



STUDY SESSION MEMORANDUM

TO: Mayor and Members of City Council

FROM: Jane S. Brautigam, City Manager
Chris Meschuk, Interim Director, Planning/Assistant City Manager
Charles Ferro, Development Review Manager, Planning
Karl Guiler, Senior Planner/ Code Amendment Specialist
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DATE: May 28, 2019

SUBJECT: Update on the Use Standards and Table project including the following topics:

- A discussion on the broader aspects of the project including but not limited to the Planning Board Use Table Subcommittee's developed scope, goals and areas of consideration, with the broad goal of creating greater alignment between the land use code's use standards and the Boulder Valley Comprehensive Plan (BVCP) policies, and
- A follow up to the council's April 2nd discussion on proposed changes to the use table to address development in the Opportunity Zone, a subset of the Use Standards and Table project.

EXECUTIVE SUMMARY

The purpose of this item is to update City Council on the progress of the Use Standards and Table project and the public engagement to-date, to receive feedback on the project scope, the "why" and purpose statements, the areas of consideration and goals for the project, and the project's timeline.

The second point of discussion of this item is to check in with City Council on the progress of the use table changes associated with the Opportunity Zone use table analysis to get council's feedback on requested changes that were raised at the [April 2nd discussion](#). The Opportunity Zone portion of the project (as directed by Council) has been the recent priority of staff with the goal of completing this portion of the project this summer.

The project subcommittee, comprised of three Planning Board members, have held seven subcommittee meetings thus far establishing the scope, preliminary goals, and engagement strategies for the project. A summary of the subcommittee meetings is found within **Attachment A** and the community engagement plan is found in **Attachment B**. Further, a summary of public feedback on the project to date is found in **Attachment C**. Staff provided an update on this project to City Council in December 2018. A link to that Information Packet is provided [here](#).

The Use Standards and Table project is currently in the planning phase (soon to enter the shared learning phase), and will seek to bring the Use Standards and Table into greater alignment with the [Boulder Valley Comprehensive Plan \(BVCP\) policies](#) and the city's priorities, and to better enable desired development outcomes throughout the city that more effectively support the goals of the BVCP.

Staff has moved forward on the changes discussed at the April 2nd meeting, and is seeking additional feedback including some changes that did not have full consensus from council in April, including but not limited to allowance of efficiency living units (ELUs), single-family homes in high density residential zones, and office as a conditional use in the business zones. Following council feedback, staff will then begin preparation of an ordinance to bring forward this summer for this part of the broader project.

KEY ISSUES IDENTIFIED

This memorandum details the following topics associated with the Use Standards and Table project:

- I. Project Scope, Goals, and Timeline
- II. Opportunity Zone Land Use Code Change Options and Recommendations

Questions for Council

The following questions have been prepared to help guide the discussion:

1. What feedback does City Council have regarding the subcommittee's project scope, why and purpose statements, the preliminary goals, timeline and areas of consideration for the Use Table & Standards project?
 - Are there others that are missing?
 - Are there any considerations that should be modified or removed?
 - Are 15-minute neighborhoods a priority area of consideration for this project?
2. What feedback does council have regarding the proposed use table changes to address concerns about future development within the Opportunity Zone?
 - **Efficiency Living Units (ELUs)** – Should ELUs be required to be permanently affordable if over a specific percentage?

- **Single-family Dwelling Units in High Density Residential Zones**– Should single-family dwelling units be revised to be prohibited uses in the high-density residential zones to encourage attached housing in those zones?
- **Residential in BR zones**- Should residential uses in the Business Regional (BR) zones be restricted from the ground floor like in the Business Community (BC) zones?
- **Restaurants in I zones** – Should the city revise the current regulations for restaurants in the Industrial Zones to encourage them?
- **Office in Residential Zones** – Should the city allow offices in the residential zones through Use Review if the square footage is capped at 1,000 square feet per property?
- **Office as a conditional use in the Business Zones** – What specific requirement to incentivize permanently affordable housing in exchange for allowing more office should be applied to the Business zones?
- **Preservation of existing market rate affordable units in the Opportunity Zone** – How should the city preserve existing market rate affordable units from demolition in the Opportunity Zone?

BACKGROUND

In its 2018 Annual Letter to City Council, the Planning Board identified ‘Use Tables and associated code revisions’ as a priority item for Land Use Code updates in 2018. It was also included as a priority work item in the council’s Land Use Code change list. The Planning Board has since appointed a subcommittee comprised of David Ensign (subcommittee Chair), Bryan Bowen and formerly Crystal Gray (who’s term on the board recently ended and the board chose Sarah Silver as the new subcommittee member), to guide the project and make recommendations on potential changes. Seven subcommittee meetings have been held thus far from August 2018 through early May 2019, and have established the scope of the project, as well as preliminary broad goals and the initial areas of consideration for the project. Summary notes from each of subcommittee meetings is found in **Attachment A**. The subcommittee has also made recommendations for community engagement strategies found within **Attachment C**.

Chapter 9-6 Use Standards of the Land Use Code

Chapter 9-6, “Use Standards” of the Land Use Code describes what uses are allowed in the city’s zoning districts. The Schedule of Permitted Uses ([Section 9-6-1](#)) includes the Use Table which lists the uses that are permitted, conditionally permitted, prohibited, or which may be permitted through Use Review pursuant to applicable regulations of the Land Use Code, across the city’s zoning districts. The remainder of Chapter 9-6, “Use Standards” (Sections 9-6-2 through 9-6-9) contains the specific use standards which apply to various uses, whether conditionally or as otherwise required, as noted in the Use Table and specific use standards sections. The scope of the project focuses on the entirety of Chapter 9-6 as described above, as well as ancillary sections, such as [Chapter 9-16, “Definitions”](#), as may be necessary. The project’s scope does not include form, bulk, or intensity regulations (e.g. setbacks, building height, or floor area) found within other sections of the Land Use Code.

Any proposed changes to the code will be informed through the community engagement process (**Attachment B**), and will be guided by the subcommittee, ultimately requiring a recommendation from the Planning Board, and a decision by City Council.

Primary Focus of the Project

The primary focus for this project includes structural and technical changes to the Use Standards and Table, as well as updates to Zoning Districts use allowances (Allowed/Use Review/ Prohibited, etc.) where warranted in order to better align with the goals and policies of the BVCP.

Structural and technical changes include formatting and technical issues that exist in the use standards and table, as well as updates to outdated use categories to reflect contemporary needs. These changes will primarily be informed by feedback from stakeholders including zoning/planning staff and industry professionals, with recommendations from the subcommittee. The goal of the technical changes is to make the code easier to understand and implement (for example the proposed Limited Use category). Much of this is already underway with the recent focus on use table changes associated with the Opportunity Zone discussed later in this memorandum.

Allowance changes include updates that may change the level of allowance of a given use (whether by-right, prohibited, conditional, or Use Review) in a given zoning district to better align with goals and policies of the BVCP. For example, allowing Live/Work in some zones that may not allow it today. These changes will be informed by community input received through the engagement process, as well as by stakeholders and staff, with recommendations from the subcommittee.

Secondary Focus of the Project

As a secondary focus of the project, exploration of broader planning concepts such as 15-minute neighborhoods or reevaluation of allowed uses in industrial zones through the current East Boulder Subcommunity Plan (EBSP) process, will be discussed and brought to community for feedback at a high-level. Its anticipated that many of these topics may require separate planning processes and implementation.

The intent is engage with the public on these topics and help identify areas for additional study. The feedback from these areas of consideration could then be handed-off and coordinated with ongoing planning efforts/projects better suited to furthering these studies (such as Subcommunity Planning and 15-minute neighborhoods, and industrial zones changes through the EBSP process discussed above). Eventual changes to the Use Table and Standards would then be an outcome of these more tailored planning projects; or through council directed implementation such as the Opportunity Zone Land Use Code changes.

COMMUNITY ENGAGEMENT

Staff has done a significant amount of community engagement on code change projects including emphasis on the Use Standards and Table project. There were three code amendment open houses, a station at *What's Up Boulder?* as well as public feedback at the

Planning Board subcommittee meetings. Staff has also presented to the some of the development community on the proposed Opportunity Zone changes. Feedback from the variety of events is summarized within **Attachment C**.

ANALYSIS

Below is the Scope, Why and Purpose Statements for the project that were prepared through work with the Planning Board subcommittee. The subcommittee's goals, and areas of consideration for the project have been developed over a series of subcommittee meetings and consultation with the whole Planning Board. That said, the subcommittee recognizes and expects the community's input and council's direction will inform the project throughout the process. The project timeline is also included for council consideration.

I. OVERALL SCOPE AND GOALS FOR THE PROJECT

Staff is looking for feedback from council regarding whether there should be any changes to the scope, why, purpose statement, goals and areas of consideration before the broader aspects of the project moves forward.

Scope

The Use Standards & Table Review Subcommittee will consider updates to Chapter 6, "Use Standards" of the Land Use Code ([Chapter 9-6, B.R.C. 1981](#)), and any ancillary sections as may be necessary (e.g. [9-5, "Modular Zone System"](#) and [9-16, "Definitions"](#)). The project should complement and inform, but not overlap with, other work plan efforts such as the Sub-Community Planning project, the Large Homes and Lots study, and the Community Benefits project.

Why Statement

The Land Use Code's Chapter 9-6, "Use Standards" may be out of alignment with the intent of the Boulder Valley Comprehensive Plan (BVCP) goals, policies and land use designations, and may not be achieving desired development and community outcomes.

Purpose Statement

Bring Chapter 9-6, "Use Standards" of the Land Use Code, into greater alignment with the BVCP policies and the city's priorities, to better enable desired development outcomes throughout the city and to more effectively support the goals and outcomes of the BVCP and as expressed in the scope statement.

Broad Goals

1. Simplify the Use Table and streamline the regulations where possible, making the Use Standards & Table more understandable and legible.
2. Create more predictability and certainty in Chapter 9-6, "Use Standards" of the Land Use Code.
3. Align the Use Table and permitted uses with the BVCP goals, policies and land use designations.

4. Identify any community-desired land use gaps in the Use Standards & Table, and better enable the desired land uses in the identified neighborhoods as well as in commercial and industrial districts.
5. Address scenarios where the existing Use Standards & Table may have historically resulted in less desirable or unintended outcomes.
6. Align Chapter 9-6 Use Standards with the city's energy conservation and climate resiliency efforts, and with BVCP's Energy, Climate and Waste goals and policies where possible.
7. Others?

Initial Areas of Consideration

1. Explore updating outdated use categories to meet community needs and desired land uses.
2. Consider creating new use definitions and add to appropriate zoning districts.
3. Explore opportunities for mixed use that can help provide services to residents and needed housing/services/uses to non-residential and industrial areas.
4. Study the potential for 15-minute neighborhoods and use table changes to encourage them in all types of districts (residential, commercial, industrial), acknowledging transportation barriers may exist.
5. Study updating the amounts of required uses where prescribed in 9-6, "Use Standards", such as residential/non-residential floor area percentages listed under the footnotes N/M of the Use Table (current 50% seems arbitrary), accounting for holistic impacts of uses including parking.
6. Study allowing more retail/active uses in the Public (P) zones.
7. Consider changing prohibited uses to Use Reviews (U's) where certain uses may be warranted and desired (corner coffee shops for example).
8. Consider allowing more flexibility for non-impactful retail uses for home occupations and live/work, such as selling one's art.
9. Consider allowing 2nd floor residential in light-industrial zones.
10. Evaluate incorporating technical fixes as identified by planning and zoning staff.
11. Explore incorporating additional development design standards into the Chapter 9-6 specific use standards, and potentially the Use Review criteria.
12. Consider Mobile Home Parks and their evolution to affordable fixed-foundation buildings, and how it may intersect with the Use Standards & Table.
13. Consider changes to the Use Review criteria that would better serve city goals (e.g., walkability, site design).
14. Consider changes to the Use Standards & Table that would incentivize a diversity of housing types.
15. Others?

Project Timeline

The Use Standards and Table study is an ongoing project that has a near-term timeline for amendments associated with the Opportunity Zone project in the summer of 2019. City Council provided detailed feedback on [April 2nd](#) to staff. Much of the Opportunity Zone recommendations implement items that have been the primary focus of the larger Use Standards and Table project and subcommittee's work, including structural and technical changes to Chapter 9-6 Use Standards and changes to use allowances to better align some zones to the BVCP. Specific code changes are discussed further in Section II below.

Longer term secondary focuses of the project will explore concepts such as 15-minute neighborhoods (areas where access to daily goods, services and transit are within a 15 minute walk from where a given person lives and/or works) and may extend well into 2020, as other projects of a higher priority including Large Homes and Lots and Community Benefits are implemented. In addition, it's anticipated that some of the topics identified through this project may be incorporated into other related planning efforts (such as subcommunity planning), or may become their own separate project as needed, such as studying industrial zones as part of the East Boulder Subcommunity Plan (EBSP).

Preliminary Timeline



II. OPPORTUNITY ZONE LAND USE CODE CHANGE OPTIONS AND RECOMMENDATIONS

Staff discussed the proposed use table changes related to the Opportunity Zone on April 2nd with City Council. The [memo](#) contains the background of the current moratorium and a broad overview of what changes staff identified and presented to council. Staff conducted an in-depth review of the use table with the following goals in mind:

- Achieving more housing affordability
- Better mitigating the jobs and housing imbalance, and
- Preserving small local business

Overall, City Council was supportive of the proposed changes and the concept of a new Limited Use ("L") category to apply new standards that may have *one* unique land use requirement as well as an opportunity for simplifying the use table ([Table 6-1](#)). Based on the feedback, staff has moved forward with code drafting, which is still a work in progress. Some examples of the how the use table is being revised are shown in Figures 1 and 2 for reference. Staff is seeking feedback on these changes before developing the draft ordinance.

Use Modules	R1	R2	R3	R4	R5	R6	R7	R8	MH	M1	M2	M3	M4	B1	B2	B3	B4	B5	D1	D2	D3	I1	I2	I3	I4	P	A	Specific Use Standard	
																												9-6-10	
F. Boarding houses	*	*	U	U	A	A	A	*	*	U	A	A	G-L	A-L	n/a	C	*	A-L	*	*	A	*	U	U	*	*	*	9-6-10 Table 6-2	
Fraternities, sororities, dormitories, and boarding houses outside the University Hill general improvement district	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	G-L	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Fraternities, sororities, dormitories, and boarding houses in the University Hill general improvement district	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Table 6-2	
Home occupation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	*	C	C	C	C	C	C	C	C	C	C	9-6-3(d)	
Transitional housing	C	C	C	C	C	C	C	C	*	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	*	9-6-3(g)	
Dining and Entertainment																													
Art or craft studio space ≤2,000 square feet	*	U	U	U	U	U	U	U	*	A-L	A-L	A-L	A	A	A	A	A	A	A	A	A	A	A	A	*	A	U/L	*	Table 6-2
Art or craft studio space >2,001 square feet	*	U	U	U	U	U	U	*	*	M	U	U	A	A	A	A	A	A	A	A	A	A	A	*	A	*	*		
Breweries, distilleries or wineries ≤15,000 square feet and with a restaurant	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	C-L ²	C-L ²	C-L ²	C-L ²	*	*	Table 6-2 9-6-5(b)(3.5)	

Figure 1- Sample of revised Table 6-1, Use Table, which collapses extra line items for certain uses and includes the new Limited "L" use category corresponding to a new Table 6-2, Limited Uses (see below).

TABLE 6-2 LIMITED USE CATEGORIES	
Limited Use Category from Table 6-1	Use Limitations <i>The limitation shall apply to an individual property, or a site if approved through a Planned Unit Development, Site review or FBC review or per building if explicitly stated below.</i>
L ¹	The use shall not be located on the ground floor facing a street, with the exception of minimum necessary ground level access, otherwise by use review only.
L ²	At least 50% of the floor area shall be for residential use and the nonresidential use is less than 7,000 square feet per building, otherwise by use review only.
L ³	At least 50% of the floor area shall be for nonresidential use, otherwise by use review only.
L ⁴	Allowed by-right for less than 20,000 square feet of floor area, otherwise by use review only.
L ⁵	Allowed by-right for equal to or less than 20,000 square feet of floor area, otherwise prohibited.
L ⁶	Use Review required for 2,000 square feet or less of floor area, otherwise prohibited.
L ⁷	Allowed by-right for 2,000 SF or less of floor area, otherwise by use review only.

Figure 2- Sample of new Table 6-2, Limited Uses, where each L category lists one specific land use regulation for each applicable use.

During the April 2nd discussion, council members raised questions regarding specific proposed changes and recommended alternative proposals. These areas that require further discussion are listed below and are in the form of specific questions to council:

1. **Efficiency Living Units (ELUs)** – Should ELUs be required to be permanently affordable if over a specific percentage?
2. **Single-family Dwelling Units in High Density Residential zones**– Should single-family dwelling units be revised to be prohibited uses in the high-density residential zones to encourage attached housing in those zones?
3. **Residential in Business Regional (BR) zones**- Should residential uses in the Business Regional (BR) zones be restricted from the ground floor like in the Business Community (BC) zones?
4. **Restaurants in Industrial (I) zones** – Should the city revise the current regulations for restaurants in the Industrial Zones to encourage them?
5. **Office in Residential zones** – Should the city allow offices in the residential zones through Use Review if the square footage is capped at 1,000 square feet per property?

6. **Office as a conditional use in the Business zones** – What specific requirement to incentivize permanently affordable housing in exchange for allowing more office should be applied to the Business zones?
7. **Preservation of existing market rate affordable units in the Opportunity Zone** – How should the city preserve existing market rate affordable units from demolition in the Opportunity Zone?

Staff recommended options are highlighted in yellow.

Topic 1 – Efficiency Living Units – Should ELUs be required to be permanently affordable if over a specific percentage?		
On April 2 nd , staff had recommended a change to the use table that would permit efficiency living units in most zoning districts as an allowed use to incentivize the reduced sized units of no larger than 475 square feet. They currently require a Use Review if they are more than 20 percent of the units on a site. Some on council agreed with this concept. One council member suggested that we consider requiring permanent affordability over a certain percentage or potentially voluntary rent control.		
Options		
A. Continue to allow ELUs through Use Review if > 20% of on-site units. <i>(current condition)</i>	B. Modify the use table to make ELUs an allowable use in most zones <i>(prior staff recommendation)</i>	C. Require any ELUs over 50% of the total number of units to be deed-restricted <i>(council suggestion)</i>
Staff recommendation: Staff continues to recommend Option B. While Option C could create an incentive to deed-restrict units, in most cases it will likely discourage deed-restriction and would rarely occur due to the cost of providing permanently affordable units. Option B, while not requiring deed restriction, could encourage many more modest sized units that would be inherently more affordable due to their smaller size. If Option C is chosen, staff is recommending that the percentage threshold be increased from 20 percent to 50 percent, as the 20% threshold would be an even larger deterrent to achieving smaller units and permanent affordability. Staff is not recommending an option on rent control as this would be inconsistent with State statutes.		
Topic 2 - Single-family Dwelling Units in High Density Residential Zones – Should single-family dwelling units be revised to be prohibited uses in the high-density residential zones to encourage attached housing in those zones?		
On April 2 nd , staff had recommended a change to the use table that would prohibit single-family homes in high density residential zones in order to incentivize attached housing in those areas. Some on council supported this change. The concern was raised about rendering some single-family homes non-conforming in the RH zones. Staff has looked at the RH zones and has found that there are few single-family dwellings that have not been converted to multiple units, but they do exist particularly in the RH-5 zoning district of the Hill. Staff is in the process of determining the actual number of single-family homes in the RH zones.		
Options		
A. Continue to allow single-family homes as allowed	B. Modify the use table to prohibit single-family	C. Modify the use table to make single-family homes a Use Review

uses in RH zones. (<i>current condition</i>)	homes in the RH zones. (<i>original staff suggestion</i>)	use in RH zones. (<i>new staff suggestion</i>)
Staff recommendation: After further analysis of this, staff recommends Option C, which would require Use Review for single-family homes in the RH zones. This is the same approach used in the Mixed Use (MU) zones to discourage single-family uses. Staff reconsidered the prohibition based on concerns that prohibiting single-family homes could incentivize their replacement, much like what was seen in the Goss Grove area. Staff finds that a Use Review would discourage new single-family uses, but would enable some flexibility to continue the use of existing single-family homes.		
Topic 3 - Residential in BR zones- Should residential uses in the Business Regional (BR) zones be restricted from the ground floor of buildings, similar to the requirements of the Business Community (BC) zones?		
<p>On April 2nd, staff had recommended a change to the use table that would restrict residential uses from the ground floor in the BR zone similar to what was done in the Business Commercial (BC) zones. One council member raised a concern that perhaps this was too restrictive for the BR zones where the city is looking to encourage more housing, and that a better option might be to restrict the ground floor to no more than 75% of the floor area of the ground level floor area. Several council members agreed.</p>		
Options		
A. Continue to allow residential uses on the ground floor as allowed uses. (<i>current condition</i>)	B. Modify the use table to restrict residential uses on the ground floor. (<i>original staff suggestion</i>)	C. Modify the use table to allow up to 75% of the ground floor of buildings to be residential (<i>council suggestion</i>)
Staff recommendation: Staff recommends Option C. Staff agrees that if the intent is to focus future housing development in the Boulder Valley Regional Center (BVRC) then having a less restrictive requirement could accomplish that and also would encourage a percentage of non-residential uses on the ground floor as well.		
Topic 4 - Restaurants in I zones – Should the city revise the current regulations for restaurants in the Industrial Zones to encourage them?		
<p>One council member felt that the restrictions on restaurants in the Industrial zones could be made more flexible if, for instance, restaurants were capped in size at 1,000 square feet. With the exception of the IMS (Industrial Mixed Service) zone which permits 1,000 square feet, restaurants up to 2,000 square feet are already permitted in Industrial zones. It appears that the largest barrier that prevents more restaurants is that they are not permitted along major streets. This section could be revised to make it easier for restaurants to be located in industrial zones. Further, if 1,000 square feet is chosen, it may prove to be too small to accommodate seating areas and kitchens within that size. Perhaps 1,500 square feet or 2,000 square feet should be considered.</p>		
Options		
A. Continue to restrict restaurants in the industrial zones pursuant to Section 9-6-5(b)(3), B.R.C. 1981 (<i>current condition</i>)	B. Modify the Section 9-6-5(b)(3), B.R.C. 1981 to make it easier to have restaurants in industrial zones.	C. Defer any change to this section to later zoning changes as part of the look at industrial zones as part of the

		results of feedback from the East Boulder Subcommunity Plan (EBSP).
<p>Staff recommendation: Staff recommends Option C. While it makes sense to allow more restaurants in the Industrial zones, the current regulations were done intentionally to prevent industrial areas becoming more commercial and creating a strip commercial situation along major thoroughfares. Changing these regulations now may result in unintended consequences. Staff finds that a more thorough analysis should be done when staff specifically looks at the industrial zones through the EBSP process.</p>		
<p>Topic 5 - Office in Residential Zones – Should the city allow offices in the residential zones through Use Review if the square footage is capped at 1,000 square feet per property?</p>		
<p>On April 2nd, staff had suggested that offices be prohibited in the residential zones to help offset the jobs: housing imbalance. Some council members were concerned that this would work against mixed use and would create many non-conforming uses. A suggestion was made that smaller offices be allowed through Use Review (cap at 1,000 square feet). Others also suggested that this not be possible in the RMX-1 as the zone is already impacted by a number of residential to non-residential conversions. Staff is in the process of determining the actual amount of offices in residential zones.</p>		
Options		
A. Continue to allow offices in residential zones through Use Review (<i>current condition</i>)	B. Prohibit offices in the residential zones (<i>original staff recommendation</i>)	C. Modify the code to enable requests for Use Review for office in residential zones if capped at 1,000 square feet (prohibit in RMX-1). (<i>council suggestion</i>)
<p>Staff recommendation: Based on council feedback, staff is recommending Option C, since it would allow small offices (less than 1,000 square feet) to be requested in some residential zones through Use Review. The allowance would be removed from RMX-1 which has already seen a saturation of non-residential uses.</p>		
<p>Topic 6 - Office as a conditional use in the Business Zones – What specific requirements should be applied to the Business zones to incentivize permanently affordable housing in exchange for allowing more office?</p>		
<p>Staff understands that one of council's primary concerns is how development within the business zones could manifest per the current use tables a mix of uses that would not address the current job: housing imbalance. To better address this, staff proposed a 25 percent maximum floor area square footage (per building) for office uses in the Business Regional (BR), Business Main Street (BMS) and Transitional Business (BT) zones. Some flexibility was proposed by allowing up to 50 percent for office if permanently affordable units were provided on-site. This is reflected in Option B below. Staff's primary concerns with Option B is that in most cases developers will go with the cheaper option of going through Use Review rather than providing permanently affordable housing. Staff is proposing a new, more restrictive Option C, which is described below.</p>		

Options		
A. Continue to allow offices by right in business zones. (current condition)	B. Restrict offices to no more than 25% of a building and that up to 50% could be permitted through conditional use if on-site permanently affordable units are included or allow Use Review as an alternative. (original staff recommendation)	C. Restrict offices to no more than 25% of a building by-right, and that up to 50% could be permitted through conditional use if on-site permanently affordable units are included. Only allow expansion of existing office uses through Non-conforming Use Review process. New office buildings would be subject to the 25% maximum or 50% if affordable units are provided as described above. (new staff suggestion)
Staff recommendation: Staff recommends Options C since it would allow some flexibility for existing office buildings to expand up to 10 percent per the Nonconforming Use Review process, but would hold a tighter line on new office development that limits it to not more than 25 percent of the floor area for office uses per building, unless affordable units are included in the mix.		
Topic 7 - Preservation of existing market rate affordable units in the Opportunity Zone – How should the city preserve existing market rate affordable units from demolition in the Opportunity Zone?		
Staff has not discovered any specific way through the use tables to prevent demolition of the existing market rate affordable housing stock within the Opportunity Zone. Most of the housing units of concern are within the Residential High -4 (RH-4) and the Residential Medium – 1 (RM-1) zoning districts.		
Options		
A. No action	B. Retain the moratorium to restrict demolition for existing dwelling units in the Residential High – 4 (RH-4) and Residential Medium – 1 (RM-1) zones (new staff suggestion)	
Staff recommendation: Staff recommends keeping the moratorium in effect for these zones to specifically prohibit the demolition of existing housing units within the RH-4 and RM-1 zoning districts during the duration of the Opportunity Zone, in order to achieve council’s goals of preservation.		

NEXT STEPS

Following council guidance on the topics within this memorandum, staff will:

1. Update the scope, goals, timeline etc. of the project based on council's feedback, and
2. Prepare ordinances to modify the moratorium and bring forward the specific use table changes to address the Opportunity Zone during the summer.

QUESTIONS FOR CITY COUNCIL

1. What feedback does City Council have regarding the subcommittee's project's scope, why and purpose statements, the preliminary goals, timeline and areas of consideration for the Use Table & Standards project?
 - Are there others that are missing?
 - Are there any considerations that should be modified or removed?
 - Are 15-minute neighborhoods a priority area of consideration for this project?
2. What feedback does council have regarding the proposed use table changes to address concerns about future development within the Opportunity Zone?
 - **Efficiency Living Units (ELUs)** – Should ELUs be required to be permanently affordable if over a specific percentage?
 - **Single-family Dwelling Units in High Density Residential zones**– Should single-family dwelling units be revised to be prohibited uses in the high-density residential zones to encourage attached housing in those zones?
 - **Residential in Business Regional (BR) zones**- Should residential uses in the Business Regional (BR) zones be restricted from the ground floor like in Business Community (BC) zones?
 - **Restaurants in Industrial (I) zones** – Should the city revise the current regulations for restaurants in the Industrial Zones to encourage them?
 - **Office in Residential zones** – Should the city allow offices in the residential zones through Use Review if the square footage is capped at 1,000 square feet per property?
 - **Office as a conditional use in the Business zones** – What specific requirement to incentivize permanently affordable housing in exchange for allowing more office should be applied to the Business zones?
 - **Preservation of existing market rate affordable units in the Opportunity Zone** – How should the city preserve existing market rate affordable units from demolition in the Opportunity Zone?

ATTACHMENTS

- A. Summaries of the Planning Board Subcommittee Meetings
- B. Community Engagement Plan
- C. Summary of Public Feedback

Use Standards/Table Review Subcommittee

8/30/2018 Meeting Summary Notes

Subcommittee members: David Ensign, Crystal Gray, Bryan Bowen

Staff: Karl Guiler, Andrew Collins

One member of the Public: Sarah Silver

Introductions

Subcommittee Rules and Procedures

- Subcommittee decides that no formal votes will be taken, but a consensus should be reached for points of consideration.
- David Ensign chosen to be chair – will run meetings and serve as the point person for the Subcommittee, including reporting out to the larger Planning Board as needed.

General table discussion - Crystal wants to ensure a Use Table 101 session is integrated into the community outreach, early on in the process.

Karl provides a Use Table 101 - a review of the Land Use Code *Section 9-6 Schedule of Permitted Uses* to the Subcommittee.

Scope/Problem Statement/Goals and Objectives

- Scope to include all of Section 9-6 Schedule of Permitted Uses, and should not overlap with any other efforts by Council (such as large lots, and community benefits etc.).
- Other items outside of the scope (Section 9-6 Uses), are ok to acknowledge and record, but would be outside the Use Table Review project's and the Subcommittee's scope.
- Subcommittee agrees to keep the Problem Statement at a high level, with more specific goals/objectives to follow that.
- Bryan proposes for the initial problem statement: Bring the Use Table and uses into alignment with the BVCP policies and with the city's priorities.
 - The subcommittee concurs.
 - Goals and Objectives should be informed by technical fixes identified by staff, and issues/desires identified by the community

Broad Goals:

- Simplification of the use table and streamline the regulations where possible
- Create more predictability and certainty
- Align Uses section with net zero goals of the city

Specific Goals and Topics to Consider

- Study preliminary topics identified in meeting agenda
- The percentages of required residential/non-residential floor area listed under the footnotes *N/M* of the Use Table seem arbitrary, and need to be evaluated.

- Study 15 minute neighborhoods and use table changes to encourage them, acknowledging transportation barriers may exist. (Look at walk scores)
- Consider allowing more retail active uses in the Public zones.
- Consider changing prohibited uses to Use Reviews (U's) where certain uses may now be warranted and desired (corner coffee shops for example).
- Consider adding form and design standards to be incorporated into the Use Review section and 9-6-2 to 9-6-9 criteria.
- Potentially allow more flexibility for non-impactful retail uses for home occupations and Live/work, such as selling one's art.
- Consider Mobile Home Parks and their evolution to affordable fixed-foundation buildings, and how it may intersect with the Use Table and provisions.
- Consider ways to allow 2nd floor residential in light industrial zones.
- Consider changes to the Use Review criteria that would serve city goals (e.g., walkability, site design)

Engagement

- Need to make sure we include information about the Use Table Review project in the Boulder digital newsletter that goes out. And establish an email list to keep the public involved.
- Align the project timeline with the city's engagement 101 [Engagement Strategic Framework](#) including the Boulder's Decision-Making Process chart.
- Include an earlier check-in with Council in the timeline.
- A "Use Table 101" should be part of the community engagement plan with presentations/community engagement events - include visuals to illustrate how the Use Table relates to the Land Use Code and the BVCP.
- Conduct internal meetings with zoning/planning staff to identify technical issues and fixes with the use table – to inform goals /objectives.
- The Public's input should also help inform the goals/objectives, so we want to engage them earlier rather than later in the process.
- Consider soliciting the community, including applicants and architects, on what isn't working with planning processes and unresolved planning issues out of recent development cases - Likely outside of this project's scope, but we can acknowledge and have a place to collect those ideas during open houses or other engagement events.
- Include a map activity where the community can identify what uses they would like to see in their neighborhood, and if any uses are missing. This will inform updates to the Use Table and associated regulations.
- Contact the Daily Camera about project and set up a city project website.

Other thoughts

- Use Review serves its purposes and generally works well, but should be clear.
- Look at Alpine Modern at 9th and College as an example of a successful neighborhood scaled commercial use. Most of the community enjoys the use and building - how can that be a model for other parts of the city neighborhoods?

Homework and Next Steps

Mid-September Subcommittee meeting:

- Subcommittee members to redline the Use Table and Use section 9-6, identify concerns/issues.
- Staff to prepare:
 - BVCP, Zoning maps and use module maps
 - Draft of problem statement and preliminary goals and objectives
 - Refine the project timeline and put into circular chart format

Late September / Early October Subcommittee meeting

- Staff to create draft Community Engagement Plan, and meet with internal zoning/planning staff on technical Use Table issues.

Public Comments

- A need exists to talk with the community about unresolved land use and planning issues related to recent development cases. The community needs an opportunity to be heard on a variety of topics.
- A goal from the community's perspective would be certainty.
- A Use Table 101 type training would be helpful.
- Design and form requirements are needed for walkable 15 minute neighborhoods.
- The connective tissue is what create neighborhoods that the community wants and will use.

Use Standards/Table Review Subcommittee

9/13/2018 Meeting Summary Notes

September 13, 2018, 11:30AM-1:30PM

Alpine Modern Café, 904 College Ave, Boulder, CO 80302

Subcommittee members: David Ensign, Crystal Gray, Bryan Bowen

Staff: Jim Robertson, Charles Ferro, Karl Guiler, Andrew Collins

Members of the Public: none

Welcome and Acceptance of the 8/30/2018 Meeting Summary Notes

- Subcommittee accepts the 8/30/2018 Meeting Summary Notes.
- Subcommittee agrees to structure the meeting and future meetings to allow a brief public comment period at the beginning of the meetings during Welcome/introductions, and a public comment period at the end of the meeting as well. Keeping the bulk of the agenda items to subcommittee and staff discussion.
- Subcommittee agrees to move any discussion on red-lined *Chapter 9-6 Use Standards* to the end of the meeting and potentially for the next meeting.

Updated Preliminary Timeline with Decision-Making Chart / Engagement:

- Schedule the Step 3 - *Check-in with Planning Board* to the second half of November so that David Ensign is able to attend.
- Need to ensure the Planning Newsletter that goes out includes a blurb about the Use Standards & Table project.
- Need to have an online webpage that has the meeting materials posted, including a comment form, and email opt-in for the public to stay informed of the project.
 - An email list should be developed from this as well.
- The community is welcome to red-line the *9-6 Use Standards* and provide feedback, and their input and feedback on the purpose statement, goals and objectives is welcome and will inform the ultimate proposal.
- It's a living project with multiple feedback loops and opportunities for public participation, and corresponding responses and adjustments will be made as we go along based on the public input (as well as the subcommittee, stakeholder groups, staff, the Planning Board, and Council input).
- Include an online mapping exercise for the public to provide input, identifying their neighborhood and what uses they'd like to have or not have in their neighborhood.
- Include an online Use Table 101 and possible videos or power point materials as a learning tool for how the Use Table and standards work.
- Let the subcommittee know when the webpage and email list-serv is up and running.
- Staff will ensure that we cross-reference and cross-check with the Sub-Community Planning efforts, as one project may inform the other.
 - Will build-in cross-checks with the Sub-Community planning project into the draft Engagement Plan.

- Need to be clear throughout the process and in our documents that the ideas presented are always a working draft, and nothing has been decided. Nothing will be decided without the community's involvement.
- Need to have clear rules of engagement posted during the public engagement events so that everyone is respectful of one another, and to allow constructive feedback from the public.

Review Scope

- Make all statements consistent with the revised Scope and Purpose statement, incorporating the *Chapter 9-6 Use Standards* and BVCP goals and policies language throughout.
- Reference the Sub-Community Planning efforts in the scope.
- Add in a new Key Question - What do you wish you had or didn't have in your neighborhood or district; what uses are missing where you live, work, and play in Boulder? (e.g., a. residential- where you live? b. commercial/industrial etc.- where you shop or work? C. commercial/residential etc. -where you recreate?)
- Also, add "Other questions?" as other key questions may arise through the process.
- Overall, the subcommittee likes that the scope is to the point.

Review Primary Goals & Objectives

- Overall, the subcommittee likes that the goals and objectives are clear.
- Revise the objective statements to be understood as areas of consideration (e.g., we will *study/consider* these items)
- Re-title to *Areas of Consideration* – demonstrates that nothing has been decided upon but these are the initial areas of inquiry within the scope of work.
- Include a preamble that explains these topical Areas of Consideration are a starting point, nothing has been decided upon. We will study and consider these topics, but they are subject to change/revisions based on the process and community feedback. Input from the public will inform any subcommittee recommendations and no decision will be made without public input and feedback. City Council will ultimately decide on any proposal, with a recommendation from the Planning Board. The direction to initiate the study comes directly from the Planning Board's goals/work plan for the 2018 calendar year, and the study is guided by the Planning Board appointed subcommittee. The study is also supported by the goals and policies of the BVCP (for example *BVCP Policy 2.24 Commitment to a Walkable & Accessible City* and 15-minute neighborhoods).
- Add a new area of consideration for incentivizing a diversity of housing types/mixed housing.

Mapping Exercise

- The purpose of today's exercise is to gauge how it might work during the community engagement events, hear the groups' feedback on it, and to have the subcommittee share their thoughts on uses in their neighborhoods. Should offer the same type of mapping exercise online as well.

Dave Ensign, Crystal Gray, and Bryan Bowen shared their thoughts on their neighborhoods via the mapping exercise where they live with dots and sticky notes:

- Dave Ensign: Enjoys the bikeways and walkability. Greater socially-interactive elements are needed and the 60's era design of the neighborhood means neighbors are often disconnected from one another, and while walkability is good more is better. Missing uses include a coffee shop, neighborhood retail, and communal uses (and even front porches). Supportive of the idea of home occupations.
- Crystal Gray: Supportive of mixed-uses in her area of town, enjoys the walkability and the nearby retail uses. Likes the diverse housing and mixed-income nature of her neighborhood. Dislikes driving for certain uses and services. Missing uses includes a grocery store and civic uses such as a dog park.
- Bryan Bowen: Co-housing community offers great opportunities for positive social interactions and a supportive communal atmosphere. Enjoys the walkability, it's safety and tranquility, and the diverse uses within proximity. Missing uses are a grocery store, music venue, convenience retail (not a gas station), brew-pubs, and true live/work units.

Discussion regarding the mapping exercise. Are the questions right?

- Should try to focus them on land uses as opposed to creating an expectation for broader changes that would be more appropriate through the subcommunity planning process.
- Might be ok to keep the general questions as an icebreaker, or to get broad ideas first and then drill down to uses.
- Consider a separate exercise, or maps for where you work and where you recreate.

Discussion of Redlined Use Tables/Standards

Deferred to next meeting, subcommittee to continue to work on this as needed.

Other thoughts

- Appendix maps, figures, or overlays that illustrate geographic extents for certain use standards would be helpful instead of lengthy text descriptions in the Use Table.
- Context/location based use standards help differentiate between where certain uses are appropriate or not appropriate, within the same Zoning designation - similar to MU-3 and the BC zoning. Such tailoring allows variety and appropriate uses based on context and unique neighborhood characteristics.
- Any changes to Conditional approvals etc. should do so accounting for additional staff time that would be required and potentially additional Planning Board and Council review efforts.

Next Steps

Next meeting will be Monday October 1, 2018 at 11:30am

- North Boulder location, probably Spruce Confections.

Subcommittee members to continue reviewing *Chapter 9-6 Use Standards*.

Staff to prepare:

- Updates to the scope, problem statement, goals and areas for consideration per the Sept. 13th discussion.
- Draft community engagement plan.
- Conduct internal zoning/planning staff technical fixes meeting on 9/28. Staff will report out to the subcommittee.

Use Standards/Table Review Subcommittee

10/01/2018 Meeting Summary Notes

October 1, 2018, 11:30AM-1:30PM

Spruce Confections - 4684 Broadway, Boulder, CO 80304

Subcommittee members: David Ensign, Crystal Gray, Bryan Bowen

Staff: Karl Guiler, Andrew Collins

Members of the Public: none

Welcome and Acceptance of the 9/13/2018 Meeting Summary Notes

- Subcommittee accepts the 9/13/2018 Meeting Summary Notes.

Scope, Preliminary Goals and Areas of Consideration

- Under the Key Questions,
 - Question 1 – Include “the neighborhood you live in” as the first bullet.
 - Question 6 – Provide definitions for elements such as home -occupations during the public engagement phase, as well as for other uses and items. Clarify the bullet point to “regulatory and logistical” barriers.
- The draft Scope, Goals and Areas of Consideration looks good and reflects the subcommittee’s feedback. Staff to correct any typos.

Internal Stakeholders Feedback

Technical issues /fixes with 9-6 Use Standards

Staff reviewed the feedback received from the stakeholder group on 9/28/2018. Subcommittee discussion on the internal stakeholder group (e.g., zoning review staff) feedback:

- There are current regulatory issues with having multiple principal uses on a site. For example, a project having to codify parking as a separate principal use for a mixed use development, when in reality it functions as an accessory use serving multiple users at different points in time. More clarity and criteria for defining principal and accessory uses, and how shared-parking and TDM (transportation demand management) strategies may inform them.
- Personal service uses – art gallery versus a yoga studio in terms of intensity - unsure if square footage is always good threshold or metric, as intensity of users may/may not vary independent of size.
- The changing nature of commercial/office uses should be recognized. Use scale, size and parking are concerns with neighborhood commercial/offices uses and home occupations. The impacts on a neighborhood, particularly parking, depends on the magnitude and type of use. Not a one-size fit all approach - depends on the use.
- Home-occupations: parking and on-street parking is an issue. Need to avoid loopholes with any changes.
- The on-street parking permit program is undergoing an evaluation and depending on changes, could help address some of these neighborhood on-street parking concerns.

- Agree with the internal stakeholder group that there is too many overlapping office types and even other uses defined in the code. With the right criteria, it would make sense to collapse those into fewer uses in the code and provide oversight through conditional and use reviews - including criteria for limiting use impacts and decision-making.
- Conditional and Use Reviews criteria could include performance-based regulations to mitigate impacts from a given use. If existing multiple types uses (such as a variety of office uses) have the same impacts and characteristics, they should be collapsed into a single more encompassing use and permitted in the same way. Need more predictability in the use review process.
- Industrial zones – Accessory uses inside a building such as a gift shop or tasting room, should be allowed for a variety uses. Need consistency in the regs across the allowable uses.
- Industrial zones are a rich opportunity for meaningful change, such as allowing more mixed-use, and simplifying use requirements for desirable uses such as maker-spaces and mixed use.
- Industrial Mixed-Services (IMS) zone limits floor area too much. It allows a greater height limit but prevents creative use of the volume of the building by limiting FAR too much. For instance, can't put in a mezzanine that would allow for viewing or seating views of a brewery, or other engaging spaces.
- Consider allowing more residential in some of the industrial zones, forecasted to be a demand from or housing that would be compatible with some of these industrial uses. Likely a separate work program item but should be on the radar.
- Consider future "Opportunity Zones" and how it may intersect with use changes. A federal program based upon distressed census tracts - would affect parts of East Boulder - allows a reduction in tax liability by allowing investment of private capital gains into development/real estate projects in the opportunity zones, instead of taking a distribution and paying taxes on it.. May impact Diagonal Plaza, the Pollard site among others.
- Remove outdated use categories that are no longer applicable to Boulder, collapse ones that function the same, and potentially create an "other's" category with differentiation in the conditional /use review standards. Such as firewood facilities or RV parks as examples.

Discussion of Subcommittee Members' Redlined Use Table Sections

- MU-3 uses, such as the Armory project, should be revised to allow artists to sell their wares in their studio.
- Live/Work uses should be re-evaluated to potentially allow it in more zoning districts.
- Commercial/retail is getting phased out – preserve more retail in the BC districts. Need more retail near Baseline Road to encourage 15-minute neighborhoods there, should allow/require ground floor retail in more zones as appropriate. Intersects with current code change going through the approval process, but further refinement may need to be discussed.
- Mixed-Use zones should require more ground floor retail uses.
- Consider allowing FAR to be modified through Use Review. Limitations on FAR are problematic in getting good creative development in districts, such as DT-1, and may not be able to use additional FAR received from providing parking. Those FAR limitations were put in place to recognize transitions to adjacent neighborhoods years ago, but they could be re-evaluated based on today's needs and neighborhood character. Or take out the FAR bonus for providing parking if it's not actually feasible to use.

- Need more criteria in the Use Review standards for the Planning Board and staff to evaluate a project. This could also include more design / form-based elements including ground floor retail components. It's difficult for Planning Board to require elements if it's not in the code.
- There are variations in retail uses that might be palatable to the community in neighborhoods. Corner coffee shops are one use, but if it's not defined then there is no difference in allowing a large retail store that might be unwanted in a neighborhood. Need to define the uses that could be allowed in these areas, if they are not already defined and differentiated. Brewpubs, taverns, bike shops, coffee shops etc.
- Not all uses may be appropriate everywhere in a given zone, particularly in the RL, RE, and RR zones. Appropriate neighborhood uses depends on the specificity of locations (i.e., corners, large streets, availability of off-street parking), and the scale, magnitude and specific type of use. Square footage limits make sense, for example home day-cares and small yoga studios may be ok, but once those become large they function differently (yoga gyms, daycare schools) with greater negative impacts such as parking, traffic, and noise.

Draft Community Engagement Plan

- Add in any pertinent sustainability and social policies of the BVCP into the Guiding BVCP Policies section.
- Need to be careful how we phrase any survey questions. Be clear that not just looking at residential neighborhoods, but all types of neighborhoods such as industrial and mixed-use areas.
- Any survey question should be phrased as "near or in", or "nearby" rather than just "in" neighborhoods.
- Would be potentially useful to have the automatic clickers for survey question that display the results automatically on the screen for some of the community engagement events.
- Check-in with Planning Board will be on November 15, 2018.
- Overall the Draft Community Engagement Plan looks good, and good with the webpage and newsletter content.

Public Comment Period - N/A

Next Steps

Next meeting will be Monday, October 15, 2018 at 3:30pm

- Rayback Collective likely – meeting to focus on the subcommittee 9-6 redlines

Subcommittee members to email any redlines of *Chapter 9-6 Use Standards* to staff to compile.

Staff to:

- Compile subcommittee redline comments.
- Refine project elements and draft community engagement plan.
- Schedule a November Planning Board Matters Item for the project.
- Create the project webpage up and the newsletter - coordinated with the communications staff.

Use Standards/Table Review Subcommittee

10/15/2018 Meeting Summary Notes

October 15, 2018, 3:30PM-5:00PM

The Rayback Collective - 2775 Valmont Road, Boulder, CO 80304

Subcommittee members: David Ensign, Crystal Gray, Bryan Bowen

Staff: Karl Guiler, Andrew Collins

Members of the Public: Beth Hondorf

Brief site tour of the pollinator garden with Shea Brazill of the Rayback Collective

Welcome and Acceptance of the 10/01/2018 Meeting Summary Notes

- Subcommittee accepts the 10/01/2018 Meeting Summary Notes.

Draft Community Engagement Plan

- During the community engagement events, including the Use Table/Standards 101, define different types of neighborhoods – this includes industrial neighborhoods, and mixed-use neighborhoods, not just residential neighborhoods. Should make it clear to participants that we’re not just talking about neighborhoods in a broad sense, i.e. not just subdivisions or purely residential areas. But keep the “neighborhood” term rather than areas.

Discussion of Subcommittee Members’ Redlined Use Table Sections

Issues / and initial ideas for Chapter 9-6 Use Standards. Ideas outside of the scope of the project could be addressed in other work plan items such as Community Benefits, Large Homes/Lots, and Residential Uses in Industrial Zones. All ideas discussed are captured below.

- Consider FAR exemptions for elements, such as bike parking, through conditional approvals with parameters written in to the applicable specific standards.
 - Exemptions would need to be dependent on the location and zone, for example DT-1, MU-1 and others - right now the regulations effectively incentivize providing parking rather than leasable floor area. Building height and bulk allowances could be made as appropriate.
- Opportunity to tie-in any bonuses from a future Community benefits program directly into the Use Table and Standards, particularly where existing parameters and percentages are stated in the Chapter 9-6. Possibly even another column in the table if it makes sense.
- The specific standards and table should be revised to overtly state what we really want out of these uses – possibly an opening statement that sets out the goals of the applicable specific use standards.
- Agricultural zones should be revised to allow more event and farm-stand types uses including limited sales. Look at Boulder County for examples.
- Don’t want to over regulate uses and be too prescriptive – for example lemonade stands needing permits, some things are ok to occur organically especially if they have no negative impacts - such as lemonade stands.
- Opening up different areas or neighborhoods to allow uses is nuanced - not a one-size fits all approach. Acceptable uses will be neighborhood specific.

- Community engagement will inform any potential recommendations, including what uses and under what circumstances uses could be acceptable to a given neighborhood (industrial, mixed-use residential neighborhoods).
- Confluence of uses with form-based standards will be important in the specific use standards - for instance how a building is located on a site and is designed appropriately to the context
- 15-minute neighborhoods - uses such as little markets are ok, but they have gone by the wayside. Square footage requirements and required parking are often a barrier. Need to encourage pedestrian rather than auto-oriented development.
 - The now closed building at 6th Street and Maxwell Avenue on the roundabout is an example of a small scale neighborhood market building type (does not currently function as a market).
 - Need to reduce regulatory barriers to 15-minute neighborhoods – such as automatically exempting parking for small neighborhood businesses.
- Uses should include allowances for business incubator spaces to help foster the creative and entrepreneurial businesses.
- Consider allowing multiple primary uses on a given property, and/or residential as an accessory use to retail.
 - Open up the Live/Work use to more zones.
- Specific use standards should include more robust design guidelines for conditional or use review criteria, especially for retail in some zones.
- Consider allowing more housing in industrial zones as may be appropriate if the changes are relatively straightforward, have community buy-in and do not take away from other considerations (possibly outside of scope, would be addressed as a separate work plan item).
- Consider allowing events to occur in industrial zones, for example an artisan maker's facility that also hosts events.
- Look at the RH intensity standards and the measurement of height (outside of scope, but may be addressed in Community Benefits project).
- Chapter 9-6 should not be so prohibitive of museums and other cultural uses.
- Consider opening up the Mobile Home zone to allow more permanent, creative and affordable residential uses - such as fixed foundations, cottage courts, tiny homes. Allow the neighborhoods to evolve over time to permanent and affordable residential areas.
 - Conditionally allow foundations to ensure people can live and upgrade their residence over time, and that the homes still remain affordable - deed restrictions may be possible. Should not be incentivizing homes built on chassis, home should have permanence.
 - Community Centers and facilities should be allowed, especially to foster neighborhood identity.
 - Creative housing solutions for modest sized homes could be allowed / conditionally allowed in other zones as well.

Public Comments

- Foundations should be encouraged in the Mobile Homes zone, for safety and community-building purposes. Mobile homes are traditionally energy *inefficient*, should consider modern models (such as FEMA trailers, although those have caused illness) and other creative solutions.

Next Steps - Next subcommittee meeting is TBD.

- November 15th, 2018 Planning Board Matters Item for the project.
- December 4th, 2018 City Council check-in on the project

- Finalize Use Table/Standards 101 community engagement meeting date

Use Standards & Table Review Subcommittee

12/19/2018 Meeting Summary Notes

11:00 AM - 12:30PM

Boulder Depot Roadhouse – 2366 Junction Place, Boulder, CO 80302

Subcommittee members: David Ensign, Crystal Gray, Bryan Bowen

Staff: Karl Guiler, Andrew Collins

Members of the Public: Kurt Nordback, Lynn Segal, David Takahashi

Welcome and Acceptance of the 10/15/2018 Meeting Summary

- Subcommittee accepts the 10/15/2018 Meeting Summary Notes.
 - Note that the 6th & Maxwell building is closed, but is an example of the market building type.
- Transportation Advisory Board (TAB) Pedestrian Advisory Committee (PAC) - Dave Ensign is the Planning Board liaison to the TAB) and in the last meeting there was an update from Boulder's PAC which was formed last summer. The Use Table Subcommittee hopes to coordinate with them and Go Boulder on 15-minute neighborhoods concepts and ideas moving forward, or at least welcome them to provide input. Dave will reach out to Amy Lewin, Senior Transportation Planner coordinating the PAC, to see what opportunities may exist.
- **Planning Board and City Council Debrief**
- Discussion of the Planning Board feedback from the 11/15/2018 Planning Board meeting. Summary provided - Key points include that the Board was in support of the project scope, purpose, goals and areas of consideration as defined by the subcommittee; community engagement will be critical; and changes should avoid creating de-facto rezoning's.
- Council feedback on the project included the new Opportunity Zones moratorium on development, with the gradual release of various zoning districts as they are studied and better aligned with the BVCP goals and policies. This will likely impact which zones and uses are prioritized in the Use Standards and Table project in order to accomplish council's goals for the opportunity zone / moratorium, while still moving forward on the broader Use Standards project.
- Going zone by zone (starting with those in the opportunity zone) could be a template for amending all zones across the city with this project. The BC-1 and BC-2 code amendments currently underway would be a start to that process if successful.
- The zones in the neighborhood centers, such as BC-1 and BC-2, are likely the locations where 15-minute neighborhoods could be prioritized to better align with the BVCP policies and goals.

Discussion of Community Engagement Event(s) in January / February

Discussion on the draft boards and outline of the late January / early February community engagement events.

- Series of likely three meetings across the city to engage more people. Combined event with the Large Homes and Lots, and Community Benefits projects. Brief presentation, then break-out stations for the projects to receive feedback.
- The introduction to the meeting will be critical. Should not be too brief, as the presentation needs to be a learning experience for the general public to understand how the code, tables, BVCP, and foundational comprehensive planning works with the Land Use Code.
- Should include additional maps / exhibits with connections plan, Walkability scores, etc. to supplement the exercises.

- Discussion of 15-minute neighborhoods definition – the street presence (porches as example) and public realm is also critical to successful 15-minute neighborhoods, also include transit in the definition.
- Include clustered icons for the Live, Work, Play mapping exercise.
- Make explicit that where you play includes restaurants, shops, etc. (not just recreation).
- Provide a Live and Work outside of Boulder category for the mapping exercise.
- Provide an additional board for other comments from the public, additional comments they want heard.
- Suggestions for locations of community meetings: Boulder Housing Partners, family and senior centers at Diagonal Plaza and Walnut Place, BMOCA. Locations where we might reach a different demographic than the traditional neighborhood meetings.

General Engagement Comments:

- Consider creating an explainer video and post to the project website.
- Should try to track basic demographic information to see who we are reaching or may be missing (sign-in sheet and/or survey). Age groups, income groups, own /rent, zip code, name and email information.
- For additional follow-up community engagement events - would like to do the direct mapping exercise where people can place land uses/icons on the map.
- Web version of mapping exercise should be pursued
- Cell phone voting is an option for specific presentation meetings, not suited for this first series of meetings in an open-house format with multiple projects.
- Staff is working with the city's Community Engagement Coordinator, Sarah Huntley, for BeHeardBoulder website, possible online mapping exercise, and outreach efforts.
- The department is considering a community-wide mailed survey to collect feedback for the Large Homes and Lots project, possibility may exist to include the Use Table project as well.

Other comments:

- Should have meeting materials posted to the project website, consider a clearinghouse website.
- Double check that links are working to the project website.
- Create a how-to video and post it to website. i.e. how to use Title 9, the Table of Contents, Use Table 101, BVCP foundational documents. And even where to go to check for mapping, flood plains, look up sites and projects in the city's website.
- Should meet with newspaper reporter to educate on the project in advance of any stories.
- Involve the Chamber of Commerce and the Downtown Boulder Partnership / Sean Maher (formerly Downtown Boulder Inc.) to get information/survey on where people shop and potentially other involvement.

Continued Discussion of Subcommittee Members' Redlined Use Table Sections

No additional discussion, public feedback will inform eventual options.

Public Comments

- Uses to consider in the project: small retail stores and micro grocery, daycare coffeeshops at neighborhood corners / nodes - bodegas, food production.
- Community Engagement event - a mix of visualizations could be helpful.

- Work with city's neighborhood liaison for outreach, consider food courts, lobbies with materials and coffee shops.
- Need to reach all people including groups typically under-represented including faith based groups, commuters; collect some demographic data to see who's missing from the outreach.
- A well placed article in the paper could be useful.
- The scope of the project seems very large, not sure how everything can be accomplished. (Staff Note: the project's scope and areas of consideration will be prioritized based on the community's feedback as well as the subcommittee's, Planning Board's, and City Council's continued input. The project is anticipated to be undertaken in chunks, with some items falling off or moved to future work plans as necessary).

Next Steps - Next subcommittee meeting is TBD.

- Updates to project website – ongoing
- Use Standards 101/consolidated community engagement event – end of January/early February 2019

Use Standards & Table Review Subcommittee

4/01/2019 Meeting Summary Notes - DRAFT

11:30 AM – 1:00 PM

Rafa – 1815 Pearl Street, Boulder, CO 80302

Subcommittee members: David Ensign, Bryan Bowen

Planning Board member: Sarah Silver

Staff: Karl Guiler, Andrew Collins

Members of the Public: Crystal Gray, David Takahashi, Mike Marsh, Stephen Pomerance, Eli Feldman

Welcome

- Introductions and members of the public identified

Discussion of Community Engagement Events and Public Feedback

Discussion on summary of community feedback to date.

- Three open house meetings held, 35 participants at the first two meetings each in February with interactive boards. Third open house in March was a discussion with members of the public and directing people to the online survey at www.beheardboulder.org, approximate 20 people attended.
- Approximately 49 online survey responses to date, plus an additional 25 responses (approximately) for the in-person boards.
- General support for the Areas of Consideration (AOC) in the online survey, with the *least* support for AOC #10 “Explore incorporating additional development design standards into the Chapter 9-6 specific use standards, and potentially the Use Review criteria”, and #5 “Study updating the amounts of required uses where prescribed in 9-6, “Use Standards”, such as residential/non-residential floor area percentages”.
- General Themes thus far: more mixed use, housing choice, access to transit and green space, small retail and restaurants near where people live/work/play. Less traffic, parking, nuisance uses, tall buildings, dense housing near where people live/work/play.
- Overall engagement numbers in terms of online page views, and attendance at meetings is much higher than the number of survey responses received. This greater number of people are still engaged in the project whether through presentations, discussions, or information occurring online and in-person.
- While approximately 90 total people attended an open house, we have 243 distinct user page views on the online survey website.
- Upcoming outreach efforts including What’s Up Boulder citywide open house on April 4th, 2019. Additional outreach through the Neighborhood liaison community office hours program meetings, including at the Meadow’s branch library with three more scheduled in the coming month.
- Next step for engagement is to go out to with the community this summer after receiving additional feedback at the study session with City Council scheduled for May 28, 2019. Will continue to keep the online survey open.
- Subcommittee heard the summary, would like to have more survey responses. Hopeful for more responses and engagement in the future.

Update on the Opportunity Zone (OZ) and associated Use Table changes

Overview of the staff memo and initial recommendations for upcoming Matters Item council discussion on April 2, 2019.

- The subcommittee is in general support of the proposals, it's in-line with the discussion and the ideas that the subcommittee has had for the Use Table & Standards to date.
- Subcommittee likes the idea of the Limited Use category, feels like it encapsulates the subcommittee concept and ideas for simplifying and restructuring Chapter 9-6 of the code.
- Some concern there is a scope shift with other projects eating into this project, and expansion of the use table project into other realms. But that is not unexpected given the overlapping nature of the planning projects and the Land Use Code itself.
- The subcommittee may want to revisit the scope of the project to reflect how OZ fits in, at the next meeting.

Public Comments

- Need a statistically valid survey for all planning projects. Without such a survey, the engagement is useless.
- Policies and planning should be based on scientifically valid surveys, which has not been done well enough in the past.
- Need to fix the online code (MuniCode) to make it more user-friendly.
- PB Member Sarah Silver:
 - Has concerns about the proposed Opportunity Zone (OZ) change to prohibit single-family dwellings in the high-density residential zones. The city needs more family-friendly housing.
 - Concerned about limiting auto sales and rentals near residential zones (as proposed in the OZ changes).
 - Need the data for peoples' desires for housing choice. Look at housing surveys recently done as a reference guide.
- Zoning should be localized and neighborhood specific, needs specialized/neighborhood zoning.
- Community Engagement – Consider neighborhoods walks, meet people where they are at – churches, farmers markets, trailheads.
- Need to plan for and create millennial magnets, plan for living without cars.
- Look at Denver for example on the opportunity zone/redevelopment districts.
- Need to reimagine shopping centers.
- Need deliberate outreach and detailed area plans. TVAP for example has a clear vision. Need to address allowing a mix of uses in industrial zones.

Staff and Subcommittee responses:

- Not all planning projects require scientifically valid surveys, as it depends on the level of engagement. This project is not conducting scientific surveys at this time, as the engagement plan lays that its goal is to inform the public of the project and solicit feedback on ideas and the concepts, as well as to conduct an initial conversation and inform the public about the project.

Furthermore, the project is implementing established policies and goals of the BVCP as adopted by Council. The BVCP creation was conducted with scientific surveys. Subsequent implementation projects (such as this one) that seek to align the code with the BVCP policies, do not typically require scientifically valid surveys as part of the engagement process. The public's feedback will impact any proposed recommendations for changes to the code, with input during the engagement phase as well as during the decision-making phase where both Planning Board and Council will hold public hearings and ultimately make a decision on any proposal.

- The subcommittee agrees that the project and OZ work that impact housing choices should consider the housing surveys done recently.

Next Steps - Next subcommittee meeting will be in May.

- Opportunity Zone Matters Item with Council – April 2nd. Subcommittee to email their thoughts.
- Think about clarifying/updating the scope given the OZ project.
- Use Table & Standards Study Session with Council on May 28th.

Use Standards & Table Review Subcommittee
5/03/2019 Meeting Summary Notes - DRAFT

4:00 PM – 5:30 PM

Galvanize – 1023 Walnut Street, Boulder, CO 80302

Subcommittee members: David Ensign, Bryan Bowen

Staff: Karl Guiler, Andrew Collins

Members of the Public: David Takahashi, Liz Hanson, Claudia Thiem, Lynn Segal, Lisa White

Welcome and Ground Rules

- Introductions and members of the public identified

15 Minutes Neighborhood Discussion w/ Amy Lewin, Senior Transportation Planner

Presentation of updated 15 minute neighborhood tool as part of the Transportation Master Plan 2019 update.

- See attached presentation materials.
- Land use destination data is existing uses.
- Top 10 land use destinations may not be the best destinations from the survey. Ideally it should include the possibility of walking to your job or pharmacy.
- The work of the subcommittee can build off of this tool, and should be forward thinking with future land uses that might not be captured in this analysis - such as pharmacies or other uses that truly make 15 minute neighborhoods (not just coffee shops and cafes and groceries).
- The tool is a good building block for the subcommittee work
- Tool does a solid job of marrying land use with transportation; something Planning Board and Planning in general needs to strive for more in our work as the two are inescapably linked.
- The tool differentiates between low stress and high stress walking or biking environments

Public comments on the 15-minute Neighborhoods presentation:

- The Opportunity Zone should be turned into a 15 minute neighborhood with land uses changes updates happening and in the future (turn it green on the map).
- What is the city doing to get to 15 minute neighborhoods? Great that we can identify the deficient areas, but how to do we get to where we want to be - the implantation of changes both capital improvements and land use changes.
- How will this impact other planning work plan items if truly a priority for the city?
- The outcome of any analyses on 15-minute neighborhoods should be well publicized.

Update on the Opportunity Zone (OZ) and associated Use Table changes

Overview of the Use Table recommended draft changes for upcoming Opportunity Zone / Use Table council discussion on May 28, 2019.

- Like the structure of the Limited Use Table, would be good format to incorporate future Live / Work use changes (among others) as well.

- Dislike the idea of requiring Efficiency Living Units (ELU's) to be rent capped. Many potential ELU development cannot afford to pay the existing affordability requirements, let alone additional ones, and thus, would prove to be a disincentive for such uses. This prevents the opportunity of smaller living units and downsizing for residents across the age spectrum. ELU's are the recipient of over-regulation currently.
- ELU's should be an Allowed use by-right. Requiring Use Reviews for development with over 20% ELU's is counter to the goals of creating more affordable living/housing.
- Within the stricture of the revamped Use Table need to remove the University Hill multiple line item entries, could be its own separate table or section of Chapter 9-6, B.R.C. 1981.
- Detached dwelling units as Allowed uses in the Downtown (DT) zones doesn't make sense, should be either prohibited, limited, or Use Review. This should change within this project, if not the Opportunity Zone amendments.
- Important to have the Zoning Maps present at an upcoming meeting and descriptions of where the various zones are located (the neighborhoods, cross-streets, corridors, etc.) so people have a better understanding where these zones and potential use changes are located.
- Collapsing down the multiple Office use designations in the table is a good idea, as they don't match the reality of what gets built and there appears to be very little difference between many of the current office use categories.
- The Use Modules should be looked for consolidation as well. If no functional difference these should be simplified, perhaps it could help to encourage 15-minute neighborhoods as well.

Public Comments

- Embodied Energy concerns with ELU's if each unit has its own bathroom and facilities. Versus rentals or co-housing that have shared or common bathrooms and kitchens. They are more efficient and environmentally friendly. Also, ELU's without common facilities could create more isolation of people, particularly older residents.
- Chamber's perspective:
 - Collapsing down the Office use categories is a great idea, needs to have been done long ago.
 - Concerned about prohibiting office uses in residential zones
 - Concerned about prohibiting residential on the ground floor in Regional Business zones (BR).
- Simplify the Use Table.
- Consider changes to lower the required parking and parking amount.
- Support and encourage more co-housing
- Need a summary of the broad issues, and would like to get meeting materials ahead of the meeting.
- The project should consider a regional scope.
- Regarding 15-minute neighborhoods, need to encourage mixed-use and granular zoning with more flexibility and more variety of housing.
- More Mixed-use, small scale retail needed on the ground floors of development. Coffee Shops on corners, for example, add vibrancy.
- Need to be thinking about how to create Five-minute neighborhoods.

- Like the simplification of Use Table where possible.
- ELU's could encourage more community spaces or large percentage of common space.
- Need more housing choice and variety – Duplexes and Triplexes should be allowed within neighborhoods where they are not currently allowed.

Staff and Subcommittee responses:

- ELU's probably don't necessarily cost more embodied energy than another type of development or redevelopment. They are all part of the housing solution, including co-housing and cooperative housing. It's not an either / or scenario.
- Could potentially require additional common spaces for projects with over 20% ELU's or some parameter along those lines to get more of the shared social spaces in those projects.
- The project is about trying to attain good planning solution for the City and its residents.

Next Steps - Next subcommittee meeting will be in June after the Council Study Session

- Use Table & Standards Study Session with Council on May 28th.



9-6 Use Standards & Table Update Community Engagement & Project Plan

Background

In its 2018 Annual Letter to City Council, the Planning Board identified Use Tables and associated code revisions as a priority item for Land Use Code updates in 2018. The Planning Board has since appointed a subcommittee comprised of three Planning Board members (currently David Ensign, Bryan Bowen, and Sarah Silver) to guide the project and make recommendations on potential changes. Seven subcommittee meetings have been held thus far, and have established the scope of the project as well as the broad goals, initial areas of consideration for the project, and review of potential Use Table changes including those associated with the Opportunity Zone. The subcommittee has also made recommendations for community engagement strategies found within this plan.

The project is currently in the shared learning phase, and will seek to bring the Use Table & Standards ([*Chapter 9-6 Use Standards, B.R.C. 1981*](#)) into greater alignment with the Boulder Valley Comprehensive Plan (BVCP) policies and the city's priorities, to better enable desired development outcomes throughout the city and to more effectively support the goals of the BVCP.

Community, Council, and Planning Board Feedback

This plan will be updated to reflect Planning Board and City Council input from discussions throughout the duration of the project. The public's input and participation will continuously inform the project including the goals, options, and recommendations. This plan lays out the framework for the project and the community's engagement.

Project Scope

The Use Standards & Table Review Subcommittee will consider updates to *Chapter 6 Use Standards* of the *Land Use Code (Chapter 9-6, B.R.C. 1981)*, and any ancillary sections as may be necessary (e.g. *9-5 Modular Zone System* and *9-16 Definitions*).

- The project should complement and inform, but not overlap with, other work plan efforts such as the Sub-Community Planning project, the Large Lots study, and the Community Benefits project.

Why Statement

In its 2018 Annual Letter to City Council, the Planning Board identified Use Tables and associated code revisions as a priority item for Land Use Code updates in 2018. *The Chapter 6 Use Standards* may be out of alignment with the intent of the Boulder Valley Comprehensive Plan (BVCP) goals, policies and land use designations, and may not be achieving desired development outcomes.



Purpose Statement

Bring *Chapter 9-6 Use Standards* of the *Land Use Code*, into greater alignment with the Boulder Valley Comprehensive Plan (BVCP) policies and the city's priorities, to better enable desired development outcomes throughout the city and to more effectively support the goals of the BVCP and as expressed in the scope statement.

Boulder Valley Comprehensive Plan

Sustainability & Resilience Framework*

Sustainability and resilience are complementary concepts, and in fact, use many of the same basic frameworks for implementing policies and programs. Applying a sustainability framework to decision-making in the Boulder Valley means considering the issues of environment, economy and social equity together. An action or decision in any one of these areas will have consequences on the others. The policies in the BVCP plan outline the future vision of the community, focusing on the built environment and its relationship to environmental, economic and social well-being and overall community livability. At the intersection of all these areas is the community's ability to sustainably meet its needs now and in the future.

Sustainability Principles

The city and county recognize that:

- a. There are critical interrelationships among economic, social and environmental health;
- b. The way we produce, trade and consume impacts our ability to sustain natural resources;
- c. Social, cultural, racial and ethnic equity and diversity creates valuable human capital that contributes to economic and environmental sustainability;
- d. The built environment has an impact on social, economic and environmental conditions; and
- e. The quality of our environmental, economic and social health is built upon the full engagement and involvement of our community.

Therefore, the city and county seek to maintain and enhance the livability, health and vitality of the Boulder Valley and the natural systems of which it is a part, without compromising the ability of future generations to meet their needs, while anticipating and adapting to changes in community needs and external influences.

* See [BVCP](#) Chapter 1 Introduction for the full BVCP Core Values, and the Sustainability and Resilience Framework.

Guiding BVCP Policies

Section 2 Built Environment

Urban Form Definition

The city's urban form is shaped by the location and design of streets, paths and open spaces, the mix of uses and intensity of development that are allowed in each area of the city and the design of privately owned buildings and public improvements. The city's goal is to evolve toward an urban form that supports sustainability. This "sustainable urban form" is defined by the following characteristics:



Key Characteristic:

- Daily needs met within easy access from home, work, school, services or recreation without driving a car

Neighborhoods

2.09 Neighborhoods as Building Blocks

The city and county will foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, foster community interaction and plan for urban design and amenities. All neighborhoods in the city, whether residential areas, business districts, or mixed land use areas, should offer unique physical elements of neighborhood character and identity, such as distinctive development patterns or architecture; historic or cultural resources; amenities such as views, open space, creeks, irrigation ditches and varied topography; and distinctive community facilities and commercial centers that have a range of services and that are nearby and walkable.

2.12 Preservation of Existing Residential Uses

The city will encourage the preservation or replacement in-kind of existing, legally established residential uses in non-residential zones. Non-residential conversions in residential zoning districts will be discouraged, except where there is a clear benefit or service to the neighborhood.

2.13 Protection of Residential Neighborhoods Adjacent to Non- Residential Zones

The city and county will take appropriate actions to ensure that the character and livability of established residential neighborhoods will not be undermined by spill-over impacts from adjacent regional or community business zones or by incremental expansion of business activities into residential areas. The city and county will protect residential neighborhoods from intrusion of non-residential uses by protecting edges and regulating the impacts of these uses on neighborhoods.

2.14 Mix of Complementary Land Uses

The city and county will strongly encourage, consistent with other land use policies, a variety of land uses in new developments. In existing neighborhoods, a mix of land use types, housing sizes and lot sizes may be possible if properly mitigated and respectful of neighborhood character. Wherever land uses are mixed, careful design will be required to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

2.15 Compatibility of Adjacent Land Uses

To avoid or minimize noise and visual conflicts between adjacent land uses that vary widely in use, intensity or other characteristics, the city will use tools such as interface zones, transitional areas, site and building design and cascading gradients of density in the design of subareas and zoning districts. With redevelopment, the transitional area should be within the zone of more intense use.

Locations of Mixed Use

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2.17 Variety of Centers

The city and county support a variety of regional and neighborhood centers where people congregate for a variety of activities such as working, shopping, going to school or day care, accessing human services and recreating. Some centers should be located within walking distance of neighborhoods and business areas and designed to be compatible with surrounding land uses and intensity and the context and character of neighborhoods and business areas. Regional centers should serve a larger role and be located near transit. Good multimodal connections to and from centers and accessibility for people of all ages and abilities will be encouraged.

2.19 Neighborhood Centers

Neighborhood centers often contain the economic, social and cultural opportunities that allow neighborhoods to thrive and for people to come together. The city will encourage neighborhood centers to provide pedestrian-friendly and welcoming environments with a mix of land uses. The city acknowledges and respects the diversity of character and needs of its neighborhood centers and will pursue area planning efforts to support evolution of these centers to become mixed-use places and strive to accomplish the guiding principles noted below.

Note: Refer to Community Business (CB) land use category in Chapter IV-Land Use Map Descriptions.

Public Realm, Urban Design, and Linkages

2.24 Commitment to a Walkable & Accessible City

The city will promote the development of a walkable and accessible city by designing neighborhoods and mixed-use business areas to provide easy and safe access by foot, bike and transit to places such as neighborhood centers, community facilities, transit stops or centers and shared public spaces and amenities (i.e., 15-minute neighborhoods). The city will consider additional neighborhood centers or small mixed-use retail areas where appropriate and supported by the neighbors they would serve. In some cases, the definition of mixed use and scale and character will be achieved through area planning.

Design Quality

2.33 Sensitive Infill & Redevelopment

With little vacant land remaining in the city, most new development will occur through redevelopment in mixed-use centers that tend to be the areas of greatest change. The city will gear subcommunity and area planning and other efforts toward defining the acceptable amount of infill and redevelopment and standards and performance measures for design quality to avoid or adequately mitigate negative impacts and enhance the benefits of infill and redevelopment to the community and individual neighborhoods. The city will also develop tools, such as neighborhood design guidelines, to promote sensitive infill and redevelopment.

Section 4

Section 4 Energy, Climate & Waste

Energy-Efficient Land Use & Building Design

4.07 Energy-Efficient Land Uses

The city and county will encourage energy efficiency and conservation through land use policies and regulations governing placement and orientation of land uses to minimize energy use,



including an increase in mixed-use development and compact, contiguous development surrounded by open space.

Section 5 Economy

Strategic Redevelopment & Sustainable Employment

5.01 Revitalizing Commercial & Industrial Areas

The city supports strategies unique to specific places for the redevelopment of commercial and industrial areas. Revitalization should support and enhance these areas, conserve their strengths, minimize displacement of users and reflect their unique characteristics and amenities and those of nearby neighborhoods. Examples of commercial and industrial areas for revitalization identified in previous planning efforts are Diagonal Plaza, University Hill commercial district, Gunbarrel and the East Boulder industrial area.

The city will use a variety of tools and strategies in area planning and in the creation of public/private partnerships that lead to successful redevelopment and minimize displacement and loss of service and retail uses. These tools may include, but are not limited to, area planning with community input, infrastructure improvements, shared parking strategies, transit options and hubs and changes to zoning or development standards and incentives (e.g., financial incentives, development).

Diverse Economic Base

5.03 Diverse Mix of Uses & Business Types

The city and county will support a diversified employment base within the Boulder Valley, reflecting labor force capabilities and recognizing the community's quality of life and strengths in a number of industries. The city values its industrial, service and office uses and will continue to identify and protect them. The city will evaluate areas with non-residential zoning to ensure the existing and future economic vitality of Boulder while responding to the needs of regional trends and a changing global economy.

5.06 Affordable Business Space & Diverse Employment Base

The city and county will further explore and identify methods to better support businesses and non-profits that provide direct services to residents and local businesses by addressing rising costs of doing business in the city, including the cost of commercial space. The city will consider strategies, regulations, policies or new programs to maintain a range of options to support a diverse workforce and employment base and take into account innovations and the changing nature of the workplace.

Sustainable & Resilient Business Practices

5.13 Home Occupations

The city and county will evaluate regulations for home-based occupations to balance potential impacts to residential neighborhoods and reflect the goal of allowing more flexibility to have home-based businesses, neighborhood services and employment opportunities. The city and county support the innovative, creative and entrepreneurial activities of residents, including those who are in the very early stages of creating startup companies or providing neighborhood



services. The city and county will continue to develop policies that result in reducing the number and length of trips through working from home and revise regulations to be responsive to new uses and types of businesses and neighborhood services that may be compatible with residential areas.

5.14 Responsive to Changes in the Marketplace

The city recognizes that development regulations and processes have an impact on the ability of businesses to respond to changes in the marketplace. The city will work with the local business community and residents to make sure the city's regulations and development review processes provide a level of flexibility to allow for creative solutions while meeting broader community goals. This could involve modifying regulations to address specific issues and make them more responsive to emerging technologies and evolving industry sectors.

Section 7 Housing

Preserve & Enhance Housing Choices

7.06 Mixture of Housing Types

The city and county, through their land use regulations and housing policies, will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities to meet the housing needs of the low-, moderate- and middle-income households of the Boulder Valley population. The city will encourage property owners to provide a mix of housing types, as appropriate. This may include support for ADUs/OAUs, alley houses, cottage courts and building multiple small units rather than one large house on a lot.

7.08 Preservation & Development of Manufactured Housing

Recognizing the importance of manufactured housing as an option for many households, the city and county will encourage the preservation of existing mobile home parks and the development of new manufactured home parks, including increasing opportunities for resident-owned parks. If an existing mobile home park is found to have health or safety issues, every reasonable effort will be made to reduce or eliminate the issues, when feasible, or to help mitigate for the loss of housing through re-housing of affected households.

7.10 Balancing Housing Supply with Employment Base

The Boulder Valley housing supply should reflect, to the extent possible, employer workforce housing needs, locations and salary ranges. Key considerations include housing type, mix and affordability. The city will explore policies and programs to increase housing for Boulder workers and their families by fostering mixed-use and multi-family development in proximity to transit, employment or services and by considering the conversion of commercial- and industrial-zoned or -designated land to allow future residential use.



Section 8 Community Well-Being & Safety

Safety & Community Health

8.10 Community Connectivity & Preparedness

The city and county will foster social and community connectivity and communications that promote well-being, deepen a sense of community and encourage civic participation and empowerment. The city and county recognize that supporting connections in the community also enhances preparedness and improves the ability to respond and recover when emergencies happen.

Culture

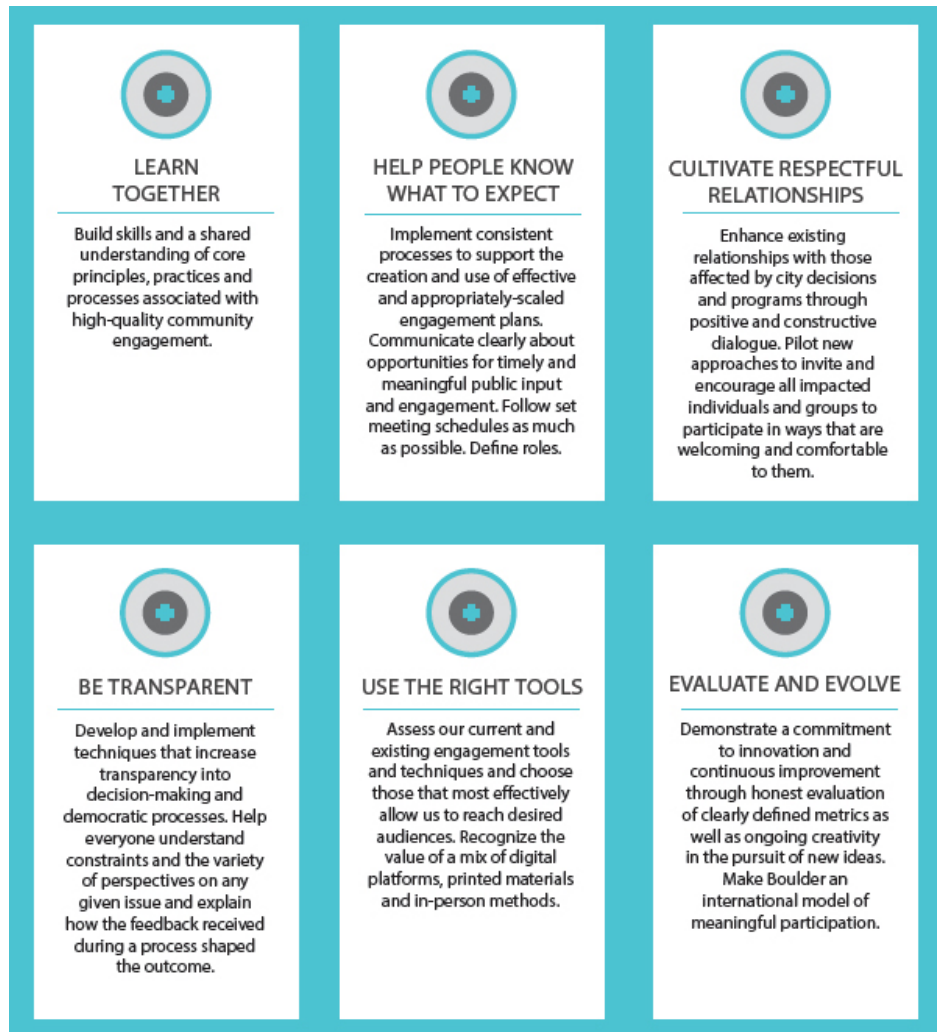
8.21 Arts & Cultural Facilities

The city and county recognize the ability of cultural facilities and activity to positively contribute to community members' well-being, sense of community and cultural understanding. The city and county will encourage the provision of venues and facilities for a wide range of arts and cultural expression that are available and affordable to everyone. The city supports neighborhood-serving arts and cultural amenities, including public sculptures, murals, plazas, studio space and community gathering spaces.



Boulder's Six Strategies for Community Engagement Success

Consistency is a key element of several of the city's community engagement strategies below. Recognizing this, the city is piloting the following decision-making process (circular chart), first envisioned by the Public Participation Working Group. Your local government will strive to follow these steps for all major policy decisions in 2018 and 2019.






Level of Engagement and the City's Promise.

Boulder has committed to considering four possible levels when designing future public participation opportunities (see below chart). For this project the public will be Consulted and Involved in different aspects of the project. The public will be consulted on any proposed changes to the Use Standards that are primarily technical in nature intended to streamline the Use Standards and/or correct discrepancies in the code. The public will be involved on any proposed changes that are intended to implement big picture BVCP policies and goals – such as implementing code changes to help foster 15-minute neighborhoods.

BOULDER'S ENGAGEMENT SPECTRUM

The city will follow a modified version of IAP2's engagement spectrum to help identify the role of the community in project planning and decision-making processes.

INCREASING IMPACT ON THE DECISION 				
	INFORM	CONSULT	INVOLVE	COLLABORATE
PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding a problem, alternatives, opportunities and/or solutions.	To obtain public feedback on public analysis, alternatives and/or decisions.	To work directly with the public throughout a process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and identification of a preferred solution.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge your concerns and aspirations, and share feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are reflected in any alternatives and share feedback on how the public input influenced the decision.	We will work together with you to formulate solutions and to incorporate your advice and recommendations into the decisions to the maximum extent possible.

City of Boulder Engagement Strategic Framework

The Community Engagement Process and Principles

The project will follow *Boulder's Decision-Making Process* as outlined in the [City's Strategic Engagement Framework](#). This will include meaningful public engagement and participation at community events, as well as online resources, and tools for feedback. The project is currently in the initial Planning Stage, where the project is scoped, issues and affected users are identified, and a Public Engagement Plan is drafted. The Planning Stage is anticipated to run through Winter 2018. Ultimately, the study is anticipated to conclude by the Winter of 2019, and any recommendations to update the Use Table and Standards will require City Council approval and public hearings.

It is important to note that recommendations will be informed by public input throughout the process. Any proposed changes will not be made without the community's input, or without City Council approval. Feedback from the community is imperative for the project's success, and public feedback will inform the development of potential options and recommendations throughout the process.

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Any change the Use Table and Standards of the Land Use Code will require a recommendation from the Planning Board and approval by City Council, and will include public hearings.

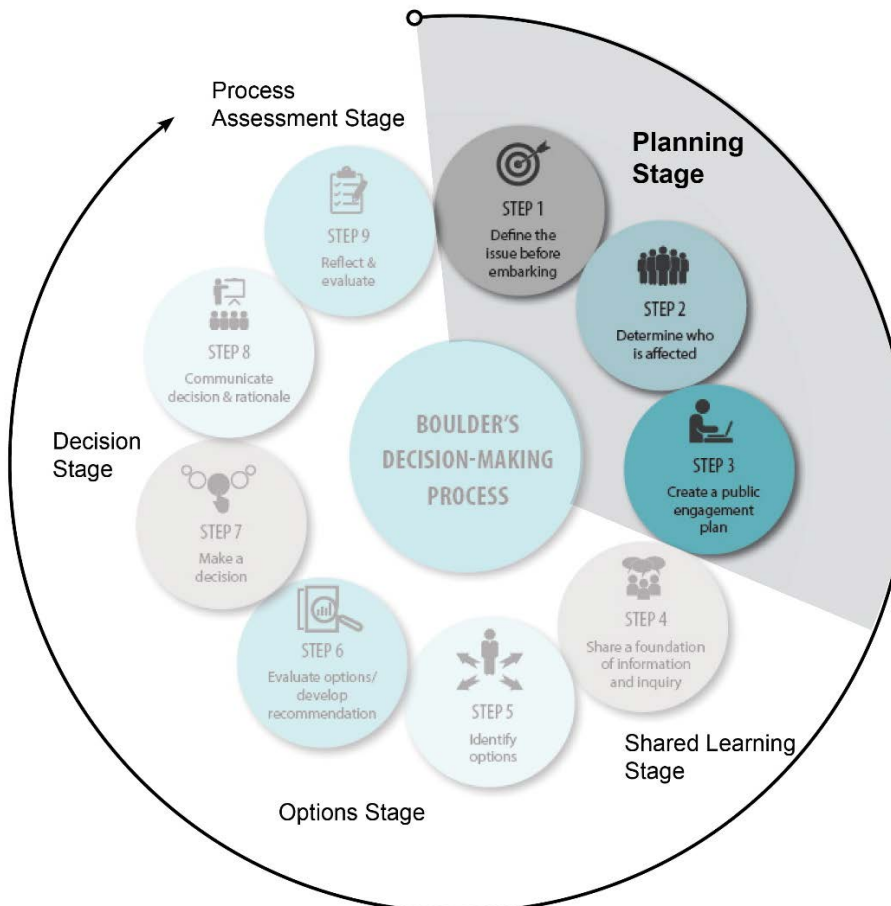
Guiding Principles

The following principles will guide the community engagement for this project:

- The Use Table Subcommittee will guide and inform the project, including community engagement strategies, and project recommendations.
- Model the engagement framework by using the city's decision-making wheel, levels of engagement and inclusive participation.
- Involve people who are affected by or interested in the outcomes of this project.
- Be clear about how the public's input influences outcomes to inform decision-makers.
- Provide engagement options. Remain open to new and innovated approaches to engaging the community.
- Provide necessary background information in advance to facilitate meaningful participation (Use Table 101).
- Be efficient with the public's time.
- Show why ideas were or were not included in the staff recommendation.
- All input will be considered, recognizing that feedback not pertinent to the scope of the project, is useful information that may inform future projects.

Boulder's Decision Making Process

See Boulder's Engagement Strategic Framework





Decision-makers

- **City Council:** Decision-making body, will make a decision informed by the Planning Board's recommendation and the public's feedback.
- **Planning Board:** Will provide input and make a recommendation to Council that will be informed by the subcommittee and the public's feedback.
- **Subcommittee:** Will provide input throughout the process and make recommendations to the Planning Board informed by the community feedback.
- **City Boards and Commissions:** May provide input throughout process and recommendations as may be appropriate to Council around their area of expertise.

Who will be affected

- **Residents and neighborhoods** who may be impacted from potential use changes in the neighborhoods they live/work/play in.
- **Development Community**, who may be impacted from potential use changes in a variety of neighborhoods.
- **Under-Represented Groups** that may have an interest in use changes but may be unaware of the methods by which they can offer input.
- **City Staff, City Boards, and City Council** who will administer any amended Use Standards of the Land Use Code, and who will render development approval decisions.

Project & Community Engagement Timeline

Planning Stage Use Table Subcommittee Project Scoping and Public Engagement Plan

September – December 2018: *Define the project scope, identify public participation objectives, and inform the community about the project and opportunities to engage.*

August/September 2018 - Defining the Purpose Statement and Goals & Objectives with the Use Table Subcommittee

September/October 2018 – Prepare draft community engagement plan/ Create list of stakeholders, interested and affected parties with contact /email.

October/November 2018 – Establish a project website and include in the Boulder digital newsletter.

November 15, 2018 – Check-in with Planning Board on the proposed problem/purpose statement, goals and areas of consideration. Discuss the community engagement strategy to obtain feedback from citizens within the city and/or specific neighborhoods, including a *Use Standards 101 workshop* in January - see below.

February 2019– Use Table/Standards 101

Deliverables:

- Draft Project Scope, Preliminary Goals and Areas of Consideration
- Public Engagement Strategy
- Project Website
- Planning Newsletter



Shared Learning Stage *Engage the community and stakeholders and solicit feedback*

October 2018 – 4th Quarter 2019 *Consult and Involve the community to gather input and feedback that will inform proposed Use Standards code change alternatives. Educate the community regarding Use Tables and Standards*

October/November 2018 – Conduct internal meetings with zoning/planning staff to identify technical issues and fixes with the use table – to inform goals / objectives.

February 2019 – *Use Table/Standards 101 and introductory Large Homes and Lots* facilitated public meeting (consolidated community engagement event) - introduction to Chapter 9-6 Use Standards and the Use Table in the Land Use Code, and illustrating how the Use Table relates to the Land Use Code and BVCP.

Fall 2019 – Subcommittee meetings and potential focus group meetings with the development and design community (consolidated with Large Homes and Lots project); and internal stakeholder follow-up.

Deliverables:

- Use Table/Standards 101 materials summarizing how the Chapter 9-6 Use Standards function, including the Use Table and its relationship to the Land Use Code and the BVCP.
- Community Engagement events to receive public input with a Use Mapping exercise (what uses the public would like to see in neighborhoods they live/work/ and play in).
- Online version of the Use Mapping exercise to receive additional community input.
- Hand-out materials summarizing the project and presenting maps and visual examples of options to aid in the conversations about uses and initial options.
- Summary of the stakeholders feedback, including internal feedback on technical issues and fixes.

Options Stage *Consider code amendment options and engage the community*

Fall 2019 - 2020 *Evaluate alternatives to modify the code and consult the community during the development of a preferred approach to code changes*

- Prepare & Refine alternative options with the Subcommittee based on
- feedback received from community and stakeholders during the shared learning stage. Cross-check with subcommunity-planning and other planning efforts.
- Conduct Community Engagement event to receive feedback on the alternative options, and update website to allow public feedback on draft alternative options.
- Check-in with Planning Board to discuss results of public input, refined options, and draft recommendations - allow for public comment.
- City Council Study Session if needed.



- Draft proposed land use code changes, checking-in with the Subcommittee. Cross-check with subcommunity-planning and other planning efforts.
- Hold public open house to present recommended draft Use Standards & Table changes, receive feedback on the proposed draft changes.

Deliverables:

- Draft alternative code amendment options.
- Online comment form to receive feedback on the options.
- Draft preferred alternative option for final open house

Decision Stage *Final drafting of the proposed code amendments, public hearings, and adoption. 1st / 2nd Quarter 2020*

- Finalize proposed Use Standards & Table code amendments.
- Planning Board Hearing and recommendation on proposed changes.
- Final public hearings at City Council and adoption of proposed ordinance.

Public Hearings:

- Planning Board public hearing and recommendation (September)
- City Council 1st reading (October)
- City Council 2nd reading (October / November)
- City Council 3rd reading (November)

Deliverables:

- Public Engagement Summary
- Proposed ordinance amending the Land Use Code.
- Public hearing materials.

Process Assessment Stage *Reflect and evaluate the success of the engagement process and overall project. 2020*



Engagement Toolbox

Engagement Tool	Purpose / Objectives	DATE (subject to change)	Target Participants	How Feedback will be Captured / Reported	Ways to Track / Measure
Webpage w/ email opt-in	Disseminate information (i.e., schedules, reports, etc.) to inform the community about the project.	Oct / Nov 2018 – until project closeout	Community at-large	Questions may be emailed to the project team.	Record any emails received and reply to questions.
Online comment form	Receive public feedback about the project.	December 2018- August 2019	Community at-large	Via comment form.	Number of entries.
Planning Newsletter	Keep recipients informed of any updates with the project.	Updated periodically	Community at-large	Link to the project webpage	N/A
Internal City meetings with Zoning staff	Identify technical issues with Chapter 9-6 Use Standards and the Use Table, and potential fixes.	September/October 2018	Zoning and Planning staff	Feedback will be recorded and summarized in a subcommittee report.	Running list of technical issues and possible fixes
Use Table/Standards 101 (Community Meeting 1)	Share information and educate attendees regarding Uses, the Use Table, and how it and integrates / works with the Land Use Code. Introduce the Project.	January 2019	Public at-large.	Presentation and handouts. Materials will be posted to the project webpage, possible video explainer as well. Table Facilitation -Use Mapping Exercise?	Number of completed comment forms and evaluation forms – i.e. did they learn something about Uses, is the information more understandable than before? Tabulation of Mapping results?
Stakeholder Meeting(s)	Obtain industry professional's thoughts on potential changes to the Use Standards and Table.	February 2019	Design / Development community	Verbal feedback, with meeting Summary Notes. Discussion centered on What's Working and What's not with the Use Table and Standards? Ideas for potential solutions.	Qualitative responses, and participation.
Community	Receive community	March 2019	Community at-large,	Presentation, and Facilitated Use	Qualitative verbal and written



Engagement Tool	Purpose / Objectives	DATE (subject to change)	Target Participants	How Feedback will be Captured / Reported	Ways to Track / Measure
Meeting 2	input identifying their neighborhoods and what uses they'd like to have or not have in the neighborhoods they live in, work in, and play in.		including: <ul style="list-style-type: none"> Residential neighborhood groups. Development/Design Community 	Mapping Exercise, feedback will be recorded by the table facilitator, reported out by the group, and summarized in a subcommittee report.	feedback and Tabulation of Mapping results.
Online Mapping Exercise	Public provides input, identifying their neighborhood and what uses they'd like to have or not have in their neighborhood.	March 2019	Community at-large, online	Online Mapping Exercise, identify their neighborhood, and what existing uses they like, dislike, and any missing uses they'd to see in their neighborhood.	Quantitative results.
Community Meetings 3	Present results of previous community meetings - what we heard, common themes. Receive feedback on alternative options.	May/June 2019	Community at-large, including - <ul style="list-style-type: none"> Residential neighborhood groups. Development/Design Community 	Presentation of what we heard and common themes, and Alternative Options feedback Self-guided hand-out exercise: (individual) Agree/Disagree Use Statements, etc.	Comment cards completed Use -Statement surveys, tabulation of the results
Refine Options with the subcommittee based on the community feedback -> Planning Board check-in -> City Council Study Session -> Draft proposed Land Use Code amendment					
Open House	Present draft recommended Use Standards & Table code amendments, receive feedback from the community Code amendment and recommendations.	August 2019	Community at-large.	Handouts, and 1-on-1 discussions with staff. Comment cards.	Quantitative and Qualitative feedback Has the process been transparent and engaging? Concerns? Feedback on the draft amendments to Chapter 9-6



Engagement Tool	Purpose / Objectives	DATE (subject to change)	Target Participants	How Feedback will be Captured / Reported	Ways to Track / Measure
Planning Board & City Council public hearings	Hold public hearings and adopt the final draft code amendments to Chapter 9-6 Use Standards.	September - November 2019	Community-at-large	Public comment period during the public hearings.	Planning Board recommendation, City Council decision



Community Engagement Meetings – *Initial Ideas*

1. ***Use Table/Standards 101 Community Engagement Event*** – Purpose is to share information and educate attendees regarding Chapter 9-6 Use Standards, the Use Table, and how it and integrates into the Land Use Code and relates to the BVCP.

Presentation, with opportunities to ask questions afterwards maybe an open house with staff at a few tables ready to answer question afterwards

Presentation

Chapter 9-6

- How to read the Use Table, what the symbols, and abbreviations mean,
- How the Land Use Code works, and the development process in general (keep at relatively high level, with more detail for the use table and 9-6)
- Overview and difference between Conditional Use and Use Reviews (staff level vs. discretionary)

Introduce the Use Standards & Table Project

- High level initial outline – Reason/Purpose Scope Goals and some initial areas of consideration
- Community engagement strategy and ways to stay involved
- Timeline
- Next Steps

Handouts materials with 9-6 Use Table examples, ad key points if how to use the Use table, and how it fits with the Land Use Code, the BVCP, and General Development (high-level) will be posted to the project webpage, possible video explainer as well.

Table Facilitation -Pilot Use Mapping Exercise? Or have a few Maps up on the wall as people walk in they can tell what they use they like/don't like in their neighborhood?

Comment Card - Each person receives one to fill out, Name, location, name of the neighborhood they live/work/play in, our contact info. and website

A few simple questions, with key terms defined including 15-minute neighborhoods.

- Was the Use Standards/Table 101 meeting useful/did they learn something?
- What uses do they like or not like in their neighborhoods
- What uses do they wish they had in their neighborhood
- Is walkability to goods and services in your neighborhood important to you? 1-5, 5 being yes, 1 no. i.e. 15 min. neighborhoods
- What barriers to goods and services exist in their neighborhood that make walkability difficult?



2. Community Meetings - Mapping Exercise Fall 2019 / 2020 — Purpose is to identify what desired uses may be missing in a variety of city neighborhoods (may be residential, mixed-use, industrial e neighborhoods etc.).

- At each Table (no more than 6 to a table), each person introduces themselves and where they live.
- With a table facilitator's help each person, one at a time, identifies their neighborhood on the map.
- Using markers, colored dots and/or sticky-note(s), identify the following information, placing the notes on the map.
 - A. Where you live? (map)**
 - What uses do you like in your neighborhood
 - What uses don't you like in your neighborhood?
 - What uses are missing that would make your neighborhood better?

Each person takes a turn

B. Where you work? (new map)

- Same questions as above

C. Where you play/recreate? (new map)

- Same questions as above

- Each Table then Reports out, so that the entire community hears each other's ideas.

3. Follow-up Community Meetings Fall 2019/2020

Based upon the results from the first two rounds of engagement we can then develop alternative options, and ask the public to provide feedback on the options.

Present results of the 1st round of meetings

- What we heard (possible word cloud based on the results, as well as a consolidated results and consolidated mapping results)
- Where there was consensus
- Alternative options based upon the results *and* those that align with the city's priorities and BVCP goals (i.e. fall within the scope and align with the why/purpose statements)

Open House or table format with boards for 3 to 5 alternative options. Or possibly a series of agree/disagree statements regarding uses in different types of neighborhoods (such as residential, mixed-use, or industrial neighborhoods) on boards.

Public Feedback Summary

Code Amendments Workshop– February 11, 2019

Event Summary

The purposes of the Workshop included:

Exploring various community benefits that could be leveraged by the city when developers look to build to increased building heights throughout Boulder. The meeting also included information on possible Large Lot regulations that would restrict the allowable size of a new homes built in the city, with an eye towards more compact development patterns. The final topic up for discussion was an update to land use tables that would make changes to the allowable uses in the City's various zoned districts.

Event Summary

The event was held on Monday, February 11, 2019 at St. Pauls United Methodist Church in South Boulder. Following a general presentation that introduced and provided background context for each topic, stations were available for the key topics with staff members with expertise on a range of topics. Staff members answered questions and recorded comments. Comment forms were provided on each topic for attendees to fill out.

There were approximately 35 attendees who ranged in interests in each topic discussed.



Themes from Comments and Discussions

Topic	Comments and Themes
Use Table	<p>Areas of Consideration</p> <ul style="list-style-type: none"> • Updating outdated use categories <ul style="list-style-type: none"> ○ 5 votes • Creating new use definitions <ul style="list-style-type: none"> ○ 3 votes • Opportunities for mixed use <ul style="list-style-type: none"> ○ 6 votes • 15-minute neighborhoods <ul style="list-style-type: none"> ○ 4 votes • Allowing more retail/active uses <ul style="list-style-type: none"> ○ 1 vote • Changing prohibited uses to Use Reviews <ul style="list-style-type: none"> ○ 4 votes • Allowing more flexibility <ul style="list-style-type: none"> ○ 2 votes • Allowing 2nd floor residential in light industrial zones <ul style="list-style-type: none"> ○ 1 vote • Incorporating technical fixes <ul style="list-style-type: none"> ○ 1 vote • Incorporating additional development design standards <ul style="list-style-type: none"> ○ 1 vote • Mobile home parks <ul style="list-style-type: none"> ○ 3 votes • Incentivize housing diversity <ul style="list-style-type: none"> ○ 5 votes • Others <ul style="list-style-type: none"> ○ Fast permitting for conforming projects ○ Villages using cottage style houses – 400 sqft ○ There are maker spaces throughout town, but they are hindered by zoning: Are they restricted to IMS? If so, there are only 2 small IMS zones in the city, is that the goal for where to put them? <p>Areas Where I Live:</p> <ul style="list-style-type: none"> • I want more of: <ul style="list-style-type: none"> ○ Restaurants ○ Third Places, walkable amenities, innovation centers, affordable housing, pet walking ○ Modest priced retail/restaurants/shops ○ I don't want more large ugly buildings. And resources – Transportation, roads, trails are saturated. We are losing the quality of life ○ Neighborhood grocery stores – Live/work space ○ More walkable access to restaurants, shops, services (I chose my house because it is 2 blocks from table mesa center – great for walking and for my kids too! ○ Gardens and edible foodscapes ○ I would like to subdivide my acre size lot so we can build a home for my relatives (Zone RR-Z)

	<ul style="list-style-type: none"> ○ Bike paths and pedestrian malls ○ Snow Plowing • I want less of: <ul style="list-style-type: none"> ○ Speeding automobiles ○ Traffic ○ Affordable housing (there is more/none with about 2 hours drive of Boulder and trying for it here will only increase traffic) ○ Allow repurposing garages, automobiles have dominated for too long ○ Parked cars on the street ○ Affordable housing - ex. co-op housing in low-density neighborhoods ○ Fewer parked cars on street ex. High street ○ Less transient car camping, less traffic, smaller houses ○ More trees, less asphalt ○ Affordable housing, rv camps, social services, pot shops, homeless shelters <p>Areas Where I Work:</p> <ul style="list-style-type: none"> • I want more of <ul style="list-style-type: none"> ○ Affordable housing, tiny village houses/cottages ○ Views of flat irons, all of them, No tall buildings ○ Bee friendly places, views ○ Walks and nature for work breaks ○ Affordable housing ○ Plow the roads, Mountain resorts have clear roads, why can't Boulder • I want less of: <ul style="list-style-type: none"> ○ Taller buildings are not for most of Boulder. The old camera building is a travesty. How is more housing a community benefit? It just results in more crowding ○ Much less runoff and flooding = less asphalt ○ Pot shops, less traffic, less RV camping, lower building height <p>Areas Where I Play:</p> <ul style="list-style-type: none"> • I want more of: <ul style="list-style-type: none"> ○ Public and multi-modal transportation options/infrastructure ○ Ice cream ○ Foodscapes ○ Bike paths, pedestrian malls ○ More solar panels, more bike lanes, clear lanes/paths of snow • I want less of: <ul style="list-style-type: none"> ○ Wheel free zones ○ More trail and or days that are wheel free ○ Affordable housing/Homeless and RV Camps (Ditto, People belong in neighborhoods) ○ No motorized bikes on trails, better enforcement of biking rules on trails, better/new lanes for pedestrian/cyclists <p>Other comments:</p> <ul style="list-style-type: none"> • Boulder might want to consider leading the way in regional land use codes • What zoning do makerspaces get? Ex: What zoning did Community cycles get? Of Madelife?
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Code Amendments Workshop– February 20, 2019

Event Summary

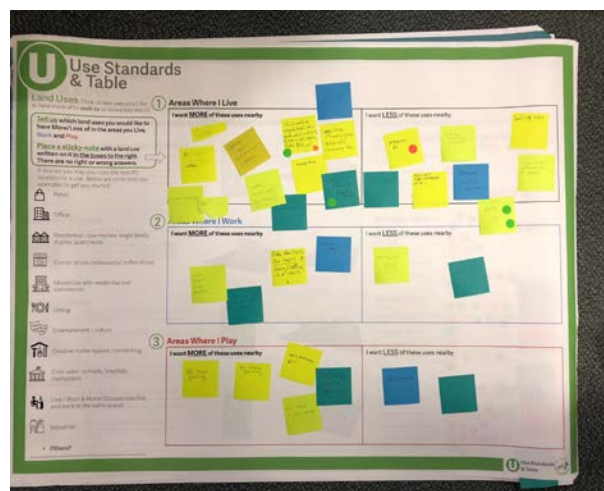
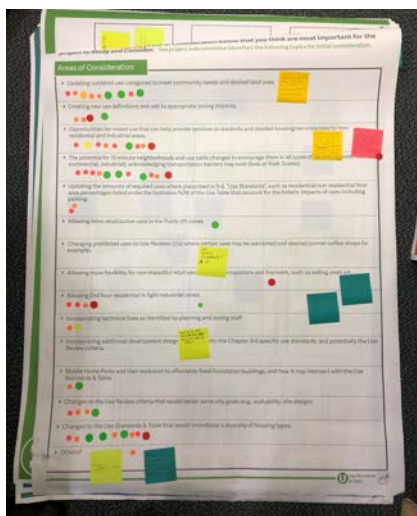
The purposes of the Workshop included:

Exploring various community benefits that could be leveraged by the city when developers look to build to increased building heights throughout Boulder. The meeting also included information on possible Large Lot regulations that would restrict the allowable size of a new homes built in the city, with an eye towards more compact development patterns. The final topic up for discussion was an update to land use tables that would make changes to the allowable uses in the City's various zoned districts.

Event Summary

The event was held on Wednesday, February 20, 2019 at the American Legions Post in North Boulder. Following a general presentation that introduced and provided background context for each topic, stations were available for the key topics with staff members with expertise on a range of topics. Staff members answered questions and recorded comments. Comment forms were provided on each topic for attendees to fill out.

There were approximately 35 attendees who ranged in interests in each topic discussed.



Themes from Comments and Discussions

Topic	Comments and Themes
Use Table	<p>Areas of Consideration</p> <ul style="list-style-type: none"> • Updating outdated use categories <ul style="list-style-type: none"> ○ 9 votes ○ In concept I agree but would want to know details before being fully behind this. Encourage more housing. Protect industrial • Creating new use definitions <ul style="list-style-type: none"> ○ 4 votes • Opportunities for mixed use <ul style="list-style-type: none"> ○ 9 votes ○ Careful not to make low rent industrial zones expensive with new amenities. Strengthen industrial zones ... Artists and other makers are here along with usual industrial tenants. ○ Boulder neighborhoods are beloved by their residents for being just that: Neighborhoods. Kids play, people hike, walk dogs, a beauty salon of commercial building is unsuited. • 15-minute neighborhoods <ul style="list-style-type: none"> ○ 11 votes • Allowing more retail/active uses <ul style="list-style-type: none"> ○ 2 votes • Allowing more retail/active uses in Public Zones <ul style="list-style-type: none"> ○ 1 vote • Allowing more flexibility <ul style="list-style-type: none"> ○ 1 vote ○ These things already are allowed, not sure how much more should be. Traffic, odors, etc. are generated. • Allowing 2nd floor residential in light industrial zones <ul style="list-style-type: none"> ○ 5 votes ○ Once a higher rent is introduced all rent goes up driving industrial businesses and jobs out. • Incorporating technical fixes <ul style="list-style-type: none"> ○ 2 votes ○ How do we vote on something for which we have no info. • Mobile home parks <ul style="list-style-type: none"> ○ 2 votes • Changes to Use Review Criteria <ul style="list-style-type: none"> ○ 4 • Incentivize housing diversity <ul style="list-style-type: none"> ○ 9 votes • Others <ul style="list-style-type: none"> ○ Increase Property Tax ○ Please leave neighborhoods alone. Let current character stand. Allow diversity. <p>Areas Where I Live:</p> <ul style="list-style-type: none"> • I want more of: <ul style="list-style-type: none"> ○ Cafes ○ Restaurants and coffee ○ Grocery, Park access, Library, Cafes ○ Coffee shops and meeting places ○ Outdoor recreation

	<ul style="list-style-type: none"> ○ Small parks and green spaces ○ Book store ○ Hardware store ○ Mixed use, coffee, bus stops, dining ○ Corner stores ○ Art ○ I think mature neighborhoods can accommodate a diversity of housing types, duplex, triplex, ADU, etc. <ul style="list-style-type: none"> • I want less of: <ul style="list-style-type: none"> ○ McMansion Hell ○ Giant Houses ○ Multi-unit for commercial in R-1 ○ Parking (lots and on street) x3 ○ Large homes and inefficient space ○ Banks <p>Areas Where I Work:</p> <ul style="list-style-type: none"> • I want more of <ul style="list-style-type: none"> ○ Bus, bike, walk facilities x2 ○ Home Office ○ Green space ○ Place to eat lunch and get coffee • I want less of: <ul style="list-style-type: none"> ○ Parking lots x2 ○ Banks ○ Drive-thrus <p>Areas Where I Play:</p> <ul style="list-style-type: none"> • I want more of: <ul style="list-style-type: none"> ○ Off street parking ○ Public bathrooms x 2 ○ Bus stops and bike lanes ○ On street parking ○ Bus/Shuttle stops + Bike lanes • I want less of: <ul style="list-style-type: none"> ○ Single Occupancy Vehicle parking ○ Parking <p>Other comments:</p> <ul style="list-style-type: none"> • Would love to allow diversity of housing: duplexes, triplexes, ADUs apartments and condos! We should change standards to encourage this. We should also implement transportation solutions that address folks concern around cars/congestion/parking (encourage sustainable transportation)
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What's Up Boulder Event

April 4, 2019 – 5pm – 8pm

Jewish Community Center in East Boulder

425 attendees

Event Summary

The What's Up Boulder event is yearly event in which various departments of the city set up booths to provide residents with information on ongoing and upcoming projects and programs. The event was well attended and provided residents who may not have been involved or able to attend past events with an opportunity to interact with staff and provide comments on their work. The event was held Thursday, April 4th. Representative from each of the three code amendment working groups were available to answer questions and provide information about the state of the project.



Common Themes from Be Heard Boulder Questionnaire responses and February 2019 Open Houses.

Areas where People Live – Land Uses

More of: Mixed Uses and housing, neighborhood stores, walkable places - restaurants, shops and retail

Less of: Traffic, parking, Large single family homes, banks, high density housing, car dealerships and fuel stations

Areas where People Work – Land Uses

More of: Mixed Uses and housing, access to transit, green space, coffee and lunch spots

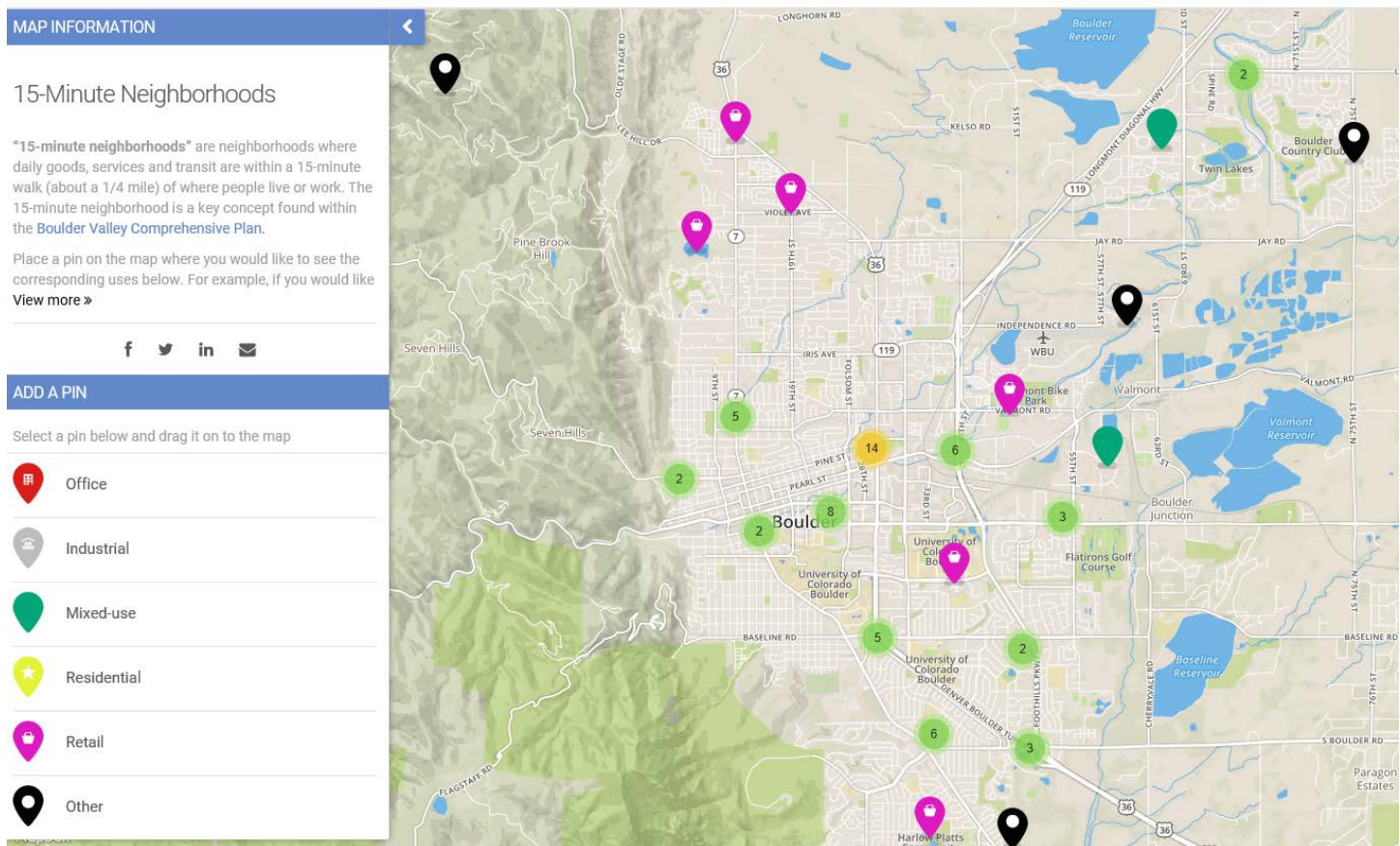
Less of: Traffic, parking and asphalt lots, tall buildings, banks

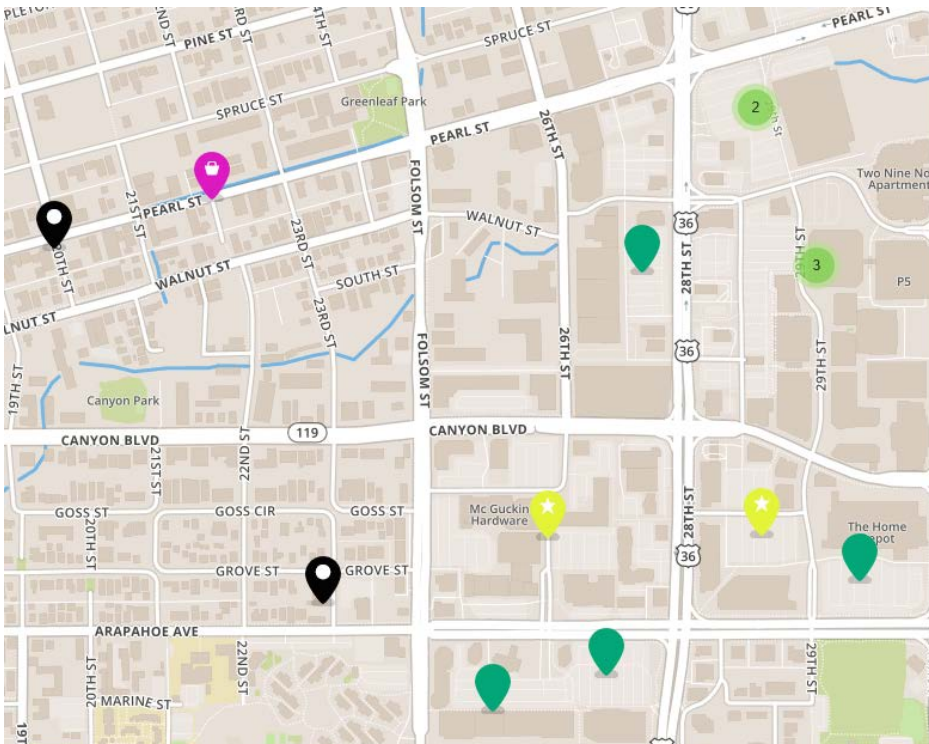
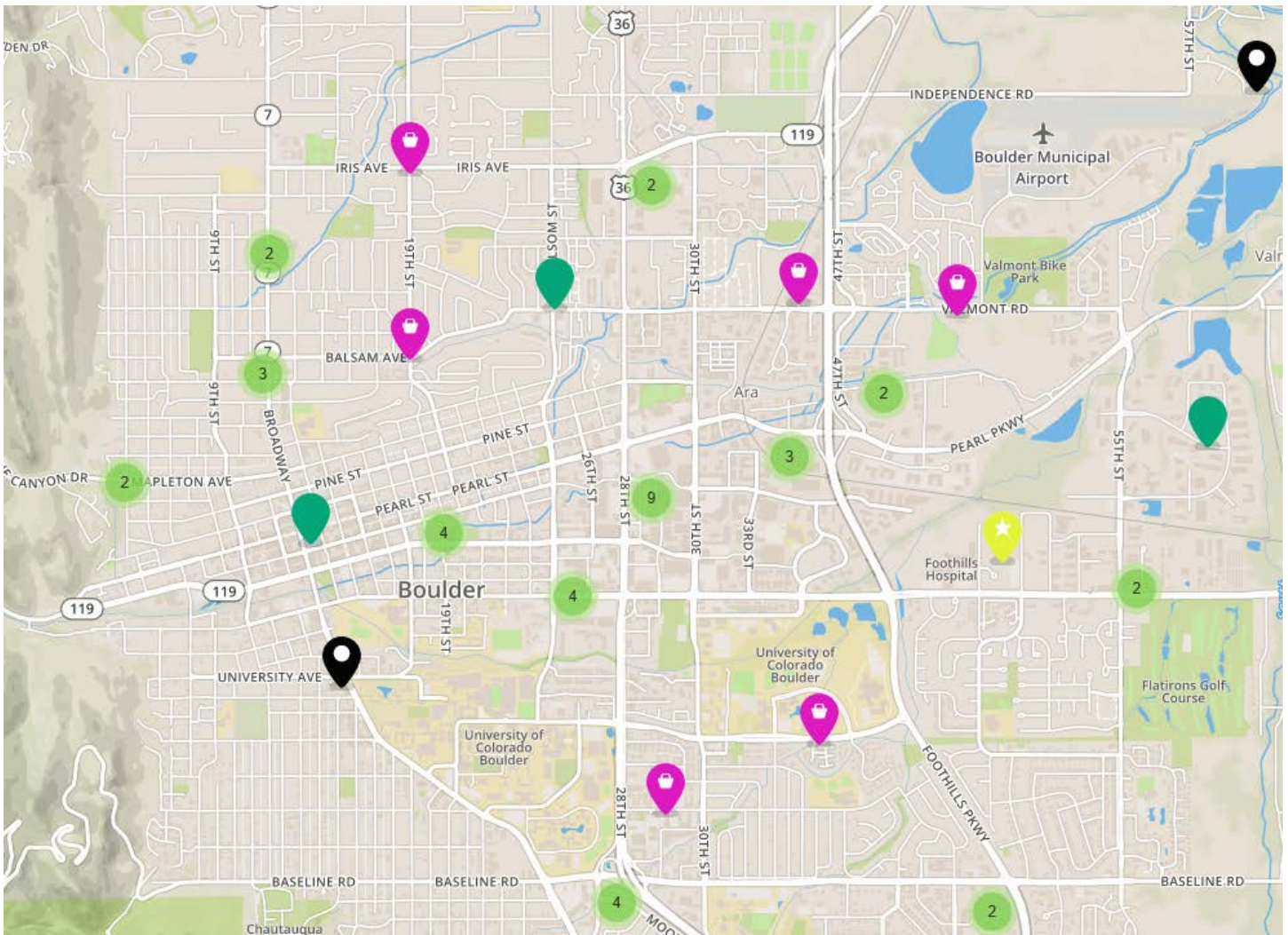
Areas where People Play – Land Uses

More of: Mixed Use, Live/Work, shops and restaurants, access to transit, parking, fun and kid friendly activities

Less of: Off street parking, fast-food / drive thru's

Figure 1. BeHeardBoulder Survey Mapping Tool





03.29.2019

USE STANDARDS & TABLE

Project Background

Updates to the Use Tables and Standards identified by the Planning Board as a priority item in its 2018 annual letter to City Council.

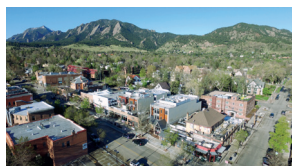
- ▶ City Council work plan item for Planning in 2018.
- ▶ Community Engagement through 2019.

Why?

The Land Use Code's Chapter 6, "Use Standards" may be out of alignment with the intent of the Boulder Valley Comprehensive Plan (BVCP) goals, policies and land use designations, and may not be achieving desired development and community outcomes.

Purpose

To bring Chapter 9-6, "Use Standards" of the Land Use Code, into greater alignment with the BVCP policies and the city's priorities, to better enable desired development outcomes throughout the city and to more effectively support the desired BVCP goals and policies.



Example of mixed land uses



Example of co-housing residential land use

Subcommittee

The Planning Board appointed a project subcommittee in 2018 comprised of three Planning Board members:

David Ensign chair), Bryan Bowen, and Crystal Gray.

The Role of the Subcommittee is to:

- ▶ Guide the project and make recommendations
- ▶ Act as a sounding board for ideas
- ▶ Engage with the public



October 2018 subcommittee meetings



Five Subcommittee meetings to date:

- ▶ Established scope of work for the project
- ▶ Identified Preliminary Goals and topical Areas of Consideration for the project
- ▶ Recommended strategies for community engagement

Project Scope

Consider updates to Chapter 6, "Use Standards" of the Land Use Code (Chapter 9-6, B.R.C. 1981), and any ancillary sections as may be necessary.

- ▶ The Use Table, Schedule of Permitted Uses (9-6-1)
- ▶ Specific Use Standards such as conditions and criteria for use reviews
- ▶ Includes ancillary sections of the Land Use Code as may be necessary, e.g. Definitions
- ▶ Does *not* include Form and Bulk or Intensity chapters (setbacks, floor area, etc.)

What will this project aim to do?

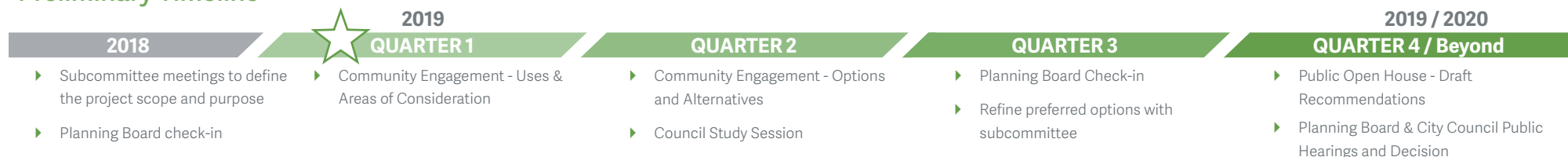
Technical Changes - streamline and update the Use Table and Standards to correct discrepancies and make more readily understandable.

Align the Use Table and Standards to the Boulder Valley Comprehensive Plan - potential to revise the Use Table categories and Standards to further implement the community's policies and goals of the BVCP.

Stay Informed & Provide More Feedback:

www.bouldercolorado.gov/plan-develop/use-table-and-standards-review

Preliminary Timeline



USE STANDARDS & TABLE

Zoning and Uses

The functional categories for different human or economic related activities on a given piece of land.

Uses are regulated by zoning district in the Land Use Code - for instance a Residential Zone will allow a different mix of uses such as single and two family homes, compared to an industrial zone which may primarily allow industries and warehousing.

The Land Use Code

Title 9 of the City of Boulder's Charter and Revised Code. Regulates development including:

- ▶ Land Uses and Zoning requirements
- ▶ Building Size and Design standards
- ▶ Parking, Landscape, and Subdivisions

Use Table

Table of Permitted Land Uses that displays which uses are either permitted, conditionally permitted through a Use Review (special review that may require Planning Board decision), or are prohibited, within each zoning district of the city.



Example of residential land use



Example of commercial land use

USE TABLE 101

- 1 In the 1st Row in the table - find the Zoning District that interests you
- 2 In the 1st Column in the table - find the Use category that interests you
- 3 Scan across the table to see if the Use is Allowed (A), Prohibited (*), Conditionally allowed (C), or allowed by Use Review (U), or other (such as N or M which may have other functional or locational requirements).
- 4 Consult the Specific Use Standards section for specific regulations that may apply to that use.

TABLE 6-1: USE TABLE

Zoning District	RR-1, RR-2, RE, RL-1	RL-2, RM-2	RM-1, RM-3	RMX-1	RMX-2	RH-1, RH-2, RH-4, RH-5	RH-3, RH-7	RH-6	MH	MU-3	MU-1	MU-2	MU-4	BT-1, BT-2	BMS	BC-1, BC-2	BCS	BR-1, BR-2	DT-4	DT-5	DT-1, DT-2, DT-3	IS-1, IS-2	IG	IM	IMS	P	A	
Use Modules	R1	R2	R3	R4	R5	R6	R7	R8	MH	M1	M2	M3	M4	B1	B2	B3	B4	B5	D1	D2	D3	I1	I2	I3	I4	P	A	Specific Use Standard
Form-Based Code Areas Uses																												Appendix M
Residential Uses																												
Detached dwelling units	A	A	A	A	C	A	A	*	*	C	U	U	A	A	*	A	*	A	A	A	A	*	U	U	*	U	U	9-8-4 9-6-3(i)
Detached dwelling unit with two kitchens	C	C	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	C	9-6-3(b)
Duplexes Example	*	A	A	A	C	A	A	*	*	C	A	A	A	A	*	A	*	A	A	A	A	G	U	U	N	U	*	9-8-4 9-6-3(i)
Attached dwellings	*	A	A	A	C	A	A	C	*	C	A	A	A	A	n/a	A	*	A	A	A	A	G	U	U	N	U	*	9-8-4 9-6-3(i)
Mobile home parks	*	U	U	*	U	U	*	*	A	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Townhouses	*	A	A	A	C	A	A	A	*	C	A	A	A	A	*	A	*	A	A	A	A	G	U	U	N	U	*	9-8-4 9-6-3(i)
Live-work	*	*	*	*	*	*	*	*	*	*	*	*	A	*	*	*	*	*	*	*	*	U	U	U	A	*	*	
Attached dwelling units outside of the University Hill general improvement district	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	G	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Attached dwelling units and efficiency living units in the University Hill general improvement district	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	9-6-3(i)

- ▶ Example - Duplexes are Allowed (A) in the RL-2 zone, but Prohibited (*) in the RR-1 zone.

U Use Standards & Table

Topics to Consider Should we foster more of these uses?

15-minute Neighborhoods

Neighborhoods where daily goods and services and transit are within a 15 minute walk from where people live or work.

- Uses should be located on the ground floor of buildings to create a strong street presence that engages with the sidewalk and public areas.



Home Occupations

An occupation or profession conducted as an accessory use within a home /dwelling unit.

- Ex. graphic designer working from home office



Live / Work unit

A structure that is the residence of the person working on premises. Typically combines business/commercial and residential uses.

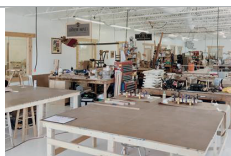
- Ex. salon studio with living quarters above



Maker-Spaces

A shared workspace for trades, craftsman, artists, and enthusiasts. Typically involving the fabrication of items, shared equipment, and are publicly accessible.

- Ex. shared workspace for furniture makers, jewelry makers, seamstresses, inventors



Co-Working Spaces

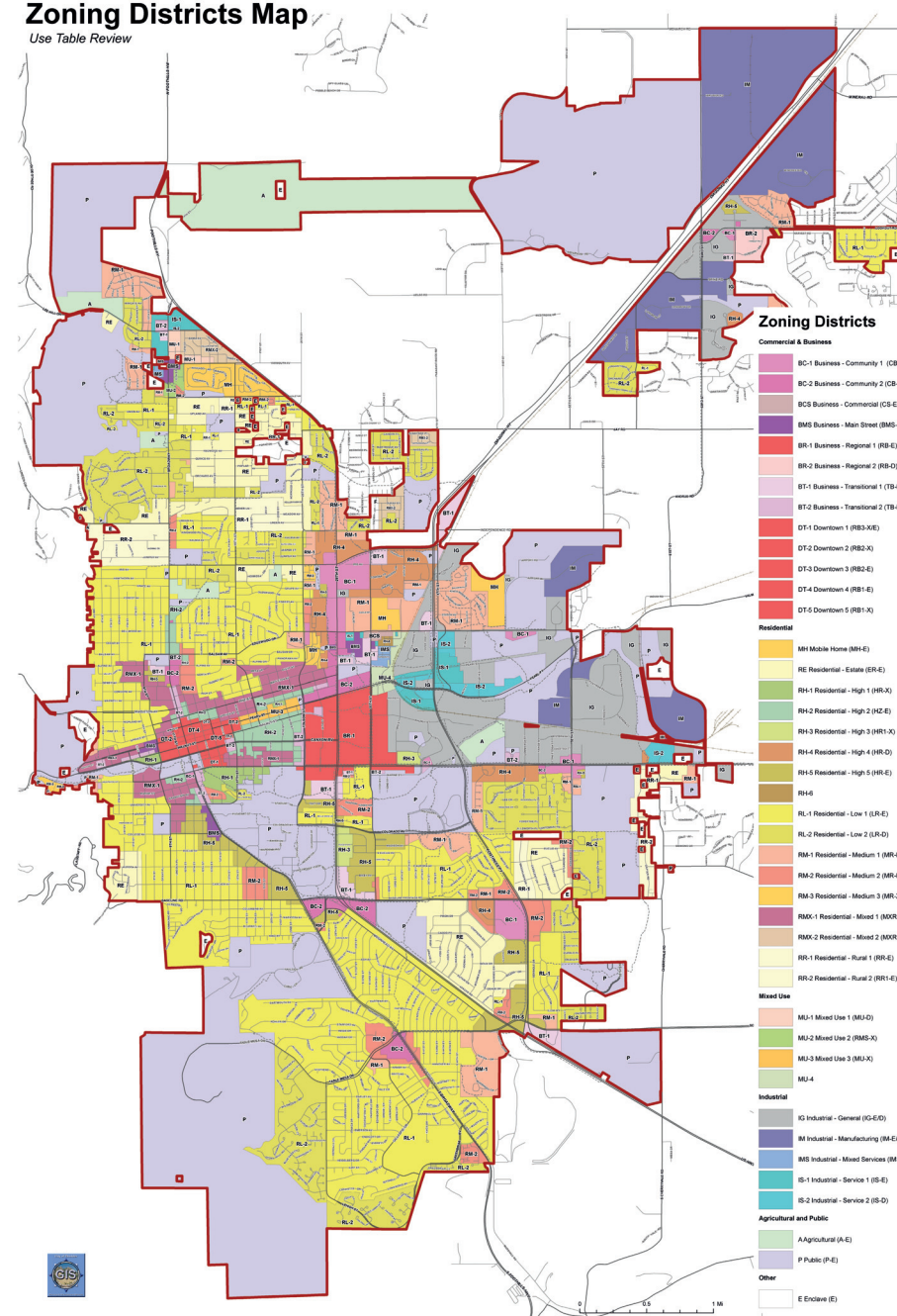
A shared office space for individuals working independently or collaboratively

- Ex. shared office for freelancers, self-employed professionals, telecommuters



Zoning Districts Map

Use Table Review



USE STANDARDS & TABLE

- ① Place a Dot next to **THREE** Areas of Consideration below that you think are most important for the project to Study and Consider. The project subcommittee identified the following topics for initial consideration.

Areas of Consideration

- ▶ Updating outdated use categories to meet community needs and desired land uses.
- ▶ Creating new use definitions and add to appropriate zoning districts.
- ▶ Opportunities for mixed use that can help provide services to residents and needed housing/services/uses to non-residential and industrial areas.
- ▶ The potential for 15-minute neighborhoods and use table changes to encourage them in all types of districts (residential, commercial, industrial), acknowledging transportation barriers may exist (look at Walk Scores).
- ▶ Updating the amounts of required uses where prescribed in 9-6, "Use Standards", such as residential/non-residential floor area percentages listed under the footnotes N/M of the Use Table that account for the holistic impacts of uses including parking.
- ▶ Allowing more retail/active uses in the Public (P) zones.
- ▶ Changing prohibited uses to Use Reviews (U's) where certain uses may be warranted and desired (corner coffee shops for example).
- ▶ Allowing more flexibility for non-impactful retail uses for home occupations and live/work, such as selling one's art.
- ▶ Allowing 2nd floor residential in light-industrial zones.
- ▶ Incorporating technical fixes as identified by planning and zoning staff.
- ▶ Incorporating additional development design standards into the Chapter 9-6 specific use standards, and potentially the Use Review criteria.
- ▶ Mobile Home Parks and their evolution to affordable fixed-foundation buildings, and how it may intersect with the Use Standards & Table.
- ▶ Changes to the Use Review criteria that would better serve city goals (e.g., walkability, site design).
- ▶ Changes to the Use Standards & Table that would incentivize a diversity of housing types.
- ▶ Others?

USE STANDARDS & TABLE

Where You Live, Work, & Play

On the Map below, identify the areas where you **live**, where you **work**, and where you **play**.

Areas include all parts of town - they could be residential or mixed-use areas, office areas, and even industrial parts of town.

- ① Place a **White** dot where you **Live**
- ② Place a **Blue** dot where you **Work**
- ③ Place a **Red** dot where you **Play**

Where You Live includes:

The location you live in, whether a residential, mixed-use, or another type of neighborhood.



Residential - townhomes, single family, duplex, apartments



Mixed-Use with residential and commercial

Where you Work includes:

Any part of town where you work - office areas, commercial areas, industrial areas, mixed-use areas, and even residential parts of town (if you work from home).



Office



Live / Work & Home Occupations (live and work in the same space)



Creative maker spaces / Co-working spaces



Industrial



Civic uses - schools, hospitals, institutions



Commercial / Retail

Where you Play includes:

The places you go to have fun, shop or eat. Places of social or cultural activities, as well as the neighborhoods that have your favorite restaurants, coffee shops or bars.



Retail



Corner stores / restaurants / coffee shops



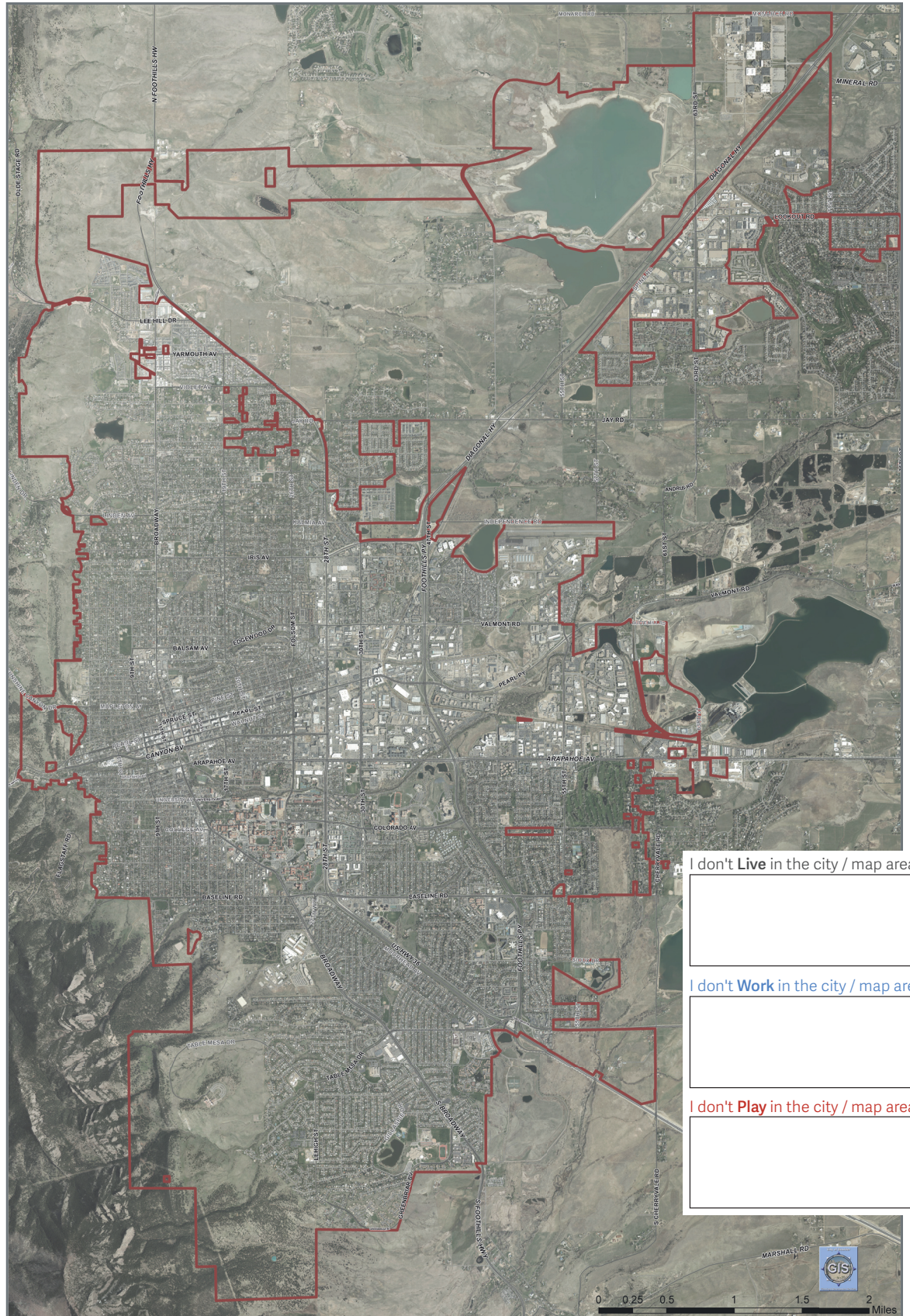
Dining



Entertainment / culture



Creative maker spaces



I don't Live in the city / map area

I don't Work in the city / map area

I don't Play in the city / map area

U Use Standards & Table

Land Uses Think of new uses you'd like to have more of to *walk-to*, or conversely less of.

Tell us which land uses you would like to have More/Less of in the areas you Live, Work and Play.

Place a sticky-note with a land use written on it in the boxes to the right. There are no right or wrong answers.

If desired you may also note the specific location for a use. Below are some land use examples to get you started:



Retail



Office



Residential - townhomes, single family, duplex, apartments



Corner stores /restaurants/ coffee shops



Mixed-Use with residential and commercial



Dining



Entertainment / culture



Creative maker spaces / co-working



Civic uses - schools, hospitals, institutions



Live / Work & Home Occupations (live and work in the same space)



Industrial

► Others?

1 Areas Where I Live

I want MORE of these uses nearby

I want LESS of these uses nearby

2 Areas Where I Work

I want MORE of these uses nearby

I want LESS of these uses nearby

3 Areas Where I Play

I want MORE of these uses nearby

I want LESS of these uses nearby

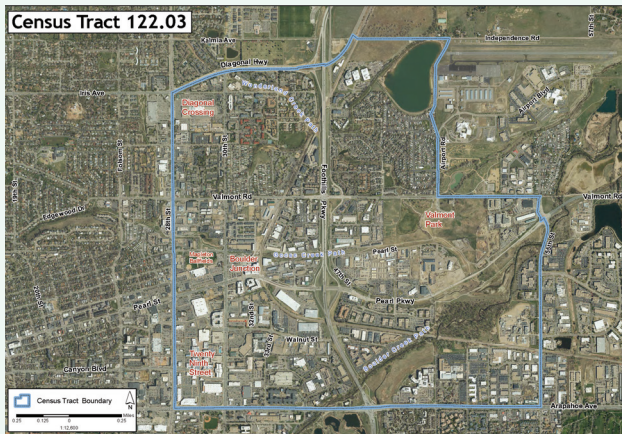
LAND USE CODE PROJECTS

Opportunity Zone - Use Standards Analysis

What is the Opportunity Zone?

The Opportunity Zone Program is a federal initiative arising out of the Tax Cut and Jobs Act of 2017 intended to encourage private investment in low-income urban and rural community properties or businesses by providing a federal tax incentive on long-term investments. The Opportunity Zone located in Boulder (Census Tract 122.03), highlighted on the aerial map on this page (Fig. 1).

Fig. 1 Aerial with Opportunity Zone boundary



What is the purpose of the Opportunity Zone - Use Standards Analysis?

City Council expressed concern that incentivized development in the opportunity zone may result in development outcomes that may not be consistent with Boulder Valley Comprehensive Plan (BVCP) policies on obtaining permanently affordable housing, preserving existing retail uses or adding uses that exacerbate the city's jobs-housing imbalance etc.

To reduce this possibility, council passed a moratorium on development on properties within the boundaries of the opportunity zone on Dec. 18, 2018, with amendments in February of 2019.

BVCP rendering of envisioned redevelopment of industrial areas

Conceptual Illustration of Live/Work and Retail at the Intersection of a Collector/Arterial with an Existing Industrial Use



Moratorium

- ▶ The moratorium suspends the acceptance of building permits, site review applications and other development applications that will result in adding non-residential floor area, or demolition of multi-family dwelling units to land within the opportunity zone until June 22, 2020. See the website below for more details.
- ▶ Prior to expiration of the moratorium or until council lifts the moratorium, staff will analyze each zoning district in the opportunity zone for compliance with Boulder Valley Comprehensive Plan (BVCP) policies. City staff will bring recommendations on each zone to the council for discussion and decision.

How can I be involved in the process?

If you wish to be kept apprised of the progress of the project or future outreach events, please contact Karl Guiler, Senior Planner/Code Amendment Specialist at guilerk@bouldercolorado.gov or Andrew Collins, Planner II/Code Amendment Specialist at collinsa@bouldercolorado.gov. Updates will also be posted at the following website.

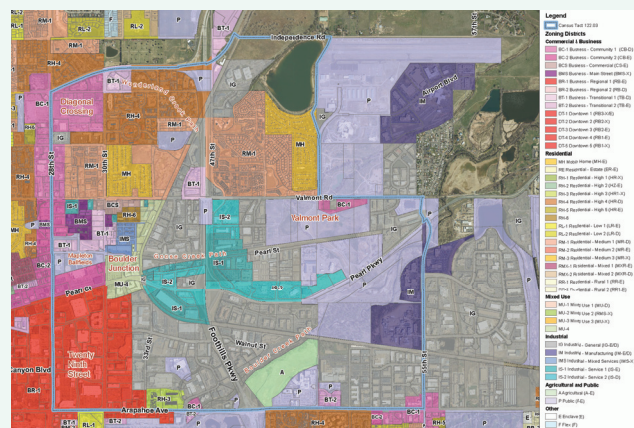
When is the project anticipated to be completed?

Under the current schedule, the use standards analysis is anticipated to be completed by the summer of 2019. Lifting of the moratorium, or portions thereof, is at the discretion of City Council.

Project Website w/ updates:

www.bouldercolorado.gov/business/opportunity-zone-program

Fig.2 Zoning Districts with Opportunity Zone boundary



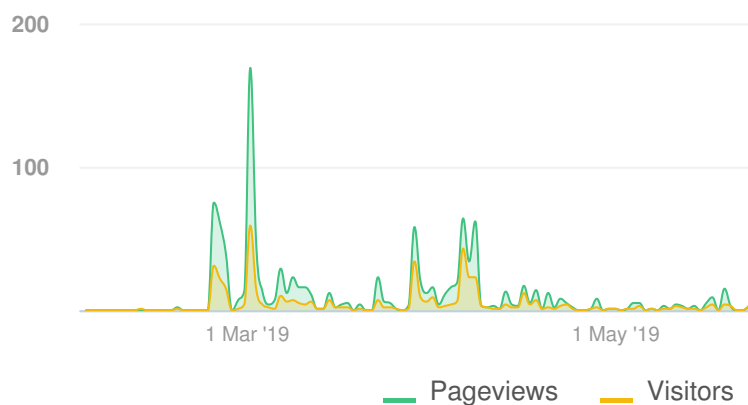
Project Report

12 March 2018 - 19 May 2019

Be Heard Boulder Land Use Table and Standards



Visitors Summary

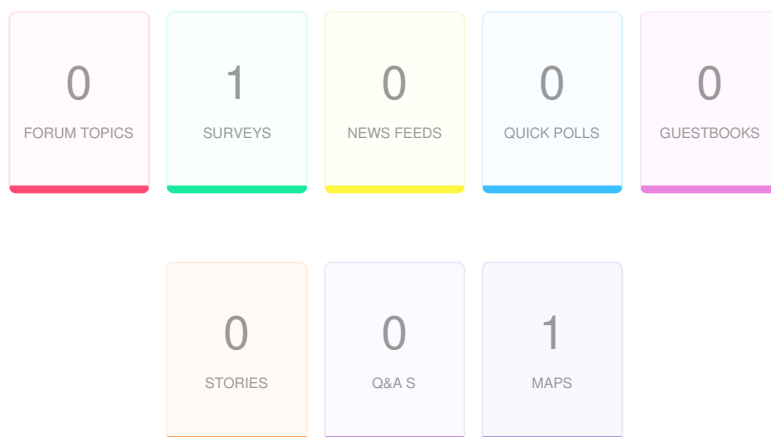


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
501	59	
NEW REGISTRATIONS		
21		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
80	186	414

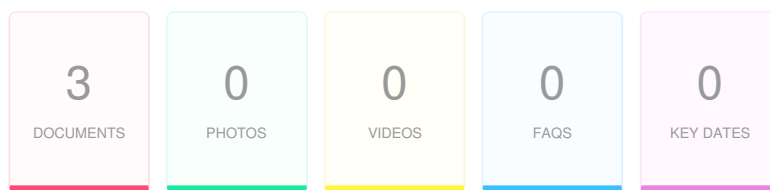
Aware Participants	414	Engaged Participants	80
Aware Actions Performed	Participants	Engaged Actions Performed	Registered Unverified Anonymous
Visited a Project or Tool Page	414		
Informed Participants	186	Contributed on Forums	0 0 0
Informed Actions Performed	Participants	Participated in Surveys	72 0 0
Viewed a video	0	Contributed to Newsfeeds	0 0 0
Viewed a photo	0	Participated in Quick Polls	0 0 0
Downloaded a document	21	Posted on Guestbooks	0 0 0
Visited the Key Dates page	0	Contributed to Stories	0 0 0
Visited an FAQ list Page	0	Asked Questions	0 0 0
Visited Instagram Page	0	Placed Pins on Places	18 0 0
Visited Multiple Project Pages	103	Contributed to Ideas	0 0 0
Contributed to a tool (engaged)	80		

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Map	15-Minute Neighborhoods	Published	118	18	0	0
Survey Tool	Use Table and Standards Survey	Published	203	72	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Use Table & Standards Handout	14	15
Document	Use Table & Standards - Planning Webpage	7	9
Document	Use Table - Chapter 9-6 of the Land Use Code (B.R.C. 1981)	5	5

Survey Report

12 March 2018 - 19 May 2019

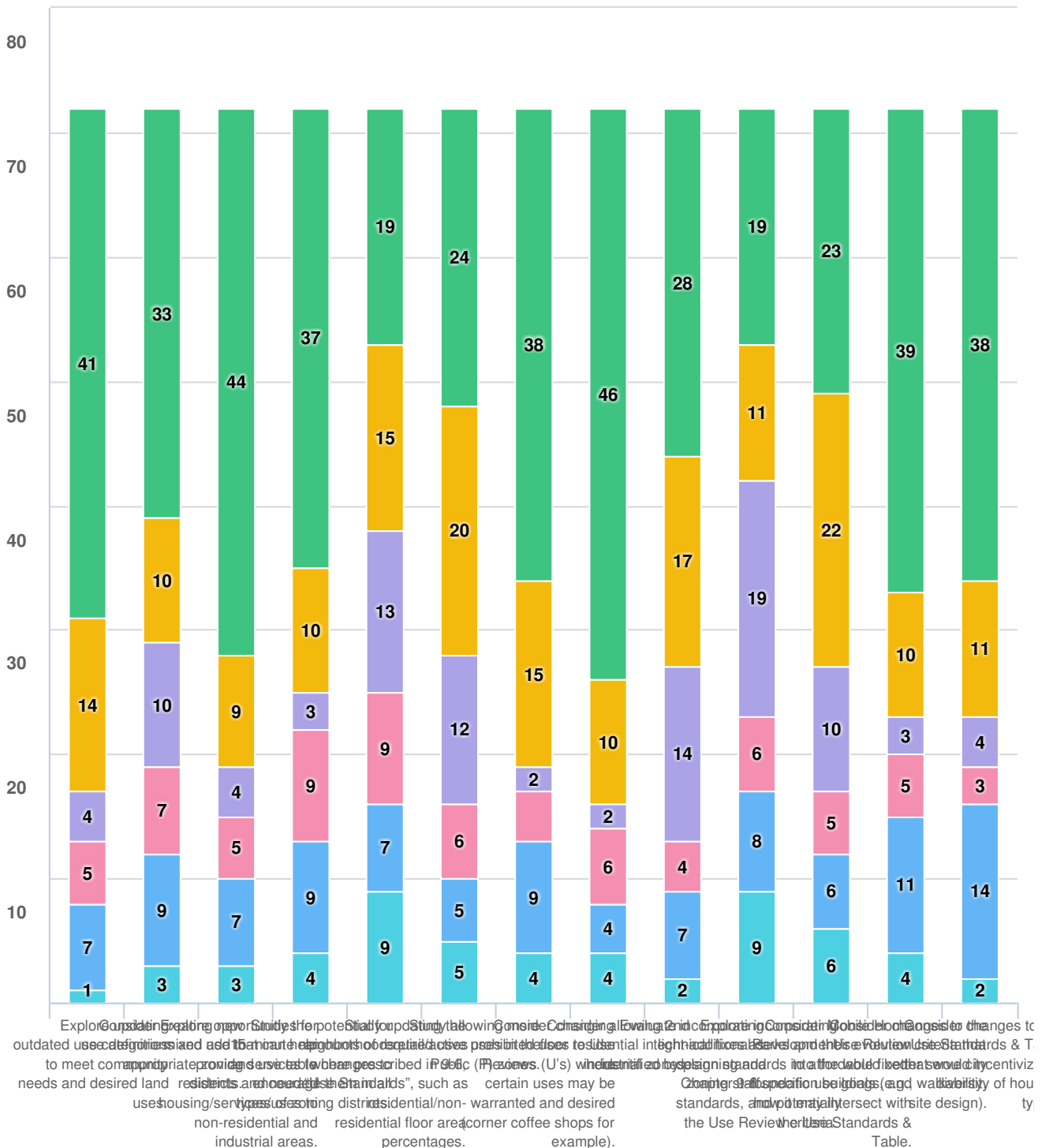
Use Table and Standards Survey

PROJECT: Land Use Table and Standards

Be Heard Boulder



Q1 | Tell us your level of agreement / disagreement with the following project topics for further study:



Question options

● Strongly Agree
 ● Agree
 ● Neutral
 ● Disagree
 ● Strongly Disagree
 ● No Opinion

(72 responses, 0 skipped)

Q2 1. Are there land uses in the area where you live that should be allowed, that are not currently there or not allowed?

vrtnkb 2/20/2019 06:32 PM	No
millert 2/20/2019 07:14 PM	Yes. Duplexes and Triplexes as well as limited commercial (corner store, coffee shop, etc) should be allowed in the Greater Holiday area.
JenniferEgbert 2/20/2019 07:33 PM	there is no mixed use nor live-work, smaller lots that 15k should be allowed to be subdivided and built upon
Claudia Thiem 2/20/2019 07:35 PM	Live in a mixed-use neighborhood and like it.
janburton 2/20/2019 07:49 PM	Mixed use; duplexes and triplexes, corner coffee shops, bars, split lots to allow for smaller homes; fewer restrictions on ADU's; allow boarding houses.
Masyn_Moyer 2/20/2019 09:04 PM	We need to allow subdividing lots for smaller homes including tiny homes, multiple ADU's or several cottages etc
MVA 2/21/2019 11:47 AM	within 1/8 mile of transit allow 8 unit apartments on single family lot, within a 1/4 mile of transit allow quad plex townhomes on single family lots. triplex within 1/2 mile. Then don't let people block transit in an effort to block more homes
melimez 2/21/2019 01:33 PM	South Boulder needs cottage homes or tiny houses, mixed use areas
acp122 2/21/2019 01:47 PM	maybe (I'm in lower Chautauqua, which is very single-family residential. I don't know enough about what is not currently allowed here, but I think it would be great to explore things like denser housing, parks, corner coffee shops, etc)
thatmushroom 2/22/2019 06:40 AM	I believe that allowing for duplexes & triplexes or commercial buildings should be allowed by right. South-east end of Martin Acres neighborhood
rachelv 2/22/2019 08:24 AM	Would love some light retail / restaurants in Shanahan Ridge... we're over a mile walk to the services on Table Mesa & Broadway.
Is 2/22/2019 01:08 PM	Marijuana stores are not allowed in south Boulder. I've never shopped at one, but I might if they were nearby. It doesn't make sense that liquor stores are allowed but not marijuana stores.
thelastrosenstein 2/22/2019 02:49 PM	Yes (Goss-Grove) - allow mixed-use within neighborhood, work to encourage more retail/restaurant space along 15th, encourage infill of parking lots in Village shopping center.
elemdoubleu 2/24/2019 03:11 PM	I live in a mixed use area and I love it. I'd love to see more coffee shops (Espressoria was sadly demolished) and walking connections to small parks.
Affordability with logic 2/25/2019 06:00 PM	No, I like the land uses as they are.

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Newlands11 2/26/2019 12:02 PM	Low density housing for Alpine Balsam
LTL 2/26/2019 12:24 PM	Don't change the codes
skighee 2/26/2019 01:37 PM	NoBo
Flume4266 2/26/2019 02:37 PM	Parks and open space; fewer through streets; more traffic calming, quiet less dense neoghhorhoods
Gary 2/26/2019 04:43 PM	No Building more house and overloading streets and water resources isn't good for environment or the resicents.
joebco 2/26/2019 05:45 PM	Mixed-use with relatively high density housing at Table Mesa and Broadway with a better transportation hub, also more medical facilities. !
fifreckles 2/26/2019 06:41 PM	n/a
stonesthrow 2/26/2019 08:27 PM	Any kind of retail; multi-family residential; tiny homes; live/work (Newlands)
AngelaB 2/26/2019 08:55 PM	Difficulty with ADU approval, Balsam and 18th neighborhood
jflynn01 2/27/2019 07:40 AM	No
Jorge 2/27/2019 08:46 AM	No
gwedoguido 2/27/2019 12:32 PM	None
bolderboulder 3/02/2019 12:57 PM	no
jim podolak 3/03/2019 03:53 PM	I would like to see accessary dwellings allowed in my neighborhood.
Nina G. 3/05/2019 06:28 AM	duplexes and small apartment buildings (4 units) should be allowed in any residential zone.
Alice 3/05/2019 11:59 AM	no opinion
mlRobles 3/05/2019 12:43 PM	duplexes and tiny houses should be allowed in RL-1
alexey davies 3/06/2019 01:28 PM	tiny houses & increased occupancy - whittier

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

betty g 3/07/2019 03:14 PM	No.
JohnD 3/14/2019 07:48 PM	None - all good, all appropriate
wheat 3/19/2019 09:32 PM	No changes needed
cmel 3/20/2019 11:40 AM	Townhomes (in all zones)
jjuilland 3/21/2019 03:36 PM	Newlands. Yes. I would encourage further easing restrictions on DADU's and considering the additon of Duplexes on lots with some saturation limit.
John Tayer - Boulder Chamber 3/25/2019 06:34 AM	We should allow greater infill housing opportunities in residential zones.
Yarnmom 3/25/2019 06:37 AM	ADU's
khotard102 3/25/2019 07:17 AM	No
Paul Saporito 3/25/2019 07:19 AM	The Broadway corridor would benefit from additional transit oriented development. The Hospital site and the recently halted Iris Broadway project are examples
steph0612 3/25/2019 09:08 AM	Mixed use. We live close to the Basemar Shopping Center which would be prime for retail on bottom, residential aboce.
BikeBoulderBike 3/25/2019 03:14 PM	Don't know
Lisa Harris 3/25/2019 07:18 PM	No
wjgoodrich 3/26/2019 08:59 AM	Yes, density should be encouraged on the Broadway corridor north of downtown
BekahD 3/26/2019 02:02 PM	Allowed but do not exist in walking distance: city pool (YMCA is expensive and hot), family playground, public observation rooftop deck, dog park, additional market-rate ownership condos & townhomes <1200 sq ft
KirstenM 3/27/2019 04:46 PM	Yes, retail on baseline instead of churches, shops by the table mesa park and ride.
ericmvudd 3/27/2019 07:10 PM	yes, current suburban retail should be modernized and allow housing
cliftonmh 3/28/2019 12:28 PM	Current zoning is satisfactory
Doug Bachman	No

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

3/28/2019 01:24 PM

T\$

3/30/2019 09:22 PM

Suburban gunbarrel would be better off with a formal allowance for people to work from home as long as they aren't generating disruptive amounts of traffic or noise, etc.

Jimmy

3/31/2019 06:44 AM

No

Ryan W

3/31/2019 07:15 AM

No, I live in an apartment in a dense neighborhood with mixed zoning (retail, residential, etc)

stbismith

3/31/2019 09:28 AM

No. Current land use guidelines are very effective in South Boulder (Devil's Thumb)

Henrykoren

4/01/2019 04:13 AM

Small shops or convenience stores in southwestern devils thumb

Eli Feldman

4/01/2019 09:36 AM

Yes - Mapleton and 4th - corner coffee shop/restaurant/market

hrogin

4/02/2019 03:30 PM

no

L Arts

4/04/2019 08:23 AM

No.

Lisa

4/04/2019 12:13 PM

Uni-Hill

cbonney

4/04/2019 06:35 PM

unsure, just moved in

martharoskowski

4/12/2019 08:08 AM

Yes, please allow duplexes and triplexes and neighborhood serving retail in Martin Acres and Table Mesa.

4thStResident

4/12/2019 03:58 PM

We need Triplexes and Fourplexes in my neighborhood (between Mapleton and Dellwood, west of 9th)

cschweiger

4/12/2019 05:11 PM

6th and Maxwell. Corner coffee shop! Small SF duplexes and triplexes...

Stephen Colby

4/13/2019 04:21 PM

Yes. Need much more diverse uses (housing types, retail, office, workshop) on a block by block basis.

Marja Duggan

4/14/2019 08:09 AM

I like to see more parks

TheSegels

4/14/2019 04:14 PM

ADU's

mkeller

4/14/2019 05:37 PM

No opinion

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Lenora Cooper

N/A

4/16/2019 09:06 AM

ABC123

Food trucks on private property, "nonprofit clubs", maybe a low density of small coffee shop/convenience store. 37th & Baseline

4/16/2019 08:36 PM

dwensign

LR-1: With appropriate criteria I could see small arts/studios, small retail or personal services -- maybe out of private home, small food service like coffee shops, bakeries. Definitely live/work should be possible at some level.

4/30/2019 01:17 PM

ricky

no

5/12/2019 02:45 PM

(72 responses, 0 skipped)

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Q3 | 2. Are there existing land uses in the area where you live that you feel should NOT be allowed?

vrtnkb 2/20/2019 06:32 PM	No
millert 2/20/2019 07:14 PM	No
JenniferEgbert 2/20/2019 07:33 PM	not that I am aware of
Claudia Thiem 2/20/2019 07:35 PM	Live in a mixed-use neighborhood and like it.
janburton 2/20/2019 07:49 PM	Nope
Masyn_Moyer 2/20/2019 09:04 PM	Not that I am aware of
MVA 2/21/2019 11:47 AM	Future single family should be heavily restricted from being built/pop-scape within a half mile of transit. Also massive parking lots at shopping centers are very unappealing. Put in place parking maximums, get rid of parking minimums.
melimez 2/21/2019 01:33 PM	No
acp122 2/21/2019 01:47 PM	Industrial, I suppose. But i can't really see that happening (Lower Chautauqua)
thatmushroom 2/22/2019 06:40 AM	I do feel that it's important to generally separate light industrial from existing residential
rachelv 2/22/2019 08:24 AM	Nope.
ls 2/22/2019 01:08 PM	na
thelastrosenstein 2/22/2019 02:49 PM	Yes (Goss-Grove) - new single family homes, surface parking lots/parking minimums overall, no more bank branches or office space.
elemdoubleu 2/24/2019 03:11 PM	We shouldn't use so much on street space for parking.
Affordability with logic 2/25/2019 06:00 PM	The loopholes in BC zoning that allow other uses should be closed. The intent of the zoning is retail and that should be the only thing allowed. Otherwise, we'll just keep losing evermore retail, eroding city sales tax \$. That's why the City's losing \$\$.

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Newlands11 2/26/2019 12:02 PM	Perhaps look at co-ops. I like the idea, but there is a new co-op and the parking is a little tricky.
LTL 2/26/2019 12:24 PM	Don't change the codes
skighee 2/26/2019 01:37 PM	ADU's, townhomes, duplexes, apartments
Flume4266 2/26/2019 02:37 PM	High density housinh
Gary 2/26/2019 04:43 PM	Yes coops and student housing should not be allow to drive middle income framilies our to fht housing market.
joebco 2/26/2019 05:45 PM	No
fifreckles 2/26/2019 06:41 PM	n/a
stonesthrow 2/26/2019 08:27 PM	Large single-family houses (Newlands)
AngelaB 2/26/2019 08:55 PM	Single-family mega houses that take up the maximum lot space and height. 19th to Broadway and Balsam to Hawthorn.
jflynn01 2/27/2019 07:40 AM	Yes, upzoning of single family lots
Jorge 2/27/2019 08:46 AM	Yes - medium, high density housing and industrial
gwedoguido 2/27/2019 12:32 PM	None
bolderboulder 3/02/2019 12:57 PM	no
jim podolak 3/03/2019 03:53 PM	no
Nina G. 3/05/2019 06:28 AM	Prohibit land use in residential zones that are high traffic, BV schools for example, should not be accessible only via residential streets. Schools are businesses & have high traffic volume including large trucks. Permit school only near larger roads.
Alice 3/05/2019 11:59 AM	Anything that has increased density such as coops and ADUs.
mIRobles 3/05/2019 12:43 PM	unregualted pervious ground shoudl NOT be allowed, we need to retain pervious ground and to create a requirement %
alexey daves	Large houses with current occupancy limits - whittier

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

3/06/2019 01:28 PM

betty g

3/07/2019 03:14 PM

Yes. I live near 7th and Aurora. Rentals are a problem because they are allowed without a zoning change. No neighborhood input, increased on street parking, increased traffic. This is a usage change and should go through the zoning process.

JohnD

3/14/2019 07:48 PM

Short-term rentals and Co-ops. Sorry, I just don't think they are appropriate for residential areas.

wheat

3/19/2019 09:32 PM

No changes needed

cmel

3/20/2019 11:40 AM

Car dealership (anywhere west of foothills)

jjuilland

3/21/2019 03:36 PM

No

John Tayer - Boulder Chamber

3/25/2019 06:34 AM

None

Yarnmom

3/25/2019 06:37 AM

No

khotard102

3/25/2019 07:17 AM

No

Paul Saporito

3/25/2019 07:19 AM

Underutilized parking lots.

steph0612

3/25/2019 09:08 AM

Not really

BikeBoulderBike

3/25/2019 03:14 PM

Move gas stations out if residential areas and away from schools.

Lisa Harris

3/25/2019 07:18 PM

Office, Hotels, Multi-unit dwelling (Martin Acres, Baseline Zero)

wjgoodrich

3/26/2019 08:59 AM

No.

BekahD

3/26/2019 02:02 PM

no

KirstenM

3/27/2019 04:46 PM

No

ericmvudd

3/27/2019 07:10 PM

no

cliftonmh

3/28/2019 12:28 PM

Current zoning is satisfactory

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Doug Bachman 3/28/2019 01:24 PM	No multi family in SFR
T\$ 3/30/2019 09:22 PM	It being Gunbarrel, if the City Council wants to put something out here, I know it is probably a bad idea (incinerators, crematoria, junkie housing, etc.) But we could definitely use more diversity of shops and walkable services.
Jimmy 3/31/2019 06:44 AM	No
Ryan W 3/31/2019 07:15 AM	Yes, residential ONLY developments are allowed. This encroaching on the 15-minute neighborhood ideal and kicking out small businesses (Snarf's and Jet's)--I live at 22nd and Walnut.
stbismith 3/31/2019 09:28 AM	No. Current land use guidelines are very effective in South Boulder (Devil's Thumb)
Henrykoren 4/01/2019 04:13 AM	Imfrequently occupied mansions in devils thumb
Eli Feldman 4/01/2019 09:36 AM	No
hrogin 4/02/2019 03:30 PM	no
L Arts 4/04/2019 08:23 AM	No.
Lisa 4/04/2019 12:13 PM	Grandfathered multi-family dwellings not appropriate to size of house. Get rid of the grandfathered allowed over-occupancy in Uni-Hill. And no further added dwellings allowed on single-family home properties, such as backyard casita's etc.
cbonney 4/04/2019 06:35 PM	no
martharoskowski 4/12/2019 08:08 AM	additional single family residential and scrapes that result in mega-houses in Martin Acres and Table Mesa
4thStResident 4/12/2019 03:58 PM	No.
cschweiger 4/12/2019 05:11 PM	No
Stephen Colby 4/13/2019 04:21 PM	No
Marja Duggan 4/14/2019 08:09 AM	Big houses
TheSegels 4/14/2019 04:14 PM	Tiny homes

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

mkeller 4/14/2019 05:37 PM	No opinion
Lenora Cooper 4/16/2019 09:06 AM	N/A
ABC123 4/16/2019 08:36 PM	no
dwensign 4/30/2019 01:17 PM	There should be zones adjacent to LR-1 to provide additional commercial that isn't appropriate in the residential area.
ricky 5/12/2019 02:45 PM	no subdivision of existing lots!

(72 responses, 0 skipped)

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Q4 | 3. Are there land uses in the area where you work that should be allowed, that are not currently there or not allowed?

vrtnkb 2/20/2019 06:32 PM	No
millert 2/20/2019 07:14 PM	n/a
JenniferEgbert 2/20/2019 07:33 PM	live-work
Claudia Thiem 2/20/2019 07:35 PM	Work from home, happy with mixed-use.
janburton 2/20/2019 07:49 PM	I work out of my home. I need the Hill to be a viable business service area. Now, it's not. Simplify things with that hotel so small restaurants can survive (without the students).
Masyn_Moyer 2/20/2019 09:04 PM	More live/work units. More light industrial with housing. Tiny houses and Adu's
MVA 2/21/2019 11:47 AM	Allow buildings to go up to 55 feet without being harassed every time they are proposed. Allow them by right along major corridors and in urban villages (i.e all the old strip malls/shopping centers)
melimez 2/21/2019 01:33 PM	N/A
acp122 2/21/2019 01:47 PM	I work from home
thatmushroom 2/22/2019 06:40 AM	Work in Denver, N/A
rachelv 2/22/2019 08:24 AM	I work downtown so that's already pretty set.
ls 2/22/2019 01:08 PM	na
thelastrosenstein 2/22/2019 02:49 PM	Downtown - more mixed-use/high-density housing with street-level retail.
elemdoubleu 2/24/2019 03:11 PM	I work in a mixed use area near Pearl and love it. I'd love to see more small businessess and less banks.
Affordability with logic 2/25/2019 06:00 PM	No, I like the zoning as it is.
Newlands11 2/26/2019 12:02 PM	na

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

LTL 2/26/2019 12:24 PM	No
skighee 2/26/2019 01:37 PM	no
Flume4266 2/26/2019 02:37 PM	No
Gary 2/26/2019 04:43 PM	No
joebco 2/26/2019 05:45 PM	Basemar needs to be re-considered. It is really not an amenity any more.
fifreckles 2/26/2019 06:41 PM	n/a
stonesthrow 2/26/2019 08:27 PM	Lunch and coffee places; residential of any kind. It's a sea of light-industrial and parking. (Gunbarrel west of 63rd)
AngelaB 2/26/2019 08:55 PM	Mixed housing and other use, maker spaces, creative space. Broadway and Yarmouth. Rezone to allow for residential as well as commercial.
jflynn01 2/27/2019 07:40 AM	no
Jorge 2/27/2019 08:46 AM	no
gwedoguido 2/27/2019 12:32 PM	None
bolderboulder 3/02/2019 12:57 PM	no
jim podolak 3/03/2019 03:53 PM	no
Nina G. 3/05/2019 06:28 AM	No
Alice 3/05/2019 11:59 AM	no opinion
mlRobles 3/05/2019 12:43 PM	why is live-work not allowed in RL-1?? people obviously do it all the time.
alexey daves 3/06/2019 01:28 PM	second floor residencies, affordable housing - wilderness place
betty g	Don't work.

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

3/07/2019 03:14 PM

JohnD

n/a - I'm retired. Maybe this shouldn't be a mandatory entry....

3/14/2019 07:48 PM

wheat

No changes needed

3/19/2019 09:32 PM

cmel

townhomes. first floor offices (downtown)

3/20/2019 11:40 AM

jjjuilland

no

3/21/2019 03:36 PM

John Tayer - Boulder Chamber

Encourage higher density mixed-use and residential development in commercial zones.

3/25/2019 06:34 AM

Yarnmom

ADU's

3/25/2019 06:37 AM

khotard102

No

3/25/2019 07:17 AM

Paul Saporito

I work from a home office.

3/25/2019 07:19 AM

steph0612

not really

3/25/2019 09:08 AM

BikeBoulderBike

Convert office buildings to housing.

3/25/2019 03:14 PM

Lisa Harris

No

3/25/2019 07:18 PM

wjgoodrich

Difficult to define spaces like coworking spaces and event venues; spaces with multiple uses - bike repair by day, bar by night, etc.

3/26/2019 08:59 AM

BekahD

allow housing variety throughout all residential zones

3/26/2019 02:02 PM

KirstenM

Yes more retail and more residential near 55th and valmont

3/27/2019 04:46 PM

ericmvudd

Yes, mixed use

3/27/2019 07:10 PM

cliftonmh

More mixed uses and density

3/28/2019 12:28 PM

Doug Bachman

More residential uses

3/28/2019 01:24 PM

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

T\$ 3/30/2019 09:22 PM	I work at Valmont and 55th and it has a pretty good mix already but coffee carts, food trucks and restaurants would be nice.
Jimmy 3/31/2019 06:44 AM	No
Ryan W 3/31/2019 07:15 AM	No
stbismith 3/31/2019 09:28 AM	No. Current land use guidelines are very effective in Central Boulder (Arapahoe and 55th)
Henrykoren 4/01/2019 04:13 AM	Lunch places east walnut
Eli Feldman 4/01/2019 09:36 AM	Boulder Junction - should allow uses designated in TVAP Area Plan, 3 to 4-story mixed use buildings, with residential, office and industrial uses - the area has had improved transportation and infrastructure, but is hobbled by outdated zoni
hrogin 4/02/2019 03:30 PM	no
L Arts 4/04/2019 08:23 AM	I used to work in Flat Iron Park--if that were part of the city, all of those office buildings could have low-income housing on an upper story and/or solar on top of all of those structures. Ample weekend and evening parking already available.
Lisa 4/04/2019 12:13 PM	N/A
cbonney 4/04/2019 06:35 PM	no
martharoskowski 4/12/2019 08:08 AM	Charge for parking in more parts of town and eliminate parking minimums citywide.
4thStResident 4/12/2019 03:58 PM	No.
cschweiger 4/12/2019 05:11 PM	Retired
Stephen Colby 4/13/2019 04:21 PM	Yes. Work in non conforming office. Need much more diverse uses (housing types, retail, office, workshop) on a block by block basis.
Marja Duggan 4/14/2019 08:09 AM	More parks
TheSegels 4/14/2019 04:14 PM	no opinion
mkeller 4/14/2019 05:37 PM	No opinion

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Lenora Cooper

N/A

4/16/2019 09:06 AM

ABC123

no, Valmont & Wilderness Place

4/16/2019 08:36 PM

dwensign

DT-4: Should examine additinoal residential possibilities if there are restrictions.

4/30/2019 01:17 PM

ricky

no

5/12/2019 02:45 PM

(72 responses, 0 skipped)

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Q5 | 4. Are there existing land uses in the area where you work that you feel should NOT be allowed?

vrtnkb 2/20/2019 06:32 PM	No
millert 2/20/2019 07:14 PM	n/a
JenniferEgbert 2/20/2019 07:33 PM	not that I am aware of
Claudia Thiem 2/20/2019 07:35 PM	Work from home, happy with mixed-use.
janburton 2/20/2019 07:49 PM	Nope.
Masyn_Moyer 2/20/2019 09:04 PM	BANKS
MVA 2/21/2019 11:47 AM	surface parking lots. buildings that are too small. Allow, encourage, and incentivize private developers to build as much capacity as they can.
melimez 2/21/2019 01:33 PM	N/A
acp122 2/21/2019 01:47 PM	I work from home
thatmushroom 2/22/2019 06:40 AM	Work in Denver, N/A
rachelv 2/22/2019 08:24 AM	Nope.
ls 2/22/2019 01:08 PM	na
thelastrosenstein 2/22/2019 02:49 PM	Downtown - eliminate surface parking lots (the one on Walnut between Broadway and 13th needs to go), eliminate street-level commercial office space, work to reduce number of bank branches and encourage local, small business use or housing.
elemdoubleu 2/24/2019 03:11 PM	We shouldn't use so much on street space for parking.
Affordability with logic 2/25/2019 06:00 PM	The loopholes in BC zoning that allow other uses should be closed. The intent of the zoning is retail and that should be the only thing allowed. Otherwise, we'll just keep losing evermore retail, eroding city sales tax \$. That's why the City's losing \$\$.

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Newlands11	na
2/26/2019 12:02 PM	
LTL	No
2/26/2019 12:24 PM	
skighee	no
2/26/2019 01:37 PM	
Flume4266	No
2/26/2019 02:37 PM	
Gary	No new work spaces in downtown Boulder or on the west side of parkway
2/26/2019 04:43 PM	
joebco	no
2/26/2019 05:45 PM	
fifreckles	n/a
2/26/2019 06:41 PM	
stonesthrow	No, but it would be great to encourage more middle-class jobs versus tech jobs (Gunbarrel west of 63rd)
2/26/2019 08:27 PM	
AngelaB	No more mega single-family homes. Should prioritize modest size homes and variety of housing options when these properties west of Broadway are sold. Yarmouth and Broadway.
2/26/2019 08:55 PM	
jflynn01	No
2/27/2019 07:40 AM	
Jorge	no
2/27/2019 08:46 AM	
gwedoguido	None
2/27/2019 12:32 PM	
bolderboulder	no
3/02/2019 12:57 PM	
jim podolak	no
3/03/2019 03:53 PM	
Nina G.	No
3/05/2019 06:28 AM	
Alice	no opinion
3/05/2019 11:59 AM	
mlRobles	Big houses should not be allowed to cover more than 50% of the buildable land
3/05/2019 12:43 PM	
alexey davis	can't think of any
3/06/2019 01:28 PM	

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

betty g 3/07/2019 03:14 PM	Don't work.
JohnD 3/14/2019 07:48 PM	n/a
wheat 3/19/2019 09:32 PM	No changes needed
cmel 3/20/2019 11:40 AM	landmarked buildings that are falling apart. Too many old churches within stone-tossing distance (downtown, 14th and pine). Schools within close proximity to one another (14th and pine)
jjuilland 3/21/2019 03:36 PM	no
John Tayer - Boulder Chamber 3/25/2019 06:34 AM	None
Yarnmom 3/25/2019 06:37 AM	No
khotard102 3/25/2019 07:17 AM	No
Paul Saporito 3/25/2019 07:19 AM	Extensive empty parking lots
steph0612 3/25/2019 09:08 AM	not really
BikeBoulderBike 3/25/2019 03:14 PM	Banks
Lisa Harris 3/25/2019 07:18 PM	No
wjgoodrich 3/26/2019 08:59 AM	No.
BekahD 3/26/2019 02:02 PM	no
KirstenM 3/27/2019 04:46 PM	No
ericmvudd 3/27/2019 07:10 PM	no
cliftonmh 3/28/2019 12:28 PM	More mixed uses and density
Doug Bachman	No

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

3/28/2019 01:24 PM

T\$ nope

3/30/2019 09:22 PM

Jimmy No

3/31/2019 06:44 AM

Ryan W Yes, giant parking lots should not be allowed. Green space and mixed use would be preferred (33rd and Walnut).

3/31/2019 07:15 AM

stbismith No. Current land use guidelines are very effective in Central Boulder (Arapahoe and 55th)

3/31/2019 09:28 AM

Henrykoren No

4/01/2019 04:13 AM

Eli Feldman No

4/01/2019 09:36 AM

hrogin no

4/02/2019 03:30 PM

L Arts No.

4/04/2019 08:23 AM

Lisa NCAR has serious problems with their Mesa Parking lot being open to the public all day and night. Homeless sleep there, crime happens regularly, cars are vandalized or stolen. NCAR should be allowed to limit parking to their employees and NCAR visitors

4/04/2019 12:13 PM

cbonney no

4/04/2019 06:35 PM

martharoskowski any more parking structures

4/12/2019 08:08 AM

4thStResident No.

4/12/2019 03:58 PM

cschweiger Unknown

4/12/2019 05:11 PM

Stephen Colby No

4/13/2019 04:21 PM

Marja Duggan No

4/14/2019 08:09 AM

TheSegels no opinion

4/14/2019 04:14 PM

mkeller No opinion

4/14/2019 05:37 PM

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Lenora Cooper

N/A

4/16/2019 09:06 AM

ABC123

no

4/16/2019 08:36 PM

dwensign

It seems like there should be DT zones where detached dwelling units are not appropriate. Should be denser in these areas.

4/30/2019 01:17 PM

ricky

no subdivision of existing lots

5/12/2019 02:45 PM

(72 responses, 0 skipped)

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Q6 | 5. Are there land uses in the area where you play / shop / dine that should be allowed, that are not currently there or not allowed?

vrtnkb 2/20/2019 06:32 PM	No
millert 2/20/2019 07:14 PM	In general, I would like mixed use to be allowed in all commercial areas such that the upper floors could be used for residences.
JenniferEgbert 2/20/2019 07:33 PM	not that I am aware of
Claudia Thiem 2/20/2019 07:35 PM	Downtown is mixed and that's why I like it.
janburton 2/20/2019 07:49 PM	Yes, much more mixed use. We need to build more density to address climate change and to promote transit. Let's get serious about 15 minute neighborhoods. Allow tiny homes, and promote smaller lot sizes.
Masyn_Moyer 2/20/2019 09:04 PM	We should always be generous with small business, restaurants, bars, etc.
MVA 2/21/2019 11:47 AM	shopping centers are distastefully car centric and uninviting. Remove the asphalt ocean surrounding them and integrate them into the surrounding communities. Offer, shopping, cafes, bars, offices, housing. Make these places come alive.
melimez 2/21/2019 01:33 PM	N/A
acp122 2/21/2019 01:47 PM	I spend a lot of time in downtown Boulder, in the Ideal market area, and in east Boulder (east of 30th around Pearl and Arapahoe). In all those areas, I think they could benefit from even more mixed-use and live-work zoning.
thatmushroom 2/22/2019 06:40 AM	See longer comments below
rachelv 2/22/2019 08:24 AM	n/a
ls 2/22/2019 01:08 PM	na
thelastrosenstein 2/22/2019 02:49 PM	The Village Shopping Center/28th between Valmont and Arapahoe - rezone to encourage mixed-use, high-density housing. Baseline Sub along 28th - encourage development of more retail space to complement high-density residential neighborhood.
elemdoubleu 2/24/2019 03:11 PM	I'd love to see more small businessess and less banks.
Affordability with logic 2/25/2019 06:00 PM	No, I like the zoning as it is.

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Newlands11 2/26/2019 12:02 PM	I feel like there are a lot of empty stores on Pearl. Maybe loosen usage there?
LTL 2/26/2019 12:24 PM	No
skighee 2/26/2019 01:37 PM	no
Flume4266 2/26/2019 02:37 PM	Please encourage more activities for kids... bowling alleys, skating rinks, trampoline parks, etc!!
Gary 2/26/2019 04:43 PM	CU has become too large for Boulder. We need a diverse set of residents. There should be a cap on the number of CU students.
joebco 2/26/2019 05:45 PM	no
fifreckles 2/26/2019 06:41 PM	I think there should be less consumerism shops on Pearl Street, and more spaces for community engagement, learning, etc. It shouldn't just be a place for shopping. Feels shallow. Housing on 2nd floor, affordable commercial real estate
stonesthrow 2/26/2019 08:27 PM	It would be great to have a coffee shop, small cafe, or food-cart pod near parks. (Valmont Park, N Boulder Park, East Boulder Rec Center)
AngelaB 2/26/2019 08:55 PM	Mixed use retail with residential and any other creative use of space, such as art studios. Alpine/Broadway.
jflynn01 2/27/2019 07:40 AM	no
Jorge 2/27/2019 08:46 AM	no
gwedoguido 2/27/2019 12:32 PM	None
bolderboulder 3/02/2019 12:57 PM	no
jim podolak 3/03/2019 03:53 PM	no
Nina G. 3/05/2019 06:28 AM	No
Alice 3/05/2019 11:59 AM	no opinion
mlRobles 3/05/2019 12:43 PM	Live work - housing should be allowed on second floor of shops.

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alexey daves 3/06/2019 01:28 PM	can't think of any
betty g 3/07/2019 03:14 PM	Don't care.
JohnD 3/14/2019 07:48 PM	All good
wheat 3/19/2019 09:32 PM	No changes needed
cmel 3/20/2019 11:40 AM	more offices affordable and market rate (29th street mall). Food hall (downtown pearl). Residential in industrial
jjjuilland 3/21/2019 03:36 PM	residential live work mix with light industrial
John Tayer - Boulder Chamber 3/25/2019 06:34 AM	None
Yarnmom 3/25/2019 06:37 AM	Not sure
khotard102 3/25/2019 07:17 AM	No
Paul Saporito 3/25/2019 07:19 AM	Additional high density housing.
steph0612 3/25/2019 09:08 AM	I would love for their to be more opportunities for small pockets of retail or businesses within larger neighborhoods, much like Denver has done.
BikeBoulderBike 3/25/2019 03:14 PM	Don't know
Lisa Harris 3/25/2019 07:18 PM	Multi-use? Basemar,
wjgoodrich 3/26/2019 08:59 AM	More opportunities for food trucks; allow for more diverse patchwork of uses; allow "organic" development of neighborhood character through looser restrictions
BekahD 3/26/2019 02:02 PM	duplexes, modest homes, townhomes
KirstenM 3/27/2019 04:46 PM	Yes. Residential on top of retail.
ericmvudd 3/27/2019 07:10 PM	no
cliftonmh 3/28/2019 12:28 PM	More mixed uses and density

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

Doug Bachman 3/28/2019 01:24 PM	No
T\$ 3/30/2019 09:22 PM	More areas should allow mountain biking. For example the floodplain area along goose creek greenway or on the East side of 75th street could become singletrack-sidewalks https://www.outsideonline.com/1930586/connecting-town-singletrack-sidewalks
Jimmy 3/31/2019 06:44 AM	No
Ryan W 3/31/2019 07:15 AM	No
stbismith 3/31/2019 09:28 AM	No. Current land use guidelines are very effective.
Henrykoren 4/01/2019 04:13 AM	Mixed use infill in south boulder and downtown
Eli Feldman 4/01/2019 09:36 AM	No
hrogin 4/02/2019 03:30 PM	no
L Arts 4/04/2019 08:23 AM	Still need car access--I'm unable to use a bike and can't walk or bus to everywhere I need to go.
Lisa 4/04/2019 12:13 PM	Downsize the entire Chautauqua Park situation in terms of events, dining hall, and massive influx of people.
cbonney 4/04/2019 06:35 PM	no
martharoskowski 4/12/2019 08:08 AM	More houses, less parking throughout town.
4thStResident 4/12/2019 03:58 PM	Ideal Market / Broadway Shops should have underground parking, multiple stories of retail.
cschweiger 4/12/2019 05:11 PM	--residential on 2nd floor over retail that is "affordable"
Stephen Colby 4/13/2019 04:21 PM	Yes. Need much more diverse uses (housing types, retail, office, workshop) on a block by block basis.
Marja Duggan 4/14/2019 08:09 AM	No
TheSegels 4/14/2019 04:14 PM	no opinion

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

mkeller

4/14/2019 05:37 PM

No opinion

Lenora Cooper

4/16/2019 09:06 AM

N/A

ABC123

4/16/2019 08:36 PM

Residential on upper floors would not change my experience much.

dwensign

4/30/2019 01:17 PM

Diagonal plaza (where my gym is, 24 hour fitness) should be zoned for maximal flexibility for mixed-use development. Envision a healthy mix of affordable and middle income housing, retail, commercial, entertainment.

ricky

5/12/2019 02:45 PM

no

(72 responses, 0 skipped)

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Q7 | 6. Are there existing land uses in the area where you play / shop / dine that you feel should NOT be allowed?

vrtnkb 2/20/2019 06:32 PM	No
millert 2/20/2019 07:14 PM	No
JenniferEgbert 2/20/2019 07:33 PM	not that I am aware of
Claudia Thiem 2/20/2019 07:35 PM	Downtown is mixed and that's why I like it.
janburton 2/20/2019 07:49 PM	Nope.
Masyn_Moyer 2/20/2019 09:04 PM	Chains
MVA 2/21/2019 11:47 AM	surface parking lots. completely sterile and incentivizes single occupancy vehicle use.
melimez 2/21/2019 01:33 PM	N/A
acp122 2/21/2019 01:47 PM	No
thatmushroom 2/22/2019 06:40 AM	See longer comments below
rachelv 2/22/2019 08:24 AM	n/a
Is 2/22/2019 01:08 PM	na
thelastrosenstein 2/22/2019 02:49 PM	Village Shopping Center/28th street between Valmont and Arapahoe - eliminate surface parking lots/parking minimums, no more bank branches and hotels.
elemdoubleu 2/24/2019 03:11 PM	We shouldn't use so much on street space for parking.
Affordability with logic 2/25/2019 06:00 PM	The loopholes in BC zoning that allow other uses should be closed. The intent of the zoning is retail and that should be the only thing allowed. Otherwise, we'll just keep losing evermore retail, eroding city sales tax \$. That's why the City's losing \$\$.
Newlands11	NA

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2/26/2019 12:02 PM

LTL No

2/26/2019 12:24 PM

skighee no

2/26/2019 01:37 PM

Flume4266 Homeless joisomg

2/26/2019 02:37 PM

Gary CU needs to provide on campus housing for it's students.

2/26/2019 04:43 PM

joebco no

2/26/2019 05:45 PM

fifreckles n/a

2/26/2019 06:41 PM

stonesthrow No

2/26/2019 08:27 PM

AngelaB No more mega single-family homes. Should prioritize modest size homes and variety of housing options and density. Alpine/Broadway.

2/26/2019 08:55 PM

jflynn01 Yes, no upzoning of single family neighborhoods at all.

2/27/2019 07:40 AM

Jorge no

2/27/2019 08:46 AM

gwedoguido None

2/27/2019 12:32 PM

bolderboulder no

3/02/2019 12:57 PM

jim podolak no

3/03/2019 03:53 PM

Nina G. No

3/05/2019 06:28 AM

Alice no opinion

3/05/2019 11:59 AM

mIRobles massive parking lots should slowly be converted to open space for public use

3/05/2019 12:43 PM

alexey daves 1st floor housing - pearl st.

3/06/2019 01:28 PM

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betty g 3/07/2019 03:14 PM	Don't care.
JohnD 3/14/2019 07:48 PM	We have lots of open space and parks - underutilized at best. If affordable housing is a concern, take the frisbee park off Valmont (for instance) and make it housing. Make the golf course dual-use....
wheat 3/19/2019 09:32 PM	No changes needed
cmel 3/20/2019 11:40 AM	fast food restaurants need to go everywhere. Drive throughs are ok with, but only for banks and coffee shops
jjjuilland 3/21/2019 03:36 PM	no
John Tayer - Boulder Chamber 3/25/2019 06:34 AM	None
Yarnmom 3/25/2019 06:37 AM	Not sure
khotard102 3/25/2019 07:17 AM	No
Paul Saporito 3/25/2019 07:19 AM	No
steph0612 3/25/2019 09:08 AM	not really
BikeBoulderBike 3/25/2019 03:14 PM	Gas Stations, Banks
Lisa Harris 3/25/2019 07:18 PM	Industrial , Office Space, Hotel (Martin Acres, Table Mesa)
wjgoodrich 3/26/2019 08:59 AM	No.
BekahD 3/26/2019 02:02 PM	no
KirstenM 3/27/2019 04:46 PM	No
ericmvudd 3/27/2019 07:10 PM	no
cliftonmh 3/28/2019 12:28 PM	More mixed uses and density
Doug Bachman 3/28/2019 01:24 PM	No

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

T\$ 3/30/2019 09:22 PM	It would be nice if the homeless camps and litter fields from Valmont Park west to Elmer's 2 mile could be reduced
Jimmy 3/31/2019 06:44 AM	No
Ryan W 3/31/2019 07:15 AM	Giant parking lots, on-street parking, and general land devotion to cars needs to be revised--this is throughout Boulder wherever you go, but makes our green spaces and mixed-use areas even smaller.
stbismith 3/31/2019 09:28 AM	No. Current land use guidelines are very effective.
Henrykoren 4/01/2019 04:13 AM	No
Eli Feldman 4/01/2019 09:36 AM	No
hrogin 4/02/2019 03:30 PM	no
L Arts 4/04/2019 08:23 AM	We absolutely need to preserve all urban open space, including North Boulder Park and the public garden adjacent to Longs Gardens.
Lisa 4/04/2019 12:13 PM	Downsize the entire Chautauqua Park situation in terms of events, dining hall, and massive influx of people.
cbonney 4/04/2019 06:35 PM	no
martharoskowski 4/12/2019 08:08 AM	don't add any more parking. Charge for it.
4thStResident 4/12/2019 03:58 PM	No.
cschweiger 4/12/2019 05:11 PM	NO "BANKS" ON THE FIRST FLOOR! Small lobby/service counter would be OK
Stephen Colby 4/13/2019 04:21 PM	No
Marja Duggan 4/14/2019 08:09 AM	No
TheSegels 4/14/2019 04:14 PM	no opinion
mkeller 4/14/2019 05:37 PM	No opinion
Lenora Cooper	N/A

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4/16/2019 09:06 AM

ABC123

no

4/16/2019 08:36 PM

dwensign

I think at Diagonal plaza we should try to stay away from new banks and corporate offices to the extent possible.

4/30/2019 01:17 PM

ricky

no

5/12/2019 02:45 PM

(72 responses, 0 skipped)

Q8 | Other Comments / Thoughts?

millert

2/20/2019 07:14 PM

I would like there to be a grocery store closer to where I live (Greater Holiday) so I would not need to use a car for food shopping.

JenniferEgbert

2/20/2019 07:33 PM

rather than extra retail (which is dying), allow for mixed use and or live-work space. 60% of Boulderites work from home.

Claudia Thiem

2/20/2019 07:35 PM

Would be happy to see mixed-use development in most zones of the city.

janburton

2/20/2019 07:49 PM

Yes, we need to simplify everything! The fact that Title 9 is a 4 inch book is not something we should be proud of. Homeowners give up on trying to deal with the city.

MVA

2/21/2019 11:47 AM

If we truly are a progressive and environmentally oriented city than we should realize that our responsibility doesn't end at our city limits. We need to do our part to encourage more human scale focused land use here in the city in an effort to prevent the consumption of more land at the fringes of the metro area that will be consumed for the sprawl housing that induces massive GHG emissions.

melimez

2/21/2019 01:33 PM

South Boulder needs a Thai restaurant

acp122

2/21/2019 01:47 PM

I have fewer thoughts about specific neighborhoods, and more the general sense that Boulder's current land use codes are too restrictive, and we could do with more neighborhoods that are mixed use - allow for a variety of residential and commercial uses, are designed for walkability, have a wide range of housing types and affordability, etc. We clearly have a need for some denser and more affordable housing in places, and I'd love to see other areas open up for commercial uses, as commercial space in traditional areas - like downtown Boulder - has become so stratospherically expensive for many small businesses. I'd also love an emphasis on more built in community gathering spaces in neighborhoods - this is one thing we're sorely lacking in Lower Chautauqua/Interurban Park, where there are no parks or places for families or kids to gather. I also really wish we had more places - coffee shops, grocery stores, etc - that were a walkable distance from here.

thatmushroom

2/22/2019 06:40 AM

A survey is nice, but perhaps not actually the best way to determine the intent of the community. The aggregate will of the community can best be observed through loosening letting people build what they want to build, within reason. The drastic increase in housing prices is communicating that there is demand for more housing. Gentle infill in my neighborhood, such as allowing for duplexes and triplexes, will balance neighborhood character with accessibility and inclusiveness. Housing prices may not fall, but they may increase as drastically either.

Is

2/22/2019 01:08 PM

My only thought was about why liquor stores are allowed, but marijuana stores are not. I live in south Boulder. There are no nearby marijuana stores, but there are liquor stores. I've never shopped at a marijuana store, but I'd

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thelastrosenstein

2/22/2019 02:49 PM

like to visit one. I do like being able to walk to library, bank, grocery, restaurant, pub, rec center, bus, park, etc. I am lucky to live in a great walkable neighborhood.

Eliminate parking minimums across the city and do everything possible to fill in surface parking lots with mixed-use, high-density housing. Eliminate single-family zoning across the city and allow construction of duplexes, triplexes, and fourplexes along with smaller apartment buildings. Allow new breweries/distilleries to be built outside of areas zoned for industry. Eliminate all "concentration" restrictions to ADUs across the city. Cut minimum dwelling space requirements to encourage development of microapartments and smaller housing units. Eliminate all residential occupancy restrictions across the city. Work to block development of banks, new car dealerships/auto service centers. Encourage development of smaller retail/restaurant spaces instead of one large retail/restaurant space. Allow new market-rate student housing on the Hill again, especially if it contains street level retail.

elemdoubleu

2/24/2019 03:11 PM

I love the idea of exploring walkable neighborhoods (5 minute neighborhoods!) and mixed use. We need to protect mixed use such that areas don't become too far in one direction (eg my neighborhood coffee shop was sadly recently demolished and the next closest is 3x as far). We don't currently have a lot of availability of townhomes and decent condos -- I'd love to see zoning to allow for more housing diversity.

Affordability with logic

2/25/2019 06:00 PM

I am very distrustful of this current exercise by the City. It is a thinly-veiled attempt to densify Boulder, and homogenize all zoning into high density. Doing so is a bait-and-switch on all the people who purposely chose to live in low density, in order to avoid traffic, noise, churn, etc. The real goal is to eliminate choice and unique areas. As is typical, the surveys I've seen so far limit respondents' choice to a limited set of pro-growth, pro-density options written by pro-growth, pro-density staff. As is often the case, those options don't represent the concerns of many residents. It's like, "Rank your favorite three out of these 12 options (and they're all pro growth, pro density options, without a single limited growth or limited density option.)" Or, "Would you rather a) add density that makes everything 'perfect and wonderful,' or b) drink from a dirty puddle of mud?" The City is continuing its highly biased push polling that would never meet the standards of any legitimate research company.

Newlands11

2/26/2019 12:02 PM

Whatever the use is, I hope we are looking to reduce traffic.

LTL

2/26/2019 12:24 PM

STOP, STOP micromanaging everything and let the marketplace decide based on current codes/regulations!! Staff, Council and every social engineer will only screw thing up.

skighee

2/26/2019 01:37 PM

Not everyone gets to live in Boulder. I couldn't afford to live in Boulder when I was younger, but moved back when I could afford it. That is what makes Boulder so nice! The free market will govern what happens, not a socialist government.

Gary

2/26/2019 04:43 PM

We need a diverse set of residents and a strong middle class. We need to restrict the number of CU students. Currently, 1/3 of city population is

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

	students. The majority of the students that graduate CU are in low paying low demand fields. We need C U to be a good neighbor to Boulder provide more on campus housing and graduate more students in high paying fields. CU should be required to pay for street improvements and underpasses primarily used by students. CU should be required to enforce traffic safety and street crossing by students.
joebco 2/26/2019 05:45 PM	South Boulder needs more people -- mainly because Table Mesa shopping center is so close to the hard southern boundary of Boulder and barely able to sustain the businesses in today's booming economy. More density and more amenities of all types including entertainment and cultural.
stonesthrow 2/26/2019 08:27 PM	In general, I'd like to see this project concentrate on letting more happen organically, driven by what sorts of uses people see a need for in a given area. Rigid control of uses hasn't worked very well for us over the past 70+ years, so let's start trying to loosen up a bit and see if that works better.
AngelaB 2/26/2019 08:55 PM	We need a lot of variety of creative housing solutions and zoning that will allow people to implement those, including ADUs, upper floor units above retail, duplexes, triplexes, multi-family units on existing single-family lots, etc.
jflynn01 2/27/2019 07:40 AM	I am against the new urbanism theories that seems to dominate and control everything the city staff does. How about you just leave alone what is already working.
Jorge 2/27/2019 08:46 AM	Please control and minimize further development intensity in Boulder
mlRobles 3/05/2019 12:43 PM	What a brilliant project - i hope you go through the code and in fact make it support the comp plan that holds such a beautiful vision for our city. Take the authority out of the hands of the city manager and put it into the code.
betty g 3/07/2019 03:14 PM	Allowing additional tenants, renters, etc. in a single family home is a change of use which is basically spot zoning. A rental next door to an established single family residence is very bad. Every person has a car and parks it on the street which is already narrow. Plus, it has been my experience that the City's enforcement is lousy. Your city attorney does not have the will to prosecute anyone for a land use violation. We have seen citations ignored forever. The building department does its job, but the city attorney needs to have people who are not afraid to go to court.
JohnD 3/14/2019 07:48 PM	How about building a monstrous high-rise, similar to a CU dorm, near the CU dorms on city or privately developed land near the campus. Go wild, build a high rise or two with 250+ units, make it low/medium income. The area already has high rises. Let's put our city \$ where the issues we've created and say are important, are. And/or, in a 20-year plan, scrape off the airport. Lot's of precedent for that. Make an entire mixed-use community. Heck, there's three other airports within 10 minutes flight time. And we're subsidizing hangars already for a small amount or people with aircraft. I'm actually not for either of these ideas but, rather, am tired of hearing about our housing problems and then fixing them at the minimal margins. If it really is an issue, what are we, as a community, willing to sacrifice? Thanks for listening.
cmel	Residential in industrial should be encouraged more and more unique uses

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3/20/2019 11:40 AM

like the Hopper, Rayback, and indoor recreation should be permitted everywhere. The intensity table should also be revisited. Greater density should be permitted to allow more DUs and lower rents across the board. 55 ft height should be allowed in all mixed use, business, and high residential areas. We gave height to the elderly, now we need to give height to the younger generation lower/middle income who are starting to move away from Boulder causing more traffic and weakening the labor pool (not necessarily through the permanent affordability program but through simple supply/demand). I find it sad that after attending CU while providing TONS of rent money to Boulder's wealthy community, that none of my friends nor I can no longer live here due to no new reasonable housing options. All housing options (rent and buy) are old, run down, and have been terribly maintained by greedy owners or are just too expensive. Affordable housing is a great idea, but very few of us are willing to buy into that and forgo the opportunity of greater/market home value increase....hello Superior, Louisville, and Lafayette. It's simple, more height and greater density leads to more and better units, and a decrease in prices....resulting in less traffic and a stronger labor pool. This all will help so many BVCP initiatives and policies.

John Tayer - Boulder Chamber

3/25/2019 06:34 AM

In general, we need to encourage the development of a diversity of housing, especially along high traffic transit corridors and in commercial zones where it doesn't conflict with heavy industrial activity.

Paul Saporito

3/25/2019 07:19 AM

The 15 minute walk describes a reasonably self sufficient , mixed use neighborhood. Why not 10 minute or even a 5 minute standard for select neighborhoods along transit?

BikeBoulderBike

3/25/2019 03:14 PM

Require work force housing.

Lisa Harris

3/25/2019 07:18 PM

I think it is premature to be overhauling the use tables without input from Sub community plans.

wjgoodrich

3/26/2019 08:59 AM

My general opinion is that areas with looser restrictions on land use generally allow for more diverse, interesting mix of neighborhood assets in a more authentic manner than overly planning those neighborhoods.

BekahD

3/26/2019 02:02 PM

Simplify residential zoning to allow a variety of home types within all neighborhoods and walkable corner stores and coffee shops. Allow seniors to split their home into a duplex or add ADU so they can age in place or augment fixed income. Allow duplexes everywhere instead of multi-million dollar single family homes. Zoning should protect residents from hazardous materials, industrial pollution and accidents, etc. It should not be used as class warfare to exclude different economic classes by dictating expensive lot sizes and large home sizes.

T\$

3/30/2019 09:22 PM

Its hard to convert a 60s suburban hellscape into a Dutch village, but I guess we should try.

Ryan W

3/31/2019 07:15 AM

As mentioned in some of my earlier comments, I believe we have given Boulder over to cars and drivers to the detriment of those not on 4 wheels. Removing on-street parking to make room for public parklets and green space would be a great start. Additionally, we continue to allow development

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

stbismith

3/31/2019 09:28 AM

that is *just* residential (or just luxury condos) to the detriment of 15-minute neighborhoods. You see this very much in the newer northeast corner of town (near the soccer fields) and in larger and larger swatches as you move away from downtown.

The current population of Boulder should be preserved. If the population of Boulder were allowed to increase, traffic congestion would become a nightmare, and getting around town for shopping, restaurants, and entertainment would become extremely troublesome. Any changes to the land use table and standards should not allow the population density (residents per square mile) to increase. Increasing the number of residents in Boulder would lead to a dramatic decrease of the quality of life for people who live here.

Eli Feldman

4/01/2019 09:36 AM

The number of Use Modules in 6.1 should be greatly reduced into a few number of broad categories. For example, defining office uses as data processing, medical, administrative, professional, technical, etc. does not accurately describe the actual businesses that exist in our city today, or accomplish any compelling objective.

hrogin

4/02/2019 03:30 PM

This survey is fairly useless. I hope the city doesn't depend on it for guidance.

L Arts

4/04/2019 08:23 AM

Perhaps we need to consider a program that would use low-income housing fees to make existing housing affordable to those residents. When the house or condo sold again, the city would get back the "free" loan with interest and the homeowner would get the rest of the sale price. You CANNOT build your way out of a housing shortage--reference every city in the US that has tried that approach and failed!

Lisa

4/04/2019 12:13 PM

The problem is too many employment opportunities in Boulder and not enough housing. Don't keep approving more companies and giving money to companies like Goggle, etc. This is absurd. Your poor planning has created these problems.

Marja Duggan

4/14/2019 08:09 AM

More open space in the city whenever possible.

TheSegels

4/14/2019 04:14 PM

no opinion

ABC123

4/16/2019 08:36 PM

I see that food trucks on private property aren't allowed in low-density residential. My neighborhood has many religious institutions. What if they could rent a slot during the work week to a food truck or mobile coffee shop? They have parking, it would be great for neighbors to get coffee in the morning or lunch, and it would be a revenue stream for them. I worry that the retail/restaurant spaces closest to my house, on Baseline between 28th and 30th, will be turned into student housing. It would be great if we could keep retail and/or privately owned public space in this area, even if housing is added on upper floors. As a biotech entrepreneur, I also worry about continuing to have affordable space suitable for lab work. It's very important to me to bike to work and to be close to university resources, so I would much rather keep my company in Boulder than move down 36. I've heard the

Use Table and Standards Survey : Survey Report for 12 March 2018 to 19 May 2019

ricky

5/12/2019 02:45 PM

areas where my type of business operates described in the public conversation as "there's nothing there." There might be appropriate ways to add housing, but please don't zone away light industrial. Like many neighborhoods in Boulder, mine was designed around school (Aurora 7). However, this school was closed in order to house magnet/choice schools. This has left the neighborhood without a focal point or center of community. Are there ways to use rezoning to create new centers of community where people informally mingle? (Coffee shops?)

Land use code is good as it is, nothing is worse than unpredictability in zoning by government trying intrusive social engineering through zoning. Please leave citizens to live their lives with a minimum of government interference.

Optional question (42 responses, 30 skipped)

Survey Report

12 March 2018 - 19 May 2019

Survey for Map - 371

PROJECT: Land Use Table and Standards

Be Heard Boulder



Survey for Map - 371 : Survey Report for 12 March 2018 to 19 May 2019

Q1	Your Comment
Gretchen King 2/08/2019 10:25 AM	I want ice cream stores
Claudia Thiem 2/20/2019 07:38 PM	Small retail/services near N Boulder Rec Center
Claudia Thiem 2/20/2019 07:49 PM	Some commercial/office at this intersection but could be a stronger neighborhood center.
Claudia Thiem 2/20/2019 07:48 PM	Obvious but overdue.
Claudia Thiem 2/20/2019 07:51 PM	Revive this as a mixed use center.
Claudia Thiem 2/20/2019 08:05 PM	Neighborhood services/retail. High traffic from Boulder Meadows, Crestview school, and east-west through traffic on Violet.
Claudia Thiem 2/20/2019 08:07 PM	Neighborhood coffee!
Brent Halsey 2/20/2019 08:43 PM	Let's trial food trucks occasionally at neighborhood parks.
MVA 2/21/2019 11:49 AM	rather than 15min 'hoods, let's make it 5. Cuz i'm pretty sure when presented between walking 15min or diving 3 people are going to voluntarily opt for the former. Build the city to incent them to do the right thing.
MVA 2/21/2019 11:54 AM	The census bureau has stats on the human density required for certain business to be profitable in a location, in its effort to promote 15min (or 5min) neighbourhoods the city is condemning to failure any business that wishes to operate. For the 15min/5min walkable 'hood initiative to work it will require a change in land use, and increase in housing density.
MVA 2/21/2019 11:57 AM	car oriented shopping centers surrounded by asphalt oceans are dinosaurs from a bygone era. Rezone them to be a mix of (mostly) housing, shopping, cafes, bars, and offices.
shaquettay 2/21/2019 08:48 PM	There's a little storefront type building right around here in Goss Grove....I don't know what it even is but I think it would be great to have buildings like it - small, adaptable, flexible. A small shop, a creative firm, a barbershop/salon, or even a studio could go there if the current tenant leaves and the zoning allows. I'm sick of seeing vacant space on Pearl St in fancy, cavernous buildings. If we want local businesses, build buildings at a scale in which they can thrive.
shaquettay 2/21/2019 08:50 PM	Boy, I'd love to see some dense mixed-use development at the old hospital site. Wonder if anyone's thought of that before....LOL!
thelastrosenstein	Get rid of this parking lot and replace with mixed-use housing.

Survey for Map - 371 : Survey Report for 12 March 2018 to 19 May 2019

2/22/2019 02:50 PM

thelastrosenstein

2/27/2019 10:06 AM

thelastrosenstein

2/27/2019 10:05 AM

thelastrosenstein

2/27/2019 10:05 AM

thelastrosenstein

2/27/2019 10:07 AM

thelastrosenstein

2/22/2019 02:51 PM

thelastrosenstein

2/22/2019 02:52 PM

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thelastrosenstein

2/22/2019 02:59 PM

thelastrosenstein

2/22/2019 03:00 PM

thelastrosenstein

2/22/2019 03:00 PM

thelastrosenstein

2/22/2019 03:01 PM

Permanent housing for people, not temporary housing for cars, please! On an existing BRT route to Denver and along the future proposed one to Longmont - great spot for transit-oriented development.

Permanent housing for people, not temporary housing for cars. On existing BRT route to Denver, too!

Permanent housing for people, not temporary housing for cars, please! Right on a future BRT corridor, too.

Permanent housing for people, not temporary housing for cars, please! Great opportunity to turn 29th into an actual neighborhood rather than the Crossroads Mall: outdoor edition.

Get rid of parking lot and put in high-density housing along major transit corridors.

Restaurant/bar/cafe near Wonderland lake would be great.

Get rid of parking lot and replace with mixed-use housing.

A small/affordable grocery store would be fantastic.

Allow construction of housing for hospital workers.

Coffee shop/bar/restaurant.

There's an old corner grocery store around here that got turned into a boring office. Who let that happen? Why not a cafe or restaurant?

NO MORE HOTELS

Groceries!

High-density neighborhood could use more local retail.

Remaining parking lots could stand to be filled in with housing instead of hotels.

Housing for people, not cars!

Office park could replace parking with housing & retail to add vibrancy to neighborhood.

Survey for Map - 371 : Survey Report for 12 March 2018 to 19 May 2019

thelastrosenstein 2/22/2019 03:02 PM	Retail dead zone between S'Park development and 55th.
thelastrosenstein 2/22/2019 03:03 PM	Transit center means a great spot for more housing & neighborhood/commuter retail!
thelastrosenstein 2/22/2019 03:04 PM	Area's mix of CU buildings and housing makes for a great opportunity for a small, local neighborhood retail spot.
thelastrosenstein 2/22/2019 03:06 PM	Office parks should see housing infill with some retail.
thelastrosenstein 2/22/2019 03:07 PM	Housing for people, not cars!
elemdoubleu 2/24/2019 03:13 PM	Neighborhood coffee shop (Espressoria was sadly demolished)
bro_so 2/26/2019 11:08 AM	The existing businesses at this mall could provide incredible services to the neighborhoods they are a part of. A coffee shop. A pizza store. But ground-level retail here is primarily occupied by offices, and the popular coffee shop was recently displaced by a bank.
bro_so 2/26/2019 11:15 AM	This stretch of road is walkable from a lot of neighborhoods, and has lots of businesses, and has nothing to encourage people to walk.
bro_so 2/26/2019 11:17 AM	These vacant lots and empty stores are full of broken bottles and discarded junk. Wouldn't it be better to have them full of places for neighbors to go?
bro_so 2/26/2019 11:21 AM	Changing the use patterns of the houses that front Table Mesa could turn this heavily-trafficked stretch of road into an amazing, walkable retail district. Convert the fences into frontage.
skygirl12 2/26/2019 12:00 PM	With a few business already grandfathered in (Brooklyn Pizza, for example), would love to see busy 17th Street and it's surrounds allow for small businesses - coffee shops, art galleries, etc. that would give the Goss Grove neighborhood options for meeting, gathering, studying, etc. This area is densely populated with a community who is desperate for more local, centralized options.
skygirl12 2/26/2019 12:02 PM	Retail, restaurant, coffee, etc near the rec center please!
skygirl12 2/26/2019 12:05 PM	Small local business in the GG neighborhood!
wjgoodrich 3/26/2019 09:32 AM	Boulder has a great opportunity to allow for a diverse mix of walkable community assets in this area.
wjgoodrich 3/26/2019 09:34 AM	This area has great opportunity to enhance the transit village area plan using existing infrastructure by allowing for a mix of businesses and activities.
T\$ 3/30/2019 09:25 PM	Considering the large # of businesses in this vicinity and the housing just to hte East, it is very sad that there are not more restaurants and bodegas

Survey for Map - 371 : Survey Report for 12 March 2018 to 19 May 2019

T\$ 3/30/2019 09:28 PM	within a short walk. The Steelyards is OK but honestly a very unpleasant walk, especially with the construction hopefully things will improve soon. Huge opportunity for food truck / mobile bike shop / runnign shop etc. Thousands of people go through this area every weekend.
T\$ 3/30/2019 09:30 PM	Singletrack sidewalk
T\$ 3/30/2019 09:31 PM	Connect this bike path from 61st to Independence Road
T\$ 3/30/2019 09:32 PM	Singletrack sidewalk from here to southern edge of Heatherwood
T\$ 3/30/2019 09:32 PM	Open this section to bikes/peds so that LoBo trail users aren't forced to backtrack onto Spine
T\$ 3/30/2019 09:36 PM	No reason for this area to be gated and disallow bikes / peds. It's not just the central boulder residents who need to change.
T\$ 3/30/2019 09:39 PM	BMX park / skate park / MTB park
stbismith 3/31/2019 09:32 AM	Area could be redeveloped more effectively than current use. Good spot for a "15-minute" neighborhood
DataFlow 4/02/2019 06:12 PM	Along Broadway on the west side there is a lot of space old warehouses, junk and dilapidated buildings that could be replaced. Bus service and good connections to 36.
DataFlow 4/02/2019 06:14 PM	Instead of building self storage, there is space here, with good transit options, that could be used for multi use. Bus services and access to 36
DataFlow 4/02/2019 06:15 PM	Retail is needed in North Boulder.
BikeBoulderBike 4/03/2019 04:03 PM	Need a crosswalk to connect Grove St to the McGuckin/Sprouts shopping center. Add a Flashing Light Crosswalk. Must currently take a 2 block detour.
BikeBoulderBike 4/03/2019 04:04 PM	Need a crosswalk to connect Goss-Grove to Snarf Burgers. Add a Flashing Light Crosswalk. Must currently take a 2 block detour or risk your life crossing Arapahoe.
BikeBoulderBike 4/03/2019 04:06 PM	Need to change this to a HAWK signal. Scary crossing Canyon Blvd with cars going 40mph. This improvement would help connect Goss-Grove to Pearl Street. No car needed for shopping!
BikeBoulderBike 4/03/2019 04:08 PM	Need a crosswalk at 22nd and Arapahoe for bikes and pedestrians. Lower the speed on Arapahoe to 25 mph and then a Flashing Yellow Light crosswalk would be safe. This would connect Goss-Grove to new bridge to CU!
BikeBoulderBike 4/03/2019 04:10 PM	Need a HAWK signal for pedestrians and cyclists. A lot of CU students have to crossing Canyon Blvd with cars going 40mph. This signal would connect Whitter to Goss-Grove to CU.

Survey for Map - 371 : Survey Report for 12 March 2018 to 19 May 2019

BikeBoulderBike

4/03/2019 04:11 PM

Please let this be local retail not another office building.

BikeBoulderBike

4/03/2019 04:13 PM

Kill the gas station. I wonder how much toxic fumes the high school students inhale?

BikeBoulderBike

4/03/2019 04:14 PM

This should be dorms for CU students, not a hotel!

P365

4/04/2019 11:05 AM

We desperately need mixed retail, dining and grocery options in North Boulder!

P365

4/04/2019 11:06 AM

Make the Armory housing project a mix of residential and retail.

Optional question (68 responses, -68 skipped)

Survey for Map - 371 : Survey Report for 12 March 2018 to 19 May 2019

Q2 | **Add Photo****Optional question** (0 responses, 0 skipped)

Collins, Andrew

From: Guiler, Karl
Sent: Thursday, January 24, 2019 3:35 PM
To: Collins, Andrew
Subject: FW: Opportunity Zone Use Table Review: Please ensure robust public input

FYI

-----Original Message-----

From: Ferro, Charles <FerroC@bouldercolorado.gov>
 Sent: Wednesday, January 23, 2019 12:18 PM
 To: Guiler, Karl <GuilerK@bouldercolorado.gov>
 Subject: FW: Opportunity Zone Use Table Review: Please ensure robust public input

-----Original Message-----

From: Sarah Silver <sarahjsilver@hotmail.com>
 Sent: Wednesday, January 23, 2019 12:10 PM
 To: Council <council@bouldercolorado.gov>
 Subject: Opportunity Zone Use Table Review: Please ensure robust public input

Dear City Council,

Thesis: Please ensure a robust public engagement process is developed and implemented for the Use Table Review for the eleven zones within the Opportunity Zone.

I write today to raise a concern regarding the Council's newly articulated 2019 priority: to quickly review and update the Use Table zones inside the Opportunity Zone.

The stated goal of this speedy review is to enable the City to quickly release portions of the Opportunity Zone from the moratorium passed on December 18, 2018. The template for this is the successful BC1/BC2 review/revision that has removed 55th and Arapahoe and Diagonal Plaza from the moratorium.

While a laudable goal, I am concerned the City Council did not adequately account for the purpose of the moratorium: to give City Council, boards/commissions, staff, and the public adequate time to articulate and agree on community needs to be advanced within the Opportunity Zone and, therefore, reflected in revisions of the Use Table (and maybe even rezoning as needed).

Given the technical nature of the Use Table, I am concerned an extremely fast Use Table Review (absent robust public engagement process) will result in a top-down set of technocratic revisions that do not fully advance the goals of the moratorium.

In a perfect world, the City would undertake a city-wide "Subcommunity Plan" for the Opportunity Zone. The Opportunity Zone overlaps significantly with the Boulder Valley Regional Center (BVRC) and is increasingly starting to feel like the center of town. Thus, all of us care deeply about what the heart of Boulder will look like going forward.

In my opinion, a Use Table Review of the eleven zones within the OZ best serves the city -- and its residents -- if approached holistically (what are the implications of specific Use Table changes across the OZ) and with robust public engagement.

In 2018, the Planning Board identified a general Use Table revision as a priority item and states that one of its goals for any revisions is: "to identify community-desired land use gaps in the Use Standards & Table and better enable the desired land uses in the identified neighborhoods as well as in commercial and industrial districts."

Such revisions require community engagement to identify "community-desired land use gaps." I would argue this is particularly true given the potential opportunity of the Opportunity Zone.

I urge the City to develop a robust process that equally prioritizes public engagement/input AND speed so that the Use Table Review/Revision for the eleven zones within the OZ move us towards community goals of housing affordability, affordable retail, light-industrial and office space, climate-oriented transportation demand management, neighborhood-centric development, sustainability, flood mitigation and management, meeting our climate goals AND maintaining Boulder's character as a town (rather than a city).

Thank you for taking the time to consider my opinion.

Sincerely,
Sarah

Sarah Silver
917-864-5403