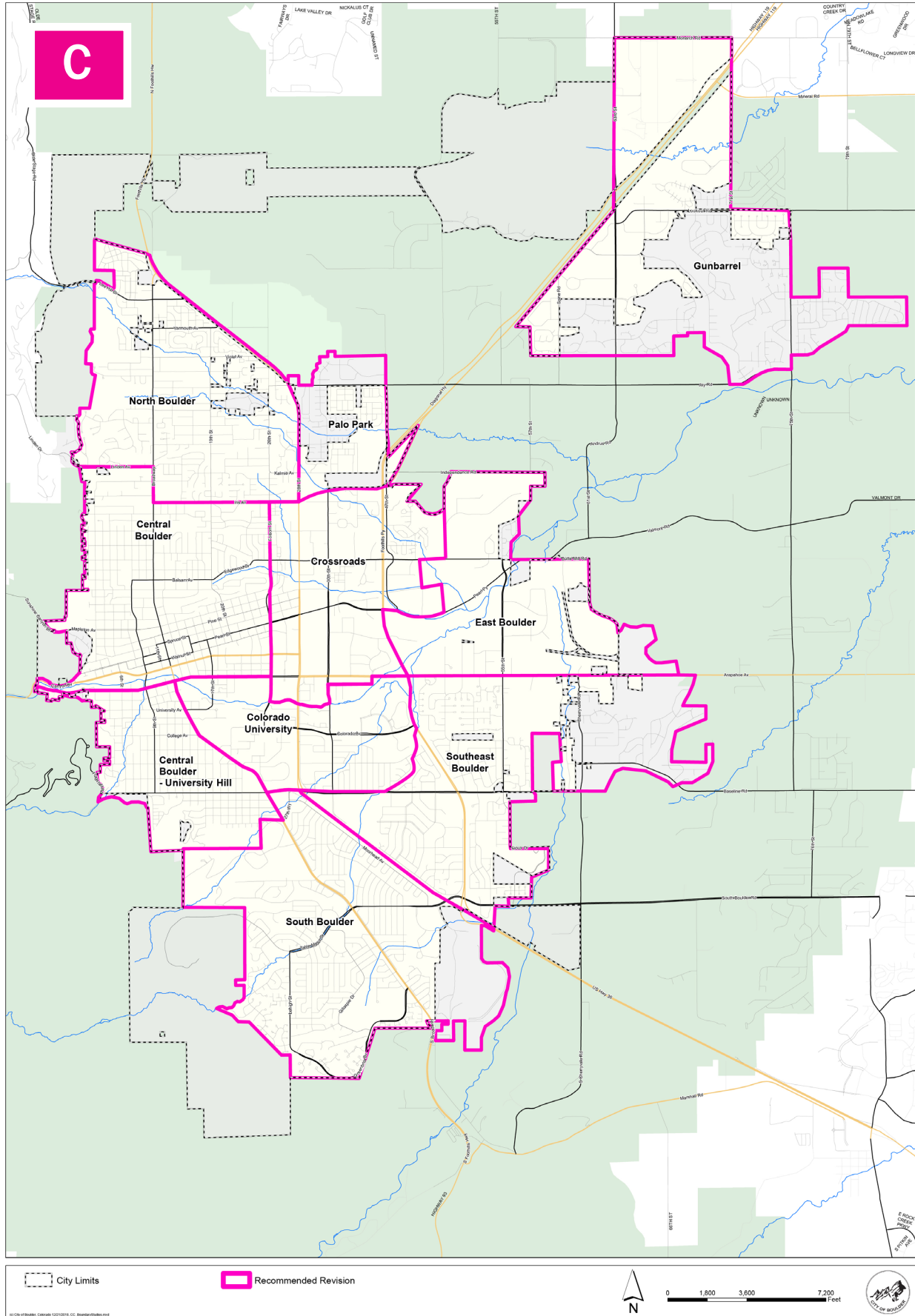
- Fewer modifications may be less disruptive to previously collected data
- Includes the much of the Opportunity Zone land into one subcommunity
- The Colorado University boundaries better represent current campus facilities and student housing areas

CHALLENGES

There are a couple of challenges to consider related to the proposed boundary revisions:

- The Palo Park subcommunity remains disconnected from any commercial center
- Inconsistencies with census tract boundaries may affect outcomes of demographic studies

PROPOSED SUBCOMMUNITY BOUNDARIES



Conclusions

Critical Modifications

While modifying the existing boundaries can provide community members and residents with opportunities to focus attention to areas experiencing ongoing change, staff do not find the modification of the existing boundaries critical to the success of the program. The proposed revisions in Option A (the preferred alternative) will help organize conversations about the future around how each subcommunity can best achieve city-wide goals and accomplish important neighborhood objectives.

Next Steps

In order to modify the boundaries of subcommunities, Chapter V of the Boulder Valley Comprehensive Plan (BVCP) must be amended. Council feedback will be used to develop this amendment. The amendment will be voted on by both Planning Board and City Council prior to the official launch of the first subcommunity planning process.

SUBCOMMUNITY BOUNDARIES

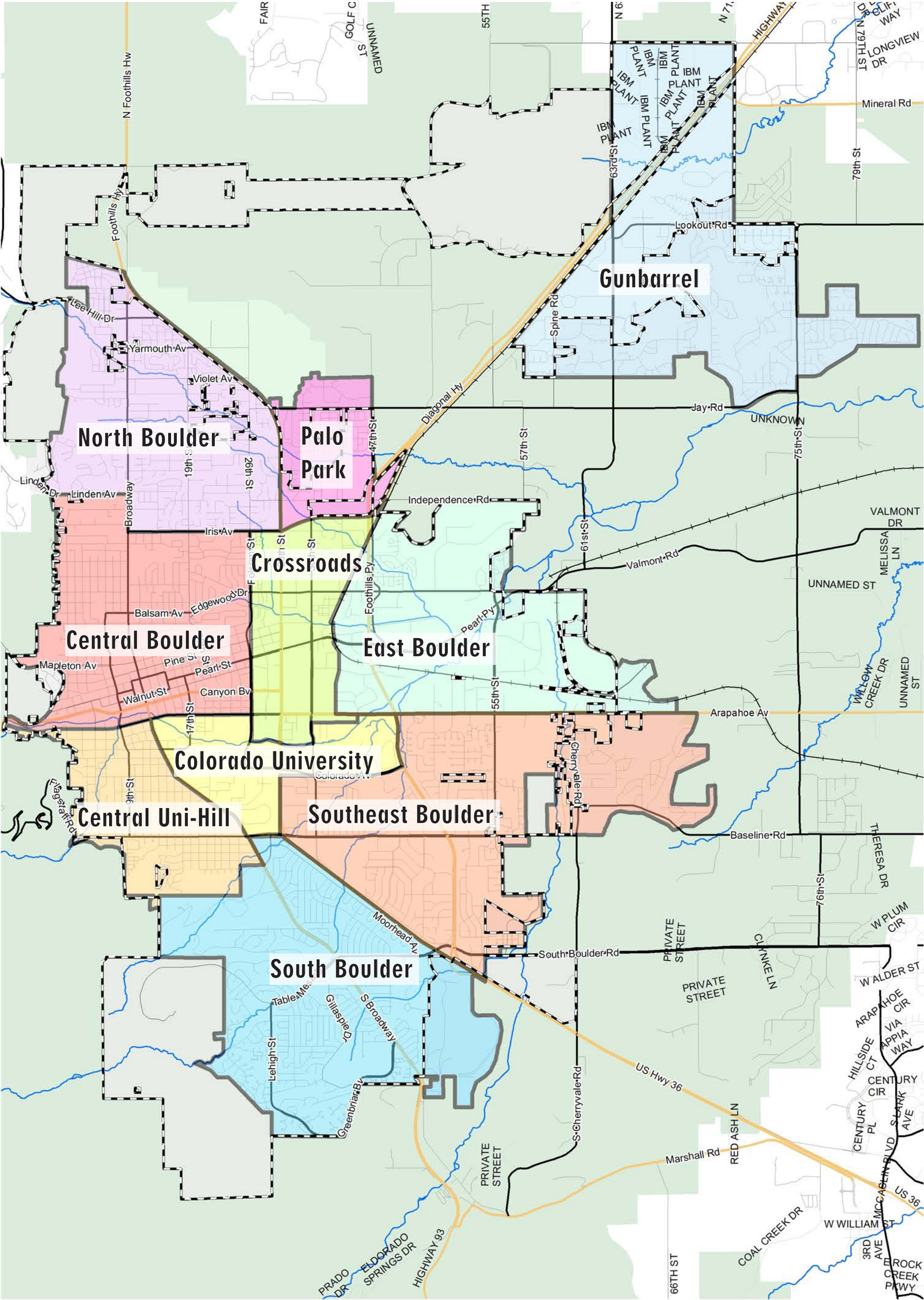



Council Map Package

The following maps are included for reference:

1. Existing Subcommunity Boundaries
2. Land Use Designation
3. Zoning
4. East Side Parcel Map
5. East Side Census Tracts
6. East Side Neighborhoods
7. East Side Natural Assets
8. East Side Flood Hazards
9. East Side Property Sales
10. East Side Area Plans


Existing Subcommunity Boundaries



**City Limits**

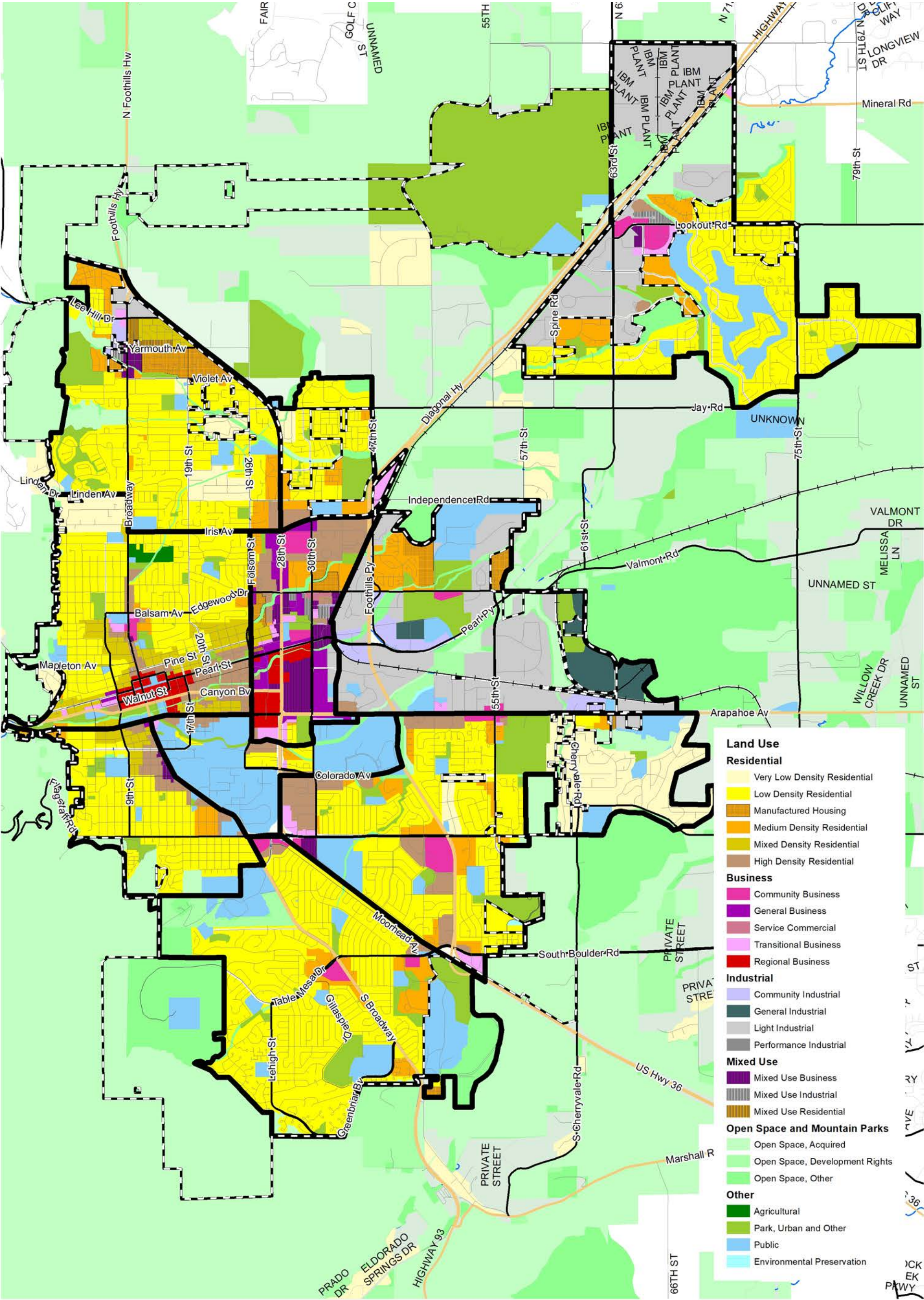
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Feet

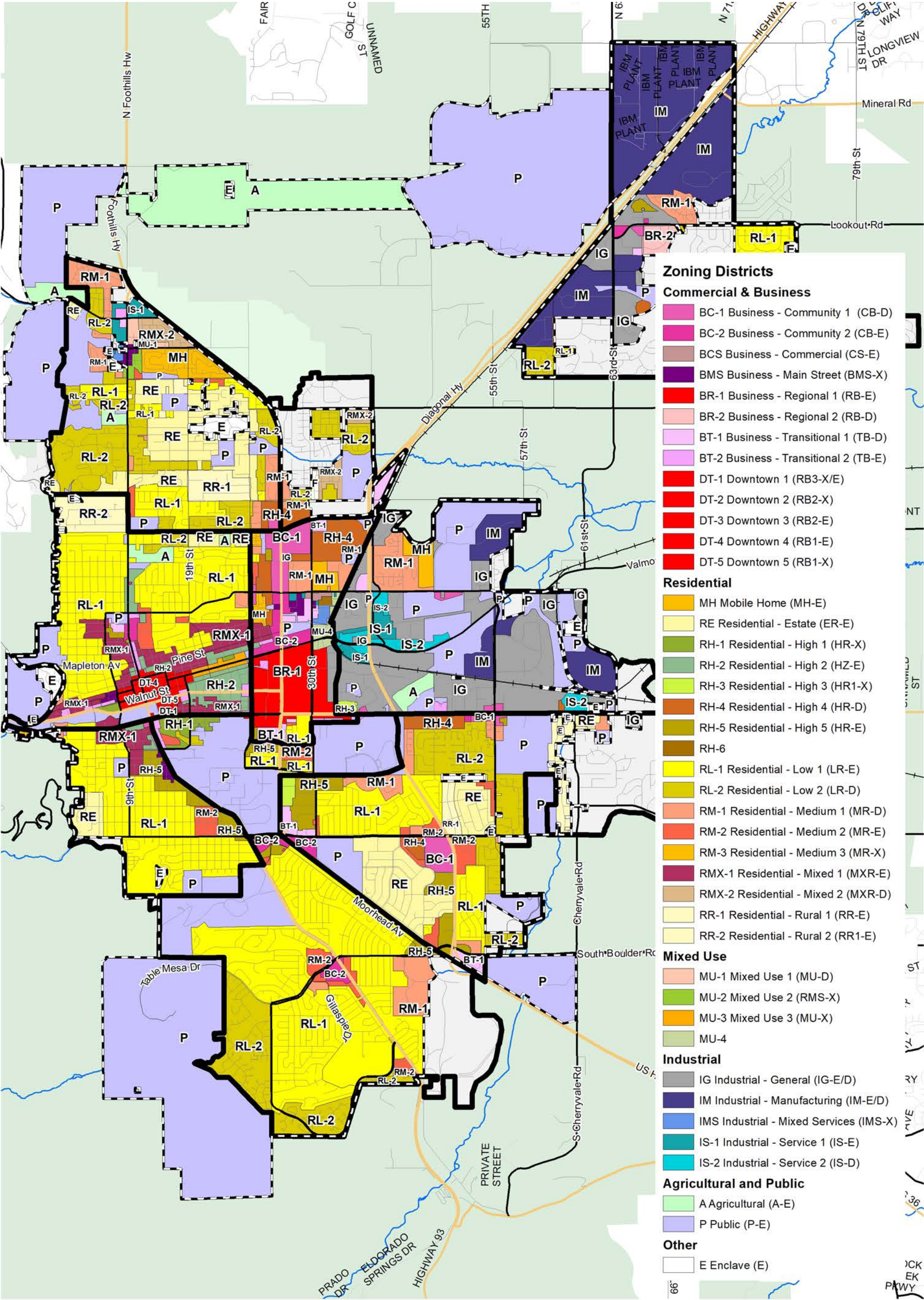


(c) City of Boulder, Colorado 1/8/2019, CC_BoundaryStudies_MapPack.mxd

Land Use Designation



Zoning



East Side Parcels

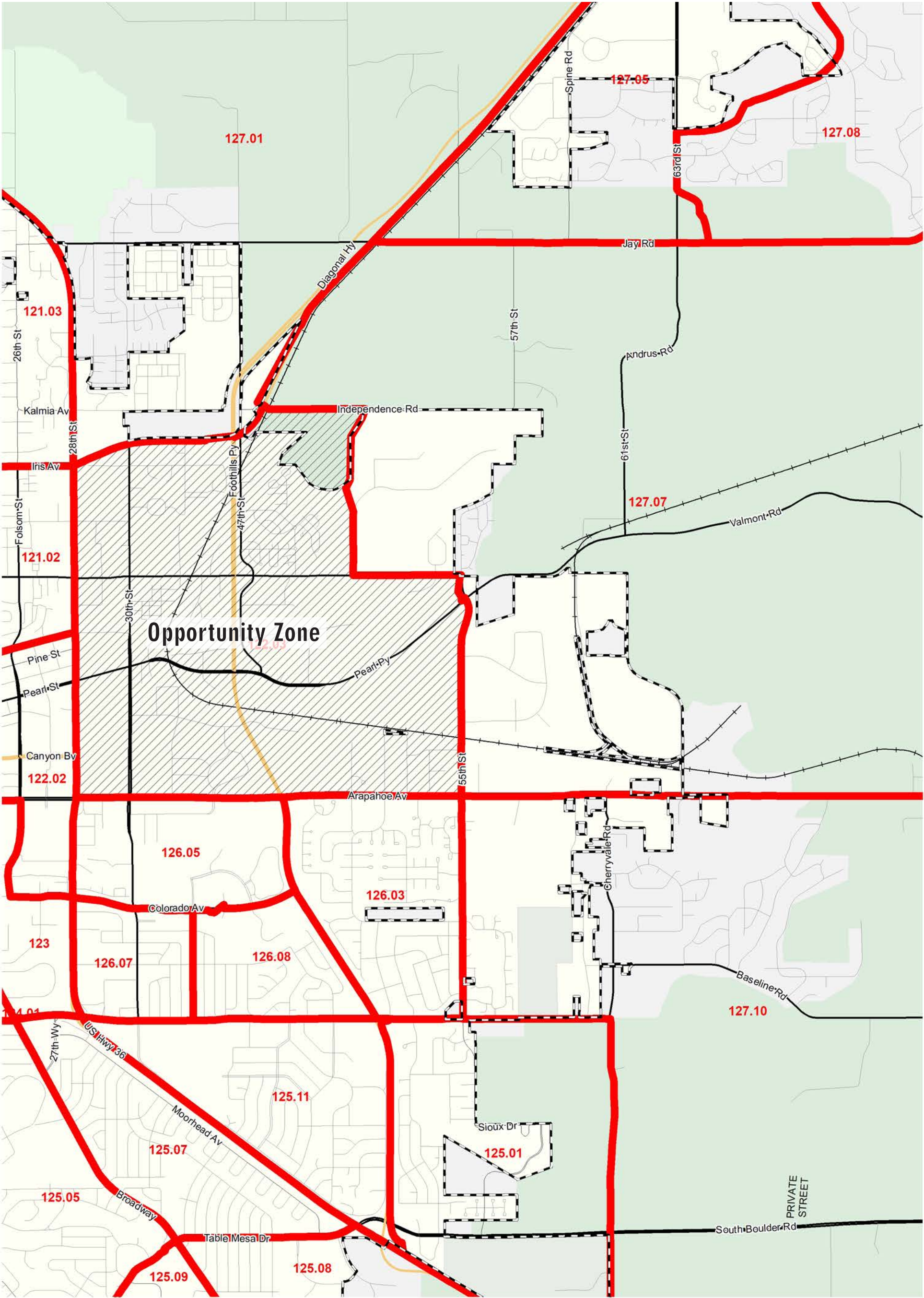



 City Limits



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East Side Census Tracts





City Limits

0

2,200

4,400

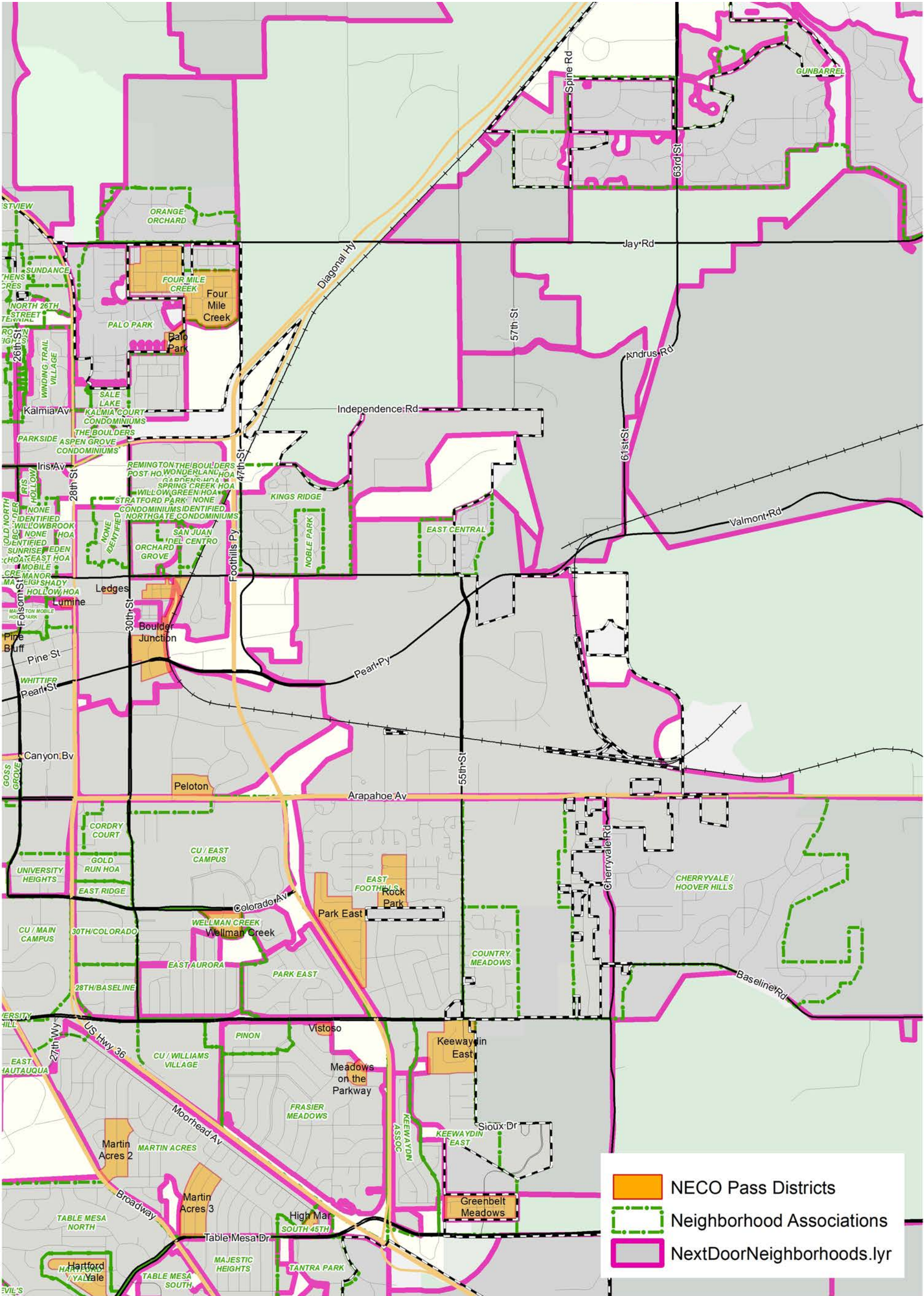
8,800

Feet

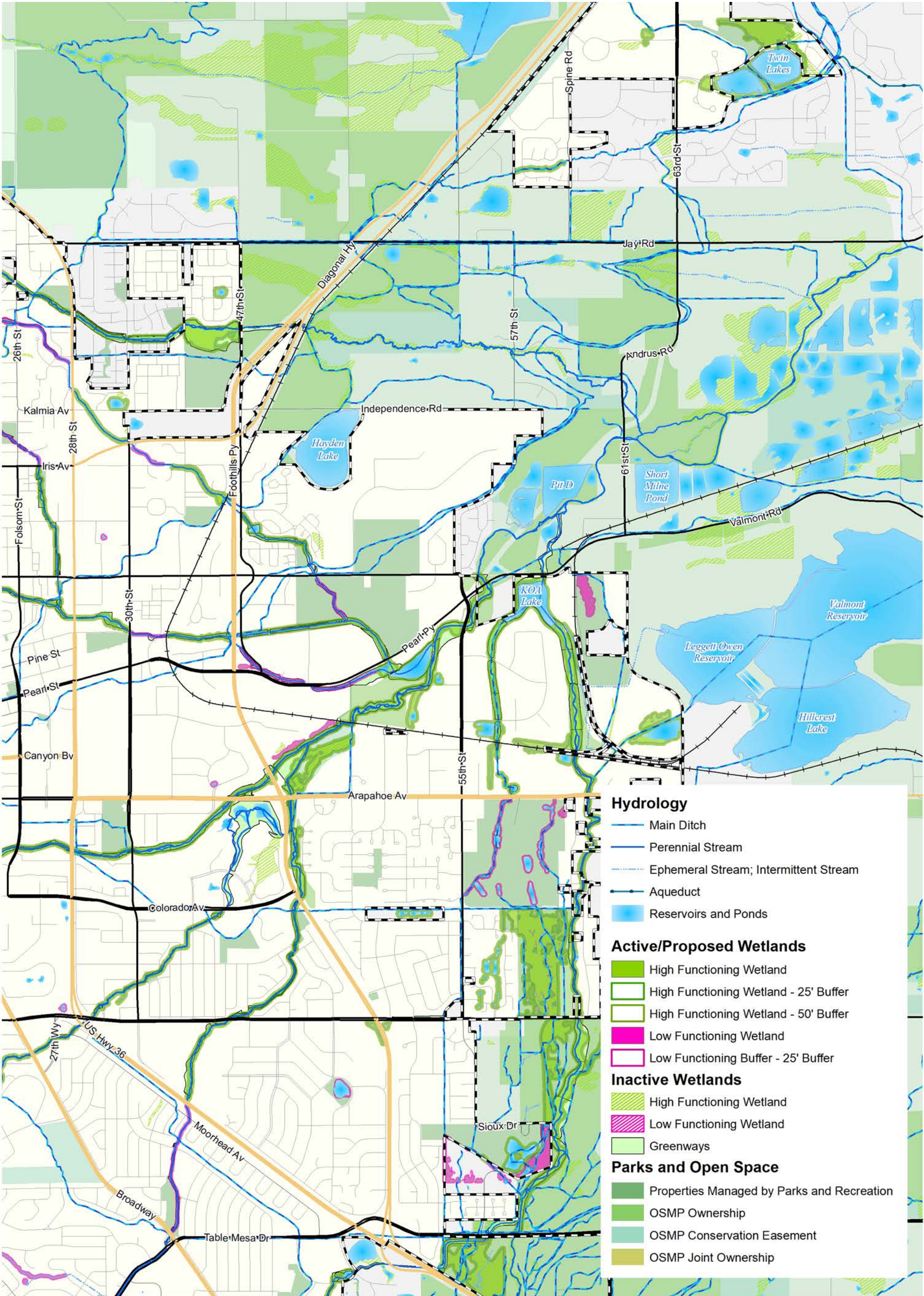
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(c) City of Boulder, Colorado 1/8/2019, CC_BoundaryStudies_MapPack.mxd

East Side Neighborhoods



East Side Natural Assets



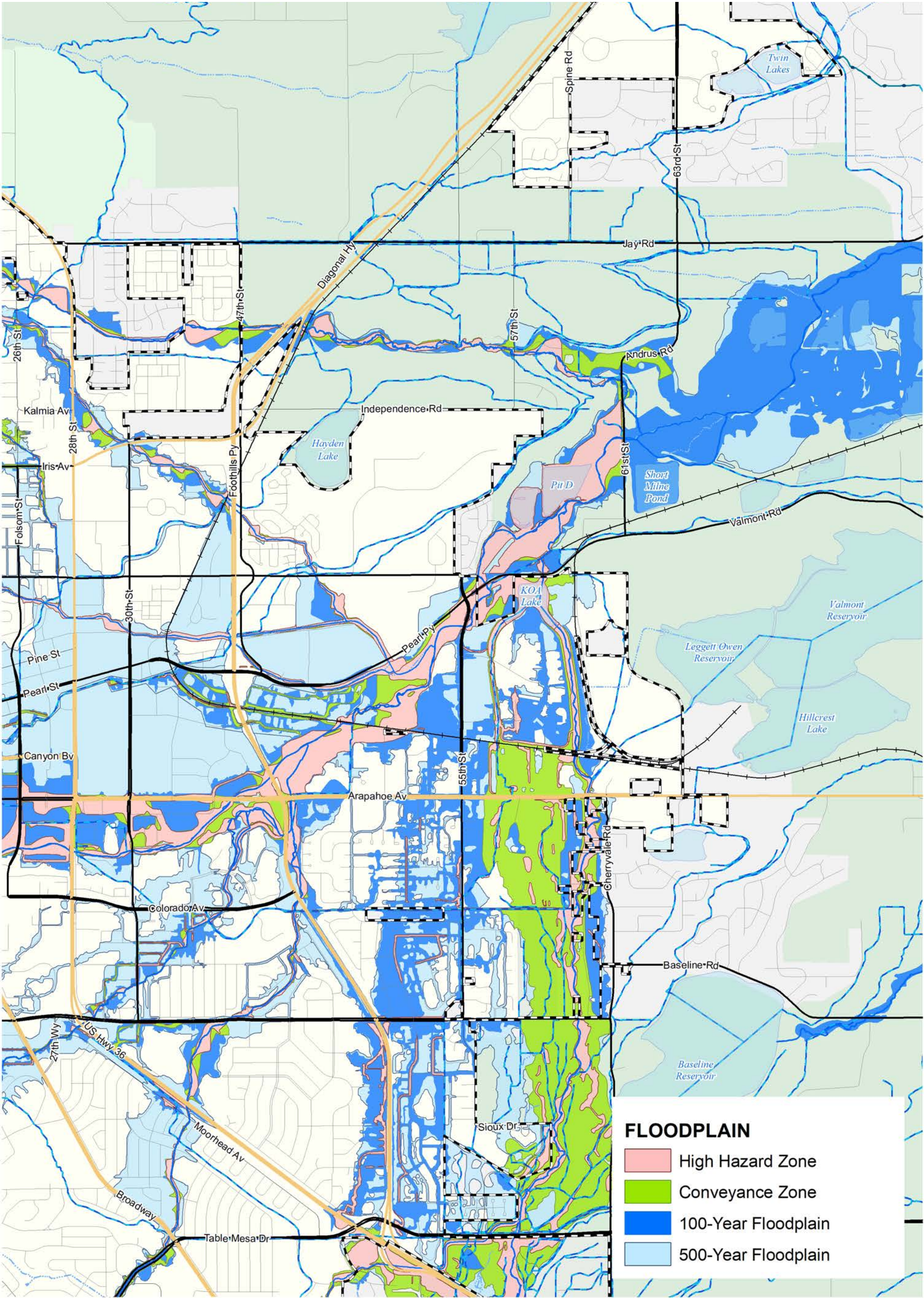
 City Limits


0 2,200 4,400 8,800 Feet



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East Side Floodplain





City Limits


0

2,200

4,400

8,800

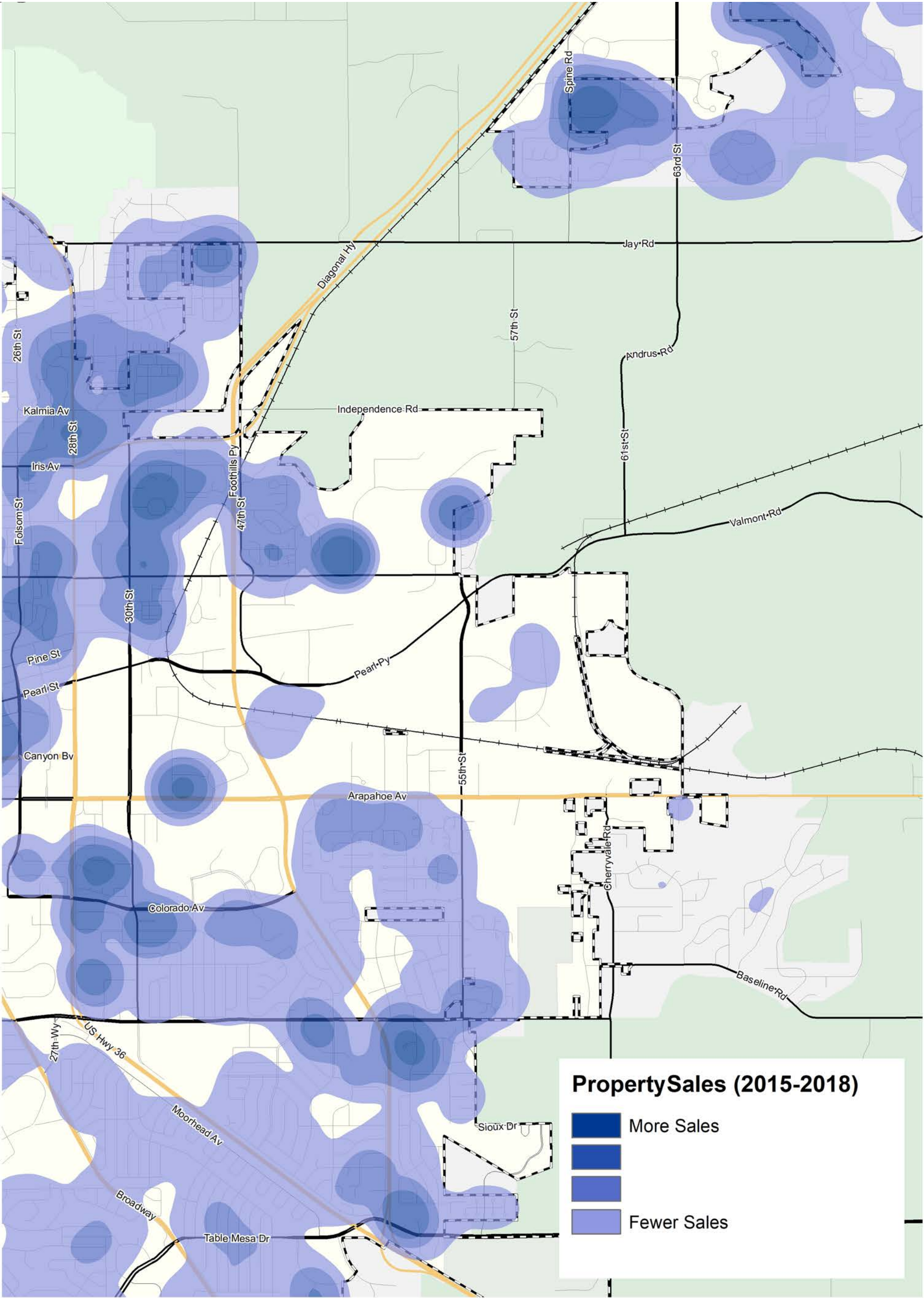
Feet



N

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East Side Property Sales (2015-2018)



 City Limits

0 2,200 4,400 8,800 Feet



East Side Area Plans

