



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: October 17, 2024

AGENDA TITLE

Update and Request for Feedback on the 2024-2025 City Council initiated Planning & Development Services (P&DS) work program priority project entitled Family-Friendly Vibrant Neighborhoods.

REQUESTING DEPARTMENT / PRESENTERS

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EXECUTIVE SUMMARY

The purpose of this item is to update and receive feedback from City Council on a Land Use Code change project associated with the 2024-2025 City Council Priority of “Family-Friendly Vibrant Neighborhoods.” This project, [like the prior work](#), is intended to increase housing opportunities in the community to help mitigate the rising cost of housing.

City Council provided direction to staff on potential options presented on [April 25, 2024](#) and has asked that all seven options be moved forward as part of the new project. The stated goals of the project are:

- *Build upon the zoning changes made in the Zoning for Affordable Housing project to encourage more vibrant neighborhoods, by:*
 - *Expanding housing choice and supporting transit use by allowing more “missing middle” housing in low density and medium density residential*

areas of the city (e.g., Rural Residential (RR), Residential Low -1 (RL-1), Residential Medium -1 (RM-1), and the Residential Mixed – 1 (RMX-1 zoning districts);

- Allowing more housing units and types citywide, but within the same size and locational requirements as currently permitted for detached dwelling units; and
- Updating the land use code Site Review thresholds to further encourage housing and remove zoning barriers to housing types beyond detached dwelling units in efforts to increase housing supply.

Future planning processes are anticipated to continue to focus on expanding housing choice along with looking at limited opportunities for mixed-use in residential zones. This will be explored through the upcoming [Boulder Valley Comprehensive Plan 2025](#) update and is discussed further in the project charter found in [Attachment A](#). Following direction from council, staff intends to move forward with preparing a draft ordinance for tentative consideration by council in December 2024 and January 2025.

QUESTIONS FOR CITY COUNCIL

Staff is seeking input and direction from City Council to guide next steps for the Family Friendly Vibrant Neighborhoods project.

1. **RMX-1 zone** – Should staff move forward with an ordinance to revise the density calculation in RMX-1 to permit one dwelling unit per 3,000 square feet of lot area? Are there any alternative suggestions for changes to this zone?
2. **RM-1 zone** – Should staff move forward with an ordinance to revise the density calculation in RM-1 to permit one dwelling unit per 2,000 square feet of open space? Are there any alternative suggestions for changes to this zone?
3. **RR-1, RR-2, and RL-1 zones** – Should staff move forward with an ordinance to revise RR-1, RR-2, and RL-1 zones to permit duplexes on any sized lot along mapped bus routes? Are there any alternative suggestions for changes to this zone?
4. **Owner occupancy requirement** - Should staff move forward with an ordinance to add an owner occupancy requirement for any additional units in the RR-1, RR-2, and RL-1 zoning districts? Are there any alternative suggestions for changes to this zone?
5. **Exempt permanently affordable housing projects from Site Review** – Should staff move forward with an ordinance that exempts out 100% permanently affordable housing projects and require only a staff level design review similar to the qualitative criteria of Site Review?

BACKGROUND

Colorado is experiencing housing challenges where the supply of housing has fallen well short of demand. According to the U.S. Census Bureau the population of the state has grown 19% since 2010 with housing not keeping the same pace. This housing trend also affects the City of Boulder, and supporting community housing needs, preserving and enhancing housing choices, and integration of growth and community housing goals are important goals of the Boulder Valley Comprehensive Plan.

At the 2022 City Council retreat, City Council requested that staff explore additional housing solutions to address the community need for more affordable housing options. These could be either deed restricted permanently affordable housing, or simply smaller, more modest sized housing that tends to be more affordable. This effort has evolved from the 2023 Zoning for Affordable Housing project to the current Family-Friendly Vibrant Neighborhoods project discussed in this memorandum.

For this initiative, staff refers to the “smaller, more affordable housing” defined in the council priority as “missing middle housing”. Missing middle refers to a building type (e.g., duplexes, fourplexes, and cottage courts) that the housing market has mostly not successfully provided since World War II. Refer to **Figure 1** below. Missing middle housing is typically buildings with multiple units that are designed to be compatible in mass, scale, and form with traditional detached single-family homes.

The term “missing middle housing” has become more prevalent in recent years as some cities update their zoning codes to allow housing types beyond just detached dwelling units in more areas. This [website](#) on missing middle housing provides additional context and also discusses the [zoning changes necessary](#) to achieve these types of changes in traditionally detached dwelling unit areas.

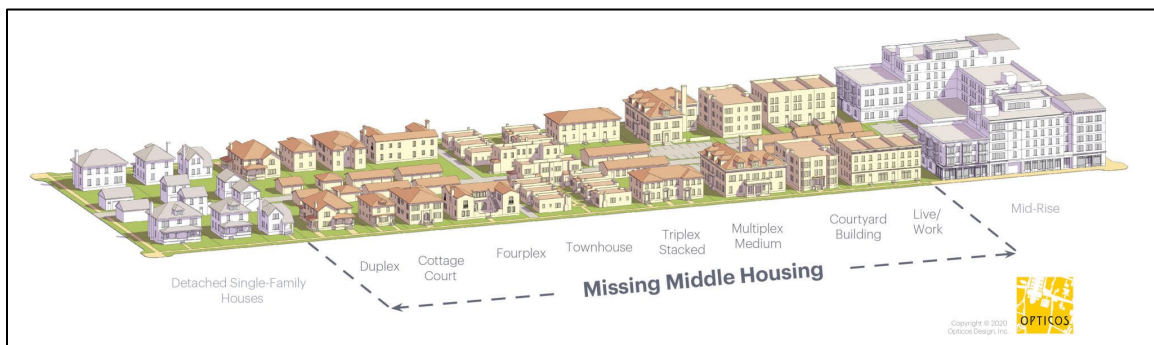


Figure 1: Missing Middle Housing Types

Note that while the concept of “missing middle housing” may often imply a more moderate-income price point, it will not necessarily always be the case. The idea of creating an opportunity for more missing middle housing expands beyond the goal of providing additional affordable housing, to also provide more housing types throughout the community, for a variety of household incomes.

Addressing the housing needs of the community has been an ongoing multi-year effort in Boulder. The city has recently adopted changes to allow more accessory dwelling units,

increased occupancy in each housing unit, and changes to the residential density requirements to allow more housing in commercial and industrial areas and missing middle housing in all residential areas of the city. The Zoning for Affordable Housing project and its evolution to Family-Friendly Vibrant Neighborhoods project of 2024 are discussed further below:

2022

In 2022, City Council identified updating the Land Use Code to “*increase affordable housing by revising density calculations, reducing parking restrictions and looking at other zoning amendments that could better incentivize smaller, more affordable housing*” as one of their top work program priorities for 2022-2023.

2023

For background on the prior project, detailed information about how the city calculates residential density, analysis of options and summary of community feedback, the following 2023 discussions with City Council and Planning Board are useful: City Council study session - [Mar. 23](#), Planning Board update and request for feedback - [Apr. 18](#) and update to City Council - [Jun. 15](#).

Following community outreach, on Oct., 5, 2023, City Council voted unanimously to adopt [Ordinance 8599](#), which removed some regulatory barriers to the creation of more affordable or modest-sized housing through changes to the site review process, intensity, form and bulk, use, parking, and subdivision standards. The changes adopted in the ordinance went into effect on Jan. 1, 2024.

At the [Sept. 21, 2023 second reading public hearing](#) on Ordinance 8599, several City Council members offered suggestions for additional land code changes to achieve more housing with more public outreach and analysis. The suggestions, listed below, are intended to be consistent with and implement the [BVCP](#).

2024

City Council, at their April 2024 retreat, established “Family-Friendly Vibrant Neighborhoods” as one of their 11 council priorities for 2024-2025. This was intended to build off [the previous work](#) and included several potential areas from the September 2023 council meeting:

Suggestions from City Council for consideration:

- 1. Add RMX-1 (Mixed Density Residential – 1) to the scope of the project –**
Explore changes to the RMX-1 zone that would apply the current floor area ratio (FAR) maximums per lot and remove the lot area per dwelling unit requirement. The RMX-1 zone comprises some medium density neighborhoods located around Boulder’s downtown (Whittier, portions of Goss Grove, Mapleton, and University Hill etc.).
- 2. Add RM-1 (Medium Density Residential – 1) to the scope of the project –**
Explore changes to the RM-1 zone that would remove the minimum open space per dwelling unit requirement and replace with the FAR limit of the RMX-1 zone.

RM-1 zones typically comprise areas around the city’s largely commercial neighborhoods centers (e.g., Table Mesa, Meadows etc.)

3. **Opportunities for additional housing density in lower density areas** – Analyze density in low density areas in more depth and explore whether there are areas where additional density, consistent with the BVCP land use designations, may be possible (e.g., allowance for duplexes on corner lots along multi-modal corridors etc.) without any BVCP updates.
4. **Explore additional restrictions in low density residential zones to encourage home ownership** – Explore additional regulations to support homeownership in low density residential zones and preservation of the character of such areas, such as owner-occupancy on lots where additional dwelling units may be allowed.
5. **Exemption for “missing middle” housing** – Consider an exemption to the Site Review process for projects that provide 100% “missing middle” type housing if there are no land use modifications associated with the project. Solicit feedback on this type of housing and proposed changes from groups assisting/housing those with disabilities.
6. **Further analyze minimum thresholds for Site Review and whether any thresholds should be tied to number of dwelling units** – Consider changing additional zones in [Table 2-2 in Section 9-2-14, “Site Review,” B.R.C. 1981](#) to “0” to make them eligible for Site Review.
7. **Rethink whether research and development (R&D) uses should be incentivized by additional residential FAR in the industrial zones** – Consider removal of R&D uses from the allowance for additional residential FAR and list other light industrial uses that should be promoted for light industrial areas.

Staff presented the City Council suggested potential options above at a [study session on April 25, 2024](#) where each option was analyzed and staff recommendations were provided on what options to move forward with. This analysis is also provided in the “Analysis” section of this memorandum along with a summary of the City Council direction on each topic. A summary of the overall council discussion is found at this [link](#). Key takeaways from Councilmembers at the study session discussion were:

1. **Rename/Reframe the effort:** There was support for changing the name of the project to better reflect the scope. As not all of the suggestions in the scope are related to guaranteed housing affordability, but rather an effort to allow more housing options to mitigate rising costs, the project name should be changed to reflect “housing accessibility” or obtaining more “family friendly vibrant neighborhoods.” This aligns with the 2024-2025 council priority with the same intent. It was suggested that perhaps this project should not be the second phase of the Zoning for Affordable Housing project, but rather the project should be reframed as the first phase of the new council priority. The goals of the project should be clarified and affordability should be better defined. Staff is currently working under the title “Family-Friendly Vibrant Neighborhoods,” in response to this direction.

The project is considered “family-friendly” in the context that family can mean a traditional family or group of people living as a family. Many families have been finding it more and more difficult to afford to live in the community due to rising housing costs as well as experiencing difficulty finding housing types that are more conducive to being starter homes for young families or young professionals as many detached dwelling units are much larger than needed and thus, significantly and comparatively more expensive. This lack of starter homes has been driving many young families, professionals or workforce individuals as well as seniors to look outside of Boulder. This trend of young families moving out of Boulder has led to reducing enrollment in Boulder’s school system. While the project is not exclusively for “families,” the trend does speak to the growing challenges Boulder has in providing housing for people with differing needs and that enabling more “missing middle” housing will help provide more housing options.

2. **Community engagement:** Engagement should commence on all of the suggestions outlined in the [April 25 memorandum](#) with a focus on whether there is community support for allowing more duplex units along transit corridors in the RR and RL-1 zones, increased density allowances in the RMX-1 zone, density adjustments in the RM-1 zone, and exploring owner occupancy requirements for any property adding units in the RR and RL-1 zones. Increased density on the west side of the city should be taken into account for the city’s emergency plans for wildfire evacuation. Engagement should also clearly communicate how current proposed changes will intertwine with future related city efforts on adding housing options.
3. **Move Forward with All Suggestions:** A majority of City Council found that staff should move forward on all suggestions, with the exception that Suggestion #5 should be modified to explore allowing 100% permanently affordable projects to proceed without Site Review.

The ‘Analysis’ section of the memorandum will recap the staff analysis of the April 25 memorandum of the options discussed above (as some time has passed), but follows up with a summary of the prior City Council direction, additional staff analysis since April 25, Planning Board feedback on the options, and community feedback from the online questionnaire. Lastly, for the sake of brevity, the analysis will focus on the first five suggestions (e.g., additional housing in RMX-1, RM-1, RR, and RL-1 zones and the question related to owner-occupancy) as the last two suggestions (Suggestions 6 and 7) were fully supported by both City Council and Planning Board. For a recap of the analysis and council feedback on Suggestions 6 and 7, see [Attachment H](#).

PUBLIC AND STAKEHOLDER ENGAGEMENT

Community Engagement

Significant community input was received as part of the related Zoning for Affordable Housing project related to allowing more housing citywide, including permitting duplexes and triplexes in traditionally single-family neighborhoods. As much of this feedback continues to be relevant to the topic of allowing more housing, prior engagement summaries received can be reviewed in the [staff memo for the Mar. 23, 2023](#)

[study session memo](#). The project charter for the Family-Friendly Vibrant Neighborhoods project, which includes the city’s community engagement approach, is found in [Attachment A](#).

In addition to conversations with the public on the issues of occupancy and housing, staff has included updates in the Planning and Development Services newsletter, updating the project websites, and reaching out to interested neighborhood representatives, housing advocacy groups and interested members of the community. Staff also met with residents of affordable housing projects to gain their insights into the proposed changes of the project. Like the prior project, feedback has been mixed from people in support of increasing housing inventory to mitigate the growing housing costs in the community to others that find that adding housing inventory will not make a difference and will only disrupt existing neighborhood character. A summary of this specific feedback is found in [Attachment E](#).

Staff distributed a [“story map” questionnaire](#) to the community on Aug. 16, which had questions that asked community members to provide feedback on the specific changes that City Council has requested. The questionnaire includes maps and graphics to help people understand how future zoning changes may appear and to gauge their opinions on the changes. This story map was available August through mid-September. This questionnaire is an engagement tool for collecting feedback from the community; it is not intended to express a scientific, statistically valid representation of all the city’s residents. As an engagement tool rather than a survey, there are important limitations to this questionnaire that must be acknowledged while reviewing the results.

Staff received over 375 responses including many written comments. In general, the results show that many in the community remain skeptical of allowing more housing, especially in low density residential areas, as more than half of submitted responses (e.g., 50 to 60%) did not indicate support for the proposed changes in the residential zones, with the highest percentage of those indicating opposition to the changes in the RR-1, RR-2, and RL-1 zones. Results from 2023’s Zoning for Affordable Housing questionnaire indicated most responses were in support of adding housing (roughly 55%), but it should be noted that the changes associated with that project included allowing more housing in industrial and commercial zones and not increasing density in low density residential areas.

The current results also indicate a high level of support for requiring owner-occupancy requirements if additional dwelling unit were to be allowed (e.g., nearly 70%). This is consistent with feedback received in other engagement efforts where commenters on both sides of the housing issue indicated concerns about lower levels of home ownership and investment companies buying up properties to use as rentals.

While the results show less support for the proposed changes compared to the results of the Zoning for Affordable Housing project, there is still a sizeable number of respondents indicating support (e.g., roughly 30-35%). The written comments also show a mix of comments for and against the changes.

The specific details of the results are provided in [Attachment F](#). Written public comments on the project received separate from the questionnaire can be found in [Attachment G](#).

Board and City Council Feedback to Date

Housing Advisory Board (HAB)

HAB has provided feedback on these land use code change projects since 2022. HAB considered Ordinance 8599 on allowing more housing opportunities on Aug. 23 and unanimously recommended that City Council approve the ordinance.

Staff presented the latest analysis of the project to HAB on June 26, 2024. HAB was largely supportive of the proposed changes and approach to allowing more dwelling units, but limited to the same floor area, setback, and height limits as existing zoning. Others mentioned their support of a gradual approach to allowing more density, encouraging conversions of detached dwelling units to duplexes in RR and RL zones (and to potentially more in RM and RMX-1), and getting more housing that is more middle income. One board member found that duplexes should be allowed in all RR and RL-1 areas and not just along transit corridors. Some board members expressed concern about investment companies buying up properties to convert or develop as duplexes and thus, agreed that owner-occupancy requirements or deed restrictions should be explored. One member suggested taxing investors of such properties at a higher rate or using taxing or higher inclusionary housing fees to discourage more detached dwelling units. While there was support for more housing options, some board members expressed concerns about how increasing supply will still likely not reduce costs. One board member also supported keeping the RM-1 zone as a zone that uses open space to determine density and that design requirements for open space to ensure usability should be considered.

Planning Board

On Aug. 29, 2023, the board unanimously recommended approval of the Zoning for Affordable Housing Ordinance 8599 with suggested amendments. The new proposed changes, as part of the Family-Friendly Vibrant Neighborhoods project, were brought before the Planning Board on Sept. 17, 2024 where the board provided extensive feedback on all the suggested changes and scope of the project. The board was largely supportive of all the changes to different degrees with the exception that there was mixed feedback on the proposal to exempt permanently affordable housing projects from Site Review and Planning Board review. The details of the discussion are provided and feedback by topic are within the ‘Analysis’ section as well as within [Attachment H](#). At the board meeting, two members of the community offered support of the project and the changes while one member of the community was opposed to allowing more residential growth.

ANALYSIS

As stated above, this section of the memorandum will recap the staff analysis of the April 25 City Council memorandum of the suggested options, but follows up with a summary of the April 25 council direction, additional staff analysis since April 25, Planning Board feedback on the options from Sept. 17, and community feedback from the online questionnaire. Lastly, for the sake of brevity, this analysis will focus on the first five suggestions (e.g., additional housing in RMX-1, RM-1, RR, and RL-1 zones and the question related to owner-occupancy) as the last two suggestions (Suggestions 6 and 7) were fully supported by both City Council and Planning Board. For a recap of the analysis and council feedback on Suggestions 6 and 7, see [Attachment H](#).

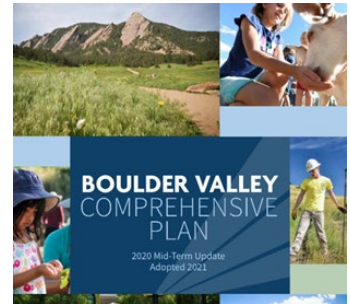
How does the city regulate residential density (dwelling units per acre)?

[Zoning for Affordable Housing](#) – The analysis section of the March 23rd memorandum provides information on the goals of the project and how the city regulates residential density (number of dwelling units per acre) to provide a foundation to the discussion of suggested potential options. The potential options within this section relate to changes to density calculations, floor area limitations, allowance of housing types and parking regulations.

City Council directed staff to move forward all of the options discussed below with some modifications as noted in the “Background” section and as provided in each topic.

City Council suggested options for new Vibrant Neighborhoods project and associated staff analysis for consistency with the BVCP

One of the requests from City Council as part of this project was to analyze the large areas of low-density residential neighborhoods of the city, as well as the mixed and medium density areas, to determine if additional housing would be possible by changing zoning in a manner consistent with the current [BVCP](#). Changes to zoning would have to be found consistent with the BVCP taking into consideration the descriptions of the characteristics, uses, and density/ intensity of the BVCP land use designations. The BVCP IGA (Intergovernmental Agreement) with Boulder County requires that the City (and County respectively) exercises its planning, zoning, subdivision, and related land use regulatory functions consistent with the plans and policies of the BVCP, to the end of attaining the goals and policies of the Plan.



Page 105 of the BVCP notes the following regarding residential density:

Land Use Category	Characteristics, Uses & BVCP Density/Intensity
<p>Residential Categories</p> <p>Residential land uses on the BVCP Land Use Designation Map, for the most part, reflect the existing land use pattern or current zoning for an area. Many residential areas developed in the city and the county over the last 40 years are characterized by a mixture of housing types ranging from single-family detached to townhouses and apartments. A variety of housing types will continue to be encouraged in developing areas.</p> <p>Residential densities range from very low to high density. It is assumed that variations of the densities on a small area basis within any particular designation may occur, but an average density will be maintained for the designation. In certain residential areas, there is also the potential for limited small neighborhood shopping facilities, offices or services through special review.</p>	

The passage emphasizes that “*a variety of housing types will continue to be encouraged in developing areas.*” This statement refers to areas of the city developed after World War II and largely those that are not neighborhoods containing predominantly single-family dwellings. It also recognizes that “*variations of the densities on a small area basis within any particular designation may occur, but an average density will be maintained for the designation.*” This means that a small block or area within a land use designation might have a density that exceeds that of the designation (e.g., six dwellings per acre) but that because there are other areas lower in density within contiguous areas of the zone, the average would still comply with the maximum. An example of this would be a block in RL-1 that has 12 dwelling units per acre, exceeding the six dwelling units per acre maximum, that is still consistent since the density is less than six dwelling units per acre when averaged across contiguous areas of the zone.

The findings of the existing gross vs. net density analysis are that some additional housing capacity could be added even with the net density approach. Gross and net density are defined as follows:

- *Gross density* is a land area calculation of the zoning district (each polygon that defines a zone) that includes all public rights-of-way, parks, school properties and city-owned open space; and
- *Net density* or *parceled density* only includes the land area of individual properties with single-family homes (within each polygon) and excluding the other lands described above.

Using this approach, the low-density residential zones of the city could support a substantial increase in the amount of housing and still be consistent with the six dwelling units per acre maximum.

While an increase in density could be consistent with the BVCP’s maximum density per land use designations, the BVCP also describes low density areas as “*predominantly single-family detached units.*” As discussed below, this policy intent must be taken into account in any policy direction on how many duplexes or other housing units may be permitted in these areas without changing the BVCP. Analysis of each of the council suggestions for the project are described below:

City Council Suggestion 1

Add RMX-1 (Mixed Density Residential – 1) to the scope of the project – Explore changes to the RMX-1 zone that would apply the current floor area ratio (FAR) maximums per lot and remove the lot area per dwelling unit requirement.

CURRENT STAFF RECOMNENDATION: Revise the density calculation in the RMX-1 zone to permit one dwelling unit per every 3,000 square feet of lot area from the current 6,000 square feet per dwelling unit requirement. Apply the current floor area ratio limits to all residential buildings.

KEY ISSUE QUESTIONS: Should staff move forward with an ordinance to revise the density calculation in RMX-1 to permit one dwelling unit per 3,000 square feet of lot area? Are there any alternative suggestions for changes to this zone?

ANALYSIS TO DATE: The RMX-1 zone district is largely found in portions of the Whittier, Newlands, University Hill, and Goss Grove neighborhoods around downtown as shown on Figure 1. RMX-1 comprises less than 2% of the city's land area. The BVCP designates these areas as Mixed Density Residential at a density of 6 to 20 dwelling units per acre. Goss Grove, University Hill, and the areas north and west of downtown have higher densities than areas in Whittier. The purpose of the RMX-1 in the land use code is stated as follows:

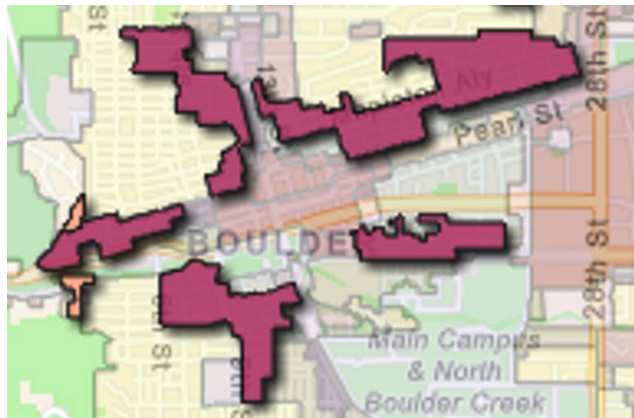


Figure 2- RMX-1 zone locations.

“Residential - Mixed 1: Mixed density residential areas with a variety of single-family, detached, duplexes, and multi-family units that will be maintained; and where existing structures may be renovated or rehabilitated.”

See [Attachment B](#) for land use maps showing both gross and net densities in these areas. RMX-1 is shown in the attachment in purple and indicates an existing diversity in density ranging from six to 13 dwelling units per acre (gross) and 10 to 18 dwelling units per acre (parceled; net).

RMX-1 areas are typically neighborhoods that were built in the late 19th to early 20th century with single-family homes that were rezoned to allow high density residential in the 1960s before being rezoned in 1997 to low density residential. The current density allowance is one dwelling unit per every 6,000 square feet, which is only slightly higher than the density allowed in the RL-1 zone (Residential Low – 1) at one dwelling unit per 7,000 square feet. Because of the rezoning, many of the areas of RMX-1 are

nonconforming to density and include a mix of single-family homes with multi-family residential projects.

The rezoning occurred due to concerns about older homes being demolished and rebuilt as apartment buildings that were found to be incompatible with the historic character of the neighborhood. Further, the reduction in density was in response to growing parking and traffic issues around the downtown. The BVCP describes this land use intent and history in the excerpt below:

Land Use Category	Characteristics, Uses & BVCP Density/Intensity
<p>Mixed Density Residential (MXR)</p>	<p>Characteristics and Locations: MXR areas surround downtown in the Pre-World War II older neighborhoods and are located in some areas planned for new development. Additionally, in older downtown neighborhoods that were developed with single-family homes but for a time were zoned for higher densities, a variety of housing types and densities are found within a single block. The city's goal is to preserve the current neighborhood character and mix of housing types and not exacerbate traffic and parking problems in those older areas. Some new housing units may be added.</p> <p>For areas designated for new development (outside of the Pre-WWII neighborhoods), the goal is to provide a substantial amount of affordable housing in mixed-density neighborhoods that have a variety of housing types and densities.</p> <p>Uses: Consists of single-family and multi-family residential units. May include some complementary uses implemented through zoning.</p> <p>BVCP Density/Intensity: 6 to 20 dwelling units per acre</p>

Alignment with BVCP: In the past, the land use code specified two types of zoning districts – established zones and redeveloping zones. Established zones were those where very little change was anticipated, whereas redeveloping zones were areas where growth and evolving character were expected. This terminology was removed in 2006 but has continued to inform zoning regulations to be consistent with the BVCP. Because of the established nature and history of the RMX-1 zone, staff did not suggest changes to RMX-1 as part of phase one of this project. Staff has concerns that allowing additional density would result in development pressure leading to a loss of historic structures. There are also concerns that redevelopment may impact neighborhood character and/or exacerbate parking and traffic impacts. Depending on the size of a project, some may be able to build by-right without a discretionary review that would include consideration of the designs and potential impacts.

The option of requiring the same FAR for multi-family buildings as what is required for detached dwelling units in the RMX-1 zone would help to preserve the neighborhood character and scale. However, a FAR limit would not ensure that density would remain at or below 20 dwelling units per acre as designated in the BVCP.

Staff suggests a change to the lot area per unit requirement from 6,000 to 3,000 square feet. This would allow a typical 6,000 square foot property that currently only allows a detached dwelling unit to either be converted to a duplex or allow the construction of a new duplex. Applying the FAR maximum to attached dwelling units and changing the lot area per dwelling unit calculation would be a reasonable way of achieving density near the downtown, encouraging conversion of existing historic homes rather than demolition,

and mitigating potential negative impacts. Additional units would still have to meet city off-street parking requirements. Impacts related to on-street parking will continue to be mitigated through the use of the city’s neighborhood permit parking districts in many of the RMX-1 areas. Staff asked that Council consider that the addition of more housing in these areas has the potential to increase the number of traffic trips in the neighborhoods.

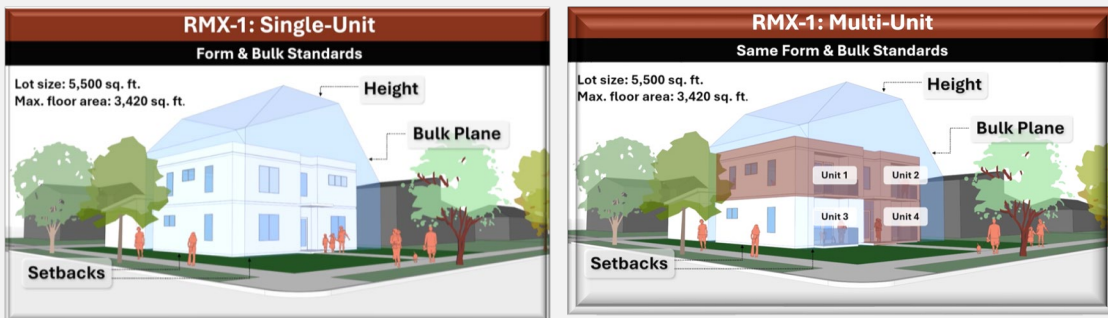
Summary from April 25 study session – RMX-1 zone	
Staff recommendation	Revise the RMX-1 standards to apply a FAR to attached dwelling units and adjust the intensity standard to be 3,000 square feet per dwelling unit from 6,000 square feet per dwelling unit. This would allow more medium density residential uses in walkable neighborhoods adjacent to downtown. Additional units would still meet off-street parking requirements.
City Council direction	<ul style="list-style-type: none"> • A majority of council supported moving forward with this option. • There were suggestions that staff consider bundling the engagement on RMX-1 with the engagement anticipated as part of the upcoming parking project since the issues are intertwined. • Suggestions were made to determine the total number of additional units that could be allowed in RMX-1 and create a cap that would be applied to the whole zone. • Alternatively, some council members felt that the density calculation should be modified from the recommended 3,000 square feet down to potentially 2,500 square feet or 1,500 square feet, although some council members expressed concern about this change. Community engagement should focus on these options.
Summary from Sept. 17 Planning Board discussion – RMX-1 zone	
Planning Board feedback	<ul style="list-style-type: none"> • The board was generally supportive of the change and felt that parking requirements were too high for the zone when calculated by bedroom. • While supportive, one board member was skeptical that more, smaller units would be comparatively cheaper and requested more data to indicate what attached units would cost compared to detached dwellings at the time they hit the market. • Two board members felt that the 3,000 square foot per unit requirement was too conservative and that the change should be 2,500 square feet per dwelling unit considering the proximity to downtown, university, and transit.
Recent Option Analysis	
Staff has moved forward with this option and has been soliciting feedback on these changes. <i>The option would be either allowing more units in the RMX-1 zone (either</i>	

by changing the density requirement from 6,000 square feet of lot area per dwelling unit to 3,000 square feet or 2,500 square feet per dwelling unit, but subject to the existing floor area ratio (FAR) limits, setbacks, and height limits. Staff is not exploring density increases above this since it was found that any larger increases would permit more than 20 dwelling units per acre, which staff finds inconsistent with the BVCP land use designation.

Below is some imagery used in the story map questionnaire that shows example housing types in the zone and what the proposed changes look like graphically:



Examples of current housing types in RMX-1 areas.



Community feedback on this option is summarized on pages 6 and 7 and is found in [Attachment E and F](#).

City Council Suggestion 2

Add RM-1 (Medium Density Residential – 1) to the scope of the project – Explore changes to the RM-1 zone that would remove the minimum open space per dwelling unit requirement and replace with the FAR limit of the RMX-1 zone.

CURRENT STAFF RECOMMENDATION: Revise density calculation in RM-1 to 2,000 square feet of open space per dwelling unit from the current 3,000 square feet of open space per dwelling unit calculation. Apply no floor area ratio limit to projects.

KEY ISSUE QUESTIONS: Should staff move forward with an ordinance to revise the density calculation in RM-1 to permit one dwelling unit per 2,000 square feet of open space? Are there any alternative suggestions for changes to this zone?

ANALYSIS TO DATE: Medium density areas are found throughout the city and typically on the periphery of neighborhood centers and along transit corridors (see Figure 2 with medium density areas shown in the light orange color). RM-1 comprises roughly 3.5% of the city’s land area.

Many of these areas were built in the 1970s and 1980s and have seen less redevelopment in recent years. The BVCP designates these areas as a Medium Density Residential land use, which permits six to 14 dwelling units per acre. Zoning analysis has shown that the existing gross density in these areas is roughly seven dwelling units per acre and net (parceled) is 8.5 dwelling units per acre. The purpose of the RM-1 in the land use code is stated as follows: *“Residential - Mixed 1: Medium density residential areas which have been or are to be primarily used for attached residential development, where each unit generally has direct access to ground level, and where complementary uses may be permitted under certain conditions.”* See **Attachment B** for the more detailed zoning analysis of RM-1.

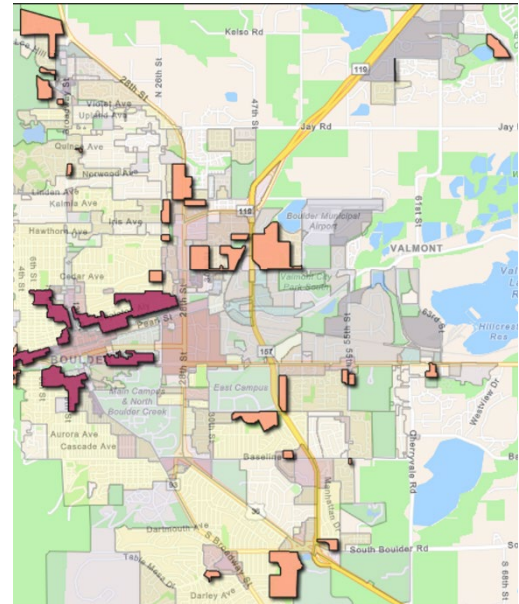


Figure 3- RM-1 zone locations (see light orange color).

The maximum density described in the BVCP Medium Density land use designation is 14 dwelling units per acre. While regulating with a FAR maximum would be simpler in implementation and could yield more housing in Medium Density Residential areas, if the minimum open space per dwelling unit requirement in the RM-1 zone is replaced with an FAR limit, there would be no regulatory guarantee that the density in this zone would not exceed the 6 to 14 dwelling units per acre designation.

The BVCP’s Medium Density Residential description is below:

<p>Medium Density Residential (MR)</p>	<p>Characteristics and Locations: MR is characterized by a variety of housing types. Medium-density areas are generally situated near neighborhood and community shopping areas or along some of the major arterials of the city.</p> <p>Uses: Consists of a variety of housing types ranging from single-family detached to attached residential units such as townhomes, multiplexes and some small lot detached units (e.g., patio homes), not necessarily all on one site.</p> <p>BVCP Density/Intensity: 6 to 14 dwelling units per acre</p>
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Alignment with BVCP: An increase in housing in the RM-1 zone would continue to be consistent with the characteristics of the designation. However, eliminating the open space per dwelling unit requirement could result in more than 14 dwelling units per acre, averaged across a continuous area of the zone, which would be inconsistent with the BVCP. Therefore, staff recommends to retain a density limit to ensure BVCP consistency. Another consideration in the RM-1 zone is that many multi-family properties are condominiums and, thus, with a high number of ownership entities per lot, the likelihood of redevelopment on those lots is low. Recognizing that more than half of the RM-1 parcels have condominiums, a modest increase in housing units allowed could be achieved by reducing the density requirement from 3,000 square feet to 2,000 square feet of open space per dwelling unit, while still ensuring a density of 14 dwelling units or less as designated in the BVCP.

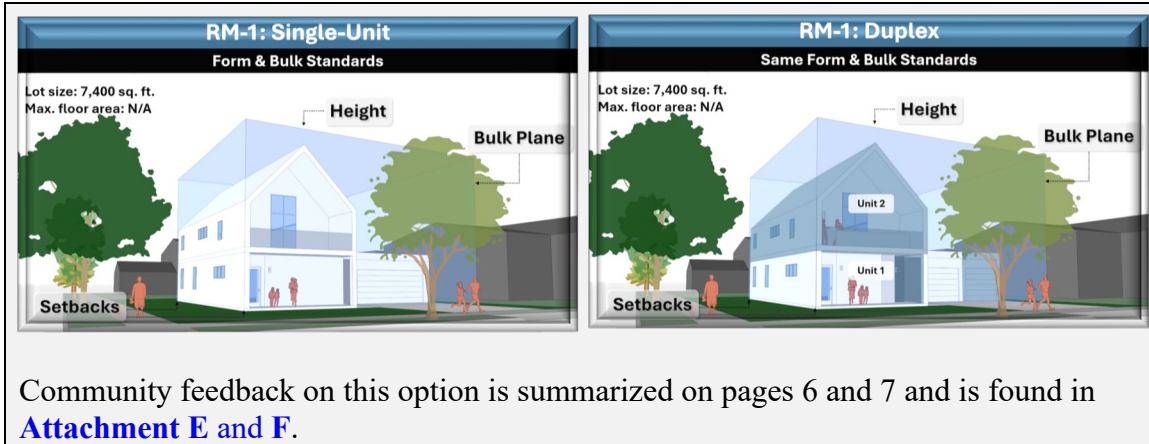
Regulating the density (dwelling units per acre) of development with a minimum open space per dwelling unit requirement is challenging to administer. It also makes it hard to determine the potential density of development since it is based on how a site is designed and configured. One alternative would be to modify the zone to have a lot area per dwelling unit requirement. For instance, a lot area requirement of 3,000 square feet per dwelling unit would be equivalent to medium density (up to 14 dwelling units per acre). **Table 1** below shows this assumption. With many RM-1 lots being developed with condominiums with units in individual ownership and not anticipated to redevelop in the near future, a lot area per dwelling unit requirement could be proposed that would still keep the zone consistent with the density described in the BVCP land use designation, while also allowing for a modest increase in density on some lots.

Table 1 – Potential allowable additional units permitted in RM-1 based on different density calculations (staff recommended alternative highlighted)

Zoning District	BVCP density	Lot area per unit for medium density	Potential Additional Housing Units <i>Number of lots (% of lots in zone) that could add a unit</i>			
			2,500 sf of lot area per unit	2,000 sf of lot area per unit	1,500 sf of lot area per unit	1,000 sf of lot area per unit
RM-1	6-14 du/ac	3,000 sf of lot area per unit	504 (14% increase)	827 (23% increase)	1,061 (30% increase)	1,173 (33% increase)

Summary from April 25 study session – RM-1 zone	
Staff recommendation	As a density cap is recommended to ensure consistency with the BVCP, the proposal to have a FAR limit would be less critical. As there are no restrictions on housing types (as discussed in Suggestion 3 below), the RM-1 density requirements could either be revised to: <ol style="list-style-type: none"> 1) require 2,000 square feet of open space per dwelling (reduced from 3,000 square feet) or

	<p>2) require 2,000 square feet of lot area per dwelling unit and stay consistent with the BVCP.</p> <p>The latter would be a 23% increase in potential housing units for the RM-1 zone. It may make sense to retain an open space per dwelling unit requirement to maintain the character created by the open space in RM-1.</p>
<p>City Council direction</p>	<ul style="list-style-type: none"> • A majority of council found that RM-1 areas are transit-rich environments and supported the staff recommendation to modify the density calculation to be either 2,000 square feet of open space or lot area per dwelling unit. • One council member did not support changes that would reduce open space.
<p>Summary from Sept. 17 Planning Board discussion – RM-1 zone</p>	
<p>Planning Board feedback</p>	<ul style="list-style-type: none"> • Most of the board supported changing the density calculation to 2,000 square feet of <u>lot area per dwelling unit</u>, rather than 2,000 square feet of open space per dwelling unit. • One board member was opposed to the proposed change as it would reduce open space. • Most of the board was less concerned about open space since open space has not been high quality in projects and used just a grass areas within setbacks.
<p>Recent Option Analysis</p>	
<p>Staff has advanced this option and has been soliciting feedback on these changes. <i>The option would be allowing more units in the RM-1 zone by reducing the open space per dwelling unit requirement from 3,000 square feet to 2,000 square feet per unit. Given the concerns about eliminating open space, staff has updated the recommendation to be 2,000 square feet of open space per unit, rather than by lot area per dwelling unit.</i> Below is some imagery used in the story map questionnaire that shows example housing types in the zone and what the proposed changes look like graphically:</p>	
<div style="display: flex; justify-content: space-around;">  </div> <p style="text-align: center;">Examples of current housing types in RM-1 areas.</p>	



City Council Suggestion 3

Opportunities for additional density in lower density areas – Analyze density in low density areas in more depth and explore whether there are areas where additional density, consistent with the BVCP land use designations, may be possible (e.g., allowance for duplexes on corner lots along multi-modal corridors etc.) without any BVCP updates.

- **CURRENT STAFF RECOMMENDATION: Revise density calculation in RR-1, RR-2, and RL-1 zones to permit duplexes on any sized lot along mapped bus routes in Boulder (any frequency) if within 300 feet of the limits of the corridor. Apply all current floor area and bulk limits to detached dwelling units and duplexes.**
- **KEY ISSUE QUESTIONS: Should staff move forward with an ordinance to revise RR-1, RR-2, and RL-1 zones to permit duplexes on any sized lot along mapped bus routes if within 300 feet of the corridor? Are there any alternative suggestions for changes to this zone?**

ANALYSIS TO DATE: As stated earlier, zoning has generally been implemented through a net or parceled density approach in low and very low-density residential areas rather than a gross density calculation despite the BVCP’s notations about using density averaging. More recent in-depth analysis shows that both existing net and gross density calculations have potential for more housing in low density (e.g., RL-1) and very low density residential (e.g., RR) areas. These areas comprise roughly 28% of the city’s land area. The results indicate that most lots in these areas could be large enough to allow a duplex. However, allowing duplexes on all lots would arguably be inconsistent with the intent for low density residential and very low-density residential land uses as areas of “*predominantly of single family detached units.*” This is discussed further below.

Below is the description of the Low Density Residential BVCP land use designation pertaining to RL-1 and RL-2 areas:

Low Density Residential (LR)	<p>Characteristics and Locations: LR is the most prevalent land use designation in the city, covering the primarily single-family home neighborhoods, including the historic neighborhoods and Post-WWII neighborhoods.</p> <p>Uses: Consists predominantly of single-family detached units.</p> <p>BVCP Density/Intensity: 2 to 6 dwelling units per acre</p>
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Below is the description of the Very Low Density Residential BVCP land use designation pertaining to RR-1 and RR-2 areas:

Very Low Density Residential (VLR)	<p>Characteristics and Locations: VLR tends to have larger lots and more rural characteristics. Many of these areas are located in unincorporated Boulder County in the Area III-Rural Preservation Area or Area II and may not have urban services. There are several areas in North Boulder and East Boulder within the city limits designated VLR.</p> <p>Uses: Consists predominantly of single-family detached units and related agricultural uses.</p> <p>BVCP Density/Intensity: 2 dwelling units per acre or less</p>
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The descriptions of these zones in Title 9, B.R.C. 1981 are as follows:

“Residential - Rural 1, Residential - Rural 2, Residential - Estate, and Residential - Low 1: Primarily single-family detached dwelling units with some duplexes and attached dwelling units at low to very low residential densities.”

The [Zoning for Affordable Housing Phase One Ordinance 8599](#) permits duplexes and triplexes in the low-density residential zones consistent with the current density limitations of the zones (i.e., 7,000 square feet of lot area per dwelling unit in RL-1 and 30,000 square feet of lot area per dwelling unit in the RR zones). This change enabled the potential for roughly 1,600 additional units over time in the low-density areas of the city. City Council has asked that additional changes be made to these zones to enable more housing.

Alignment with BVCP: Similar to the discussion above on RMX-1, the land use code has considered the RL-1 and RR zones as “established” zones in the past. While not explicitly stated in the land use code today, established zones are those where there was very little change anticipated, whereas redeveloping zones were areas where more growth and changing character were expected. For this reason, staff has been cautious about proposing wholesale changes to the low-density areas of the city without a broader community engagement process associated with a comprehensive planning update. Staff believes that the BVCP update would be the best approach to engaging the community on changes that may impact the intensity and character of the RL-1 and RR neighborhoods. If the vision for these areas of the city is modified, then zoning can be revised consistent with the updated BVCP.

Staff’s analysis has found there is capacity for housing growth in the low-density areas consistent with the density designated in the land use designations. While additional density could be added consistent with the densities described in the BVCP for these

areas, the council must also consider the BVCP’s description regarding the character of these zones as areas being “*predominantly single-family detached units.*”

The topic of neighborhood character has often come up in this conversation. It could be argued that allowing duplexes more broadly in low density residential zones would transform the neighborhood character as designated in the BVCP. That said, a counter argument to that would be that the character of many low-density residential neighborhoods has already changed or was more transformed by the trends of older housing stock being demolished and replaced by much larger luxury-type dwellings. Therefore, it could be argued that the gradual allowance of additional duplexes in certain areas under the same form and bulk requirements as detached dwelling units would be a commensurate or lesser change in neighborhood character than has been experienced in many neighborhoods over the last 10+ years.

Tables 2 and 3 below depict a detailed analysis of the RL-1, RR-1, and RR-2 zones and the potential for additional housing units in several different scenarios. To be consistent with the BVCP’s intent for the areas to be “*predominantly single-family detached units,*” staff also assumed only duplex units in these scenarios. **Attachment B** contains a more detailed analysis of the content of **Tables 2 and 3** below. To see how many lots would be eligible under each of the scenarios below, see **Attachment C**, which includes Maps 1 through 8 relating to the RL-1, RR-1, and RR-2 zones.

Table 2– Potential allowable additional units permitted in RL-1 based on different density calculations (staff recommended alternative highlighted)

Zoning District	BVCP density	Current maximum density per zoning (lot area per unit required)	Potential Additional Housing Units <i>Number of lots (% of lots in zone) that could add a unit</i>			
			5,000 sf of lot area per unit	4,000 sf of lot area per unit	3,500 sf of lot area per unit	3,000 sf of lot area per unit
RL-1	2-6 du/ac	7,000 sf of lot area per unit	2,128 (19% increase)	4,325 (39% increase)	8,008 (73% increase)	9,310 (85% increase)
Maps showing eligible lots			See Map 1	See Map 2	See Map 3	See Map 4

Table 3 – Potential allowable additional units permitted in RR-1 and RR-2, consistent with the BVCP, based on different density calculations (staff recommended alternative highlighted)

Zoning District	BVCP density	Current maximum density per zoning (lot area per unit required)	Potential Additional Housing Units <i>Number of lots (% of lots in zone) that could add a unit</i>			
			25,000 sf of lot area per unit	20,000 sf of lot area per unit	15,000 sf of lot area per unit	10,000 sf of lot area per unit
RR-1	Up to 2 du/ac	30,000 sf of lot area per unit	7 (5% increase)	37 (28% increase)	110 (82% increase)	124 (93% increase)
RR-2			9 (3% increase)	33 (13% increase)	80 (31% increase)	229 (88% increase)

Summary from April 25 study session – RL-1 and RR zones

Staff recommendation	<p>The analysis above shows varying degrees of potential density increases in the RL-1, RR-1, and RR-2 zoning districts. All would be considered consistent with the densities described in the BVCP land use designation of two to six dwelling units in RL-1 and two dwelling units per acre or less in RR-1 and RR-2. However, not all would be consistent with the intent of areas being “<i>predominantly single-family detached units</i>.” Based on this and consistent with the highlighted recommended alternatives above, staff recommends options where only a percentage of the zone (less than 50% can add a duplex) as reflected below:</p> <ul style="list-style-type: none"> • RL-1 – Reduce the lot area per dwelling unit requirement from 7,000 to 4,000 square feet per dwelling unit. This would enable a potential density increase of up to 39% consistent with the BVCP’s intent to keep areas “<i>predominantly single-family</i>.” Map 2 shows the extent of lots that would be large enough to accommodate an additional unit under this option. This option would limit duplexes to lots that are larger than 7,000 square feet and would avoid increasing density on smaller non-standard lots and in areas that are already impacted by increased density on lots smaller than 7,000 square feet in the older parts of the city. • RR-1 – Reduce the lot area per dwelling unit from 30,000 to 20,000 square feet per dwelling unit. This would enable a potential density increase of up to 28% consistent with the BVCP. Map 6 shows the extent of lots that would be large enough to accommodate an additional unit under this option. • RR-2 – Reduce the lot area per dwelling unit requirement of 30,000 to 15,000 square feet per dwelling unit. This would enable a potential density increase of up to 31% consistent with the BVCP. Map 7 shows the extent of lots that would be large enough to accommodate an additional unit under this option. <p>Changes beyond this scope should be considered as part of BVCP updates to change the vision of these low-density residential areas before any zoning changes are made. A major update to the BVCP commences this fall 2024. Any related zoning changes could be</p>
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conducted as part of Phase Two of the Family-Friendly Vibrant Neighborhoods project.

RL-2 and RE zones: It should be noted that RL-2 is excluded from this analysis because the zone already allows a variety of housing types and because any density changes could result in significant changes to the many Planned Unit Developments (PUDs) in the RL-2 zone. Separate from this code change project, P&DS intends to study RL-2 and PUDs in the near future. RE (Residential Estate) is also excluded since [Ordinance 8599](#) already enabled a density increase to permit duplexes in that zone, another the change that was found consistent with the BVCP.

Allow duplexes along transit corridors: If council wanted to enable duplexes broadly like the scenarios above, the allowance for duplexes could be limited to RL-1, RR-1 and RR-2 properties that are within a ¼ mile to ½ mile of transit corridors. There would be clear planning rationale for allowing increased density along corridors (consistent with BVCP Policy 2.16, Mixed Use & Higher Density Development and BVCP Policy 6.16, Integrated Planning for Regional Centers & Corridors, see below), but depending on the chosen density calculation, it may make sense to enable additional units only on larger lots that are outside certain older areas of the city to avoid increased impacts, similar to the RMX-1 discussion above. The city would need to clearly define what would qualify as a “transit corridor”. At this point, staff is looking predominantly on any corridor served by an active bus route.

2.16 Mixed Use & Higher-Density Development The city will encourage well-designed mixed-use and higher-density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers. The city will provide incentives and remove regulatory barriers to encourage mixed-use development where and when appropriate. This could include public-private partnerships for planning, design or development, new zoning districts, and the review and revision of floor area ratio, open space and parking requirements.

6.16 Integrated Planning for Regional Centers & Corridors Land use in and surrounding the three intermodal regional centers (i.e., Downtown Boulder, the University of Colorado and the Boulder Valley Regional Center, including at Boulder Junction) will support their function as anchors to regional transit connections and Mobility Hubs for connecting a variety

	<p>of local travel options to local and regional transit services. The land along multimodal corridors, the major transportation facilities that provide intra-city access and connect to the regional transportation system, will be designated as multimodal transportation zones where transit service is provided on that corridor. In and along these corridors and centers, the city will plan for a highly connected and continuous transportation system for all modes, identify locations for mixed-use and higher-density development integrated with transportation functions, emphasize high quality urban design and pedestrian experience, develop parking maximums and encourage parking reductions.</p>
<p>City Council direction</p>	<ul style="list-style-type: none"> • A majority of council was supportive of this option moving forward and some council members noted that they were mixed on the topic. • Two council members expressed concern about there being no specific affordability component to the project and questioned the value of the project and what the city is trying to achieve, noting that the outcome will just be more million plus dollar duplexes. • One council member noted that while there may not be an affordability component, two duplex units within the same floor area as a large detached dwelling unit would be inherently more affordable than if the same structure were just a single-family home and would work towards more attainable housing. • One council member expressed their excitement for these changes and that the changes would work to attract or retain families in Boulder where school enrollment is declining. • More analysis and outreach should focus on which of the density options might make the most financial sense to incentivize duplex conversion or construction in lieu of maintaining or constructing a detached dwelling unit. • While there was interest in allowing duplexes throughout the RR and RL-1 zones, some council members supported not using a ‘lot area per dwelling unit’ density calculation and rather, figure out how many units could be added in the zone consistent with the BVCP and just allow lots within a specified proximity to transit corridors the ability to build or convert to a duplex. Community engagement should focus on this aspect. • One council member expressed concern about concentrating more housing into fire prone areas like the Wildland Urban Interface (WUI) and how the increased density could impact evaluation.

Summary from Sept. 17 Planning Board discussion – RL-1 and RR zones

Planning Board feedback

- Most of the board supported this proposed change.
- Several board members felt the change should go further by increasing the amount of lots that could add a duplex by increasing the percentage of total lots to, for instance, 49%, increasing the distance from corridors for eligibility, and allowing duplexes near other uses and amenities beyond transit corridors to better achieve 15-minute neighborhoods. Cited amenities and uses were near schools, libraries, recreation centers, and commercial uses.
- One board member was opposed to the change finding that the change would create the opposite intended effect by driving up land costs, creating luxury duplexes, and removing existing housing stock.
- One board member felt that the code change should also reduce the minimum lot size to 2,000 square feet and another felt that two detached dwelling units per lot should also be allowed.

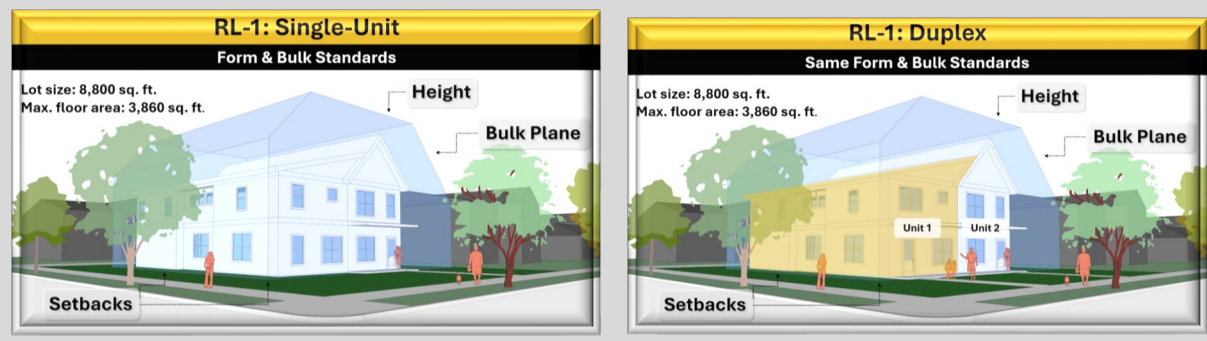
Recent Options Analysis

Staff has moved forward with this option and has been soliciting feedback on these changes. *The option would be either allowing more duplexes in the RR and RL-1 zones within 200 to 300 feet of a transit corridor (e.g., bus route) on any sized lot, or within the entire zone at a modified density limit (e.g., 4,000 square feet of lot area per dwelling unit), but subject to the existing floor area ratio (FAR) limits, setbacks, and height limits.*

Below is some imagery used in the story map questionnaire that shows example housing types in the zone and what the proposed changes look like graphically:



Examples of current housing types in RL-1 and RR areas.



Community feedback on this option is summarized on pages 6 and 7 and is found in [Attachment E and F](#).

City Council Suggestion 4

Explore additional restrictions in low density residential zones – Explore additional regulations to enable homeownership in low density residential zones and preservation of the character of such areas, such as owner-occupancy on lots where additional dwelling units may be allowed.

- **CURRENT STAFF RECOMMENDATION: Do not add an owner occupancy requirement.**
- **KEY ISSUE QUESTIONS: Should staff move forward with an ordinance to add an owner occupancy requirement for any additional units in the RR-1, RR-2, and RL-1 zoning districts? Are there any alternative suggestions for changes to this zone?**

ANALYSIS TO DATE: There has been a steady drop in owner occupancy in the city in recent years, which has caused concern for many residents about neighborhood stability and upkeep. Owner occupancy requirements are used in some communities to address concerns about how neighborhood character could change as the amount of renters increase. Residents have also expressed concerns about investment companies buying single-family homes to rent for profit; thereby removing potential homeownership units from the market. The city has currently no owner occupancy requirements for single-

family detached homes except those required for lots with accessory dwelling units. Because of these concerns, one former council member requested that staff explore whether it makes sense to require owner occupancy for any low-density residential lot that has more than one dwelling unit.

Requiring owner occupancy of accessory dwelling units (ADUs and sometimes called Secondary Residences) is common among communities, although several state governments have recently passed legislation prohibiting this requirement and some localities have removed this requirement since it is found to be a barrier to housing. The State of Colorado recently passed [HB24-1152](#), which relates to regulation of accessory dwelling units and only permits owner-occupancy at time of building permit issuance. While relatively common with ADUs as a way to help define a unit that is accessory to a principal unit, it is less common to require owner occupancy as a condition of approval to add an additional housing unit like a duplex, which would be considered a principal unit or use on a lot and could become a condo with separate ownership and utilities.

Staff has not come across many communities that require owner occupancy for principal units. Glenwood Springs in Colorado has been raised as an example, but the town was only exploring a requirement that local work force be allowed in additional units as duplexes and not as an owner occupancy requirement. Glenwood Springs, like many communities, has opted to not explore owner occupancy from a social equity perspective.

St. Paul, Minnesota is an example of a community that requires owner occupancy for additional units, but the city treats the additional units as a density bonus. The bonus includes several options beyond the owner occupancy requirement and is implemented in zones considered high density residential as opposed to low density residential, so it is not entirely analogous to Boulder. Refer to Saint Paul's website ["Density Bonus in the H1-H2 Residential Districts"](#) for more information.

The closest example to what is requested as part of this project is [California Senate Bill 9](#) which enables traditional detached dwelling unit lot owners to subdivide their lot and/or create a duplex. The bill does not have an owner occupancy requirement per se, but requires a homeowner to sign an affidavit that they agree to live in one of the units for three years from the time a subdivision is approved. Santa Cruz, California offers an example of how this is implemented on an [eligibility checklist](#) found on Santa Cruz's website. Santa Barbara, California requires a new duplex unit to be deed restricted permanently affordable.

As stated in prior discussions on occupancy, many communities have been moving away from regulating occupancy and owner occupancy in favor of addressing impacts such as property maintenance, noise, and refuse directly through enforcement rather than indirect regulation. Boulder has recently been working on the chronic nuisance project, which is detailed at this [link](#).

A [Planetizen article](#) discusses how owner occupancy requirements further constrain housing supply and that such regulations are seen as "*a back door way of regulating property upkeep and mitigation of noise*" since "*owner-occupiers are sometimes seen as*

more responsible towards property maintenance and community concerns.” Another article indicates that the contained housing supply contributes to driving up housing costs: [Are owner-occupancy requirements driving up housing cost?](#)

[An article from the Brookings Institute](#) argues against requiring owner occupancy noting:

“these owner-occupancy rules have several negative effects on equity, efforts to build multifamily housing, and the overall housing supply. Because renters typically have lower incomes than homeowners and are racially more diverse, owner-occupancy requirements affect the economic and demographic makeup of neighborhoods. Owner-occupancy requirements also prevent property owners from developing repeat expertise in acquiring and renovating existing housing stock to add ADUs; as a result, lenders are less likely to finance ADUs. Finally, owner-occupancy rules constrain supply because each existing house can only give rise to one rental unit, not two, and homes owned by non-residents cannot add an ADU. (Relatedly, many codes are explicit that if an investor purchases an owner-occupied home, it must leave the ADU vacant. Local governments could avoid these impacts by simply regulating upkeep. Rather than assume that renters will be bad neighbors, local officials could enforce housing codes, blight ordinances, and noise ordinances. Instead, they rely on owner-occupancy as a shortcut for regulating maintenance.”

Summary from April 25 study session – Owner Occupancy requirement for additional units	
Staff recommendation	<p>Previous guidance from City Council has been to remove zoning barriers to increase the potential for additional housing units. Adding a requirement for owner occupancy would add an additional zoning barrier. Further, it would add an administrative burden for the city to monitor and enforce owner-occupancy. It would be possible to administer the requirement similar to ADUs, but nonetheless, it would add a new task to permit reviews. This would complicate and delay permit reviews. If this requirement were in place, it would likely deter many from adding a unit in favor of just doing a smaller ADU with less requirements. Owners may also just opt to subdivide their lots to create one new single-family house that is not subject to the requirement instead of converting their homes to a duplex. Staff also anticipates that future legislation from the state could also move towards an outright prohibition on owner occupancy requirements. For these reasons, staff does not recommend moving forward with this requirement.</p>
City Council direction	<ul style="list-style-type: none"> • A majority of council expressed interest in moving forward with exploring this suggestion finding that there should be more opportunities for home ownership in Boulder. • Community engagement should be conducted on this idea to help inform any mechanism for owner occupancy.

	<ul style="list-style-type: none"> • Some council members expressed interest in there being affordability requirements associated with this option.
Summary of Sept. 17 Planning Board discussion – Owner Occupancy requirement for additional units	
Planning Board feedback	<ul style="list-style-type: none"> • The board unanimously did not support an owner-occupancy requirement noting that it would be a disincentive to creating new housing and creates administrative challenges to implement. • Board members acknowledged the conflict between property owners and renters and indicated that while they were very supportive of more home ownership opportunities, sheltering people should be the highest priority. • Two board members indicated their concern about investment companies buying up properties, but indicated that that issue should be dealt with through projects like chronic nuisance and/or new inclusionary housing incentives for ownership.
Recent Option Analysis	
<p>Staff has moved forward with this option and has been soliciting feedback on these changes. While staff explores the option of owner-occupancy requirements and understands the concerns with reduced homeownership in the community, staff continues to find that adding an owner-occupancy requirement would likely disincentivize conversions to duplexes in the RR and RL-1 zones. If an owner occupancy requirement were added, it could be done in a way consistent with what the state will be requiring for accessory dwelling units, which is to only allow owner occupancy at time of permit and not afterwards. If council were interested in this, a like requirement could be added, but may necessitate a conditional use review to add a unit, which too, could be a disincentive. Requiring owner occupancy over the long term could encourage more people to do accessory dwelling units as an alternative to duplexes since the process would be easier. Staff also understands there is some interest among the community to add deed restrictions for permanently affordable units added in the RR and RL-1. Previous studies by economic consultant Keyser Marsten Associates have indicated that there is no financial incentive to adding a unit if the other unit is required to be deed restricted permanently affordable.</p> <p>Community feedback on this option is summarized on pages 6 and 7 and is found in Attachment E and F.</p>	

City Council Suggestion 5

Exemption for “missing middle” housing – Consider an exemption to the Site Review process for projects that provide 100% “missing middle” housing if there are no land use modifications associated with the project. Solicit feedback on this type of housing and proposed changes from groups assisting/housing with those with disabilities.

- **CURRENT STAFF RECOMMENDATION: Move forward with an exemption of 100% permanently affordable housing projects (not missing middle housing projects as originally framed) from Site Review. Retain requirement for Concept Plan review prior to subsequent reviews.**
- **KEY ISSUE QUESTION: Should staff move forward with an ordinance that exempts out 100% permanently affordable housing projects and require only a staff level design review similar to the qualitative criteria of Site Review?**

ANALYSIS TO DATE: During the Zoning for Affordable Housing Phase One project discussions in 2023 with City Council, staff recommended that projects that were middle housing (i.e., duplexes, triplexes, fourplexes, or townhouses) be exempt from the Site Review process if all zoning requirements were met (e.g., no requested modifications). This was proposed to encourage more middle housing in the city since, today, only roughly 9% of housing units in Boulder are considered “middle” housing.

City Council chose not to include this option in [Ordinance 8599 \(Zoning for Affordable Housing Phase One\)](#), but rather asked that staff take a second look into the issue before recommending again. One council member raised concerns that perhaps middle housing may not be a preferred housing option in the future since it may not be conducive for older residents or people with disabilities if accessibility requirements did not apply to housing units like duplexes, triplexes, etc. The council member recommended that staff investigate building code requirements and reach out to the Center for People with Disabilities to determine whether middle housing made sense for disabled persons.

The International Residential Code only establishes accessibility requirements for any buildings that are over five dwelling units or if any residential building has more than one unit has units on top of each other. What this means is that many middle housing type units would not have accessibility requirements such as elevators or ramps for access.

Staff reached out to the Center for People with Disabilities about the possibility for a Site Review exemption for middle housing to see if this housing typology would be desirable for disabled persons. Because many middle housing units would not have accessibility requirements, the center expressed concern stating their preference was for housing types that include [universal design](#). Universal design, which aims to have environments and products that are accessible to all, is further described in an article named [“Beyond Accessibility To Universal Design”](#).

Summary from April 25 study session – Site Review Exemptions for Missing Middle Housing	
Staff recommendation	Staff has already made code changes in the prior Zoning for Affordable Housing Phase One Ordinance 8599 to incentivize middle housing through enabling greater flexibility in the code related to townhouses and broader allowances for duplexes and triplexes. This phase of the project proposes an option to increase the number of duplexes in low density residential areas, as described above. Considering these options and factoring in the accessibility concerns from the Center for People with Disabilities, staff does not find an exemption for middle housing necessary and recommends that the option not be further pursued. Lastly, the city could consider future amendments to the building code in the future that could add accessibility requirements for middle housing type units, but that would have to be explored further.
City Council direction	<ul style="list-style-type: none"> • City Council agreed to not move forward with an exemption for 100% “missing middle” housing, but rather to explore an exemption from Site Review for 100% permanently affordable housing projects. • One council member asserted that it remained important that there be design standards applying to such projects.
Summary of Sept. 17 Planning Board discussion	
Planning Board feedback	<ul style="list-style-type: none"> • Planning Board reception on this topic was mixed. • Board members were concerned that this may not present benefit to the city and there have been positive impacts to projects as a result of board review. • There was also concern about such projects not also undergoing Concept Plan and that if this were to move forward, that perhaps the Concept Plan process be retained. • Board members wanted to hear from Boulder Housing Partners specifically on whether this would be supported from their perspective.
Recent Option Analysis	
Staff has moved forward with this option and has been soliciting feedback on these changes. <i>This option will be exempting projects that are 100% permanently affordable housing from the Site Review process. Projects would be reviewed under a staff level Administrative Review process subject to criteria similar to Site Review criteria to ensure building and site design quality.</i> BHP expressed support for this option noting that while it may or may not present cost savings since plan preparations will be commensurate with Site Review, the change would streamline the process and lower risk for their investors encouraging more projects to move forward.	

CONCLUSION AND NEXT STEPS

Following City Council direction, staff will prepare a draft ordinance for Phase One of the project. If the ordinance were to move forward with the staff recommendations, staff estimates the potential for more than 7,500 new housing units to be allowed in the subject zones over time. The changes would not result in instantaneous changes nor would every property owner choose to add units, but it would add to the city's housing inventory and contribute to the need for more missing middle housing types over the long term.

At present, staff has tentatively scheduled the ordinance to be considered by Planning Board on November 19 followed by first reading at City Council on December 19 and second reading at January 9, 2025 depending on the complexity of the changes. Changes that require significant changes from the staff recommendation or further analysis may impact this schedule.

Phase Two of the project will commence upon adoption of the Phase One ordinance and will run alongside and after the upcoming BVCP update as discussed in this memorandum and project charter. As stated above, the Phase Two project will explore more opportunities for missing middle housing as well as limited mixed-use in residential areas in appropriate locations (e.g., along transit corridors and/or key intersections etc.) if policies supporting these endeavors become a part of the 2025 BVCP update.

ATTACHMENTS

Attachment A:	Project Charter
Attachment B:	Land Use Maps analysis showing existing gross and net (parceled) densities in residential zones
Attachment C:	Detailed zoning analysis of RM-1, RL-1, RR-1, and RR-2 zones
Attachment D:	Maps 1 through 8 depicting the number of eligible lots in RL-1, RR-1, and RR-2 zones based on the variety of modified density calculations
Attachment E:	Summary of feedback from stakeholder groups
Attachment F:	Summary of feedback from story map questionnaire
Attachment G:	Public comments
Attachment H:	Analysis of Suggestions 6 and 7



Family-Friendly Vibrant Neighborhoods

Land Use Code Amendment
Project Charter – *Working Draft*

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Project Purpose & Goals

Background

The **Family-Friendly Vibrant Neighborhood** project builds upon the changes that were made as part of the Zoning for Affordable Housing project of 2023. This new City Council work program of item of 2024



continues the work to remove zoning barriers to allowing more housing opportunities and also, works to implement the city's goals on mixed-use for the purposes of enabling more 15-minute neighborhoods. 15-minute neighborhoods are neighborhoods that have a variety of neighborhood supporting activities and infrastructure within approximately a one-quarter mile walk radius where residents and employees can fulfill more of their daily needs through safe, healthy and convenient walking and biking.

The primary focus of the project is on *increasing housing availability* to allow more housing choice of modest sizes and to mitigate the increasing costs of housing. The secondary focus is on allowing limited and appropriate mixed-use in key locations in residential areas so that people's needs in neighborhoods can be better met without the need for using the automobile and further encourage walkability in the city consistent with the 15-minute neighborhood description above. These focuses will be handled as two phases as discussed below.

Expanding Housing Availability and Choice: Boulder's housing market is unaffordable to many, driving some residents to struggle to find housing in the city and driving some to leave. Those who work in Boulder often cannot afford to live in the city so in-commuting is a necessity. Further, older adults on fixed incomes struggle to pay property taxes that continue to rise significantly and stay in their home and the community. The closure of schools in recent years has shown that many families are moving out of Boulder due to the cost.

In response to this housing challenge, Boulder has taken on a multifaceted approach to encourage more affordable housing within the city limits through the city's inclusionary housing program and more housing in general to add to the inventory by updating zoning regulations to allow more, modest sized housing units. While zoning has been developed to require a minimum percentage of on-site affordable units and funding through in lieu fees, there is community interest in exploring additional methods to secure more deed restricted permanently affordable housing and generally smaller, less expensive housing. Some zoning regulations, particularly the intensity standards that specify maximum density that were developed decades ago and predate the problem, and often discourage or prevent affordable housing opportunities.

Some maximum density requirements use a standard of calculation such as *lot area per dwelling unit* or *open space per dwelling unit* limits that encourage provision of larger, more expensive units so the focus of this project is to make changes that encourage smaller, relatively less expensive units that can help give more options for people and families to stay in Boulder.

Phase 1 and 2 of Vibrant Neighborhoods will focus on increasing housing availability and more "missing middle" housing. "Missing middle" housing are housing types like duplexes, triplexes, fourplexes, cottage courts or townhouses, which are often a small percentage of the available housing types in the city. In fact, only roughly 9% of the housing in Boulder is considered middle housing. Increasing availability adds more housing types to the market, which can better meet the needs of people of a variety of incomes and can also mitigate the ever-increasing housing costs, a major challenge for the city as expressed by the [Boulder Valley Comprehensive Plan \(BVCP\)](#).

Housing availability makes the most sense along transit routes as well as near downtown and neighborhood centers. Increasing inventory of "missing middle" housing, such as duplexes, triplexes, fourplexes, or townhomes, all of which typically have more yard spaces and room and would be more family friendly and attractive to young families and families in general, which is a demographic that often has a challenging time finding appropriate and affordable housing in Boulder. Phase 1 will explore allowing duplexes more widely along bus routes in the Residential – Low 1 (RL-1) and Residential – Rural



(RR) zoning districts, which are prevalent zones in the city (roughly 20% of the city's land area). Phase 1 will also explore allowing more homes in the Residential – Medium 1 (RM-1) zone, which are common around neighborhood centers, and RMX-1, which is near downtown. The scope of Phase 1 is to allow changes to zoning that are consistent with the current adopted goals, policies and density limits (dwelling units per acre) of the [BVCP](#).

Phase 2 of the Family-Friendly Vibrant Neighborhood project will occur as part of the 2025 BVCP update, which will explore allowing more “missing middle” housing across the city. Allowing more housing types (e.g., triplexes, fourplexes, townhouses etc.) more widely may necessitate changes to the city's BVCP land use map to allow densities greater than 6 dwelling units per acre (the limit in most detached residential dwelling areas). Zoning would then have to be updated subsequent to any BVCP changes to implement the 2025 update. Such changes, if adopted, would be considered Phase 2 of this project and would likely occur in the 2026 to 2027 timeline. Also included in the Phase 2 scope is the ‘Mixed-Use and 15-Minute Neighborhoods’ focus discussed below.

Mixed-Use and 15-Minute Neighborhoods:

As stated above, 15-minute neighborhoods are neighborhoods that have a variety of neighborhood supporting activities and infrastructure within approximately a one-quarter mile walk radius where residents and employees can fulfill more of their daily needs through safe, healthy and convenient walking and biking.

Many neighborhoods in Boulder, particularly those that are composed predominantly of single-unit detached units do not meet this criteria. Zones that are predominantly one use contribute to the necessitate of more vehicle trips compared to walking. There are some older parts of the city where there is limited mixed-use found in largely residential areas that developed around the turn of the last century where residents and employees can walk to services. Some examples are along corridors like along Arapahoe Avenue in the Goss Grove neighborhood where there are a variety of small-scale commercial uses among residential uses or at intersections within neighborhoods like the Mapleton neighborhood at 6th and Maxwell where commercial uses exist or existed in the past. Current zoning typically discourages or does not allow such mixed-use conditions that allow 15-minute neighborhoods.

Phase 2 will explore allowing limited conditions where small-scale, mixed-use could be permitted in residential areas in appropriate locations or along transit corridors. While there are currently policies in the BVCP that encourage 15-minute neighborhoods such as BVCP Policy 6.19, Transportation Infrastructure to Support walkable 15-Minute Neighborhoods (see below) and goals within the city's [Transportation Master Plan](#), the changes being explored in Phase 2 of this project would require more specificity in the 2025 BVCP update and if adopted, zoning changes that would be implemented in the 2026 to 2027 timeline with new standards for limited mixed-use in residential areas.

Problem Statement

Boulder housing is increasingly more costly to rent or own making it ever more challenging for some to afford to live or stay in Boulder. Zoning regulations may make such challenges more pronounced. Current zoning restriction may not enable inclusiveness of different cultural living arrangements or be conducive to young families or retirees.

Many residential neighborhoods in Boulder are composed largely of detached dwelling unit homes which take up a substantial part of the land area of the city and are largely residential use only. Single-unit neighborhoods comprise roughly 20% of the city and often do not foster high levels of walkability due to the distance between homes and activity center with few convenient destinations within the neighborhoods as well as some areas that do not have supporting infrastructure for walkability.



Housing that is more in the “missing middle” range would offer sizes and more comparative affordability that is challenging to find in Boulder. Duplexes, triplexes, fourplexes, or townhouses offer more modest sized housing that often have yard space that is attractive to families and wider array of people as opposed to apartment spaces that are less conducive to families or large detached dwelling units that are far larger than what is needed and far too expensive. Most housing in Boulder is either large detached dwelling units or apartments with middle housing only comprising roughly 9% of the housing types in Boulder. This creates challenges for a broad spectrum of people such a small or young families or retirees to find appropriate and affordable housing in Boulder.

Project Purpose Statement

Continue to evaluate the land use code for other modifications that could remove zoning barriers to housing units that are smaller, modest-sized units, typically referred to as ‘missing middle’ housing, with a focus on transit corridors and walkable areas near downtown and neighborhood centers. Further implement changes that foster 15-minute neighborhoods by allowing limited-scale retail in residential neighborhoods in appropriate locations such as along transit corridors or at primary street intersections etc.

Goals and Objectives

Build upon the zoning changes made in the Zoning for Affordable Housing project to encourage more vibrant neighborhoods, by:

- Expanding housing choice and supporting transit use by allowing more “missing middle” housing in low density and medium density residential areas of the city (e.g., Rural Residential (RR), Residential Low -1 (RL-1), Residential Medium -1 (RM-1), and the Residential Mixed – 1 (RMX-1 zoning districts);
- Allowing more housing units and types citywide, but within the same size and locational requirements as currently permitted for detached dwelling units; and
- Updating the land use code Site Review thresholds to further encourage housing and remove zoning barriers to housing types beyond detached dwelling units in efforts to increase housing supply.

BVCP Guidance and Policies

The following BVCP policies have been identified for their relevancy to expanding housing choice and fostering 15-minute neighborhoods:

1.11 Jobs: Housing Balance

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



2.10 Preservation & Support for Residential Neighborhoods

The city will work with neighborhoods to protect and enhance neighborhood character and livability and preserve the relative affordability of existing housing stock. The city will also work with neighborhoods to identify areas for additional housing, libraries, recreation centers, parks, open space or small retail uses that could be integrated into and supportive of neighborhoods. The city will seek appropriate building scale and compatible character in new development or redevelopment, appropriately sized and sensitively designed streets and desired public facilities and mixed commercial uses. The city will also encourage neighborhood schools and safe routes to school.

2.16 Mixed Use & Higher-Density Development

The city will encourage well-designed mixed-use and higher-density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers. The city will provide incentives and remove regulatory barriers to encourage mixed-use development where and when appropriate. This could include public-private partnerships for planning, design or development, new zoning districts, and the review and revision of floor area ratio, open space and parking requirements.

6.16 Integrated Planning for Regional Centers & Corridors

Land use in and surrounding the three intermodal regional centers (i.e., Downtown Boulder, the University of Colorado and the Boulder Valley Regional Center, including at Boulder Junction) will support their function as anchors to regional transit connections and Mobility Hubs for connecting a variety of local travel options to local and regional transit services. The land along multimodal corridors, the major transportation facilities that provide intra-city access and connect to the regional transportation system, will be designated as multimodal transportation zones where transit service is provided on that corridor. In and along these corridors and centers, the city will plan for a highly connected and continuous transportation system for all modes, identify locations for mixed-use and higher-density development integrated with transportation functions, emphasize high quality urban design and pedestrian experience, develop parking maximums and encourage parking reductions.

6.19 Transportation Infrastructure to Support Walkable 15-Minute Neighborhoods

The city will continue to build improvements to transportation facilities in neighborhoods that create a variety of neighborhood supporting activities and infrastructure within approximately a one-quarter-mile walk radius where residents and employees can fulfill more of their daily needs through safe, healthy and convenient walking and biking. Such infrastructure also has health and fuel consumption-reducing benefits.

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 Preserve Existing Housing Stock

The city and county, recognizing the value of their existing housing stock, will encourage its preservation and rehabilitation through land use policies and regulations. Special efforts will be made to preserve and



rehabilitate existing housing serving low-, moderate- and middle-income households. Special efforts will also be made to preserve and rehabilitate existing housing serving low-, moderate- and middle-income households and to promote a net gain in affordable and middle-income housing.

7.10 Housing for a Full Range of Households

The city and county will encourage preservation and development of housing attractive to current and future households, persons at all stages of life and abilities, and to a variety of household incomes and configurations. This includes singles, couples, families with children and other dependents, extended families, non-traditional households and seniors.

7.11 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.

10.02 Community Engagement

The city and county recognize that environmental, economic and social sustainability of the Boulder Valley are built upon full involvement of the community. The city and county support better decision-making and outcomes that are achieved by facilitating open and respectful dialogue and will actively and continually pursue innovative public participation and neighborhood involvement. Efforts will be made to: 1. Use effective technologies and techniques for public outreach and input; 2. Remove barriers to participation; 3. Involve community members potentially affected by or interested in a decision as well as those not usually engaged in civic life; and 4. Represent the views or interests of those less able to actively participate in the public engagement process, especially vulnerable and traditionally under-represented populations. Therefore, the city and county support the right of all community members to contribute to governmental decisions through continual efforts to maintain and improve public communication and the open, transparent conduct of business. Emphasis will be placed on notification and engagement of the public in decisions involving large development proposals or major land use decisions that may have significant impacts and/ or benefits to the community.

Scope and Anticipated Outcomes for Land Use Code change

In September 2023, City Council suggested the following specific changes to the Land Use Code as part of the Zoning for Affordable Housing project, which is now the Family-Friendly Vibrant Neighborhoods project:

1. Add RMX-1 (Mixed Density Residential – 1) to the scope of the project
2. Add RM-1 (Medium Density Residential – 1) to the scope of the project
3. Opportunities for additional housing density in lower density areas (i.e., RL-1 and RR zones)
4. Explore additional restrictions in low density residential zones to encourage home ownership
5. Exemption for “missing middle” housing (shifted to “permanently affordable housing” in April 2024)
6. Further analyze minimum thresholds for Site Review and whether any thresholds should be tied to number of dwelling units
7. Rethink whether research and development (R&D) uses should be incentivized by additional residential FAR in the industrial zones



Specific changes would require adoption of an ordinance to amend the following Title 9, Land Use Code, sections:

- Chapter 9-2, “Review Process,” B.R.C. 1981, if permanently affordable housing is excepted from the Site Review process and/or Site Review thresholds are changed
- Chapter 9-6, “Use Standards,” B.R.C. 1981, Standards,” B.R.C. 1981, for allowances of non-residential uses in residential zones
- Chapter 9-8, “Intensity Standards,” B.R.C. 1981, if density changes are done in the RL-1, RM-1, RMX-1 and RM-1 zoning districts, and to revise any floor area requirements for residential projects in industrial areas
- Chapter 9-9, “Development Standards,” B.R.C. 1981, if more than one principal building are permitted per lot and/or to update design standards for buildings
- Additionally, changes to owner-occupancy requirements may necessitate changes to other areas of the Boulder Revised Code.

Engagement & Communication for Phase 1

Level of Engagement

The City of Boulder has committed to considering four possible levels when designing future public engagement opportunities (see below chart). For this project, the public will be **Consulted** on any proposed changes to the intensity and development standards. See Appendix for the guiding Boulder Engagement Framework.

Engagement will be focused towards property owners and renters in the RMX-1 and RM-1 zone as well as specific low density residential areas in the RL-1 and RR zones where there is potential for additional housing, particularly along bus/transit corridors. There will also be opportunities for the broader community to provide input.

Who will be impacted by decision/anticipated interest area

- **Residents and neighborhoods** who may be impacted from potential use changes in traditionally single-family neighborhoods.
- **Residential property owners or firms**, who own or manage properties that are anticipated for more housing
- **Historically excluded groups** that may have an interest in use changes but may be unfamiliar with the methods to 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.

Overall engagement objectives

- 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, including historically excluded communities.
- Provide engagement options.
- Remain open to new and innovative approaches to engaging the community.



- Provide necessary background information in advance to facilitate meaningful participation.
- Be efficient with the public's time.
- Be clear about how the public's input influences recommendations for transparency and building trust and to support decision-makers.
- Show why ideas were or were not included in the staff recommendation.

Engagement strategies

Since the COVID-19 pandemic, engagement has been done routinely in a hybrid manner with some in person engagement and some virtual. The following engagement tools and techniques will be implemented throughout the project.

FOCUS GROUP MEETINGS

Purpose: Staff will plan to host one or more focus group meetings (in person) to present code changes that may affect specific neighborhoods and stakeholders. The focus of the meetings will be to hear feedback from specific neighborhoods about the City Council requested changes.

Logistics: Staff will work with key neighborhood groups and interested stakeholders. Engagement staff may need to assist in the event(s).

Neighborhood groups to **consult** throughout this process are:

Single-family detached neighborhoods: Broader outreach will be necessary to single-family detached neighborhoods to receive feedback on the possibility of allowing duplexes more broadly if council instructs staff to move forward with these changes.

Interest groups: It is imperative that this project focus on targeted stakeholder outreach as well. This includes interested groups such as PLAN Boulder, Better Boulder, the Boulder Chamber of Commerce, and the following other focus groups:

- Hill Revitalization Working Group (HRWG)
- University of Colorado, Local Government & Community Relations, Office of Government and Community Engagement
- Boulder Housing Network
- Community Connectors-in-Residence (CC-in-R)

Logistics: Schedule a consultation with CC-in-R through the engagement team after drafting the racial equity instrument.

WEBSITE UPDATES

Purpose: The existing project website will be maintained and updated throughout the remainder of the project to inform the public of the project, provide updates, provide dates to Council and Board meetings and public hearings and links to any engagement opportunities.

Logistics: Work with communications staff to make updates as needed to the website.

NEWSLETTER AND EMAIL UPDATES

Purpose: Updates on the project will be provided to interested parties



Logistics: Staff will work with communications staff to draft content for the planning newsletter. Additional email updates will be provided on an as-needed basis. Staff will work with both communications and engagement teams on messaging in emails.

STORY MAP AND QUESTIONNAIRE

Purpose: A story map will be created to visually show the areas where changes are proposed and what the changes could look like compared to existing conditions if adopted. The story map format would lead to a questionnaire asking what people think of each of the changes.

Logistics: Staff will work with Communications staff, P&DS staff, Information Resources staff, and the city Urban Designer to develop the story map and questionnaire. The story map and questionnaire will be posted for a three or four week period in advance of check ins to Planning Board and City Council. The story map link will be sent to the same stakeholder list as the Zoning for Affordable Housing project.

CHANNEL 8

Purpose: Channel 8 will be utilized to promote engagement opportunities and raise awareness for any potential zoning for affordable housing changes.

Logistics: Staff will work with communications staff to create and support content for Channel 8. This may involve creating a video that is posted on Channel 8 to inform the public about the project.

NEXTDOOR

Purpose: Nextdoor is another method to promote opportunities to provide input about the project and raise awareness that has a wide reach that may reach people who are not otherwise involved or engaged in planning-related topics. Neighborhoods within the RL-1, RR, RM-1 and RMX-1 zones will be contacted.

Logistics: Staff will work with communications staff to craft posts to promote engagement efforts.

OPEN HOUSES

Purpose: Later in the project when options are being more fully developed and analyzed, open houses will be held virtually or in person to provide updates on the project, present options, and receive feedback on the options. These offer a way for the public to hear summaries of the proposed changes, ask questions of staff, and suggest modifications prior to the formal adoption process.

Logistics: P&DS staff will collaborate with engagement staff to set up virtual meetings and with communications staff to promote them online.

PUBLIC HEARINGS AND UPDATES TO BOARDS

There will be a number of public hearings and updates provided to City Council during the duration of the project. These are other opportunities for the public to share their thoughts and concerns about the project.



Project Scope and Timeline for Phase 1

PLANNING STAGE | Q4 2023 / Q1 2024

- Scoping of council requested changes (Nov. – Dec. 2023)
- Additional analysis of other potential changes to remove zoning barriers (Nov. – Jan. 2024)
- Prepare information packet to City Council on Phase Two (Feb. 2024)

Deliverables

- *Information Packet to City Council*

SHARED LEARNING STAGE | Q1 2024

- Analyze potential suggested options by City Council (Feb-Mar 2024)
- Check in with City Council on scope of proposed changes and results of feedback. Receive direction on potential changes (April. 2023)
- Consider prior community feedback on project and prepare community engagement plan for City Council consideration

Deliverables

- *Study Session with City Council, and meeting materials*

OPTIONS STAGE | Q2/Q3 2024

- Move forward with options analysis and refinement of preferred options based on City Council direction (April-September 2024)
- Update Planning Board and Housing Advisory Board (HAB) of potential options and receive feedback (July-September 2024)
- Outreach to the community on the preferred options (April - September 2024)
- If necessary, check in with City Council on additional direction (September 2024)

Deliverables

- *Analysis of potential code changes*
- *Summary of board feedback*
- *Summary of community feedback*
- *Matters check in memo to council*

DECISION STAGE | Q4 2024/Q1 2025

- Solicit additional feedback from stakeholder groups and neighborhoods (June-October 2024)
- Prepare draft ordinance (November 2024)
- Bring forward draft ordinance to Housing Advisory Board (December 2024)
- Bring forward draft ordinance to Planning Board (January 2024)
- First reading of draft ordinance at City Council (February 2024)
- Second reading of draft ordinance at City Council (January 2025)



Deliverables

- Draft ordinance
- Housing Advisory Board, Planning Board and City Council memoranda

POST ADOPTION & PROCESS ASSESSMENT STAGE | Q1 2025

- Communicate with public and stakeholders about changes that occurred
- Debrief successes and challenges encountered
- Identify what worked and what didn't
- Evaluate the degree adopted changes accomplished the project's goals
- Transition to 2025 BVCP update and Phase 2 of the project (project charter will be updated at a later date for Phase 2)

Schedule for Phase 1 in 2024

	Nov 2023	Dec 2023	Jan 2023	Feb	Mar	Apr	May	June	July	August	Sept	Oct	Nov	Dec	Jan 2025	Feb 2025
Planning Stage																
Shared Learning Stage																
Options Stage																
Decision Stage																

Project Team & Roles

Team Goals

- Follow City Council and Planning Board direction relative to changes to the code
- Consult with the community in the formulation of new standards/criteria and incorporate relevant ideas following a Public Engagement Plan and convey feedback to the Planning Board and City Council.
- Solution must be legal, directly address the purpose and issue statement, and should be a simple solution with community support.

Critical Success Factors

- Conduct a meaningful and inclusive public engagement process.
- Address the goals related to increasing housing options in the community while respecting community character.

Expectations

Each member is an active participant by committing to attend meetings; communicate the team's activities to members of the departments not included on the team; and demonstrate candor, openness, and honesty. Members will respect the process and one another by considering all ideas expressed, being thoroughly prepared for each meeting, and respecting information requests and deadlines.



Potential Challenges/Risks

The primary challenge of this project is making sure that proposed code changes avoid land use impact on other uses, unintended consequences and over complication of the code.

Administrative Procedures

The core team will meet regularly throughout the duration of the project. An agenda will be set prior to each meeting and will be distributed to all team members. Meeting notes will be taken and will be distributed to all team members after each meeting.

CORE TEAM		
Executive Sponsor	Charles Ferro	
Executive Team	Brad Mueller, Charles Ferro, Karl Guiler	
Project Leads		
Project Manager	Karl Guiler	
Comprehensive Planning	Kristofer Johnson	
Housing	Jay Sugnet, Hollie Hendrikson or Sloane Walbert	
Working Group		
Legal	Hella Pannewig	
Communications	Cate Stanek	Strategy and tactics
I.R.	Sean Metrick	Mapping and land use analysis assistance
Community Vitality	NA	Not needed for this project
Racial Equity	Aimee Kane	
Community Engagement	Vivian Castro-Wooldridge/ Brenda Ritenour	Consulting role

Executive Sponsor: The executive sponsor provides executive support and strategic direction. The executive sponsor and project manager coordinates and communicates with the executive team on the status of the project, and communicate and share with the core team feedback and direction from the executive team.

Project Manager: The project manager oversees the development of the Land Use Code amendment. The project manager coordinates the core team, manages any necessary consultant firms, and provides overall project management. The project manager will be responsible for preparing (or coordinating) agendas and notes for the core team meetings, coordinating with team members and consultants on the project, managing the project budget, and coordinating public outreach and the working group. The project manager coordinates the preparation and editing of all council/board/public outreach materials for the project, including deadlines for materials.

Core Team Members: Team leaders will coordinate with the project manager on the consultant work efforts and products, and will communicate with the consultants directly as needed. Core Team members will assist in the preparation and editing of all council/board/public outreach materials including code updates.

Communications Specialist: The communications specialist is responsible for developing and creating internal and external communications output such as press releases, major website updates and additions, talking points, etc., and will provide advice about and support of public outreach. The



communications specialist works with the project managers and core team to develop a communications plan that aligns with the project's goals and larger outreach strategy. The communications specialist will be responsible for promoting events through a variety of methods. The communications specialist assists the manager and core team in advising on any public outreach methods as well as editing and producing outreach material that makes the project accessible to members of the public.

Engagement Specialists: Help advise on engagement strategies; review engagement plan and engagement questions; review messaging together with Communications Specialist; support planning for consultations as needed; provide support during consultations as needed and capacity allows

Project Costs/Budget

No consultant costs have been identified for this project at this time. The project will be undertaken by P&DS staff.

Decision-makers

- **City Council:** Decision-making body.
- **Planning Board:** Will provide input throughout the process, and make a recommendation to council that will be informed by other boards and commissions.
- **City Boards and Commissions:** Will provide input throughout process and ultimately, a recommendation to council around their area of focus.

Boards & Commissions

City Council – Will be kept informed about project progress and issues; periodic check-ins to receive policy guidance; invited to public events along with other boards and commissions. Will ultimately decide on the final code changes.

Planning Board – Provides key direction on the development of options periodically. Will make a recommendation to City Council on the final code changes.

Advisory Boards: Identify and resolves issues in specific areas by working with the following boards/commissions:

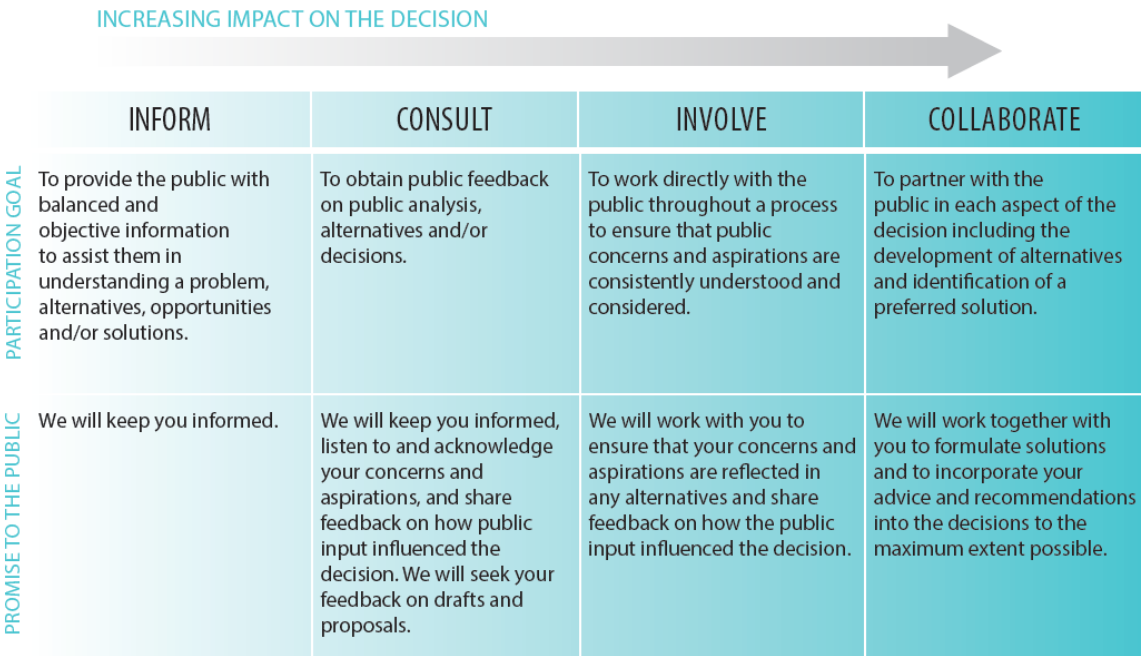
- Housing Advisory Board



Appendix: Engagement Framework

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.

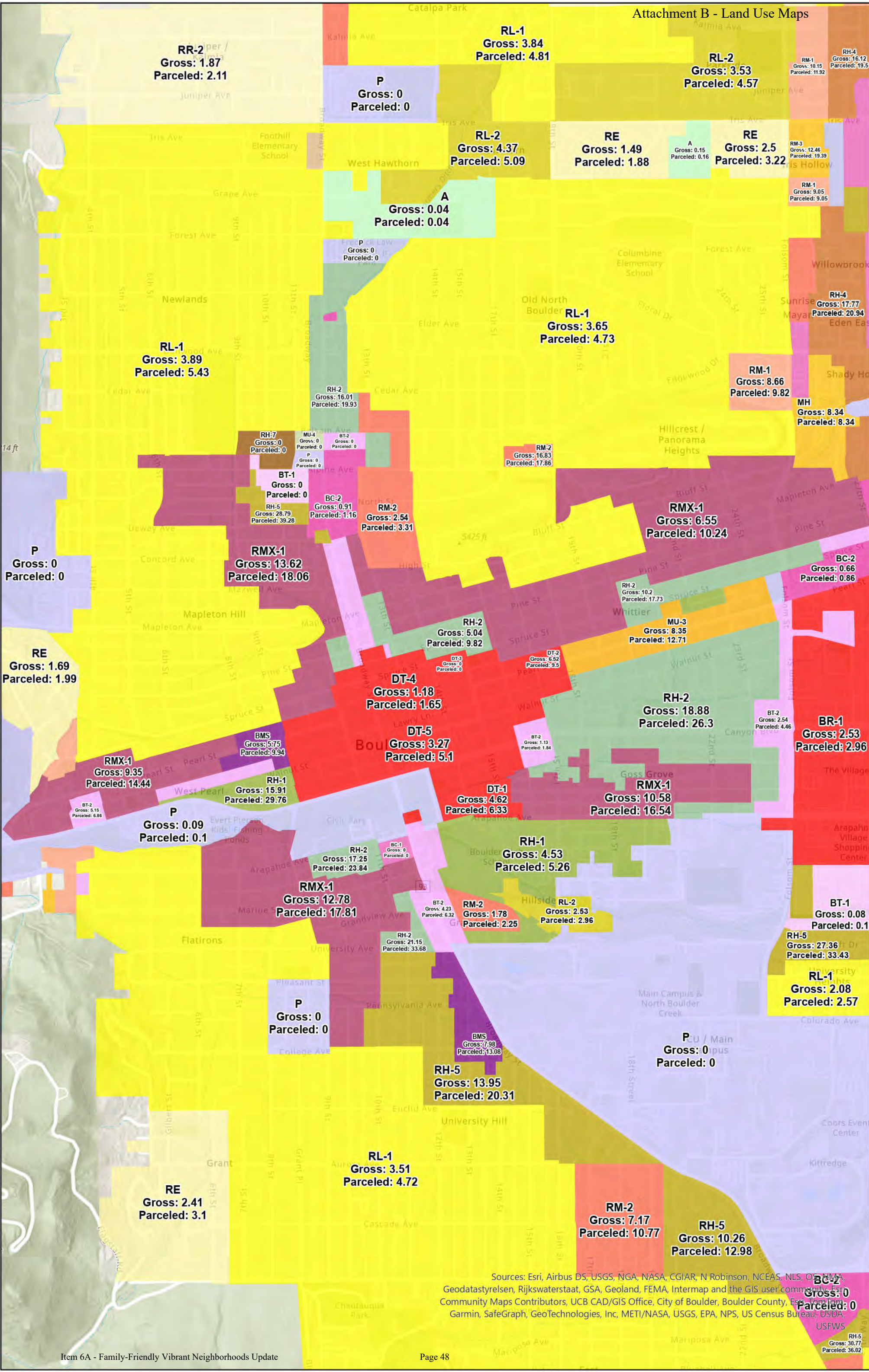


[City of Boulder Engagement Strategic Framework](#)





[Boulder's Decision Making Process](#)



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, O&M, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, UCB CAD/GIS Office, City of Boulder, Boulder County, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Attachment C - Detailed zoning analysis of RL-1, RR-1 and RR-2 zones with a variety of modified density calculations

Zoning	Zoning Description	Gross Acres	Parceled Acres	Existing Gross DU/Acre	Existing Parceled DU/Acre	Total Existing Dwelling Units	Total Potential Dwelling Units at Gross Max Density	Additional Potential Dwelling Units at Gross Max Density	Total Potential Dwelling Units at Parceled Max Density	Additional Potential Dwelling Units at Parceled Max Density	Max BVCP Land Use Density	Density Check Gross	Density Check Parceled	Existing Parcels With DU 10,652 of 10,950 total (391 have 2 or more DU currently)	Number of Parcels that can have 2 units at 5,000 sqft per unit	Number of Parcels that can have 2 units at 4,000 sqft per unit	Number of Parcels that can have 2 units at 3,500 sqft per unit	Number of Parcels that can have 2 units at 3,250 sqft per unit	Number of Parcels that can have 2 units at 3,000 sqft per unit
RL-1	Residential-Low 1	3,440	2,605	3.26	4.31	11,224	20,500	9,276	15,600	4,376	6	6.0	6.0		2,128	4,325	8,008	9,310	10,288
						391								Percent of Total Existing Parcels:	19%	39%	71%	83%	92%
														Number of total on line 2 that currently have 2 or more DU:	74	142	195	213	330

Attachment C - Detailed zoning analysis of RL-1, RR-1 and RR-2 zones with a variety of modified density calculations

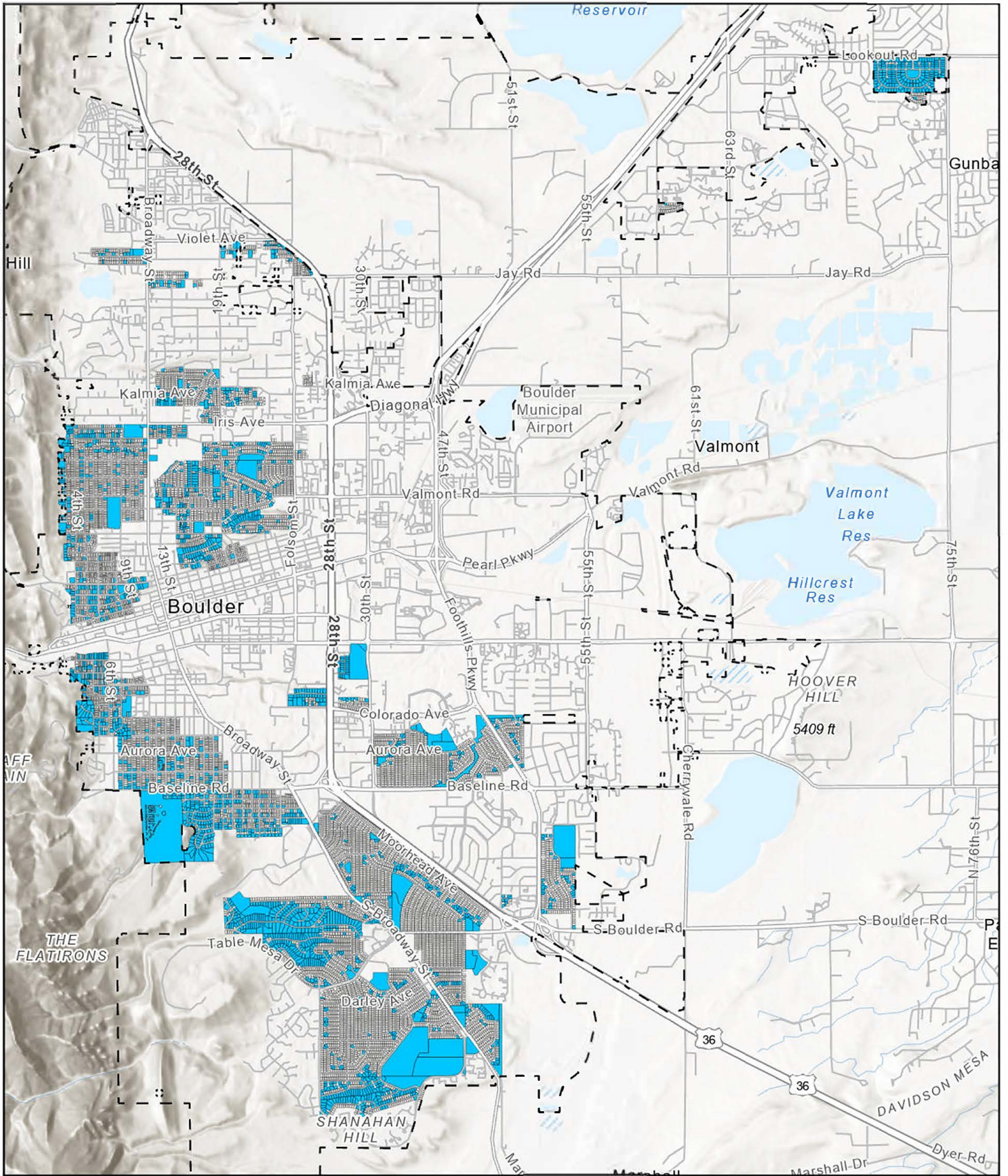
Zoning	Zoning Description	Gross Acres	Parceled Acres	Existing Gross DU/Acre	Existing Parceled DU/Acre	Total Existing Dwelling Units	Total Potential Dwelling Units at Gross Max Density	Additional Potential Dwelling Units at Gross Max Density	Total Potential Dwelling Units at Parceled Max Density	Additional Potential Dwelling Units at Parceled Max Density	Max BVCP Land Use Density	Density Check Gross	Density Check Parceled	Existing Parcels With DU	Number of Parcels that can have 2 units at 5,000 sqft per unit	Number of Parcels can have 2 units at 4,000 sqft per unit	Number of Parcels can have 2 units at 3,500 sqft per unit	Number of Parcels can have 2 units at 3,250 sqft per unit	Number of Parcels can have 2 units at 3,000 sqft per unit	Minimum SQFT Per DU per Code				
RL-1	Residential-Low 1	3,440	2,605	3.26	4.31	11,224	20,500	9,276	15,600	4,376	6	6.0	6.0	10,652 of 10,950 total (391 have 2 or more DU currently)	2,128	4,325	8,008	9,310	10,288					
															Percent of Total Existing Parcels (10,950):					19%	39%	73%	85%	94%
															Number of total on line 2 that currently have 2 or more DU:					74	142	195	213	330

Zoning	Zoning Description	Gross Acres	Parceled Acres	Existing Gross DU/Acre	Existing Parceled DU/Acre	Total Existing Dwelling Units	Total Potential Dwelling Units at Gross Max Density	Additional Potential Dwelling Units at Gross Max Density	Total Potential Dwelling Units at Parceled Max Density	Additional Potential Dwelling Units at Parceled Max Density	Max BVCP Land Use Density	Density Check Gross	Density Check Parceled	Existing Parcels With DU	Number of Parcels that can have 2 units at 2,500 sqft per unit	Number of Parcels can have 2 units at 2,000 sqft per unit	Number of Parcels can have 2 units at 1,500 sqft per unit	Number of Parcels can have 2 units at 1,000 sqft per unit	Number of Parcels can have 2 units at 5,000 sqft per unit					
RM-1	Residential-Medium 1	609	501	7.02	8.53	4,275	8,528.80	4,254	7,018.21	2,743	14	14	14	3,132 (1,323 without condos) of 3,538 total (62 have 2 or more DU currently and 2,215 are already condos)	504	827	1,061	1,173	3000					
															Percent of Total Existing Parcels:					14%	23%	30%	33%	
															Number of total on line 6 that currently have 2 or more DU:					45	45	46	48	


Zoning	Zoning Description	Gross Acres	Parceled Acres	Existing Gross DU/Acre	Existing Parceled DU/Acre	Total Existing Dwelling Units	Total Potential Dwelling Units at Gross Max Density	Additional Potential Dwelling Units at Gross Max Density	Total Potential Dwelling Units at Parceled Max Density	Additional Potential Dwelling Units at Parceled Max Density	Max BVCP Land Use Density	Density Check Gross	Density Check Parceled	Existing Parcels With DU	Number of Parcels that can have 2 units at 25,000 sqft per unit	Number of Parcels can have 2 units at 20,000 sqft per unit	Number of Parcels can have 2 units at 15,000 sqft per unit	Number of Parcels can have 2 units at 10,000 sqft per unit	Number of Parcels can have 2 units at 5,000 sqft per unit					
RR-1	Residential-Rural 1	143	117	0.85	1.03	121	285.44	164	234.62	114	2	2	2	120 of 134 total (1 parcels has 2 or more DU)	7	37	110	124	133					
															Percent of Total Existing Parcels:					5%	28%	82%	93%	99%
															Number of total on line 10 that currently have 2 or more DU:					n/a	n/a	n/a	n/a	n/a
RR-2	Residential-Rural 2	170	147	1.53	1.76	260	340.22	80	294.74	35	2	2	2	254 of 261 total (3 parcels have 2 or more DU)	9	33	80	132	229					
															Percent of Total Existing Parcels:					3%	13%	31%	51%	88%
															Number of total on line 13 that currently have 2 or more DU:					n/a	n/a	n/a	n/a	n/a


MAP 1


Attachment D - Maps 1 through 8



5,000 SQFT of Lot Area Per Unit

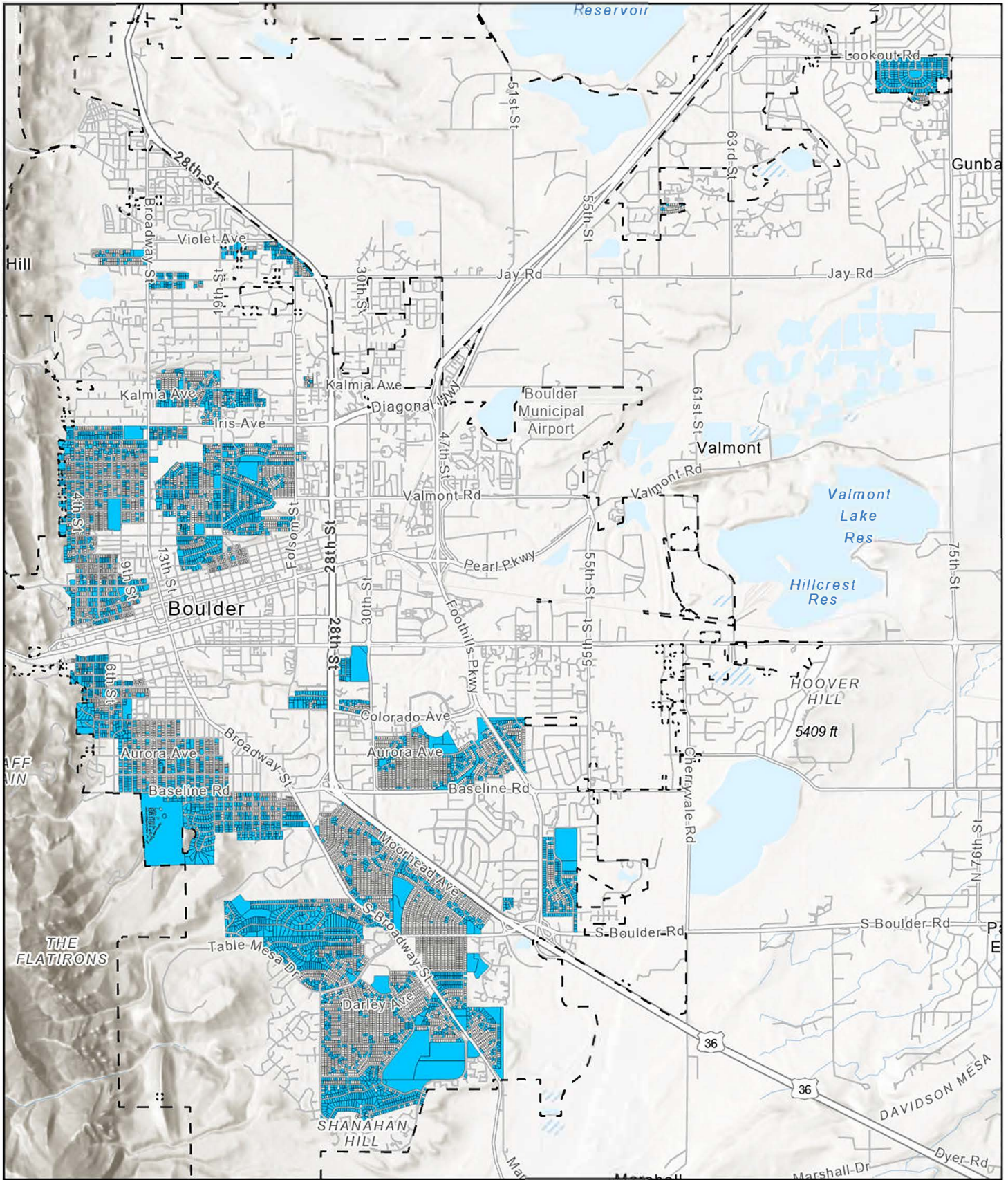
 RL-1 Parcels That Could Add a Unit at 5,000 SQFT of Lot Area Per Unit

 RL-1 Parcels


 City Limits



MAP 2



 RL-1 Parcels That Could Add a Unit at 4,000 SQFT of Lot Area Per Unit

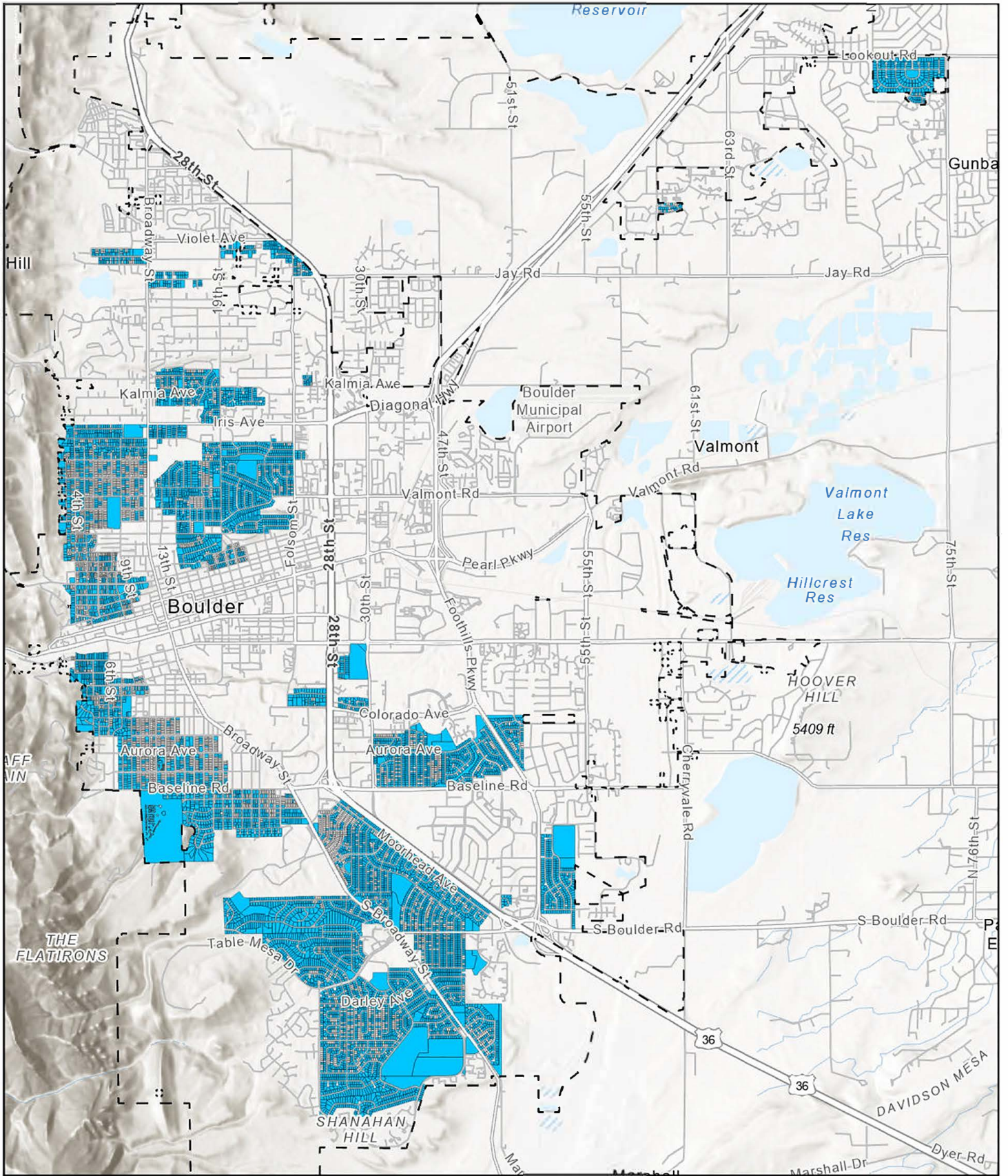
 RL-1 Parcels

 City Limits




MAP 3

Attachment D - Maps 1 through 8



 RL-1 Parcels That Could Add a Unit at 3,500 SQFT of Lot Area Per Unit

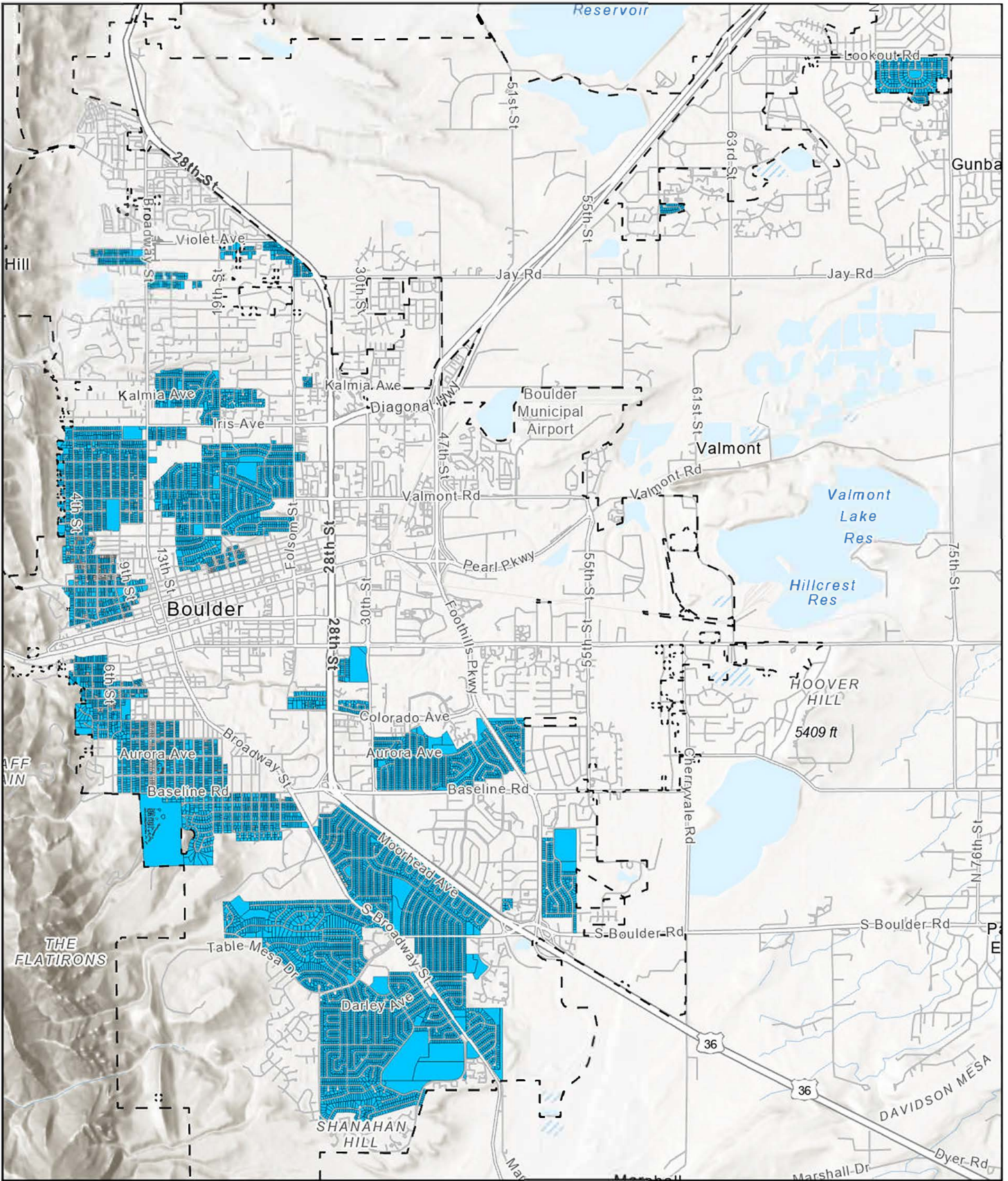
 RL-1 Parcels

 City Limits




MAP 4

Attachment D - Maps 1 through 8



 RL-1 Parcels That Could Add a Unit at 3,000 SQFT of Lot Area Per Unit

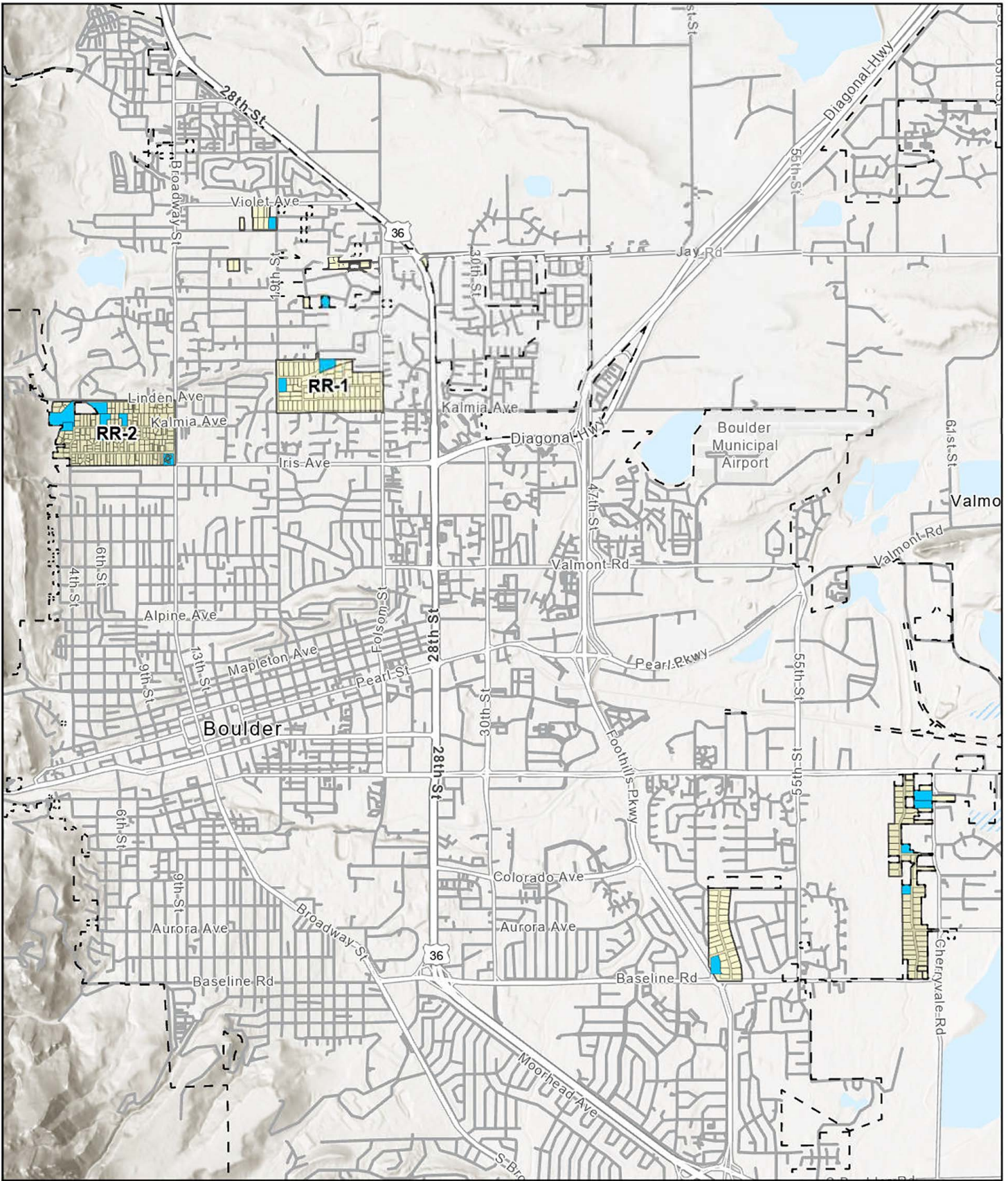
 RL-1 Parcels

 City Limits



MAP 5

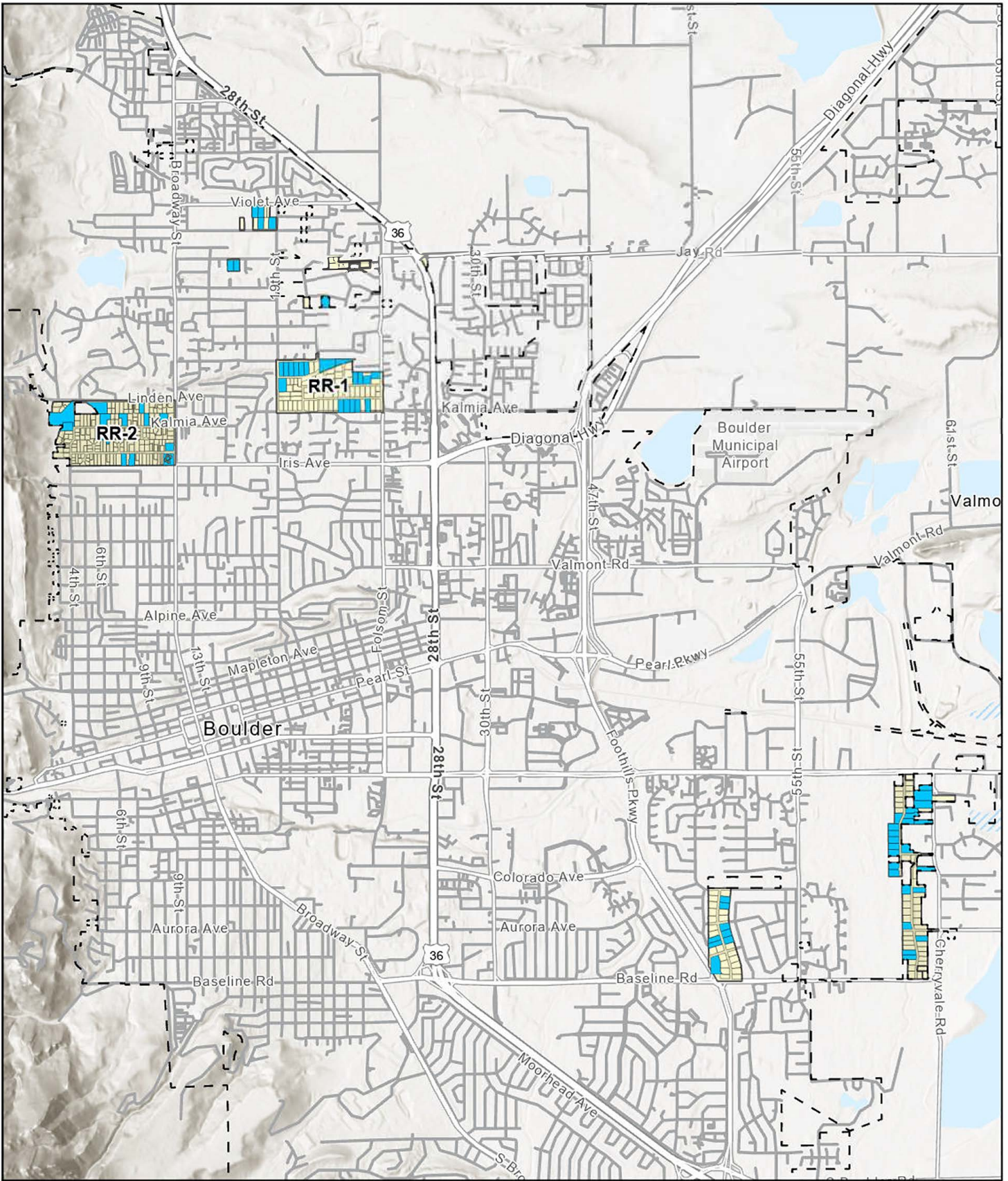
Attachment D - Maps 1 through 8



- RR-1 Residential - Rural 1 (RR-E)
- RR-2 Residential - Rural 2 (RR-E)
- RR Parcels That Could Add a Unit at 25,000 SQFT of Lot Area Per Unit RR-1 and RR-2 Zoning Districts
- RR Parcels
- City Limits



MAP 6

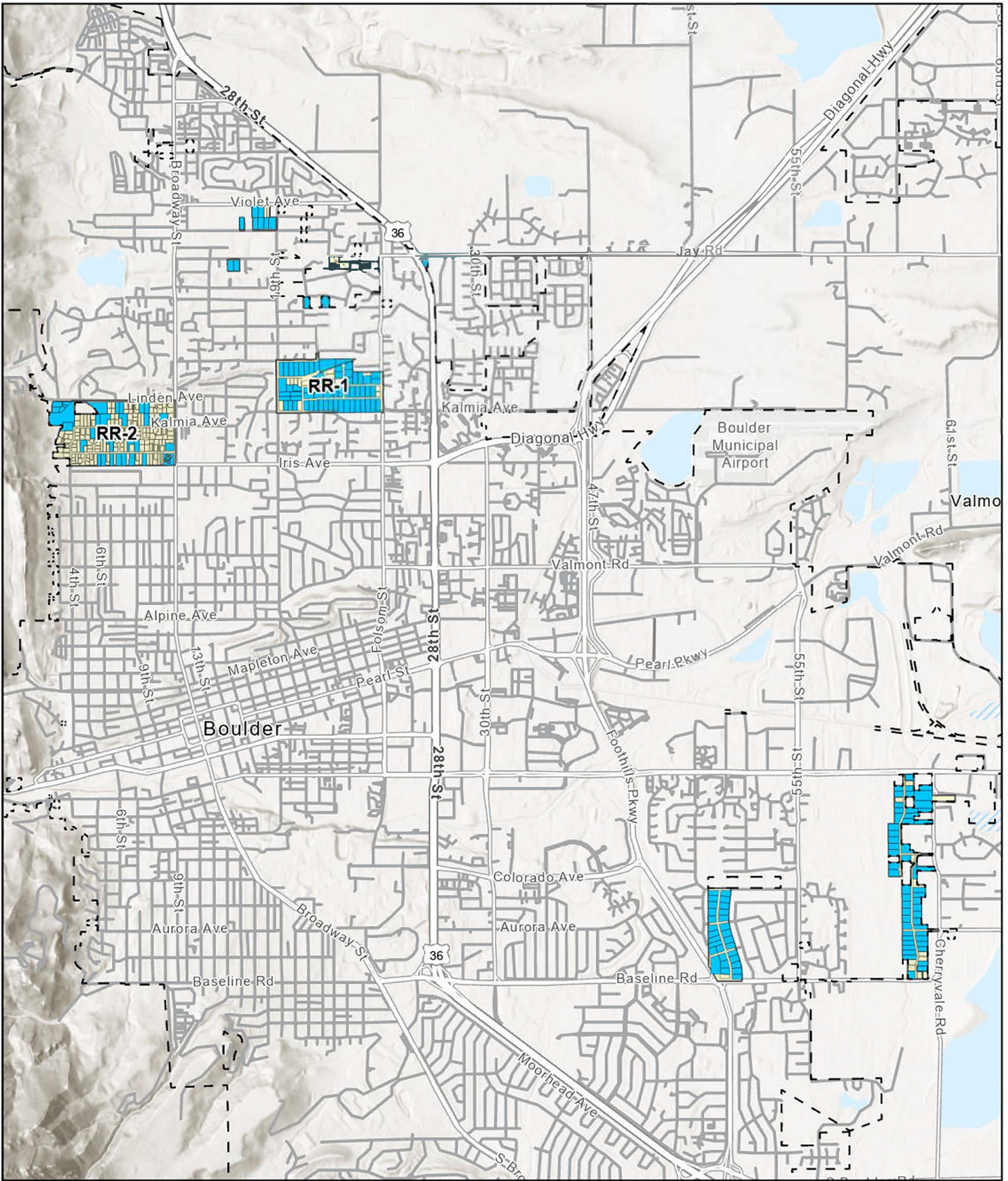


- RR Parcels That Could Add a Unit at 20,000 SQFT of Lot Area Per Unit RR-1 and RR-2 Zoning Districts
- RR Parcels
- City Limits
- RR-1 Residential - Rural 1 (RR-E)
- RR-2 Residential - Rural 2 (RR-E)



MAP 7

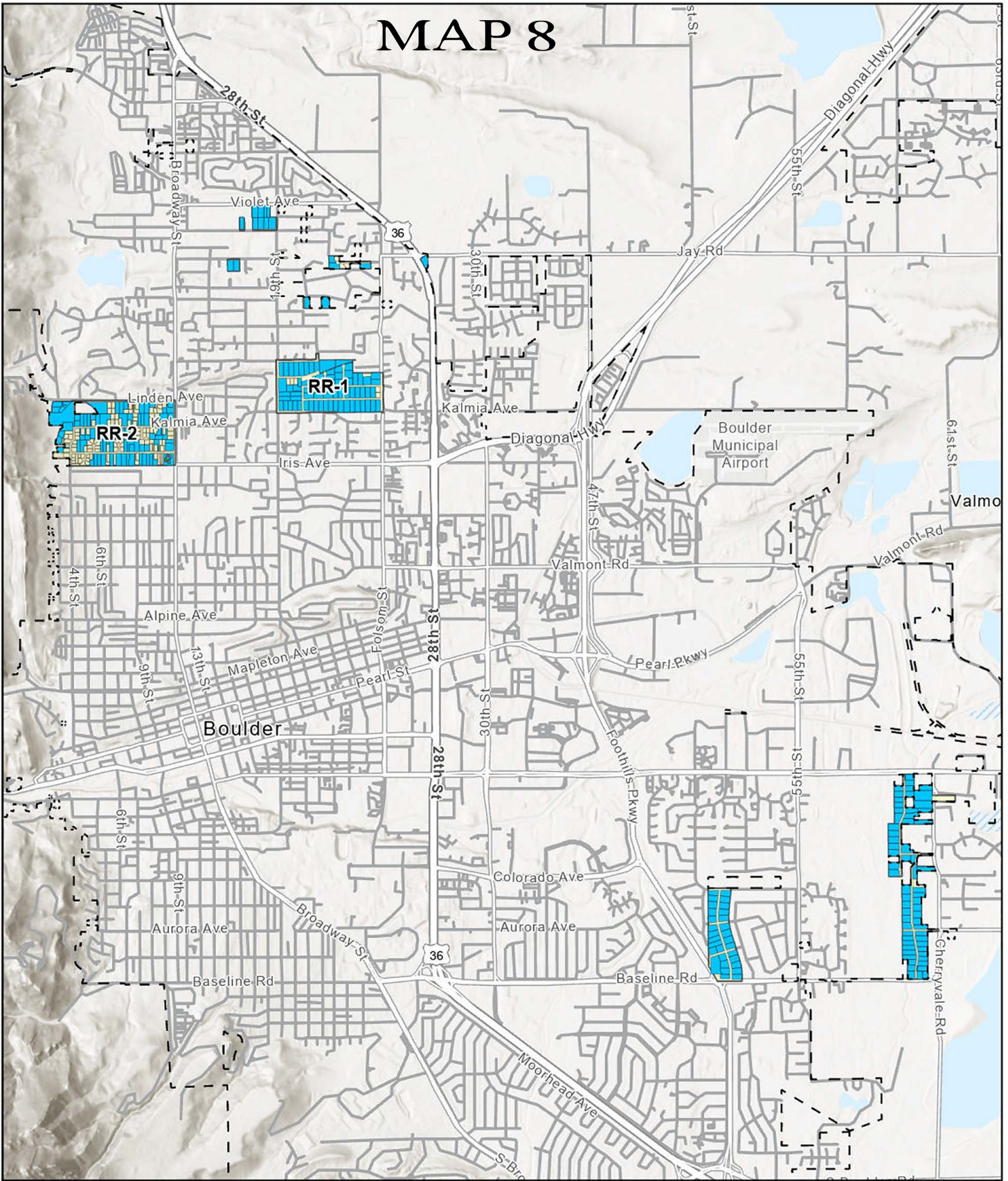
Attachment D - Maps 1 through 8



- RR Parcels That Could Add a Unit at 15,000 SQFT of Lot Area Per Unit RR-1 and RR-2 Zoning Districts
- RR Parcels
- City Limits
- RR-1 Residential - Rural 1 (RR-E)
- RR-2 Residential - Rural 2 (RR-E)



MAP 8



- RR Parcels That Could Add a Unit at 10,000 SQFT of Lot Area Per Unit RR-1 and RR-2 Zoning Districts
- RR Parcels
- City Limits
- RR-1 Residential - Rural 1 (RR-E)
- RR-2 Residential - Rural 2 (RR-E)



ATTACHMENT E**Summary of feedback from stakeholder groups****Better Boulder**

Staff met with Better Boulder on July 31, 2024. The group supported the proposed changes as part of the Family-Friendly Vibrant Neighborhoods project noting that the changes to allow duplexes was a step in the right direction. Not every detached dwelling unit would become a duplex over night, but rather more opportunities would be achieved over time. A dwelling unit equivalency similar to how efficiency living units (ELUs) are regulated in the land use code was suggested. The group also expressed interest in the future phases of the project that would look at allowing limited mixed-use in residential neighborhoods to advance city goals for 15-minute neighborhoods. A letter from Better Boulder is included within Attachment G.

PLAN Boulder

Staff met with PLAN Boulder on August 5, 2024. The group expressed concern about the impacts of allowing more housing in residential neighborhoods citing parking impacts and general congestion from population increases. They also noted that more housing units will only increase housing costs. Allowing more housing should be linked to deed restricted affordability requirements. There was also support for any owner-occupancy requirements to avoid investors buying up units in neighborhoods and thereby changing the character. There were also concerns about adding density without adding open space or parkland and specific concerns about proposals to reduce open space in projects.

Commenters also noted that if density is to be added along bus corridors, that higher frequency routes should be chosen and not along all bus routes in Boulder. Concerns about concentrating more housing in wildfire prone areas was also raised and that density should not be added to these areas. Such areas should also be looked at for the minimum pavement width of roadways to determine appropriate and effective evacuation routes.

Boulder Housing Partners representative

Staff met with a representative of BHP on August 22, 2024. Support for allowing more housing opportunities was expressed and that more housing, even without deed restricted permanent affordability, will help address the housing challenges of increased cost. More housing would also better address the jobs: housing imbalance and will enhance walkability in the city. More housing would also bring in more in lieu fees to fund affordable housing in the city. There was an emphasis on providing housing for range of incomes in all areas of the city.

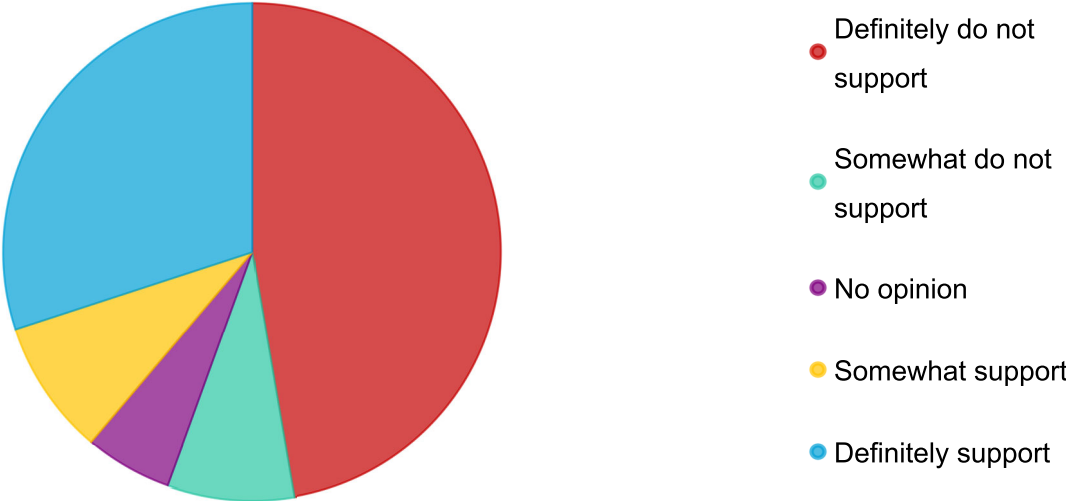
Affordable Housing resident feedback

On Sept. 16, staff also met with residents of affordable housing projects to gain their insights into the proposed changes of the project. Most of the attendees supported the proposed changes to allow additional housing with the exception of one member and another who expressed concern about reducing open space requirements. Some attendees expressed concerns about changes that

would encourage investor properties to buy up detached dwelling units and reduce the opportunities for home ownership.

Vibrant Neighborhoods Questionnaire

Rate your level of support with the changes considered for RMX-1:

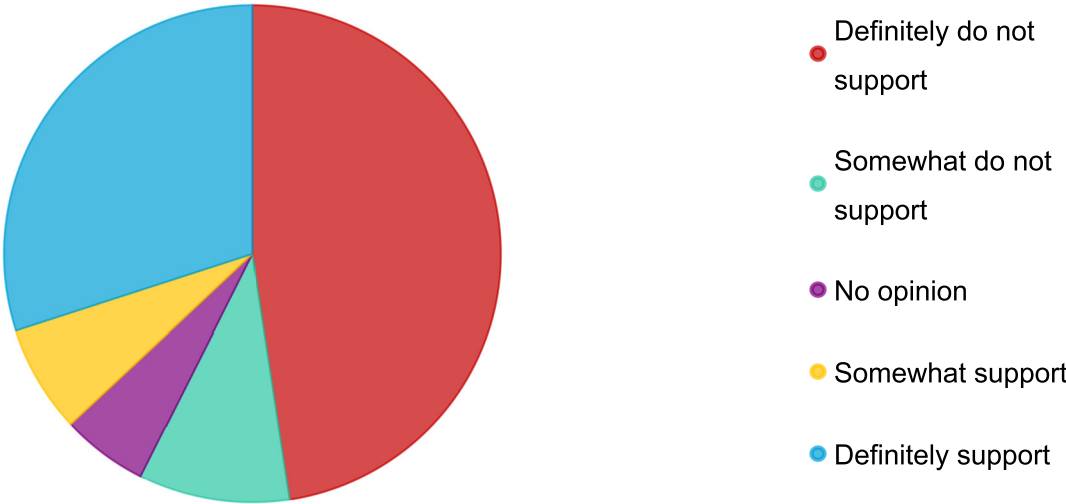


Answers	Count	Percentage
Definitely do not support	167	44.41%
Somewhat do not support	29	7.71%
No opinion	20	5.32%
Somewhat support	31	8.24%
Definitely support	106	28.19%

Answered: 353 Skipped: 23

Rate your level of support with the changes considered for RM-1:

Attachment F - Vibrant Neighborhoods Questionnaire - Results

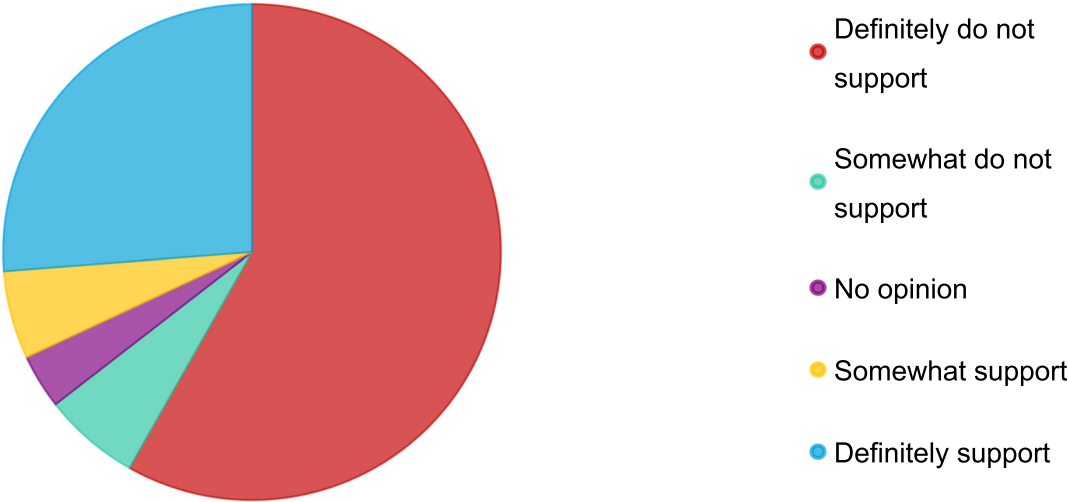


Answers	Count	Percentage
Definitely do not support	170	45.21%
Somewhat do not support	35	9.31%
No opinion	20	5.32%
Somewhat support	25	6.65%
Definitely support	107	28.46%

Answered: 357 Skipped: 19

Rate your level of support with the changes considered for RL-1 and RR:

Attachment F - Vibrant Neighborhoods Questionnaire - Results

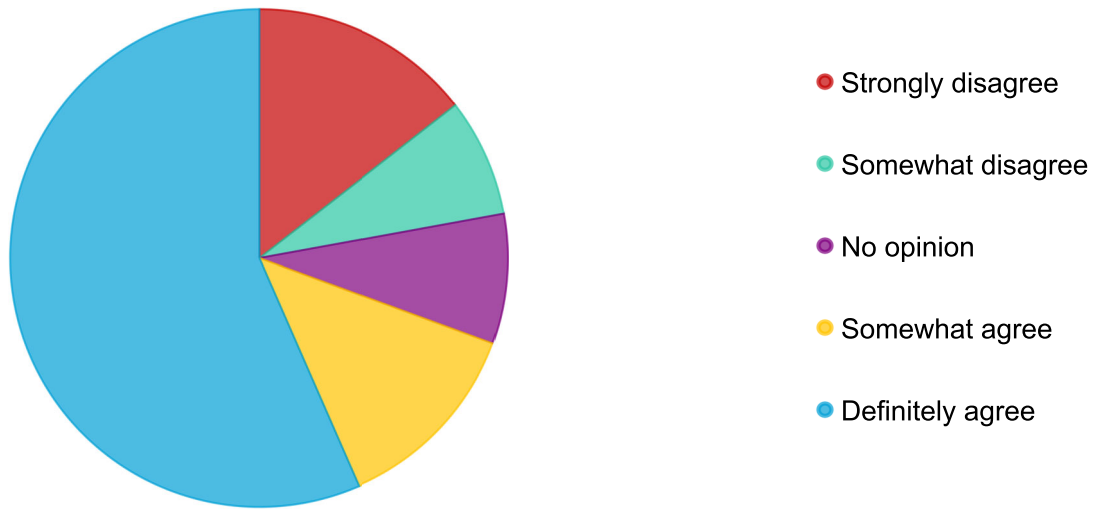


Answers	Count	Percentage
Definitely do not support	213	56.65%
Somewhat do not support	23	6.12%
No opinion	13	3.46%
Somewhat support	21	5.59%
Definitely support	96	25.53%

Answered: 366 Skipped: 10

If these changes are made, do you think the city should require that duplexes...

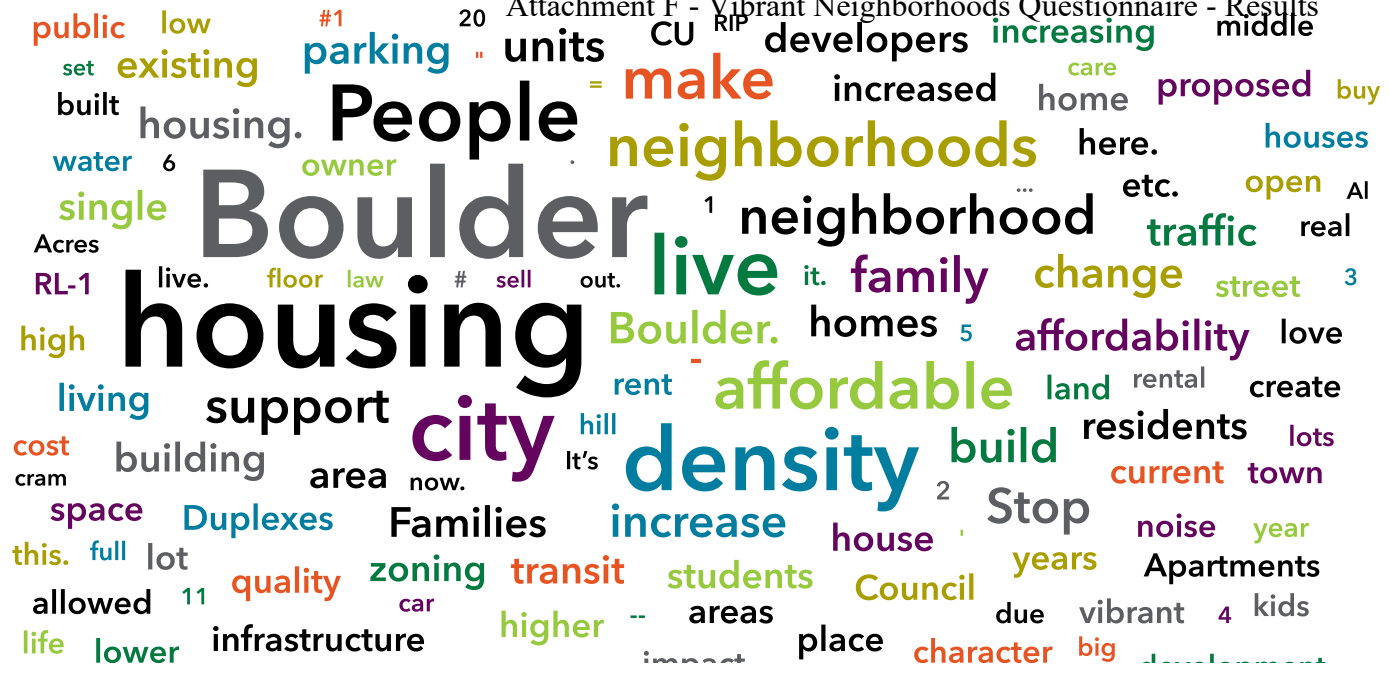
Attachment F - Vibrant Neighborhoods Questionnaire - Results



Answers	Count	Percentage
Strongly disagree	53	14.1%
Somewhat disagree	28	7.45%
No opinion	31	8.24%
Somewhat agree	47	12.5%
Definitely agree	207	55.05%

Answered: 366 Skipped: 10

Do you have any other thoughts or ideas to share related to expanding housing choice...



Word	Count
housing	164
Boulder	157
city	109
density	103
live	92
People	88
affordable	65
neighborhoods	59
make	59
neighborhood	50
support	47
Stop	44
family	42
increase	40

Community comments included with Story Map Questionnaire

- Dear P&DS staff, I love you, but you're behaving like Brautigum is still at the helm ready to fire you if you bring forward too progressive a policy proposal. This council _wants_ bold and this... this is just stale laundry that's been sitting in the washer for three days. Structurally this will do next to nothing to change redevelopment decisions, there's zero incentive here. By negating any bonus for multiple units and attempting to appeal to NIMBY cries of "but won't someone think of our racist zoning!" you end up in the same bucket as Portland RIP rezoning which did... barely anything. BVCP change is coming, state change is coming, and these proposals are a waste of your time when they'll be overwritten in a year or three. Please get ahead of the game, the game is up the road, and you're woefully behind and actively harming this community by not anticipating what's coming.
- I think these changes are long overdue and that duplexes, triplexes, and duplexes should be allowed throughout the city on an at-right basis. By trapping this city with single family zoning, we have segregated communities, harmed the climate by practically requiring people to live via a 2 ton box of metal, and have egged on sprawl and long commutes. We cannot curtail global warming, make Boulder affordable, diverse, happy, and fiscally sustainable with upzoning (especially near transit corridors)!
- The form and bulk standards in the current land use code were written to control the size of single family homes. They should not be applied to other types such as duplexes, to allow more flexibility in the design. The FAR is too low for the value of the land and the bulk plane and solar shadow regulations make for eccentric architecture in many cases where buildings have to step towards the center of the lot. We need to allow for additional density in RL1 and to consider types such as courtyard arrangements-that can create more units on a lot and increase affordability
- Concerned about traffic and parking. It is unrealistic to think all will use public transportation. Families with children and senior citizens have different needs for transportation. Also, have you surveyed "in commuters" to see if they even want to live in Boulder? I feel many live in other communities by choice and would rather commute. I know people who want to live in family friendly neighborhoods and do not feel Boulder provides that. Also there are safety and reliability concerns with public transportation. What are the floodplain considerations/concerns? Many of these areas are in the floodplain. I personally do not bike due to hearing and knee issues. I don't feel safe walking bike paths anymore due to encampments, speeding bikes, dogs, etc. I realize there is a need but am very concerned with this rezoning.
- Consider allowing triplexes on large lots
- This is great progress toward higher density but these plans should also be coordinated with changes to parking. The zoning changes should also mandate that duplexes be built with secure, enclosed bike storage in addition to any on-premises car parking.
- Boulder is expensive because tons and tons of people want to live here. These proposed changes won't make in any difference in the supply or the nearly infinite demand. They will however destroy existing neighborhoods and communities. It also won't lower prices. You will get developers bulldozing homes and putting up multi-unit dwellings on a lot and selling each unit for the same or higher price as the single home was. These changes will also

cause massive increases in car traffic, too. Of course, combined with the City's open permission for encampments and non-prosecution of criminals, they might manage to make Boulder undesirable enough to lower the demand to live here. I know I don't want to live in a sea of crappy, overcrowded rentals and multiplexes where I can't let my kid safely ride any of the paths or streets; and, thanks to the City's policies, including these proposed changes, we're rapidly heading in that direction.

- "Provisions for parking must be required. It is unrealistic to plan based on the assumption residents will not have cars. Many of our streets will not accommodate additional traffic and parking.
- You are sacrificing the interests of current residents on behalf of people who believe they should be accommodated because they want to live in Boulder but can't currently afford it. Our infrastructure and limited resources will not support the growth you are planning.
- We worked, saved and made sacrifices to live in the low-density neighborhood we prefer, and for some reason you plan to take that away from us. Why do our interests and investment not matter?
- I will not complete the demographic information because you will label me NIMBY without knowing anything about me or my life experience. Please do not assume that current residents have led privileged lives because the reality is many of us have struggled and worked hard for what we have.
- "Upzoning any of the existing residential zones in Boulder is not going to reduce the cost of land, the cost to build, or the incremental added cost to build in boulder. The proposed changes will create more units, but they will not be affordable. If they are forced to be affordable but without incentives, then they will not be built. I strongly oppose upzoning the RL-1 and RR districts as it will ruin the fabric of those neighborhoods and destroy the mature tree canopies within. The infrastructure in the RR districts is not set up to double the number of residences.
- Perhaps our time would be better spent focusing on many of Boulder's blighted and underutilized properties in the core and figure out winning solutions there to both improve the properties but also provide the added benefit of affordable housing."
- Boulder is already over developed with building taking place all over the city. Traffic has become unmanageable and the city has turned a deaf ear to concerns regarding quality of life here, limited resources e.g. water and safety. It's unreasonable to think that everyone who works here should be able to live here. Numerous cities across the country are often too expensive to live in so people make compromises and live in the outskirts which are more affordable. Why should Boulder be any different.
- This is just an opportunity to allow developers to overcrowd our city while casually destroying the character of neighborhoods. Developers, BTW, with no local loyalty who will simply commit their destruction, take the \$\$ and run. Meanwhile, while pushing to increase the density of the central and near-transit areas, the ideologues on the City Council are working hard to make every road, and especially main arterials, impassable. Let's all get together, sing Kumbaya and pretend real hard Boulder is, in fact, located in the Netherlands where everyone rides bicycles, the streets are flat for miles, and there is less than an inch of snow/year. This vibrant neighborhood platform is pure BS.

- " There is no indication whatsoever that this fiddling with zoning will appreciably increase affordability or make any impact on demand. The huge increase in building costs has made even the smaller projects still unaffordable. The average cost of an ADU in Denver is \$350,000 and in Boulder it is probably more.
- People live all over the county where they get more house for their dollars and commute to their jobs. It would be much better if all the regional governments coordinate their planning and start work on a transportation network.
- Everyday I get an ozone alert on my air quality app.
- If you are going to keep this project please have an estimate of how many more homes would be generated by each zoning change.
- Doing some kind of rent control would be more effective. Also CU should not be allowed to add more students until they can house them without encroaching on the housing supply.
- We have the worst city council."
- "Mixed use zoning and neighborhood friendly retail NEEDS to be included in these zoning changes. A vibrant neighborhood is not just people able to live there but also those same people having options to do things. This could be simple, low impact allowances such as small sq ft cafes or restaurants, bodegas and grocery store/convenience stores, bars that close before 9pm, barber shops/salons, or small retail. Parking requirements should be minimized if not eliminated since these businesses above should be permitted at scales that expect most customers arriving primarily by bike or walking within a neighborhood or via public transit if in a transit corridor.
- Speaking of parking minimums, on street parking permits as a city wide program need to be implemented to appropriately price on street parking that is currently free for most neighborhood residents. Any parking requirements that exist alongside zoning changes would prevent most housing from being built."
- "Let's explore providing affordable housing without increasing population.
- Why should long term residents have a lower quality of life thru more browsing on roads, paths, trails, schools etc.
- We can do it, we are smart and creative and the only solution proposed continues to be build more.
- There is not a crisis when my son lives in a house with his own bedroom for \$875/mo in a great house."
- Parking is the main issue here in my opinion - I don;t see any plan to require parking for the added residents - and there is NO WAY that just being near transit will ensure that the new residents won't have cars. There is also no requirement for affordability. I could take my old single family home, tear it down and build a duplex and sell it for a LOT more money total! ...Only wealthy people will STILL be able to afford to live here - and they will definitely have cars!
- I wish they'd go further than this, but this is a good start! Would greatly increase the transit corridor adjacency to something like 1/4-1/2 mile.
- "The Hi-View subdivision has modest sized lots. The subdivision is completely built out. The only way to construct a fully functional duplex is to tear down an existing building, which is directly opposite of what we need to do to mitigate climate change given the energy inputs for scraping and building. At present it is a neighborhood which works. Fiddling with it is

not in the best interests of the residents here. The mix of rentals vs owner occupied houses seems about right - a few rentals. Zoning seems incapable of maintaining a mix - witness the problems faced with rationing the allowable number of ADUs. The inevitable pressure is to loosen the restrictions, leading to crowding as that becomes predominate.

- So if Boulder decides its population should grow, that growth should be only on tracts of currently undeveloped land, or land rezoned from some commercial uses.
- I live at 2530 Yarrow Court, I am 200 feet from a SKIP bus stop, but outside the indicated RL-1 Reform zone. Please expand the reform area by at least 300 feet beyond the bus routes rather than strictly following the voting precinct lines as you seem to be doing now.
- This is outrageous! PLEASE stop with all the building. You are ruining Boulder. NOPE, not everyone who wants to live here can. Build more smaller HOUSES instead of these ugly apartment buildings that are going up everywhere. The ones at 28th and Iris do NOT fit in there. And like no one that lives in these places will have a car? Of course they will! If you have to build, STOP building apartment buildings and start building more townhomes, duplexes and triplexes. Or stop complaining that so many families are moving away. Also, build these BETTER. Our HVAC company has been into a few that are simply not done right. Get better builders. Or just leave Boulder alone already.
- Outdoor space is a reason people have always chose to live in Boulder. Spacing homes so close that people can stare into each others homes is crazy. Yards in Boulder are already small to begin with.
- Boulder is turning into a retirement and university community only, as housing is so unaffordable for anyone not extremely wealthy. This has negative effects for local businesses and people. Personally, my husband & I both make good public sector salaries but have no hope of buying a house large enough for a young family. I strongly support increased housing densities (even further from transit areas) and support these proposed changes, though I feel that they don't go far enough. The city should look to Minneapolis's land use reforms if they are serious about housing affordability: eliminating minimum parking requirements, establishing building height minimums in highly transit dense zones, and permitting duplex and triplex constructions on all lots.
- Build dense cities out East. Boulder doesn't need more density. It won't bring affordability.
- Why only focus on growth. Many friends have left the city as families have grown, affordability is an issue for many, more recently the this has shifted to a degraded in quality of life. Many of our friends no longer feel that Boulder offers a quality of life (not affordability, not size of home) worth the high cost. I regularly hear the public spaces don't feel family friendly or safe. I hear local businesses have been driven out, the quality/variety of businesses and restaurants has gone down, that much of the city has lost its beauty and charm. I have to agree with all this. I would rather see the city focus on improving in the quality of life while updating and maintaining existing affordable housing. Families won't move here just for affordable housing, the surrounding communities have passed Boulder in terms of family friendly offerings (new infrastructure, clean parks, safe public spaces, variety of entertainment options and dining that are family friendly).
- Boulder is already overpopulated. There's no need to have the neighborhoods be more dense.

- Keep government out of it - stop making more rules. Families do not want density and neighbors without kids don't want families living so close. It's too late to make Boulder affordable. When I was buying my first house in the Chicago area two decades ago, I couldn't afford the town I wanted. So what did I do to make my mortgage payments affordable? I expanded my search and looked further out. We already have Erie, parts of Longmont, Frederick, etc. that are affordable. I wouldn't have expected the town I wanted to live in to change their regulations to match my salary at the time. That would be entitled.
- "Eliminate all residential zoning! You're spending an insane amount of time haggling over codes that never should have existed. Exclusionary zoning created this problem; tweaking a structural condition is boring and wasteful
- And I'm a senior citizen and property owner. Who became wealthy by keeping everyone else out. "
- I live in RM-1 where housing is already packed together tightly. I strongly disagree with taking even more square footage of land away from the already very dense area.
- I do not support this and hope that city council will listen to residents opinions before making these changes . I am curious why some neighborhoods are excluded (Lower Chautauqua, Frasier Meadows) despite similar proximity to bus lines.
- "Don't squeeze more people and cars into already crowded areas while allowing affluent neighborhoods to go untouched (e.g., Old Tale Toad area).
- Don't allow properties that already could be family-owned to become profit-generating rentals for college students. My neighborhood in East Aurora could support so many more families if all the homes weren't being rented to students. Too many properties in this city are profit-generating rentals. Stop claiming we need more without addressing underlying problems and inequities.
- I fear this trend won't stop until every last block anywhere near the university is paved over and replaced with ugly, box-like, multi-unit dwellings full of noisy renters. When will it stop or be enough? Are you planning to destroy everything beautiful about Boulder to shoehorn in more and more revenue-generating renters?"
- "Convert 30th street housing to no, low, and middle income housing.
- Convert 29th street to no, low, middle income housing.
- Convert empty offices downtown - it's not safe to go there now.
- What about where the old hospital used to be?
- Don't ruin some existing neighborhoods and not others-why isn't Devil's Thumb included in this. You need to impact the rich people too. You need to impact everyone in the entire city.
- Make developers pay.
- Parking - you have to consider parking. You can only have as many people in the house as they can park in front of the house; not across the street - in front of the house.
- Consider water. Raising rates will just make it more expensive to live here.
- Consider increasing number of police for enforcement- there will be increased noise, trash, and nuisance calls.
- Work to balance jobs and housing numbers.
- Leave things be. Boulder is full. No more ugly apartments or trying to shoehorn in more housing.

- Why do we allow folks to purchase so many rental properties? We have lots of housing, but it's all tied up as income properties with individuals and corporations. Why can't we stop that? Also, why do we allow rents to be increased yearly at such high rates. I live in a mobile home and the lot rent goes up every year. It will be over \$1000 soon; these are supposed to be affordable for those of us that can't afford to purchase a home. Boulder is out of control with prices and bringing in more people is only going to make it worse. I am a native and I hate what this council/planning board, CMO has done to our town.
- I support this only if these units will be to own and not rent. In the last 10 years the housing that has gone up has been to support students or temporary tenants or have been bought to then be turned into an air bnb. This does not solve the housing problem!!!! Please build housing that can be owned!!! Also we need more affordable housing!! I remember looking for a condo to own 10 years ago and there was nothing in the city and what was there was run down.
- None of these changes will increase housing affordability, or make Boulder more accessible to middle / lower income folks or families. Boulder is an infinite demand, inelastic demand housing market. Without built-in affordability requirement such rent control, price caps, etc. (which, for whatever reason, you refuse to include...perhaps because the City and City Council are beholden to developers, real estate speculators and the Chamber of Commerce)...the only thing this will produce is more opportunities for expensive, out of range housing. The City even appears to admit this: note, you've now changed the stated goal. Your goal used to be "increasing housing affordability." Now you call this "increasing housing options." (No reference to affordability.) So the City finally realizes none of this will help affordability. Why accept more congestion, noise, density, traffic, etc., for no gains in affordability? Also, it's highly unfair to single out neighborhoods near transit. UNFAIR!
- Apartments are the most sustainable form of housing. I live in one. One thing I wish for, tho', is more private space for an apartment: Patios/balconies would fit that requirement. Can we make such spaces a requirement of the 'lexes being allowed?
- Karl, C'mon..absolutely nothing you're planning will guarantee affordability for families. Families don't want apartments nor do they want rentals. This project guarantees more and more rentals, which has so far failed to provide affordability in this college town with inadequate CU provided housing. Also, RMX1, where I live, is actually chock full of houses that have been turned into apartment buildings , have townhomes added on the back, or have ADUS. This is an already extremely dense neighborhood. I'm embarrassed that our council sees side yards and thinks it's wasteful is just pathetic. Also, calling this project Family Friendly Neighborhoods is a)misleading since density has actually led families to move away and b) putting a finger on the scale.
- Land speculators and developers will love your plan!
- I live in a family friendly, vibrant neighborhood that will be destroyed with these new changes. This is not a move to increase affordable housing, or even vibrant housing. Without built-in affordability requirement such rent control, price caps, etc. (which you oppose, along with developers, real estate speculators and the Chamber of Commerce) the only thing these "upzoning changes" will produce is more opportunities for expensive, out of range housing. And this will push more and more families, young people, middle income teachers, police, service workers, health care providers and shop owners right out of

Boulder. Nice, huh? And it will put a duplex or apartment complex in every yard in my once-very livable neighborhood!

- The city council is ruining Boulder neighborhoods. And for what? These proposals will not increase affordable housing. They will only benefit developers and create more unaffordable housing. The demand is insatiable...you will never meet it by more building. Face it - not everyone who wants to live in Boulder can, and you will ruin the very things that make the town special with your constant growth. The name of these proposals - Family Friendly Vibrant Neighborhoods - is a joke. These proposals will ruin the few affordable, vibrant, single family neighborhoods in Boulder where new families currently have any chance to to buy a home.
- Between 2010 and 2022, 3,592 apartments and 1,754 homes were added to Boulder, and yet Boulders housing prices continue to show some of the largest annual price increases in the nation. Every City Council that has approved more housing has failed at affordable housing goals, instead increasing the traffic density and crime. Stop increasing density! It doesn't lower housing prices, although it does increase traffic and crime. (sources: City of Boulder, Fed Reserve of St. Louis, CO Bureau of Investigation)
- For RL-1, I oppose the building of high-density housing in the middle of neighborhoods. There is already congested parking. Also, I think it's important to keep single family homes as part of Boulder, and I think this would remove too many. There are other ways to provide affordable housing, besides changing zoning codes. I support them more.
- Why do we need to pack more people into Boulder. There is plenty of existing housing stock. Sorry that it's expensive. These so called Boulder Progressives are completely ruining town. Boulder set the bar for smart growth, conservation, and land use. Many of us have been here for many years working towards this. Why are you new comers trying to turn back all the hard work and destroy the character of Boulder.
- Until affordability is absolutely tied to this kind of densification, it looks like nothing more than a developer's fantastical vision for Boulder. For those of us living here--the residents--it looks like nothing more than a nightmare.
- "Boulder's infrastructure does not support any increase in housing.
- Until realistic & affordable solutions to traffic, water, electricity, disaster prevention and evacuation, can be found, there should be no change to current regulations and land use for more growth."
- The idea of changing open space to residents ratio is worthy of a ballot initiative. Preferably by people who are going to live here for more than a couple of years.
- I think we should reduce the minimum square footage for duplexes and attached housing in the lower density zoning districts to encourage more of these units to be built. We should also add a fee for single-family detached homes beyond 2500 sq ft. to discourage the construction of mansions and to provide funds to support construction of duplexes and attached homes. A big fee, like \$1000/sq ft.
- There is no requirement to make any of the increased development affordable. All this will create is better investment opportunities and expensive duplexes and multi unit buildings. Boulder does not need density just for the sake of density. Please reconsider.
- I feel that RM2 zoning districts should be considered to be included. These zones are generally on bus routes and seem to be in close proximity to the downtown area area where

we need affordable housing within walking distance to work and schools. A reduction in restrictions seems like it would place more people much closer to central Boulder than the outlying R1 and RR area which would reduce car trips and support walking and biking

- Do not build anything unless prices will be affordable under \$300,000. If not, build outside of Boulder where there is more land and affordable land. The developers are the only ones that will benefit from these projects and you all know that.
- Much more opportunity and affordability if you have, as an example, SF dwellings across the street from apartments as was the case where I grew up in a Midwest U.S. city. If you want more density remove as many restrictions, e.g. owners living in site, as possible. Better yet, offer incentives to build our else, like current ADUs, you'll get little more than a show regulation that will produce little or no more housing.
- "Your statement here "the city is thinking of" , is pure political meanderings of either a mentally incapacitated city council or ELITIST HEDGEMONY who has been THINKING OF this for over 40 years and still no progress.
- My suggestion, Stand up, pull your head OUT OF YOUR collective ASSes, the increased oxygen supply to your brain will enable them to function at more than your current 0.1% level! "
- The focus should be on creating permanently affordable housing stock to accommodate missing middle workforce rather than just facilitating more unaffordable housing that results in a less diverse community and more incommuting, with associated GHG emissions and congestion.
- I do not agree with the need to expand housing in Boulder. Boulder does not need more residents. Allowing developers to build only market rate housing has come back to bite us. Adding significant density which these ideas promote will change the character of this city forever. I have a better idea. Shrink the size of the Boulder planning department. Use the extra budget to pave our streets which have disintegrated due to lack of money and maintenance.
- "You have allowed outside mega investors to buy up single family homes and turn them into apartment buildings without any intention to house families with children. What are you thinking!?"
- Please stop using the word "family" unless you really mean family housing. You have made a mess out of our city and my Table Mesa neighborhood by letting revolving door rentals take over low crime family neighborhoods. There is no community left here."
- The premise of this website is that Boulder must grow. The premise is not well substantiated here. And the alternatives to these potential actions are never discussed. Does Boulder strive for the density of Santa Monica, or Cambridge, or the Bay area or other urban areas? I would like to see at least 2 other options and the 'do nothing' option.
- I strongly object to the proposed increased density in RL-1 zoned areas, where I live. I paid a premium to live in a low density neighborhood and made my choice based on how it is zoned. It is shameful for the city to change the zoning as it would increase traffic, noise, parking problems and overall congestion, and decrease the value of the area I chose to live in. In addition, this increase in housing will have little to no impact on increasing affordability in Boulder, since there is and always will be a much larger demand than the available housing supply. This a terrible idea unless you're a developer.

- Absolutely necessary if we want diverse communities that offer housing options for our children's generation.
- "I oppose putting all the additional density in the areas shown on your map here and NOT adding any density in the remaining residential parts of the city! You have left a large portion of the residential areas out e.g. west of Lehigh, west of Broadway and north of Wonderland Lake, in Gunbarrel, south of Arapahoe and east of 30th, in Frasier Meadows, etc.
- You are doing NOTHING to insure affordability. We do not need million-dollar-plus duplex units in Boulder. We need housing units that are permanently affordable for teachers, firefighters, healthcare workers, etc. who earn wages ranging from \$40,000 to \$70,000/year.
- Sweeping changes to zoning like this need to have a much more robust public discussion, engaging neighborhoods, and need to be voted on by the residents effected.
- "Replacing single-family homes with duplexes will encourage more investment buyers who can rent for double the money or sell for double the money. I'm not convinced this change will lead to more affordable housing but will lead to more people living in a neighborhood with more cars and congestion.
- If an owner is required to live in the unit, then that must be a condition in perpetuity even with the sale of the duplex.
- Am concerned that the City won't be able to control the design of the duplex to be similar the structures in the neighborhood. There are already examples of structures that are 3 times larger and uglier than currently in our neighborhood of mostly 1970s ranch houses. Suddenly there's a 6000 sf house taking up the entire yard with 1500 sf homes on either side...the tax base skyrockets!!! Can only imagine what a duplex would do. There need to be limits on property tax increases in a neighborhood where duplexes go in. "
- I think this survey should be renamed: Filthy, Wretched Density Foisted on You! What a crock!
- why?
- All of these changes make sense to allow for more housing type possibilities within the same building sizes in our residential zones.
- Boulder does not have sufficient infrastructure, long-term water supply, or operational capability to handle these efforts to "densify" this city.
- Just stop. Please. Just stop. You are disturbing the peaceful enjoyment of my home which is a right I have. Leave my Single Family Residential neighborhood alone. Unless you plan to do this in EVERY SFR neighborhood in Boulder, you need to just stop We bought into our SFR neighborhood for a reason; we wanted a stand alone home and we wanted neighbors that wanted the same thing. Our home and our neighbors mean everything to us. It is so UNFAIR that you are targeting neighborhoods just because they are near a bus line. How dare you change our zoning. Just STOP!!! There are so many apartment units being built right now that we should have enough room for everyone. So let me enjoy my home and my neighbors just the way it is and has been for over 70 years!!! It is my right! Our neighborhood is plenty vibrant already, thank you very much!!!!
- More units and missing middle is good from a transportation and climate change perspective. However, "keeping height, setback, coverage, and floor area limits as those currently in the code to ensure different housing types have similar building form and character." is a poison pill that will prevent positive change and allow continuation of

Boulder's existing economic exclusion. Why should future neighborhoods match obsolete suburban building form mandates? Is there something sacred about ranch houses with large setbacks, driveways, and front yards that we can never change? Boulder's most beloved neighborhoods were created before the suburban zoning and planning standards were adopted. We should legalize evolution of neighborhoods towards mixed use mixed density . Height limits, setbacks, lot coverage, and floor area limits should be removed city wide. Proposed changes are a step in the right direction, but too small to have a real impact on Boulder's housing crisis.

- With single family homes in RL1, parking in the streets is already a problem. Allowing duplexes and triplexes will make many residential roads a big challenge. Existing duplexes nearby are poorly maintained. Maybe just force landlords to have lower rent and maintain their properties in existing areas?
- "The cheapest housing already exists. As such, for all zones but esp RR1, the city should prioritize the addition of ADUs and additive duplexes over scrape to multiplex. Scrape to multiplex will not create affordable housing or housing diversity. Full stop. Additive duplexes and ADUs will. As such they should have some forgiveness for energy and parking while scrapes should not.
- Also ADUs should be allowed on investor owned properties. How do you kill ADUs? Require owner occupancy. "
- STOP.....We do not have room for all of these people....We cannot fit everyone into Boulder....What are you trying to do...STOP STOP STOP
- "You guys are completely delusional if you think this is actually going to do any good. It will only destroy what makes Boulder a very special place,, and line the pockets of the developers. STOP IT.
- I didn't spend half of my life getting my home in a nice neighborhood just to have the city turn Boulder into LODO. Why don't you City of Boulder people move to LODO, if you like the crowding so much? Get out of our hair and mind your own business."
- This is a giveaway for landlords that will destroy the quality of life and depress property values in every single-family neighborhood in Boulder. Renters, especially student renters, have no investment in the neighborhoods where they rent and make the worst neighbors. Landlords only care about the highest rents possible and will make no investments on rental properties beyond code requirements. Boulder has too many people already, creating space for more transient residents makes Boulder a worse place to live for everybody.
- Make this for ALL r-1 zones it is blatantly unfair.
- "if we want to support a more diverse community with housing options for our childrens generation, we need to act now! This is SO SO important to us. Please please please keep moving forward with this work. I Love all the creative thinking and the possibilities this opens up.
- I understand the idea between requiring owners to live on site and wonder if there are other ways to get at the desired outcome as I don't love this requirement."
- Stop building such ugly and dense apartment complexes.
- You will never solve Boulder's affordability problem, but you are well on your way to destroying everything that has made Boulder special.

- As someone who grew up in Boulder but has been priced out of buying (we currently rent a townhouse), I am all in favor of denser and smaller housing options in Boulder. Families with kids are being priced out of town, which is leading to a less vibrant and much less diverse community. Thank you for continuing to look for new ways to increase housing stock in Boulder!
- Increased density will just result in more people needing more housing and the density will grow and grow till everyone in Boulder is equally miserable. Let's keep Boulder special. There are many surrounding areas that can support more housing and density.
- XXXXX this survey -- totally biased and lacks all the critical information about impacts, costs, etc.
- "Affordable housing is the joke of the century! The demand can never be met because so many people want to move to Boulder. Affordable houses are being bought by developers and real estate brokers and converted into non-affordable houses with huge profit to the developers and real estate people. As I have recommended in the past the city code should be adjusted to preserve existing affordable housing by banning scape-offs and pop-topping affordable houses. I have talked to many city employees over the past 10 to 20 years and asked them where they live - ""not Boulder "" The city should take the surplus real estate tax above the cost of living increase and put it into an escrow fund to provide housing in Boulder for City employees. We cannot trust staff who do not live in Boulder to make decisions on our behalf. Growth in the University makes our housing situation worse. Any affordable housing is consumed by the student population.
- Really biased survey -- no info on impacts, downsides, giving residents a choice, etc.
- Do not support this plan
- "You are catering to the real estate developers and investors. All the development has not enabled Boulderites to stay here, or allow the people that work and support our city to live here. You went against the voters and allowed an increase the number of unrelated people to live in a dwelling. 2 houses on my street were bought by a foreign fund and turned into 6 bedroom units- renting at \$1,000 plus for a bedroom. Real
- Attractive for just college kids. You are building building building supporting profits for investors and developers. You are not doing anything about transportation. Not pleased. "
- I question whether the proposed zoning changes would have any substantial impact on housing choices in Boulder. The #1 underlying problem for Boulder families is the expansion of CU because CU does not provide new housing for those students. Those students have no choice but to live off campus and basically will pay any price to live in Boulder to facilitate proximity to their classes and friends. The city of Boulder should try to address student housing, freeing up demand for the family housing. None of these "band-aid" fixes will actually help encourage inclusive housing to families - these changes will just be taken by a new influx of CU students. The 2nd major issue for families is the lack of child care options (both affordability and hours - many daycare or summer programs only operate 9am - 3pm or less). The severe lack of options pushes out 2 income families from the city creating a city where only the wealthiest can afford to live. Address these issues instead!
- "This is an abomination & will decimate, ruin and desicrate the whole reason that Boulder is/was always thought of as gorgeous & environmentally friendly city.

- I hope this reign of terror ends soon. It does seem that the current City Council is a frightening reflection of continuing dissolution of society into a den of cockroaches ☹ "
- Yes, you people are insane. It is that simple.
- The county enclave on Sumac Avenue was downzoned about 10 years ago so the lots could not be subdivided. I suggest that you return these lots to their original zoning.
- "This will increase the housing stock very slowly. This feels like a smoke screen solution for our current residential low stock issues, however aiming in the right direction over the next 40 years.
- I would encourage the city to provide incentive for mixed use development along the transit corridors on 28th St. 30th and the Transit Village Area Plan Phase II, in close proximity to services, infrastructure and mass transit "
- The City needs to do a better job removing unsafe camping grounds. We can't use half of the parks, libraries or Boulder Creek anymore due to the drug use, used needles, trash and violence.
- We live in Chat. / Uni Hill. It is an amazing neighborhood for kids and families, as well as college kids - to some extent. The solutions above for our neighborhood seem directed at making more, dense housing for college students, at the cost of tax paying, single family homeowners. While Boulder has larger issues, the problem here seems to be from the University. Why should all the families be forced to make up for the Universities failures to secure housing for its students? CU receives an embarrassingly low level of support from the State (on a national comparison), largely due to TABOR. I support higher taxes to pay for a better CO university system, BUT it is not my job to sacrifice the quality of life in our neighborhood because the State of CO is saddle by out-dated, crap tax policy. We do not support more dense living in our neighborhood.
- I am all for making more affordable housing but a large part of the issue in my neighborhood is with CU students and if we allowed more duplexes more students would come and it would no longer be a family friendly neighborhood. Students stay up late, host parties, litter and use foul language --all things most families don't want their kids around on a regular basis. I think you have to be really careful with mixed neighborhoods of duplexes and single family units unless the units must be owner occupied. Large renter communities next to homeowners doesn't work all that well. (See university hill neighborhood as an example.) I also don't think Boulder needs more people, many of our amenities are already maxed and traffic is getting worse every year.
- Increasing density in Boulder will not necessarily result in more affordable housing. Look at what has happened in Denver, more housing built than almost any city in the country over the past couple years and housing prices still increase. More larger buildings could also result in heat islands in Boulder, similar to what's happening in Denver. Our focus should be on low-income housing and rent control. Mass transit between cities along the front range needs to be more reliable, cheaper and effective. Not everyone who works in Boulder wants to live in Boulder.

- Thanks for looking at this. RMX-1 in particular is a great zone district for higher density housing (along transit corridors, close to services, etc.) and it's very difficult to build anything other than large single family homes do to the minimum lot area per dwelling unit (12000). I think there is a lot of potential for adaptive re-use of historic structures into housing if the minimum lot area per dwelling unit is completely removed, or severely reduced. I'd support removing it as I think that the floor area ratio, setback, and height requirements control the mass and scale of the buildings in this zone district adequately .
- This town already has issues with infrastructure, traffic, and overcrowding. Part of the appeal of Boulder is that it isn't a large city and does not have an urban area feel. Increasing density in neighborhoods where people choose to live in specifically to avoid density is bad policy and just makes our problems worse.
- "All of these proposals are a step in the right direction, but do not go nearly far enough.
- For RM-1, 2000sq ft open space per unit is a lot of extra space that could be used for housing.
- For RL-1 and RR, if nothing is changing with respect to ""height, setback, coverage, and FAR,"" then what is the city trying to accomplish by continuing to restrict the number of units? If it is cars, put restrictions on # of cars.
- For RL-1 and RR, 200-300ft from transit really limits the opportunity and also effectively guarantees the folks living in plexes are exposed to the noise and air pollution from the arterials. Boulder is extremely bikeable, and transit is shown to have ridership drop off after 1/4 mile (not 200-300ft), but some folks will walk further.
- I live in a downtown condo with my partner and 2yo. We'd love to live in plex, but sadly there are so few options now and I don't think these proposals will help enough to make it viable for us."
- Boulder is currently beyond it's infrastructure capacity. We cannot add more housing!!!
- "The housing crisis is manufactured by the development industry.
- None of the proposed changes will increase housing affordability, or make Boulder more accessible to middle / lower income families. Without built-in affordability requirement such rent control, price caps, etc. (which, for whatever reason, you refuse to include...perhaps because the City and the City Council are beholden to developers, real estate speculators and the Chamber of Commerce)...the only thing this will produce is more opportunities for expensive, out of range housing.
- The City even appears to admit this: note, you've now changed the stated goal. Your goal used to be ""increasing housing affordability." Now you call this ""increasing housing options." (No reference to affordability.) So the City finally realizes none of this will help affordability. Why accept more congestion, noise, density, traffic, etc., for no gains in affordability? Also, it's highly unfair to single out neighborhoods near transit. "
- Stop cramming folks into Boulder. More density will(already has) = more crime and more cars. I have spent time in European cities that everyone thinks are so great. They still have a lot of cars/traffic despite public transportation, very little green space, a lot of cement/asphalt, pollution . More is not better. Not everyone can live in Boulder and not everyone wants to. A family wants a house, yard, garage for stuff, and space to breathe. The folks who are pushing this—will they move into this density? Much was built with the anticipation of Google coming in. Well, they moved in and bought houses with cash. They

didn't move into little closet apartments. My neighbors were such a couple. Certainly helped my home value when they bought and now they are in Chautauqua. Been here 30+ years and the last 5-7 years of development have ruined it. Density is taking way the ability to see the foothills; trails are getting ruined and overused. so sad.

- This is the most important change the city could possibly make to create ACTUALLY affordable housing, not just housing scarcity with window dressings of an affordable housing plan that in reality just reduce true market supply and further increase housing prices.
- "This is incredibly discriminatory to lower income families. Martin Acres will be heavily impacted because we have mass transit close by to all aspects of our neighborhood unlike ricker higher income neighborhoods thta are protected form these changes I bought my home in good faith that I was moving into single family home neighborhood and will do everything I have to do to protect my home and not let city turn it into a high density multifamily duplex tri plex neighborhood. We dont have parking we dont have open space we dont have water to support any of this stop trying to cram more people into this city.
- "
- I believe we can keep the original zoning and remind everyone our city can't handle the people already living here. If we want to have homes for our teachers, firefighters police, city employees then we can offer a housing subsidy for the housing already available but not affordable to them. Continuing to develop east boulder. Just because our city is a great place to be shouldn't be the reason we build, build, build to let everyone in. I love the neighborhoods we have now despite the traffic woes. This is not California!!!! I wish we would concentrate on the issues residents already deal with...our money spent on transients blowing crack in my face, the thong dances, the lack of safety...Very concerned about the direction we are going with this. But from my experience our feedback will not change anything. The changes will happen whether we like it or not.
- I find the proposals included herein to be extremely poorly developed and lack a basis in data to support the proposed increase in density. I have to yet to see any data on current occupancy rates for these types of dwellings. With the amount of construction going on what is the current occupancy rates by type of residences and then what volume is being created when all the construction is completed. the proposals are based on anecdotal information and emotion.
- Increasing population density/"expanding housing choices" will not likely increase "family-friendly vibrant neighborhoods" in Boulder (existing neighborhoods have already achieved this level of vibrancy - that's why everyone wants to live here), nor have any recent higher density construction projects around Boulder (ADUs, etc.) maintained the existing character of these neighborhoods. These efforts have just increased population density, which bring many other complex issues besides "family-friendly vibrant neighborhoods".
- far too much development ruining character of Boulder. City looks like a combination of Lo-Do, and Sheridan/Wadsworth Blvds without proper infrastructure. Too much density, traffic, pollution, and it never stops ... cu south, weather vane, apple buildings for 800 new employees, diagonal Plaza, hyundai dealership, rally sports, Macy's, millennium hotel,

resources in a changing climate. Existing residents have made huge financial donations via taxes to support our environmental goals. Spoiling the community by densifying to this level will accomplish neither inclusion nor affordability and when you find that out, it will be too late. You are providing windfall profits to investors and outsiders. Boulder can be inclusive in ways that will not destroy its land and infrastructure.

- The proposed zoning changes (whose stated goal is to increase housing affordability) do not explain in any way how housing affordability would be increased, or even measured. What is certain is that the proposed changes would increase population density in Boulder. You need a new unbiased survey that addresses ALL of the issues associated with increasing population density/growth in Boulder, of which housing affordability is just one.
- Stop densifying our town you are ruining it and making it worse.
- "Why is the Boulder City Council determined to increase the population of Boulder?"
- I support efforts to make housing more affordable for those with less income, but that is different from just relentlessly increasing the housing stock. We cannot grow ourselves into a better future!"
- You need to increase development fees markedly before even considering these changes. Boulder is full and has been for years. This survey is absurd. Will you pay attention to the results? Of course not.
- "This survey was asking if we are in support of allowing increased density, period. I was unable to find the mention of local tax credits, price breaks, or other incentives which might entice a homeowner to build an additional unit. Especially lacking, was the language stating a housing unit, under these changes, would need to be declared as permanently affordable. Failure to do so will lead to the exact same expensive pickle we are in now.
- Thanks to Staff and Council's collective efforts, the adopted and future proposed building code standards have a direct impact on the cost of building. Higher costs of construction have a trickle down effect to the sales and rental prices.
- If you want my support, then the law/code needs to be written that all new units under this proposed change must include 50% affordable, with no option of cash in lieu of. Build a better future for Boulder, don't just entice investors to create a more dense, more expensive, place to live. "
- In recent years, density limits have been loosened, both for the number of people living in a unit and for the number of units per dwelling. The justification for this has been to make living more affordable. It sounds good, but it does not work. Take a look at University Hill. The density has grown for decades, and many of the units are owned by people that do not live in Boulder, or even in Colorado. While the mantra is to make living affordable, it has increased the profit that owners make from their investment. The owner of the house next to me lives in California, and has never even visited his investment. When I bought my house, the home was truly for one family, but since then it has become a duplex and the limitations on the number of people renting have first been relaxed and are no longer enforced at all. At one time, 11 to 15 students occupied the house, to the benefit of the slum landlord in California and the detriment of the neighborhood.

- You should consult directly with the people in these neighborhoods as to what they desire; maybe they don't want overcrowding and density. When I moved to a dense Boulder neighborhood the noise, constant traffic, pooping/barking dogs etc. degraded my quality of life. Not everybody is nice and considerate of others. In fact the incivility of society, the "me first" mentality is ever increasing. I've talked with land managers in mountain areas who are amazed by the pushback to simple common sense rules. There is a live free or die anti-government attitude that is changing how people get along. And about those mountain areas: how much traffic, motorcycle noise pollution, driving ozone and trail and recreation area overcrowding can we take? Places have ecological and quality of life carrying capacities. Please recognize them.
- STOP the build.
- These are great proposals for increasing density and helping to solve the affordability crisis in Boulder! However, I don't think they go far enough. In particular, the height, setback, coverage, and floor area limits are incredibly restrictive, to the point where many properties that allow duplexes and/or ADUs by-right cannot actually build more units in reality. I strongly encourage Staff to come to Council with proposals for loosening height, setback, coverage, and floor area limits in order to make Boulder more affordable and help solve our climate crisis.
- "We do not have the infrastructure for all of these new residents. Driving Traffic is slow and congested. Biking is scary and not safe. Can't you just stop stop stop. The apartments you have allowed on 28th and 30th will be slums in 15 years. Please listen to the residents....if there is no more room there is no more room.
- STOP"
- Increased housing stock should go hand-in-hand with: measures to ensure the properties are for on-site owners and not investment opportunities for absentee landlords; increased impact fees on developers; rent control on rental units.
- The town council has now overstepped to the point that reasonable citizens will respond and take action. Undermining the rule of law through autocratic change has consequences in the court.
- this will not create affordable housing
- "The key to making this effective for housing costs is to not make it a boon and payday for developers and landlords. Require that owners live onsite if there's an ADU or multi family dwelling. Tack higher fees on development and ownership by non-residents of Boulder, certainly adopt measures to discourage out of state investors who don't care about or want housing affordability here.
- Taking away green spaces and open space is the wrong approach, creating urban heat islands and carbon impact. Density and ugly apartment buildings will destroy what makes Boulder desirable in the first place. Growth and density are not going to make our city more livable and desirable, it will degrade quality of life.
- If CU provided adequate housing for all of its students, housing costs in Boulder would drop dramatically and the housing shortage would cease. Students are the main issue for lack of housing and affordability and CU increases its enrollment annually, without considering where students live."
- This is wrong, I disagree in having duplex we need to keep single family home

- "I think this City Council may not be considering climate change. If the Front range areas that now receive Colorado River water are going to lose up to 1/4th of that water with a renegotiated River Compact; how is new density going to get watered? Also, what happens when our glacier disappears as they are all over the world? We get water from there as well.
- You cannot keep up maintenance on the existing infrastructure (like roads for one), and you want more folks to come here. Why? Why not just improve public transit, including our own; since RTD will obviously promise anything, take all our money and not deliver much, except a bus to Denver during rush hour. We could look to Aspen as what will happen to us without more controls. Bumper to bumper traffic. No public transit that works.
- You are dreaming about ""making Boulder affordable."" CUs endless growth, and USNews and World report saying Boulder is the best place to live for 10 years has nixed that. "
- Not everyone WANTS to live in Boulder. My friends would not buy here. Crowding does not equal affordable. Investors will be rampant. Please stop building! Do NOT block views! The view is why we live in Colorado.
- Stop building apartments, consider parking For new developments.,, stop, trying to make the streets so small that nobody can drive. You will create road rage.
- Stop building!
- Stop fucking building, Boulder is full
- What has happened to Boulder is beyond terrible. All the high rise, ugly, box-like apartment buildings popping up everywhere in Boulder have ruined what used to be a nice place to live. Where's the water going to come from to supply all this development? It's also a travesty that mature trees have been and continue to be cut down. This single action does more to contribute to the warming of the atmosphere than trying to take away peoples' automobiles. It's truly disgusting how the people in charge are densifying the urban areas of Colorado. This place is being ruined-and all the homeless bums who openly use drugs and camp in our public spaces should be corralled and put in some institution if they can't take care of themselves.
- The density you have supported and continue to propose has destroyed Boulder. Congratulations, you have ruined a perfectly charming little town.
- It is terrible what Boulder has turned into. The "architecture " Is not at all appropriate or nice-looking. I am glad I saw the real Boulder when I moved here 49 yrs ago. I don't even like driving around. At less Mapleton area still looks good- at least for now. Is there anyway to stop this epidemic?
- Parking is a nightmare in high density neighborhoods. Everyone is going to have at least one car in Boulder and the street parking cannot accommodate these changes.
- These are good changes, and they could be augmented with even more freedom for property owners to develop parcels they own as they see fit. I'd like to see Boulder stop pricing people out of living here. The goal should be to change the zoning laws to the point where developers find it profitable to build enough housing so that everyone who works here can live here.

- Before we increase density, we need to find new sources of water for fire suppression. Also increasing density will increase floods (see Houston) and decrease tree canopy. more people equal more cars equal more pollution. Do we really want that?
- I've been a long time Boulder resident, and STRONGLY support loosening of our building restrictions! Maintaining the beauty & character of our city is very important, but trying to keep Boulder stuck in the past is not the way to do this. Change is inevitable, and is a good thing -- it keeps a city alive and vibrant and desirable. I don't want our city to just become a retirement community for those with generational wealth. More housing brings more people, and more people bring economic opportunity and culture!
- Boulder is already too crowded. More housing will destroy the city!
- Lets put the brakes on this development. If I could switch City Council, I would. What are you all thinking?
- The intimate size and population of Boulder are what make it unique. stop expanding...
- What are options for converting underused office buildings in downtown to residential units? I also think that as density increases, especially for more affordable housing, it is essential to plan for local grocery stores (NOT gas station quick stop shops) and other shopping amenities so it is not necessary to always drive to get food.
- Please stop destroying our city with this endless building, which is not creating affordable housing (studios starting at \$1700 are NOT affordable to most of us). All you're doing is enriching developers and destroying our open space.
- "Boulder is a unique and beautiful town to live in because of open space, parks, soccer fields, a small local airport, hiking and walking paths. Stop pushing unwanted, unwarranted agendas!
- NO high density growth! Stop!!!"
- The city is in need of housing units fitted for individuals with disabilities and the streets and sidewalks should be more accessible for wheelchairs
- Please stop trying to make Boulder into something it's not supposed to be. Not every inch of land needs a house on it. Boulder is open space, hiking, biking and outdoor activities for everyone and families. By building, you're ruining the city in what we are.
- Boulder has done a lot over the past few decades to make it a nice place to live. Things like bicycle paths, parks and green space. Of course that means more people want to move here and that drives up prices. Increasing housing density will mean more traffic, crowded public facilities and a less desirable place to live. This is already happening and it's not good for the people who live here now.
- Vibrant neighborhoods as a title seems like an advocacy title. Cheers a lot of the changes that I've followed Seems like they are designed to ruin bolder neighborhoods. It also seems like the public engagement is not sincere, but I put that on the politicians.
- Please do not make further changes so developers change the footprint of my neighborhood - Martin Acres. We already have a ton of houses with 5-8 college students per house that leaves our street with little parking as it is

- Just keep ruining what so many have worked to have or hold onto. Our infrastructure is already bombarded with CU increasing its student population and control of more and more land. Disgusted that this is the answer to a problem that will continue to grow and continue to be a problem.
- You have succeeded in ruining Boulder.
- These ideas and plans are modest and cautious and greatly overdue. I think Cordry Court is a perfect area to increase density even more than the changes in RL-1. Road design around 28th and Arapahoe should be improved for greater accessibility to pedestrians and bikes.
- This is just too much and needs to stop. The City of Boulder looks at housing in isolation and fails to ever consider the larger impacts of its rapid development efforts. The City completely ignores infrastructure degradation, safety (increased road use, already understaffed police force managing a larger city, ability to evacuate from neighborhoods in case of fire, etc.) and other issues created by its all-in pro-development initiatives. The City cannot support such rapid development and increased density, and it is already seeing the ill-effects of development without appropriate forethought. Why don't you look at things like second homes, short-term rentals, and other contributors to the housing issue and eliminate those? How about adding housing to commercial spaces that have been sitting empty for years? Why doesn't Boulder stop marketing to and allowing more high paying tech companies to move into town which adversely impacts the cost and availability of housing?
- Stop this madness and keep our single family neighborhoods quiet. We already have plenty of college students living 5+ in a house. We DO NOT need to invite more density.
- RL-1 is already so dense with cars from renters and multiple occupant homes. I can't imagine increasing density in the Martin Park neighborhood. Frankly, for young families like ours more traffic would make our street less safe for our young kids to play. We already have so many cars and noise near Broadway and Table Mesa. I strongly oppose this. We are a young family who own our house on south 38th street with two young children.
- Traffic on Table Mesa (CU-bound) is already bad enough. It's hard to even get my son to school turning left out of my neighborhood. Bringing any more density to this area will be a net negative impact, ESPECIALLY developing CU South into housing. That will directly and negatively impact this traffic situation.
- I love the changes I've seen in the past few years and I love that the push for more high density housing is continuing. Making it more affordable to live in Boulder keeps the community vibrant and reduces commuting in traffic.
- I bought a house in Martin acres through the Affordable Housing program. When I had kids living at home, it was an amazing fit. Now that we are older and our kids are grown, we don't need a 4 bedroom home but the affordable housing program doesn't allow us to rent it out except for 1 year in seven. We would love to be able to build an ADU and then rent the house affordably but the current affordable housing program doesn't allow that. It would make sense for the housing program to allow it and even give a fee reduction for permitting for folks in the program to allow folks to transition into housing that is right sized. Having bought the house many years ago, it doesn't make sense to sell it financially but we'd love to have other folks who need affordable housing to use the main house.
- Reduce out of state investors, reduce short term rentals, reduce price-fixing landlords

- "Please don't allow people who won't live in the house to buy properties in this town! It's unbelievable how many people own more than one house in this town. That should not be allowed. If they have to sell the extra properties, house prices may come down.
- Too many houses get sold and immediately turned into rentals. It's so frustrating for people who want to actually buy a place to live in it. "
- It would be great to see lots of flexibility in each of these zones to allow families (blood or by choice) to adapt how we live in this town.
- "Why are you doing this? You can keep bulldozing houses to build apartments, but it is not going to ease the cost pressures to help the middle and lower wage earners. The developers will buy out the affordable housing option and will build high end condos that cost 2M like on Folsom. And look what a lovely (not) neighborhood Goss-Grove turned into when you allowed all of that density for less expensive living options, especially without requiring owners to live in the building. Loud parties, tons of crime. Look at how the density is attracting more crime in N. Boulder (+40%!!) and the S'park neighborhood.
- But I'm expecting you all will ignore public opinion, have already made up your mind to scrape scrape scrape and build build build and are going to make a bunch of developers really rich.
- And you will not have helped the middle and lower wage earners. I do wonder what kickbacks some people in government are getting from this.
- The Lorax would be very ashamed of you all."
- I personally live (rent) and work in Boulder and I just want to say that I really appreciate the city looking at ways to build up more middle-income housing. Right now I could never afford to stay in town if I ever wanted to own a home or townhome so I really appreciate the effort to try and make the city more affordable.
- Boulder needs more housing so more folks can enjoy the walkable, low carbon lifestyle we prioritize. As long as this change is done with regulations that address any potential inconveniences with parking, noise, etc., this change will allow us to increase in diversity, community, and may even increase the population of our schools, currently suffering from a shrinking student population.
- What we need in Boulder is to totally abolish current zoning code. We have made it FAR to complicated for anyone to navigate without expensive engineering and professional assistance. These plans do nothing to improve affordability.
- The city is already over crowded and yet we continue to see city council and others wanting to have more people/housing units in Boulder. Traffic is out of control, police are spread too thin, we can't get timely answers to our concerns when reaching out to city staff, etc. STOP trying to force more people into a small area and instead focus resources on improving the environment for those already living here.
- Use the Flatiorns golf course for housing. The amount of water used verses the number people who access it, is an environmental travesty.
- What is your plan for increased parking/traffic?? You cannot simply ignore the increase in cars that higher density will create nor can you say, "people will simply take the bus or walk". We do not have that type of infrastructure OR culture.
- "School enrollment is declining all over the district, resulting in lower quality education. For example, this year Columbine Elementary school has English-speaking classes with around

30 kids in 2nd through 5th grades, when they were around 15 per class last year, and those kids are not offered to learn Spanish as a World Language anymore.

- Our kids are directly affected by the lack of housing choice and affordability in the area.
- In addition, I think households living or building very large homes - over 3,500 sq. ft. - should be taxed much more or the City should find a way to discourage the construction of larger homes. "
- Need to ensure parking and noise are addressed if increased densities. the Noise levels are already increasing in our neighborhood due to more student rentals. Need to have things in place to allow these to remain safe and family friendly neighborhoods. Otherwise families will leave towns as you are seeing. Not just due to affordability but safety and family friendliness.
- Ensure walkability to neighborhood amenities is encouraged with flexible zoning (i.e. cafes, corner markets, pubs, etc.)
- The city should not only make smaller and multiple units possible, they should make them the easiest thing to build in terms of process and approvals. So long as big single family homes are the easiest thing to build, that is what we continue to see built, and we have quite enough of those. Look at examples from Portland's Residential Infill Project -- if you build only a single unit, you get the smallest FAR. If you build two or more units, you get more FAR.
- No more people
- We cannot let current residents define the housing type. We have to broaden the rules to allow more variety and more density. Those who have houses, of which I am one, benefit from the current restrictions and often do not want change. NIMBYism is too alive and well in Boulder.
- concerned that these density changes will negatively impact the historic character of these core neighborhoods and will create huge conflicts with the city's historic preservation program, which has been a leader of preservation since the 1970s. this will put pressure on demolition and new construction. consider allowing ADUs in existing outbuildings. Also, increasing density in an already very crowded core will negatively impact transportation and parking. Boulder traffic is already out of control.
- Bad survey design to combine the replies for RL-1 and RR. I believe any new housing within Boulder city limits should be restricted to, or prioritized for, middle income employees whose jobs are in Boulder, with public sector jobs being given preference. Not everyone is entitled to live in Boulder but we have an obligation to make housing affordable and available for teachers, firefighters, police personnel, city employees, etc.
- "Transit corridors do not have infrastructure to support ""family"" housing. Grocery stores, parks, easy access to rec centers. Therefore, more driving. I live in an area that is fairly dense, houses close together, tri and duplexes. I really am unhappy. Too much light trespass (anyone recall Dark Skies?), noise, people running cars for long times. No access to stores, without driving. Most of the homes have turned over to single owners or retired and 2nd homes. Not places for kids to play and hang out. No place to walk dogs (unless driving to dark park or trails). Who wants this lifestyle?
- The city council needs to explore all avenues available related to how developers are chosen (home ownership, not just market rentals) with 50% percentage of new units

affordable for average income levels of All residents, with closing the massive student population we have -students with low income taken into account. Reasoning to change character of city without first working on to better regulate airbnb and corporate and private equity purchases of land and housing MUST FIRST be addressed.

- Please please please consider that as the city increases housing density, there are more people who will cause traffic jams trying to evacuate a wildfire. People close to the fire will be less likely to escape in time. During the NCAR fire, for example, roads became clogged even with the existing population. It was extremely fortunate that the wind direction (from the north) did not lead to immediate fire in South Boulder. Do not allow a population density increase in wildfire-vulnerable neighborhoods until evacuation needs have been sufficiently addressed (if ever).
- Are ADU options being addressed?
- Boulder is dense enough! All the construction is just creating pollution, crime, congestion and lowering the quality of life. Please stop!
- Explore changing the bulk and density standards, to allow 5 story apartment buildings along any street with more than two lanes. Existing character is too expensive and induces sprawl.
- I'm so glad you are addressing this issue, and I hope all the study, questionnaires, and talk is followed by positive action. As a home-owner (lower Chautauqua) with 50+ years in a town I love, it is embarrassing to witness NIMBYs attack almost every change that would perhaps result in more equity in our housing situation. I'm in favor of mandated owner-occupancy in some types of new construction, to prevent the airbnb'ing of neighborhoods, certainly a bete noir of many homeowners. Thanks for your service. Urban planning is a thankless task, and you folks bust your butts to help Boulder. Michael Ehlers
- Thank you for working on this! It is exciting to see studies, testimony, advocacy actually matter and move us towards this moment. I know fighting the "never build anything, anywhere" crowd is a difficult barrier to finding how to use our existing utilities and infrastructure better. How to get out of our cars, be better neighbors, and accept we aren't 1980 Boulder.
- Boulder is over crowded and building more homes will not make it more affordable. The citizens of Boulder have to live with your disastrous decisions. The only people who benefit are the city through a larger tax base, developers, and real estate agents. Boulder was once a magical place. Not any more. Bumper to bumper traffic. Crime, no solutions to the homeless problem. How will more people living here alleviate any of this? It won't. It will make Boulder unbearable.
- Making it easier to add ADUs would help.
- "Boulder's future environmental, social and economic health is contingent upon NO MORE GROWTH in new job creation-spawned housing demand in Boulder! Economic development policy and practice need to be subjected to stringent oversight at all levels of government and to ongoing independent evaluation of their outcomes. If they drive more demand for housing in Boulder Valley, these policies and practices need to be modified so that they no longer do so. Period.
- Much, much more could be said!"
- I think it is VERY foolish of the City of Boulder to implement these types of changes. The city needs to tackle the LARGE number of transient DRUG ADDICTS that occupy what used to

be lovely bike path and green spaces of which I have not visited for over 10 years out of fear of being menaced and generally made to feel uncomfortable in a city I've lived in for 23 years. We do not need more people in Boulder. We need better management and we clearly need mental health facilities to support these drug addicts which are changing this city for the worst.

- "We need to be doing more of this. Don't let the loud complainers on NextDoor stop us from making Boulder a vibrant place. In a lot of ways, I think we're spending a LOT of human energy fiddling with ever-thinner slices of what we do and don't allow for housing in these places, when we could always choose something drastic and forward-looking like eliminating these zoning rules altogether, and free up Staff to work on something more interesting.
- I don't see any reason why North Boulder Park, for example, shouldn't be ringed by townhomes, allowing many families to enjoy the space more easily.
- There are several 'vintage' houses in Newlands which are currently listed for sale with verbiage that implies they're being sold to build larger, more expensive SFH. We should consider making it illegal to scrape a SFH to build a larger SFH.
- And also Parking Minimums have GOT to go. Across the board, everywhere. Zero them out completely."
- Improvements in transit need to accompany increased density or we'll have parking problems
- Enough. This city is bevy unlivable. Roads are clogged. And no, we're not biking everywhere. The bike will get stolen. Recreation trails are crowded, overused and abused.
- For 10+ years you have built like crazy in the name of affordable housing and it has failed with zero accountability. Stop ramming all this down our throats. We don't want it! Al your nonsense about community, you dont listen to anything this community tells you. We are tired of it! Enough is enough already. It's sad and quite corrupt to be honest. You're now going to destroy neighborhoods, airports and anything you can in the name of affordable housing. Stop ruining this city for your own personal benefit. Did anybody take an oath to the people of boulder or is it just to hell with them? NO accountability from the top down and you just keep on stepping all over us. Don't complain when you start receiving the pushback!
- The proposed changes are the right thing to do to help Boulder maintain (or recover) its vibrancy. We need more demographic diversity across the board. The proposed densities are not outrageous. They help us to use our land more efficiently, and the densities should help make a better public transportation system more viable. Thank you Council for considering these changes.

- The salary qualifications for housing assistance need to be raised. I know people working for Boulder based not-for-profits as well as in service industries that earn "too much" to qualify yet renting in walkable neighborhoods is extremely costly. It becomes a choice between car payments and driving in from more affordable areas (a bad choice for environmentally sensitive renters) or paying 50% of salary toward rent and paying for an Ecopass. Many of the \$2K per month 400 sq ft studio apartments that are walkable have two adults sharing rent with one living "under the radar" just to make ends meet.
- I moved to Boulder 50 years ago .I wanted to live without density and urban sprawl(like where I came from) I have supported every funding for open space and education .I am extremely distressed that the current policies are only interested in the people who want to move to Boulder and have no interest in those of us that have lived here for decades ,with a passion for open space and quality of life, in a non high density environment .Your plans will be very lucrative for real estate developers ,architects, homebuilders,planners,etc. but upsetting and horrible for those of us who have lived our lives here and invested in the Boulder we love
- Until the City of Boulder STOPS allowing "credits" to the condo developments which then prohibits any "affordable housing" apartments to become a reality, these developers will NEVER provide affordable housing in those buildings. It is shameful in my opinion that the City has cooperated with this ploy. I know of successful mixing of apartments dwellers - only it is in Paris France. WE could have that if we wanted it. Marilyn Whittaker
- I don't understand why some RL areas are not included. For example, I live in a set of condos off of Bear Mountain Drive in South Boulder and the neighborhood would not be rezoned, but just across the street (Lehigh), the neighborhood is being considered for rezoning. I would like to see the same principles applied everywhere. The transit line actually forms the boundary, not the artery, of the area that could be rezoned in south Boulder. Why? Homes and lots just across the street have excellent transit access too. There are many other residential areas in Boulder that don't seem to be included.
- Duplexes are not a level of density that requires proximity to transit corridors! I support these changes as a MINIMUM!
- The bill standards and PARKING requirements need to be made with these changes. The owner needs to live on site. If the owner is not required to live on site, we will have developers just making love lonely off their land and rents will not be decreased. This is the reality of living in a place that is highly desirable and that has a high student population. I would be in favor of some rental rate restrictions if greater density is allowed to assure the units are affordable. Just giving away density to private developers is not the way to solve the affordable housing issue.
- I think you should also consider reducing setbacks even further as it would open more space. We need a much higher housing density than what is currently available.
- The setback requirements are absurd and basically force new builds instead of reasonable densification. In my neighborhood most houses have front-back splits of their lots, but we cannot do that because the laws were changed since they built. As a result we're just going to have to move (likely out of boulder) because there is no other way to salvage the lot for our growing family. In order to get 2 units of reasonable size on my lot, you'd have to tear down the existing structure and do two back-back units.

- I think there needs to be a study conducted on rise in crime as you start to put more people into crowded spaces. Most of the crime today in Boulder happens in crowded areas and we need to investigate what might happen as we put more people into these areas. I also am concerned about flooding. Looks like some of the changes are occurring in areas that experience a lot of flooding during 2013 flood.
- I don't support more density in general. Our town has turned into a sea of copy/paste boxes making developers rich. You can't build your way out of this problem. Not everyone can live here. It is expensive and the city policies help to push up the prices. Height restrictions, permits cost and regulations, buying up all the open space all make Boulder great, but more expensive. We need to deal with infrastructure to support all the people living here. And closing lanes on all the east/west traffic road, and pretending that everyone is going to ride bikes, doesn't make the city a more pleasant place to live. It just makes it harder to get around. I would also like to add that I don't support the closing of the airport to build more housing. The airport infrastructure supports many people's livelihood, their interests and recreation. Why it is better or more valuable to hike in Chautauqua over flying planes or working on engines? (Not that you asked).
- I generally agree with raising density to accomplish these stated goals, but, since increased density will have an impact on the City's volumetric and spatial character I feel there needs to be some study of these impacts on views and skylines. I also believe density should be allowed to an even higher level at points possibly where greater height is allowed, forming monumental points of interest in the City-scape. A final point is that public corridor widths also need to be looked at as part of this process. Corridors should be sufficiently wide for the densities around them, and they need to be wide enough to support trees and comfortable movement, as well as let in sufficient light and ventilation.
- "The requirement to be 200-300 feet from a transit stop is FAR too short. Many people walk or roll much farther than that and still consider themselves close to a bus stop. I do. I live about 1,000 feet from the closest transit stop and 600 feet from a park. I consider myself lucky to live so close to both.
- I also live about 600 feet from a several quad apartments. Yet my street is single family homes only. But the amazing thing is ... the sky has not fallen, crime is low, and property values are high, and everyone seems to get along just fine. Let's have more of this."
- The changes to RL1 and RR are very vague. There is a stark difference between allowing duplexes etc within 200-300 feet of a transit corridor vs. on a lot size. This needs to be clarified to get an informed decision. Second, the neighborhoods that this change will impact will change far more with respect to their character - e.g., be a much larger change - than the proposed changes to the higher density neighborhoods. For the sake of neighborhood diversity, it makes more sense to increase density where it is higher than homogenize - nobody wants that. Lastly, it appears this large change to the RL-1 neighborhoods will more heavily burden the lower income/lower real estate value neighborhoods (e.g., Martin Acres). Rather than asking those people to accommodate more change, consider increasing density in higher density areas.

- Don't do it. This will destroy the characteristics that the current residents wanted, and which caused them to buy in that area.
- Higher density in current high density makes sense. The transition from single family home to multi-family is so tricky. it devalues the adjacent property significantly and reduces the desire to live next to apartments.
- We need more housing! These proposals fit in with the character and will enhance them... Thank you!
- More density, more walkability, more bikeability, more busability and especially, more affordability now please!
- If you want vibrant neighborhoods, do all you can to ensure owner occupied housing. People who are invested in their neighborhoods long term create stronger communities. That means owner occupied duplexes, or rental of ADU's long term only. I am seeing more families moving into my neighborhood and a related improvement of sense of community and quality of life. Some of the suggested changes sound like a reversal of quality of life.
- Under no circumstances should any owner be allowed to rent more than one property in RL1 or RR. Owners must live on property for at least nine months per year to be allowed to have a rental unit. Violations must have a meaningful financial penalty that is enforced. I want my neighborhood owned by neighbors, not investors or companies.
- Please keep Martin Acres a family neighborhood. We have already taken so much of the CU expansion. THIS IS A FAMILY NEIGHBORHOOD. Please do not allow CU and developers ruine an amazing place to have a family.
- My concern is related to traffic and car congestion in higher density areas. Parking is already obstructing accessibility on sidewalks and bike lanes. Little to no parking enforcement is being performed to prevent car from blocking sidewalks or ramped curbs. Little to traffic law enforcement is being done to prevent speeding and keep neighborhoods safe. Adding more people and cars to these already burdened neighborhoods will greatly diminish the safety and quality of life here in Boulder.
- I think we are going to face an overbuilt multifamily situation where so much has been thrown up without confirming how many people want to live in that kind of home. Sure, there will be some that have to minimize costs - but how family friendly are they? I appreciate the attention going to diversity in housing, but think not enough attention is being paid to parks and greenbelts and outside places people can enjoy. multi-story buildings are built right up to busy streets - very unpleasant.
- "I strongly support expanding workforce housing in Boulder. I DO NOT support expanding housing in general, which seems to be serving (judging from my neighborhood) retirees and 2nd home buyers.
- "It appears that Boulder is a desirable place to live. To me, this doesn't mean that more housing (at any price or form) is needed. Boulder already feels crowded, the traffic and air quality are a concern, and I would rather see the city create projects that encourage organized state or societal contribution by residents and connection between existing residents rather than add stress to the existing environment by adding people, pollution, and noise, and unconsciously function under the 'MORE of what we do have is always better' principle. The law of diminishing returns may be in effect.
- Thank you for asking for feedback. "

- We need more smaller homes, homes with 2 bedrooms, and more apartments, and neighborhoods like Dakota Ridge, where there is one park, and houses have little or no yards.
- I strongly oppose the continuous efforts of the City to force more people into already densely populated neighborhoods, such as Martin Acres. These areas are becoming really unpleasant to live in because there are just too many people, too much traffic, and too much noise. How about imposing some of these new requirements on some of the wealthier neighborhoods in town such as Mapleton Hill or in N. Boulder areas closer to the Flatirons? It seems that less expensive neighborhoods are being disproportionately targeted for these "improvements." Unfortunately, not everyone can live exactly where they'd like. I'd love to live in Santa Barbara, CA but there is no affordable housing there. Sorry, but people may have to accept that not everyone can live in Boulder,
- "Just a few clarification questions: Where is the ""transit corridor with a bus route"" that affects RL-1? What does it mean, when considering a duplex, to require that an owner live on site? Does that mean if each side of the duplex has a different owner, they both must live on site?
- Also, it may help to indicate that to fill out the questionnaire, one must sign in first.
- Thank you"
- I'm not sure how the city thinks that the Martin Acres neighborhood can absorb more density. I bought a house in this neighborhood a little over a year ago, thinking it was a NEIGHBORHOOD and not a dorm. I didn't know then the degree to which the city will sh— all over the residents of Martin Acres to appease the needs of CU. Please spare me that this is about affordable housing OR families. Any duplex that replaces a house in Martin Acres will be charging \$6000/mo in rent. So then you cram students in, racing to and from class where kids ride their bikes to school...just admit that it's more important to you to house students than provide safety and peace for families in our neighborhood. At least then I'd know we're having an honest conversation.
- Lots of concerns about changing the character, but biggest concern is parking. Currently, at least in our neighborhood, no on street parking is allowed, which is a big feature. Where are all these extra people expected to park? And don't say they won't have cars. That explanation was tried with the last influx of new apartments, and it's just not true. And now the roads are so congested that I can hardly get out of my neighborhood.
- "Thank you for this. Boulder needs more housing, especially for middle-income folks. Change is always hard, but these make sense. -m
- Have you considered the consequences of widespread robotaxi use? The public transport pathways will diminish as it becomes cheap to get directly from point A to point B/ This avoids getting to and from bus stops, waiting for the bus etc. I suggest you watch Elon Musk demo of robotaxis on 10/10.

- As a renter in Martin Acres, I'm all for considering ways to increase density, build more walkability & bikeability into our neighborhoods, and work towards keeping Boulder affordable. I appreciate the options to expand density in these zones, especially around transit corridors. I'd love to see policies to incentivize homeowners to have ADUs, etc. My fear is that large development companies will simply build more units at market-rate or even higher. Increased density should create more options for all Boulder residents, not just those who can afford luxury housing.
- I am 100% against singling out certain RL-1 neighborhoods for upzoning, just because they're near transit. Those residents, whether owners or renters, chose such neighborhoods for the same reason anyone else chooses low density: quiet, spaciousness, lack of congestion. Now we hear you're going to pick winners and losers in the RL-1 neighborhoods you target. That's a terrible idea. First, don't do any of this. But second, if you must, go back to your original stated proposal to bring all RL-1 neighborhoods up to their Comp Plan max of 6 units per acre. That's a fair, universal, equitable standard that all RL-1s will have to come up to. Anything other than that is going to be grossly unfair to the neighborhoods you decide to pile this stuff on. All neighborhoods have the right to equal treatment under the law. How can you justify densifying certain ones against their wishes, just b/c they live near transit? That's an excuse to be unfair. Do an across the boards, universal standard.
- Boulder needs to provide more housing for middle income people. However, once this new housing is built, how do you make sure it's actually available to the people who need it? How do you prevent it from becoming investment property of persons or entities out to make a buck who will charge the maximum they can get? Thus continuing to exacerbate the problem.
Another issue that we must consider is water. Our climate is trending hotter and drier by the year so how do we assure that all this new development doesn't create a huge water shortage? All these new residents will need to take showers, flush toilets, do laundry, wash dishes. Where will all this extra water come from? I feel our present city government hasn't shown itself to be very realistic. You all have starry eyed ideals but not a good track record on the nuts and bolts of a city. Also you don't listen to the honest, well informed feedback you get from your citizens. It doesn't fill me with confidence.
- The City of Boulder should look taxing residential and business properties that are vacant for more than three months unless the owners can show that they are in the process of securing a long-term lease.
- Don't not push more density into our neighborhoods. The push for more density is destroying the character of this wonderful city.
- It would be great if all of the illegal duplexes and triplexes on The Hill that were "grandfathered" in required the owner to occupy one of the units. It would result in better behavior of the students and reduce the cost of policing. It's an example of a cost free policy saving the city money.
- RL 1 already feels very dense due to the prevalence of CU students and can't handle any more density of this type. Many more absentee landlords than in years past. There are many density related issues like noise, trash, parking that would only become worse, and because there is virtually NO enforcement of existing violations, it would become even worse.

I don't believe the supply and demand argument holds up in Boulder. There is no shortage of people who are willing to pay top dollar for rent or to own and will continue to keep those with fewer means out of the market. Density will absolutely NOT translate into affordability!

- There is unending demand for housing in Boulder. Who would not want to live here? I do not believe more supply will decrease prices given the high demand. City Council needs to think long and hard about how many people our infrastructure can support. If we do not have a sufficient infrastructure to support higher population levels, we will only have succeeded in decreasing the quality of life (traffic, noise, crime, etc.) for Boulder residents. Ask yourself two questions: "What problem are you trying to solve?" and "What data do we have that the 'solution' will solve it?" If you can't answer question two with a clear "Yes", please stop these efforts. And if you do have "data" for question two, ask yourself whether you would be willing to sign a personal guarantee -- with some level of accountability -- attesting to your decision. All of us outside of government have to back-up what we say, and be accountable (loss of job, money, etc.) if we make a promise and we are wrong.
- As a resident in the RMX-1 zone, I would be happy for my duplex to no longer be non-conforming, and to have the ability to turn my currently unused basement into a third housing unit.
- Until Boulder guarantees that increasing occupancy limits will be approved ONLY for affordable housing, there can be no justification for an increase anywhere in the city.. NOTHING here addresses affordable housing. Rental units in Boulder will never come close to meeting demand. Thus, affordability cannot be achieved by a mere increase in occupancy. Such an increase must be accompanied by strict limits on the cost of rent. Otherwise owners of rental units will have no reason—and certainly no incentive—to lower current sky-high rents by so much as a penny.
Consider City Council's recent 5-2 vote supporting the construction of efficiency apartments to be rented at \$2500/month. That rent is unaffordable, even if the unit is occupied by two renters willing to live in only 350 square feet. I question whether the members of the Council who supported this project actually understand what "affordable" means.
Please note that I'll support affordable housing vigorously if it's ever proposed.
- Increasing density in RL1 and RR (specifically Martin Acres) will substantially change the nature of a neighborhood that is truly one that embodies Boulder's unique mix of residents (by age and demographic) and one which already struggles with inadequate parking to accommodate the number of current occupancy. This is still a place where you can find people in all phases of life: young families raising kids, lifetime residents whose kids are grown, college students, young professionals, and more. A change like this will have a ripple effect on local businesses, employment, and especially on BVSD enrollment (as we have already seen) and will impact the access to the environment that is part of the draw to Boulder at its essence. Proximity to transit should not be a reason to change the nature of a community and neighborhood like Martin Acres. - signed a longtime, multi-life-phase resident of Martin Acres
- We'd love to see the RMX-1 zone support higher densities. Many of the dwellings in this zone can already support higher densities without additions being necessary and it could massively help Boulders housing shortage. Especially if no new building is necessary (except for interior changes), I believe RMX-1 should allow these buildings to add units and support higher density.

- Yes, changes of the scope proposed should be voted on by Boulder citizens.
- I have reviewed the proposed changes and vehemently disagree with the premise the RL-1 zoned area of University Hill is "primarily single unit attached (over 95%)". This is a gross miss-characterization of the area between 9th Street, Arapahoe, 12th Street and Baseline where many of the homes have ALREADY BEEN DIVIDED INTO MULTIPLE UNITS (when this area was up-zoned to high density for a period of time in the 60's/70's) AND many lots already have duplexes. Due to the up-zoning, the Hill Neighborhood is already NOT a FAMILY FRIENDLY VIBRANT NEIGHBORHOOD, although we continue to strive for this. Please come up with a custom tailored approach to those neighborhoods adjacent to the CU campus, where a disproportionate amount of housing is dedicated to (transient - here for a year and then gone) STUDENT HOUSING. Many of the students are not invested in our neighborhood and it's a constant problem.
- Your maps are useless.
You say you want our input but it is not easy to find the questionnaire.
Zoning is a promise to citizens. planners and council members will be breaking that promise. Incumbent upon city planners and council members who support these changes to state how they will be affected.
- I strongly support ADU type additions to existing housing stock.
Generic architecture style multiple housing stock is to be avoided (some already exists and is deplored)
With strong student pressure on housing in this area, every effort to include owner occupied residences is extremely important to prevent ghetto areas.
- The "density program" in many parts of RL-1 has allowed landlords to displace single families and rent to CU students at \$1500-\$2000/bedroom/month. This is absolutely counter to the idea of affordable housing for families and building strong neighborhood communities.
Expanding density in RL-1 is an absolute mistake. The density efforts should be placed in building new high density accommodations for students and other professionals in areas east of Broadway and allow the established neighborhoods to be reclaimed by working families to truly revitalize these areas. Enough of the litter, beer cans, ping pong tables, broken glass, loud music at all hours and unkept properties in the University Hill area.
- I live in RL1 area with no garage & an ADU in next door property. Of the rental properties surrounding our house, the ADU w no owner present is the most troublesome. We constantly have trash, rats, bears, overoccupancy, parties & parking issues from this property. ADU properties must have owners present to manage these issues.
- There is no indication that these dwelling would be affordable housing. As with other previous "affordable housing" deals, the dwelling are either not built by the stakeholders in the end, citing no funds left, or dwellings are built but the rent/mortgage is astronomical. This proposal, as far as I can see in the webpages, makes no mention of what the affordability would be.
- I would also support a modest increase in allowed coverage & square footage in the RL and RR zones for duplexes. This would provide a little incentive for building those kinds of units and also the size of those homes would potentially be more in keeping with the neighborhood. I think keeping the setback and height limits the same in those zones makes sense, though.

- I think allowing different housing types in these districts will create more opportunity for multi generational living and provide other options for people to stay in their homes and be able to downsize. It will also create opportunities for families or people starting out to take n a larger mortgage if they have another income stream. Creating cottages, Adus, duplexes and carriage homes creates a more interesting and tighter neighborhood fabric that will strengthen our single family neighborhoods. I would much prefer to see two or three smaller homes on a lot than one large home. Thank you for doing this.
- These are big improvements over what has been allowed, but the density, parking, bulk plane, and open space requirements might be too limiting to achieve the increase in housing and housing diversity that Boulder needs.
- The hill is out of control for noise, trash, and other disturbances due to overpopulated grandfathered rentals - one of which (827 9th) just became a frat directly behind my house. The owner of that house is taking in the cash while my home value just took a nose dive. And, we will almost certainly have to move, leaving behind a home that we have poured our heart, soul, and pocketbook into. We are a family that would LEAVE because of this. Density is one thing. Uncontrollable noise and trash is another. Please find a way to reign in overpopulated grandfathered houses (e.g. require owner occupancy) and stem the tide of unsupervised, uncontrolled student slum-houses. Please add conditions relating to underlying conditions (e.g. population densities already in place) as well as putting REAL teeth into the affordability question (to keep profiteering and absentee investors out). Thank you for your consideration!
-steve
43 year Boulder resident
836 Grant Pl
- I live between the Hill and Chautauqua--and I DO NOT want any more density there; it's dense enough already. Why must we keep adding people? Our city is big enough. If the City wants more affordable housing, it can buy units on the open market and make them available at a reduced cost--with price caps built into the deed.
- Increasing density of Boulder, a highly desirable place to live, will not significantly lower the cost of living in Boulder.

People have moved to Boulder due to it's lack of density. If people want to live in high density cities, then they should move to those existing neighborhoods.

In my opinion, forcing neighborhoods to increase density is disrespectful to the existing residents.

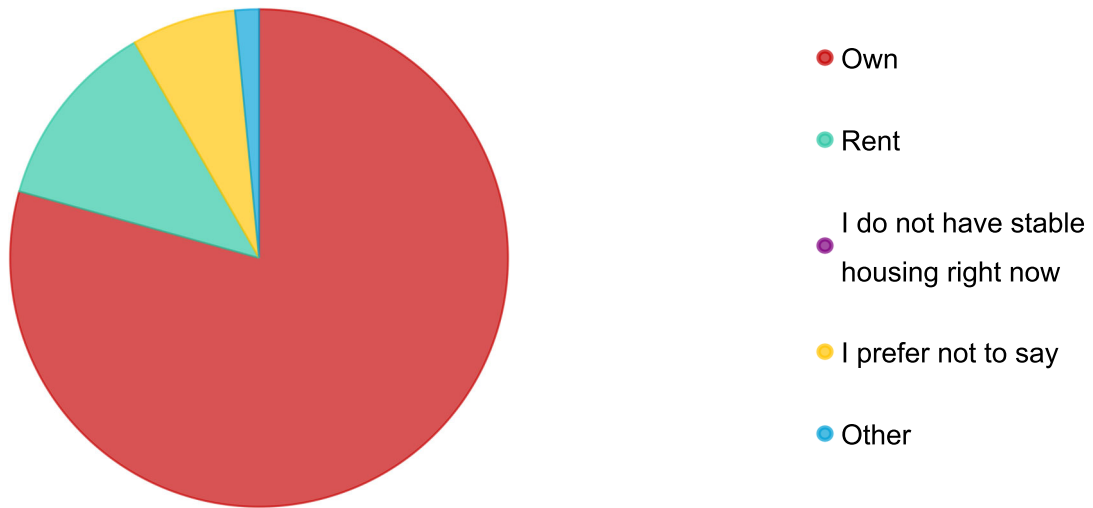
- I support increased housing density downtown and in/around transit hubs. Retaining the character of historic single-family neighborhoods is in the long-term interest of all Boulder residents.
- These changes would not address the problem of affordability, but promote density without consideration of the consequences of increased population. It unfairly targets neighborhoods who already feel the impact of Boulder's growth and overflow of student housing needs. The

hyper increased density near bus routes, could be devastating to some property owners and neighborhoods. Boulder already meets the requirements imposed by the state, so the city does not need overreach here. Areas not considered for proposed changes large lots and big footprints, why not look there for infill!

These proposals would encourage more investment interests, given greater profit potential, squeezing out the lower and middle income residents. Many people already living here took into consideration the neighborhood zoning when they made the huge investment in their home. If there are proposed changes, let the current residents vote to decide changes in their neighborhood.

- There will be no affordability in Boulder by building market rate housing. The demand is too high and the development process too arduous, time consuming and expensive. Permanently affordable units is the only way to achieve the city's stated goal of providing more affordable housing. Putting that aside, so many additional units are achievable in the higher density zones that there is no need to densify the RL and RR zones.
- We have fought many years to establish neighborhoods to represent the people living here. We already have adequate housing for what our infrastructure can handle.
- All of these changes are good changes. We are in the middle of a housing crisis and Boulder has a heavy amount of regulation about what types of housing can be built where. These regulations make it more difficult to build the kind of infill density that Boulder needs to become affordable and also protect our open space.
Please continue to loosen the regulations on density. Nothing is off the table; setbacks should be loosened, multifamily housing should be allowed in all residential zones across the city, buildable area should be increased, etc.
- Many homes on The Hill are changing over from homeowner-occupied to student rentals. These typically have several students and they often come with noise, trash, and parking problems. We need a way to keep these areas attractive for normal residents and families. The students destroy the character of our neighborhoods.
- I think we need to greatly expand housing in Boulder. I like the ideas being put forward so that housing types aren't limited or illegal in some areas. More lower income and middle housing, and much more near transit.

Do you own or rent your home?

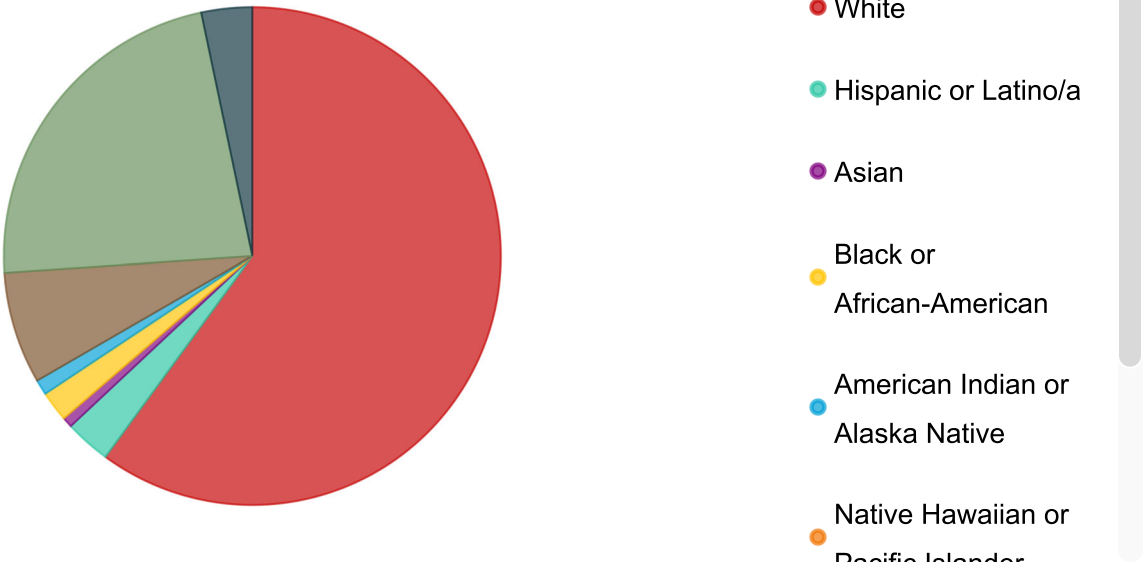


Answers	Count	Percentage
Own	257	68.35%
Rent	40	10.64%
I do not have stable housing right now	0	0%
I prefer not to say	22	5.85%
Other	5	1.33%

Answered: 324 Skipped: 52

Which race or ethnicity do you identify with most?

Attachment F - Vibrant Neighborhoods Questionnaire - Results

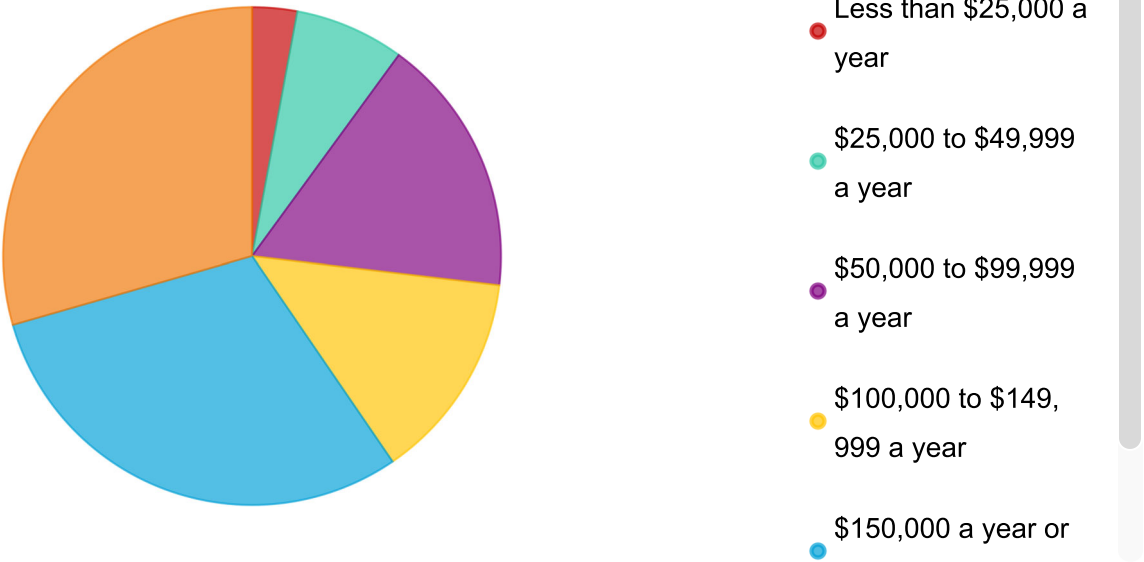


Answers	Count	Percentage
White	182	48.4%
Hispanic or Latino/a	9	2.39%
Asian	2	0.53%
Black or African-American	6	1.6%
American Indian or Alaska Native	3	0.8%
Native Hawaiian or Pacific Islander	0	0%
Two or more races	22	5.85%
I prefer not to say	69	18.35%
Other	10	2.66%

Answered: 303 Skipped: 73

o What is your household income range?

Attachment F - Vibrant Neighborhoods Questionnaire - Results

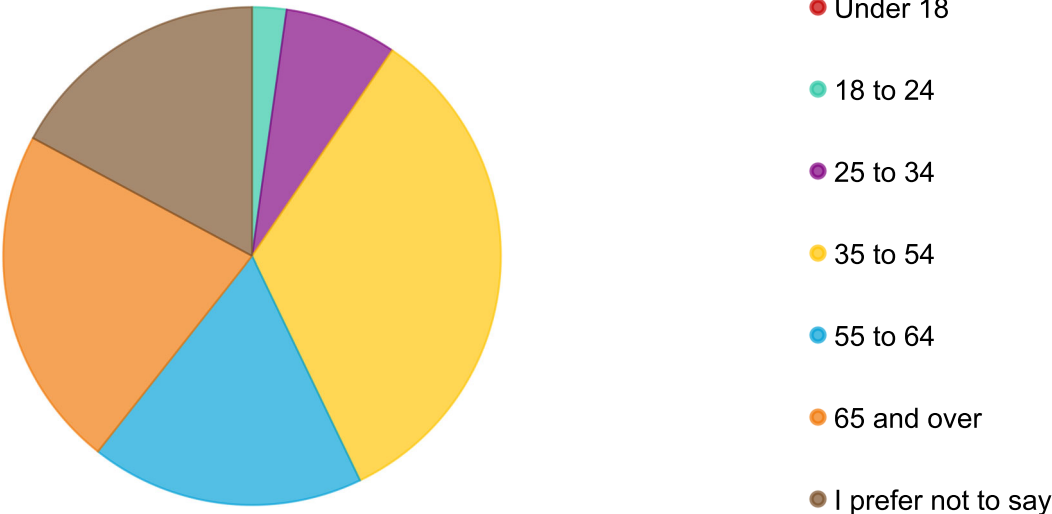


Answers	Count	Percentage
Less than \$25,000 a year	9	2.39%
\$25,000 to \$49,999 a year	22	5.85%
\$50,000 to \$99,999 a year	52	13.83%
\$100,000 to \$149,999 a year	42	11.17%
\$150,000 a year or more	93	24.73%
I prefer not to say	91	24.2%

Answered: 309 Skipped: 67

o What is your age range?

Attachment F - Vibrant Neighborhoods Questionnaire - Results



Answers	Count	Percentage
Under 18	0	0%
18 to 24	7	1.86%
25 to 34	23	6.12%
35 to 54	105	27.93%
55 to 64	56	14.89%
65 and over	70	18.62%
I prefer not to say	54	14.36%

Answered: 315 Skipped: 61

From: [Lynn Segal](#)
To: [Guiler, Karl](#)
Subject: Re: Family-Friendly Vibrant Neighborhoods questionnaire
Date: Friday, August 16, 2024 11:47:26 PM
Attachments: [image001.png](#)

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Nope. More housing = more expensive housing in a saturated market! NOT more affordability. You know this, Karl!

From: Guiler, Karl <GuilerK@bouldercolorado.gov>
Sent: Friday, August 16, 2024 1:44 PM
Subject: Family-Friendly Vibrant Neighborhoods questionnaire

Family-Friendly Vibrant Neighborhoods

Housing costs in Boulder have been consistently rising for years and the city is trying to address affordability in a variety of ways. Colorado is also experiencing housing challenges where supply has fallen short of demand. One approach is to adjust the city's land use code to expand opportunities for housing. The goal of the Family-Friendly Vibrant Neighborhoods project is to focus on inclusion and help increase housing affordability, enabling more people to stay or move to Boulder.

We want to hear your feedback!

Please take [this questionnaire](#) by Sept. 13 to share your input on the changes being explored. Please remember that Planning Board will be discussing this project on Sept. 17.

Best,

Karl Guiler, AICP
Senior Policy Advisor



City of Boulder
Planning & Development Services

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning & Development Services
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: [Sugnet, Jay](#)
To: [Guiler, Karl](#)
Subject: FW: Lois LaCroix :- Housing and Human Services
Date: Friday, September 6, 2024 12:29:49 PM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Tuesday, September 3, 2024 12:52 PM
To: Council <Council@bouldercolorado.gov>; ContactCoB <ContactCoB@bouldercolorado.gov>; Firnhaber, Kurt <FirnhaberK@bouldercolorado.gov>; Crowe, Elizabeth <CroweE@bouldercolorado.gov>; Sugnet, Jay <sugnj1@bouldercolorado.gov>; Morse-Casillas, Lyndsy <morsecasillasl@bouldercolorado.gov>
Subject: Lois LaCroix :- Housing and Human Services

Preferred Form Language: English / Inglés

Name: Lois LaCroix

Organization (optional):

Email: loislacroix@msn.com

Phone (optional): (720) 417-4263

My question or feedback most closely relates to the following topic (please choose one):
Housing and Human Services

Comment, question or feedback:

If the city is truly concerned about affordable housing perhaps you could quit approving massive student housing projects and provide more support for housing projects for people who work here and actually want to live here.

I am a heartened with the idea of limiting the size of single family homes and hope you move on that.

While you are considering adding ADU's and duplexes in a limited number of R-1 zones, I am dismayed when it is not across the board in ALL R-1 zones, only in the already most affordable and lowest income R-1 zones.

You do have the power to really change things but apparently not the will.

Lois LaCroix

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: John Gorman :- Housing and Human Services
Date: Tuesday, August 13, 2024 10:35:16 AM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Monday, August 12, 2024 9:40 PM
To: Council <Council@bouldercolorado.gov>; ContactCoB <ContactCoB@bouldercolorado.gov>;
Firnhaber, Kurt <FirnhaberK@bouldercolorado.gov>; Crowe, Elizabeth
<CroweE@bouldercolorado.gov>; Sugnet, Jay <sugnj1@bouldercolorado.gov>; Morse-Casillas,
Lyndsy <morsecasillasl@bouldercolorado.gov>
Subject: John Gorman :- Housing and Human Services

Preferred Form Language: English / Inglés

Name: John Gorman

Organization (optional):

Email: harrongorman@gmail.com

Phone (optional): (301) 974-5275

My question or feedback most closely relates to the following topic (please choose one):
Housing and Human Services

\

Comment, question or feedback:

Hello -

I am writing to urge support for the proposed upzoning to duplexes near high frequency bus routes. Single family zoning limits housing affordability, drives sprawl into nature, and harms the sustainability of city finances. I am especially encouraged by the proposed upzoning in my neighborhood, Martin Acres. Please move ahead with these plans quickly and if possible make the upzoning by right so that there is less that impedes a greener and more affordable Boulder.

Best -

John on Elmhurst Pl

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: Kathleen Madden :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing
Date: Monday, August 19, 2024 8:51:11 AM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Saturday, August 17, 2024 10:35 AM
To: Council <Council@bouldercolorado.gov>; ContactCoB <ContactCoB@bouldercolorado.gov>; Mueller, Brad <muellerb@bouldercolorado.gov>; Stanek, Cate <staneck@bouldercolorado.gov>; Johnson, Kristofer <johnsonk3@bouldercolorado.gov>; Ferro, Charles <ferroc@bouldercolorado.gov>
Subject: Kathleen Madden :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing

Preferred Form Language: English / Inglés

Name: Kathleen Madden

Organization (optional):

Email: kt2bfree@yahoo.com

Phone (optional):

My question or feedback most closely relates to the following topic (please choose one):
Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing

Comment, question or feedback:

I am writing in regards to conversations about rezoning certain neighborhoods to higher density. I am sure that Martin Acres must be one of the neighborhoods in your sights, since Martin Acres always seems to be a throw-away neighborhood in the eyes of the city council. This despite the fact that for people who desire to live in a single family neighborhood, Martin Acres is THE entry level neighborhood in Boulder. No other single family neighborhood is less expensive. By rezoning it to higher density, you take away the one available option for young families, older people on fixed incomes, new immigrants, etc to live in a single family neighborhood. Or is your plan that only multimillionaires should have the option of living in a single family neighborhood, while all others are relegated to high density neighborhoods with "transit proximity?"

In addition, if Martin Acres is rezoned for higher density, the council will have broken trust with an entire community. The residents of Martin Acres chose the neighborhood with the understanding that it was zoned single family. They invested in their properties, developed neighborhood organizations, and created a community. Is it even legal to change the character of a neighborhood by rezoning existing properties without the consent of the property owners?

From: [Huntley, Sarah](#)
To: [Mueller, Brad](#); [Guiler, Karl](#); [Ferro, Charles](#)
Subject: FW: Lesley Smith :- Other or I am not sure
Date: Thursday, August 29, 2024 12:31:56 PM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Thursday, August 29, 2024 12:23 PM
To: Council <Council@bouldercolorado.gov>; ContactCoB <ContactCoB@bouldercolorado.gov>;
Huntley, Sarah <Huntleys@bouldercolorado.gov>
Subject: Lesley Smith :- Other or I am not sure

Preferred Form Language: English / Inglés

Name: Lesley Smith

Organization (optional):

Email: lesley.l.smith@colorado.edu

Phone (optional):

My question or feedback most closely relates to the following topic (please choose one):
Other or I am not sure

Comment, question or feedback:

Hi City Council,
I live in the Martin Acres neighborhood and recently heard we might be re-zoned for duplexes. I strongly disagree with this idea. It would have a significant and negative impact on resident safety, parking, and traffic. It would change the historical and aesthetic character of the neighborhood as well. In addition, the tear-down of existing homes and the construction of duplexes would be very disruptive to neighbors. Moreover, many neighborhood rental properties have three bedrooms and already have three to six people living in them-- so duplexes wouldn't add significant additional housing. Please do not change the zoning of Martin Acres!
Thanks,
-Lesley Smith

[[FSF080521]] Submission ID is #: 1260317003

[Compose a Response to this Email](#)

From: [Ferro, Charles](#)
To: [Guiler, Karl](#); [Houde, Lisa](#)
Subject: FW: Lois LaCroix :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing
Date: Thursday, August 22, 2024 9:28:19 AM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Thursday, August 22, 2024 9:04 AM
To: Council <Council@bouldercolorado.gov>; ContactCoB <ContactCoB@bouldercolorado.gov>; Mueller, Brad <muellerb@bouldercolorado.gov>; Stanek, Cate <stanekc@bouldercolorado.gov>; Johnson, Kristofer <johnsonk3@bouldercolorado.gov>; Ferro, Charles <ferroc@bouldercolorado.gov>
Subject: Lois LaCroix :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing

Preferred Form Language: English / Inglés

Name: Lois LaCroix

Organization (optional):

Email: loislacroix@msn.com

Phone (optional): (720) 417-4263

My question or feedback most closely relates to the following topic (please choose one):
Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing

Comment, question or feedback:

If you are going to change R-1 Zoning to include duplexes and ADUs , please do it across ALL R-1 zones. R-1 zones near major traffic routes shouldn't bear the brunt of all this additional housing.

[[FSF080521]] Submission ID is #: 1257966867

[Compose a Response to this Email](#)

From: [Emily Reynolds](#)
 To: [Karl, Karl](#)
 Cc: [Adams, Tashya](#); [Benjamin, Matthew](#); [Brockett, Aaron](#); [Folkerts, Lauren](#); [Marquis, Tina](#); [Schuchard, Ryan](#); [Seeger, Nicole](#); [Wallach, Mark](#); [Winer, Tara](#); [Bivera-Vandermyde, Nura](#)
 Subject: [Blatant Bias on the "Vibrant Upzoning" Survey](#)
 Date: Sunday, August 18, 2024 2:36:44 PM
 Attachments: [image001.png](#)

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Dear Karl,

I realize you do a lot of important work and thank you for that, but had to let you know I'm mightily offended by the title of this survey on upzoning Boulder neighborhoods. It is such a grossly unfair way to present the survey when according to the recent [Rasmussen Poll](#) and Boulder residents' sentiments, WE DON'T WANT DRAMATIC UPZONING and buildings everywhere until we can't breathe. What on earth gives the City Planning Services the right to skew the results in this heavy-handed, dishonest way? <https://www.youtube.com/watch?v=1P1-Dee0UVg> That ought to be against the law! It's deceptive like the City ordinances where the wording demands a yes vote in order to say no and vice versa. Dishonorable. Dishonest. Deceitful. Disinformation.

Isn't it bad enough that Council sees fit to overturn the vote of the people on occupancy? It's more than apparent that they could care less! I guess I still feel that Council and Planning should be representing us, not trying to deceive us. How quaint!

Is there no way for Planning to be slightly more even-handed on this? It ought to be against the law for rubbish like this to be presented to the public as neutral. Once again, I find myself ashamed of the embarrassment that is our local government. Please do whatever it takes to eliminate disinformation titles. It would also be good if Planning provided an actual, valid survey which can't be answered over and over again. And I guess Council will say *See, upzoning is well-loved by Boulderites!* after the 'progressives' do the drone thing and reply to the survey 100 times each. How about some action on this dishonesty? How about a valid survey instead of this nonsense?

New idea: How about naming it the Vile, Nasty Upzoning Survey?

More than sincerely, Emily

Emily Reynolds

2030 Mesa Dr, Boulder, CO 80304

From: [Isaac Stokes](#)
To: [Guiler, Karl](#)
Subject: Re: Family-Friendly Vibrant Neighborhoods questionnaire
Date: Friday, August 16, 2024 2:32:52 PM

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Pull all the levers for gentle density pls! I think then ratio of AMI to average dwelling cost is probably off by 5-10x(?)

AMI is \$44k so 40% for housing would be \$18k or \$1500 months which would buy a \$200k home. Average house price is \$1.5M - yikes!!

I read in Boulder Reporting Lab the city is studying making RL1 lot min 4000 sq ft per dwelling unit and 3000 fr in RMX1 as early as 2025. Is this accurate? I think it would be very, very positive for housing costs/attainability.



Boulder City Council advances zoning changes to boost density
boulderreportinglab.org

Thanks!
Iws
Sent from my iPhone

On Aug 16, 2024, at 1:44 PM, Guiler, Karl <guilerk@bouldercolorado.gov> wrote:

Family-Friendly Vibrant Neighborhoods

Housing costs in Boulder have been consistently rising for years and the city is trying to address affordability in a variety of ways. Colorado is also experiencing housing challenges where supply has fallen short of demand. One approach is to adjust the city's land use code to expand opportunities for housing. The goal of the Family-Friendly Vibrant Neighborhoods project is to focus on inclusion and help

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: Jayne Weber :- Planning and Development Services
Date: Monday, August 26, 2024 4:11:57 PM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Monday, August 26, 2024 4:00 PM
To: Council <Council@bouldercolorado.gov>; ContactCoB <ContactCoB@bouldercolorado.gov>; Mueller, Brad <MuellerB@bouldercolorado.gov>; Pannewig, Hella <Pannewig@bouldercolorado.gov>; Ferro, Charles <FerroC@bouldercolorado.gov>; Johnson, Kristofer <JohnsonK3@bouldercolorado.gov>; Causa, Julie <CausaJ@bouldercolorado.gov>; Stanek, Cate <StanekC@bouldercolorado.gov>
Subject: Jayne Weber :- Planning and Development Services

Preferred Form Language: English / Inglés

Name: Jayne Weber

Organization (optional):

Email: jdixonweber@comcast.net

Phone (optional):

My question or feedback most closely relates to the following topic (please choose one):
Planning and Development Services

Comment, question or feedback:

Per the housing density survey,

It appears that not all areas of the city are targeted for increased housing density. How did you pick your areas?

For example, I see that Table Mesa is targeted, but the Devil's Thumb area is not. I see other areas that are not targeted either. Why is that?

I thought everyone and every property in the entire city was supposed to be affected by this.

You might consider being very transparent about who was targeted and who was not, and then provide reasons why you are not targeting some areas.

I can tell a lot of work has been done on this but the reality is, these sorts of decisions should be made by the people who live here, in an election.

From: [Guiler, Karl](#)
To: [Guiler, Karl](#)
Subject: Public comment
Date: Friday, August 16, 2024 2:43:55 PM
Attachments: [image001.png](#)

From: MATTHEW CLAUSEN <+16083334193>
Sent: Monday, August 12, 2024 5:02 PM
To: Valliere, Megan <vallierem@bouldercolorado.gov>
Subject: Voice Mail (1 minute and 31 seconds)

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Hi, my name is Matthew Clawson at 345 S 36th Street. I'm calling about the proposed zoning change for Martin Acres to allow duplexes essentially all throughout it. It's a homeowner here. I do disagree with this. What attracted my wife and I and our family to this place was to have that single family home neighborly neighborhood since they're already lot of rentals in the area after college students. But there are also a lot of us who live here, want to raise families here and want that more permanent and neighborhood oriented piece that comes with single family homes, people who put down roots and we grow up together and grow old together. That's why we bought in here, eating enormous amount of money to buy in here and be here next to Flatirons with height restrictions and the views and neighbors and the parks. And basically I would not like duplexes torn down and put in next door.

Karl Guiler, AICP
Senior Policy Advisor



City of Boulder
Planning & Development Services

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning & Development Services
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: [Barbara Fahey](#)
To: [Guiler, Karl](#)
Subject: Re: Zoning for Affordable Housing Phase Two Update (now called Vibrant Neighborhoods)
Date: Monday, August 5, 2024 2:23:39 PM
Attachments: [image001.png](#)
[image001.png](#)

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Dear Councillor,

I'd like to let you know that I think the "spin" that's being put on the title of proposals coming from the City is inappropriate. "Zoning for Affordable Neighborhoods" and "Vibrant Neighborhoods" are 2 examples. I think City government should be more neutral and use descriptive, factual titles not ones that are value-laden and push a particular viewpoint. The same goes for City public feedback survey questions. Using fact based titles, descriptions and survey questions is how you get unbiased public feedback. For example, "Proposal to Increase Zoning Density" is descriptive and honest. Otherwise it feels like disingenuous marketing and push polls. That's not what I expect from our government.

Sincerely,
Barbara

IO On Aug 5, 2024, at 10:47 AM, Guiler, Karl <GuilerK@bouldercolorado.gov> wrote:

Good morning! This email is to inform you that the Vibrant Neighborhoods project discussion by Planning Board has been rescheduled to **Sept. 17** (it was originally slated for Aug. 6). An update to City Council has also been added to **Sept. 26**. The city will be sending out a questionnaire in coming days to ask the community specifically about the changes that City Council has suggested (as discussed in the message below) as part of this project. A link to the questionnaire will be send out either later this week or next week.

Best,

Karl

Karl Guiler, AICP
Senior Policy Advisor



City of Boulder
Planning & Development Services

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning & Development Services

1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Guiler, Karl

Sent: Friday, June 21, 2024 4:45 PM

Subject: Zoning for Affordable Housing Phase Two Update (now called Vibrant Neighborhoods)

Vibrant Neighborhoods

Expanding Housing Choices

In 2023, the city introduced several land use code updates to allow more housing options in Boulder, aimed at addressing increasing housing costs in Boulder and making transit use more viable. These efforts included allowing more accessory dwelling units, increasing the allowable number of people that can live in a unit (occupancy reform), permitting duplexes and triplexes in traditionally detached dwelling unit areas (same number of possible units as current zoning) and increasing the number of units allowed in high density residential, commercial and industrial areas of the city.

Now, the focus of the project is on allowing more homes in the medium density areas of the city (i.e., RMX-1 and RM-1 zones) and permitting duplexes more broadly (potentially along transit corridors) in the RL-1 and RR zones of the city. This “Vibrant Neighborhoods” and these land use code changes help to bring the city into conformance with state laws on housing that have passed this year. The Vibrant Neighborhoods project is independent of the new state rules and is at the request of City Council.

This project is expected to take place over the next few years. This year will focused on allowing more housing consistent with the current [Boulder Valley Comprehensive Plan \(BVCP\)](#). The following years will focus on implementing changes that might occur as part of the upcoming 2025 BVCP update. The [April 25 study session memo](#) to City Council provides a background of the project. Next month, the city will share a questionnaire to help understand the community’s level of support for the changes that have been requested by City Council.

The city is scheduled to provide updates on this project to the Housing Advisory Board (HAB) on **June 26** (see attached memo) and to Planning Board on **Aug. 6**. If you would like to stay informed on the progress of this project, please contact the project manager, Karl Guiler, at guilerk@bouldercolorado.gov or sign up for the [Planning & Development Services monthly newsletter](#).

From: [R. Porath](#)
To: [Guiler, Karl](#)
Subject: Redlining
Date: Wednesday, August 7, 2024 4:18:32 AM

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Rather than creating an equitable distribution in its plans for enhanced density housing, termed "affordable", "Progressive", and "Vibrant", the City Council intends to "redline" certain neighborhoods based on their nearness to mass transit corridors. The bulk of Boulder gets to keep its exclusive, low density, high end character. This indicates we truly have become a modern urban city, and most certainly not one with democratic ideals. Bob Porath Boulder 720-556-2492

From: [Huntley, Sarah](#)
To: [Mueller, Brad](#); [Guiler, Karl](#); [Ferro, Charles](#)
Subject: FW: Stephanie Pease :- Other or I am not sure
Date: Wednesday, August 28, 2024 1:41:41 PM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Tuesday, August 27, 2024 10:13 PM
To: Council <Council@bouldercolorado.gov>; ContactCoB <ContactCoB@bouldercolorado.gov>;
Huntley, Sarah <Huntleys@bouldercolorado.gov>
Subject: Stephanie Pease :- Other or I am not sure

Preferred Form Language: English / Inglés

Name: Stephanie Pease

Organization (optional):

Email: stephanie.pease@gmail.com

Phone (optional):

My question or feedback most closely relates to the following topic (please choose one):
Other or I am not sure

Comment, question or feedback:

Hi - I heard from our neighborhood newsletter, the Martin Acres Voice, that there is a possibility that zoning laws in our neighborhood may change to allow two houses per lot instead of just one house per lot (because a large part of our neighborhood is designated as being near high frequency bus routes).

I think this is a great idea. Boulder needs more housing anywhere we can get it. I love Boulder, I love the ways we prioritize public transit and walking and bike routes and I really want more families and individuals to be able to enjoy those benefits. I think the diversity in our population that will come when duplexes are built will be a benefit to me and to our community as a whole. More families in our neighborhood means more kiddos in our schools (that currently suffer from shrinking population!), more people living low-carbon lifestyles, and a richer community life.

I think it will be important to make sure that there are regulations in place to control any possible inconveniences - parking challenges, noise challenges, property value increases that impact taxes for existing homeowners on fixed incomes, etc. - but with proper planning, this re-zoning is a much needed change!

From: [Jeff Wormer](#)
To: [Guiler, Karl](#)
Subject: Vibrant family friendly neighborhoods
Date: Tuesday, August 27, 2024 3:43:34 PM

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To whom it may concern,

Below is my response to the Vibrant family friendly neighborhood survey. A very interesting and loaded spin on the title in my opinion. The City of Boulder conveniently looks at the affordable housing issue through microscope glasses and it isn't considering the big picture. If the city wants lower housing prices they should cap CU enrollment, stand against the influx of housing investors including second and third home owners. They should stop supporting big tech and business including developers. Some recent examples include approving the Ball Aerospace campus despite them not playing by city rules. Other examples include supporting Google and the cu south development. My house value went up \$200,000 alone when google moved in. This is great for equity but bad for everything else. This approach is ruining the town via urban heat and wildfire , crowding including trail overuse, and fatalities on the streets. I would love to stay in town but I can barely afford my insurance due to the increase in human-caused fires. The same goes for the taxes increases. I already get my gas and groceries out of town. Please take a pause and review the big picture effectiveness of what you have done to date (my house keeps going up) before plowing down a path and leaving the city trashed in your wake.

Thanks

Sent from my iPhone



September 9, 2024

RE: Better Boulder Position on City of Boulder Zoning Changes - Family-Friendly Vibrant Neighborhoods

Dear Mayor Brockett, Members of City Council, Members of Planning Board, Members of Housing Advisory Board:

Better Boulder has been closely following the progress in proposing and implementing zoning adjustments aimed at addressing our region's affordability challenges. As a coalition of engaged business owners and community members, we recognize that evolving our community's land-use policies is a crucial component of the comprehensive regulatory and fiduciary solutions required for optimal outcomes. This area of policy adjustment is particularly vital and necessary for progress.

Moreover, we find it inspiring to expand the goals of this effort beyond mere affordability. Purposefully creating more family-friendly and vibrant neighborhoods aligns seamlessly with Better Boulder's mission to foster vibrant, livable, sustainable, and connected communities. We have long advocated for policies that encourage our new and existing neighborhoods to become more walkable, bikeable, interactive, and less car-dependent. This goal, often referred to as 15-minute neighborhoods, better serves the needs of all residents, particularly children, families, and those with accessibility challenges. While a nearby coffee shop is often cited as an example, true 15-minute neighborhoods must offer essential services for daily living—convenient access to grocery stores, pharmacies, eateries, libraries, and more—which will help reduce driving and increase walking and biking.

These zoning changes are a necessary component of a robust middle income housing strategy. We encourage the city to further expand and refine this strategy once these municipal code changes are in place. Boulder has made significant progress in addressing the housing needs of residents with the greatest economic challenges through the existing Inclusionary Housing program, which has made a significant impact on households who earn no more than 60% of AMI. As we continue to look for ways to address the needs of middle-income households, defined as up to 120% of AMI, increasing the availability of diverse and affordable housing types to this population is key. Better Boulder believes that, in conjunction with appropriate zoning, the city must provide incentives for diverse missing-middle housing solutions.

We urge the relevant Boards and Commissions (Housing Advisory Board, Planning Board) and the City Council to remain open to the innovative ideas presented by city staff and to seek opportunities to enhance these proposals as they are incorporated into Boulder's municipal code.

The timing of this initiative is compelling, as it is informed and guided by the ongoing revision of the Boulder Valley Comprehensive Plan (BVCP). With the major 2025 update to the BVCP underway, there will be invaluable insights into how the document can be refined to achieve long-sought outcomes, such as the development of 15-minute neighborhoods and housing pilots.

We encourage those involved in the BVCP revisions to apply the lessons learned from this round of updates to city code, aiming to create policies that more effectively guide Boulder's future toward these desired



outcomes. We support replacing intensity, form, and bulk standards focused on dwelling units (DUs) per acre with square footage/floor area ratio standards, as this approach offers greater flexibility in accommodating diverse residential needs and housing types within the same built-out envelope.

Regarding the specific suggestions being proposed, we offer the following comments:

1. **Add RMX-1 to the scope of the project:** Lowering the current 6,000 square foot per DU requirement to allow for more homes is a much-needed change, and we are glad to see this addressed. This proposal will reduce the number of non-conforming multi-unit buildings and allow for reasonable new construction and reconfiguration of existing structures to accommodate additional families. We support considering a calculation as low as 1,500 sf/DU, beyond the current recommendation of 3,000.
2. **Add RM-1 to the scope of the project:** Under the constraints of the BVCP, we commend city staff for their excellent analysis demonstrating why moving away from the open-space per DU requirement is desirable. We believe reducing the 3,000 sf/DU open space standard to 2,000 sf/DU is well justified for this medium-density zone, where many multi-unit buildings exist. The analysis indicating that this change could yield up to 800 additional housing units is very promising.
3. **Opportunities in lower-density areas:** Phase I of zoning for affordability made initial strides toward allowing more multi-unit structures in lower-density zones. The changes proposed here significantly enhance these possibilities. For instance, large areas within RL-1 zones have lots just over 8,000 sf. In these areas, there will be opportunities for duplexes if the new standard is 4,000 sf per DU. We support these changes.
4. **Explore additional restrictions on low-density residential zones:** We agree with staff's analysis that restrictions intended to encourage owner occupancy through zoning could result in more negative than positive outcomes. Boulder should continue exploring ways to encourage missing-middle home ownership through zoning changes, like the ones mentioned above, which increase housing-type availability and choices. These changes should be complemented by programs that provide financial assistance and other incentives to enable middle-income families to live in Boulder.
5. **Exemption for missing middle housing:** Better Boulder supports streamlining site-review processes to encourage better and more affordable outcomes. An exemption for permanent affordability targeting populations earning up to 120% of AMI is the right thing to do. We encourage Planning and Development staff to continue seeking opportunities to incentivize affordability by not just reducing approval steps, processes, and costs, but also consider addressing affordability beyond the most economically challenged groups. It would be a huge step forward to include families and individuals of modest means who work, who recreate, and who support businesses and services in our city.
6. **Further analyze reducing and fine-tuning site-review thresholds:** Better Boulder supports process changes that can encourage more housing in commercial hubs, industrial zones, and existing residential zones.
7. **Allowing residential FAR in Industrial Zones for R&D and other uses:** We are pleased to see fine-tuning regarding the appropriate areas for residential use in industrial zones and the retention of R&D use as a housing opportunity.



As is the case with any residential zoning initiatives, residents may be alarmed if they fear there could be massive and rapid changes in their neighborhoods. It is therefore crucial for the public to understand that the expected rate of change is gradual. Boulder's experience with relaxing ADU restrictions, for instance, has not led to a sudden proliferation of ADUs. The rate of change has been quite measured, as numerous factors influence residents' decisions to reconfigure their living spaces.

Beyond the areas analyzed in this phase, we recommend considering the following for future work, potentially requiring BVCP guidance in its next revision:

- **Density Calculations:** Allow duplexes and triplexes to count as a single dwelling unit for density calculations such as lot area/DU, similar to what is currently the case for Efficiency Living Units.
- **Open Space and Public Realm:** Observations from cities like Seattle and Portland suggest that as incremental development occurs, two crucial form factors are usable open space (to maintain the feel of a garden city) and street frontage/public realm. We encourage Boulder to explore how traditional zoning methods and form-based codes can result in truly iconic public spaces.
- **Transit-Oriented Development:** Better Boulder has supported statewide land-use legislation aimed at addressing Colorado's housing challenges. We commend city staff and leadership for proactively aligning with these statewide initiatives. Additional work will be needed to create more density along transit corridors, as current zoning boundaries were not designed with this concept in mind. Achieving our transit-oriented development goals may require more flexibility in specifying where, within a particular zone, increased density is encouraged.

In addition to housing, transportation, and environmental advocates, Better Boulder's membership includes business owners and developers with significant expertise in how policy changes may impact the feasibility of excellent projects. The interplay between profitability and community benefit is central to making our land-use policies work best for all community members. As always, Better Boulder values being a resource and engaging in dialogue on initiatives like Family-Friendly Vibrant Neighborhoods.

Thank you for your consideration, and for all you do,

Better Boulder

From: LK <lynnyoga@yahoo.com>
Sent: Monday, September 30, 2024 9:45 AM
To: Houde, Lisa <houdel@bouldercolorado.gov>
Subject: feedback about housing in Boulder

External Sender Notice This email was sent by an external sender.

Dear Lisa,

Sorry this is late.

I wanted to fill out the beautifully designed online questionnaire but missed the deadline.

Most friends who have left boulder cite the unfortunate political power take-over in Boulder by developers who insist that there is not enough housing and then profit by being able to build more and sell more and pack more people into every open corner of the city, ruining it for those who live here. It's a model that favors developers and profits.

I downsized 3 years ago and looked at the condos on Airport road and didn't buy because there was one parking space for each unit, even the 3 bedroom units. They are advertised as eco condos-- you should be prepared to bike everywhere. As you've heard from other residents, people do not live like that.

I was also told by my realtor to not buy anything with low income units because the owners do not care for their units and the property value goes down.

As you've heard from other experts in other cities-- just giving someone a space to live in is not the solution. If there is not the structure to also provide work and income and counseling, the housing is not kept up and the area suffers.

Every time I walk around town through areas with parking lots that are empty I picture more people packed into that area, more congestion, more garbage at hiking trails, more buildings like the Pearl St corridor that resembles a high-end prison complex, and ruin the open relaxed feel of the town. I've heard the developers want to break the 4 story restriction as well. I spoke to some people in town this past summer, and they are appalled that the developers finally gained enough power in the town to start building everywhere-- what others had been fighting since the town began. These are the people who would have developed Yellowstone and built hotels and condos in it...and talked about what good they were doing for the community.

The whole point of the open space was a vision that has proved invaluable through the history of the town.

Openness, quality of life, space, peace, health-- that is the gift the founders provided.

Packing more people within the town means our open space grows more like the parks in large cities.

Boulder is not like Vail or Aspen-- we do not have open mountains around the town in every direction. It's the opposite-- they are building up to the inch of the open space and it's like anthills of construction and people.

I can imagine that keeping the quality of the town in that precious irreplaceable setting with all the pressure of developers and profit-seekers has always been a difficult job.

I believe the balance has tipped, within the last 10 years.

Lynn Keller

ATTACHMENT H

Analysis of City Council suggestions 6 and 7

City Council Suggestion 6

Further analyze minimum thresholds for Site Review and whether any thresholds should be tied to number of dwelling units – Consider changing additional zones in [Table 2-2 in Section 9-2-14, “Site Review,” B.R.C. 1981](#) to “0” to make them eligible for Site Review.

[Ordinance 8599 \(Zoning for Affordable Housing Phase One\)](#) included modifications to the Site Review requirements to remove thresholds based on number of dwelling units, and instead use floor area or lot area size. The rationale was that basing the process on number of dwelling units could discourage the provision of additional housing units. City Council requested that additional zones be looked at for whether any triggers based on the number of dwelling units could be modified.

While Site Review could discourage some applicants from applying, in many instances applicants pursue the Site Review process because it allows for more code flexibility with respect to setbacks and height. It is also advantageous to the city for getting more innovative, high-quality designs and more permanently affordable housing. In that theme of thought, council also requested that some Site Review threshold based on lot size be lowered so that more projects could opt to undergo Site Review (not required). For instance, some zones do not allow an applicant to apply for Site Review unless the size of the site is of a certain size (e.g., one acre). Some zones allow Site Review irrespective of the size of the site and are denoted in the Site Review threshold table as “0”. Higher thresholds are typically intended for properties where Site Review would be less desired (e.g., low density residential zones, business commercial service (BCS)), either by a lower anticipated level of change or situations where variances (requiring demonstration of hardships) are more appropriate.

Summary from April 25 study session – Site Review thresholds	
Staff recommendation	<p>Based on the council direction and further analysis, staff has the following suggestions for modifications:</p> <ul style="list-style-type: none"> • <i>Reduce the Site Review threshold in the Business Community zones (BC-1 and BC-2) and Business Transitional (BT) zones, which is currently one acre down to no minimum required.</i> BC zones are predominantly neighborhood centers and may see more interest in coming years for residential uses (ground floor uses would be required to be commercial unless approved through Use Review per the current code). Additional residential could benefit from additional flexibility and the option for increased permanently affordable housing through the city’s community

	<p>benefit requirements in the Site Review process. Site Review also ensures a higher quality design outcome.</p> <ul style="list-style-type: none"> • <i>Reduce the Site Review threshold in the Industrial General (IG) and Industrial Manufacturing (IM) zones from two acres to one acre.</i> Similar to the option above, there will likely be more interest in the IG and IM zone in the future for residential and mixed use. To ensure higher quality, compatible projects, and greater potential for increased permanently affordable housing, staff finds that this change would be appropriate. • <i>Remove the number of dwelling units from the threshold in the following zones and enable any site to be eligible for Site Review: MH (Mobile Home) and MU-3 (Mixed Use – 3).</i> • <i>Remove all thresholds that note “5 or more units are permitted on the property” and replace with “7,500 square feet of floor area” in the following zones: RH-3, RH-4, RH-5, RH-6, RH-7, RM-1, RM-2 and RM-3.</i> This change follows the logic of changes in Ordinance 8599 that assumes 1,500 square feet of floor area per unit. • <i>Change the RMX-1 threshold from “5 or more units are permitted on the property” to “1 acre”.</i> • <i>Change the RR-1 and RR-1 thresholds from “5 or more units are permitted on the property” to “3 acres”.</i> • <i>Change the RL-1 and RL-2 thresholds from “5 or more units are permitted on the property to “3 acres” and include a Site Review requirement for any subdivisions of 20 or more lots.</i>
City Council direction	City Council agreed to move forward with the staff recommended changes to the Site Review thresholds as outlined in the April 25 memorandum .
Summary from Sept. 17 Planning Board discussion – Site Review thresholds	
Planning Board feedback	<ul style="list-style-type: none"> • The board supported the proposed changes to the Site Review thresholds. • One board member suggested reducing the Site Review threshold in the Industrial zones from one acre to ‘all properties eligible for Site Review.’
Recent Community Engagement & Option Analysis	
Staff has moved forward with this option and has been soliciting feedback on these changes. Conversations with property owners, developers, and architects on this specific option have been positive.	

City Council Suggestion 7

Rethink whether research and development (R&D) uses should allow additional residential FAR in the industrial zones – Consider removal of R&D uses from the allowance for additional residential FAR and list other light industrial uses that should be promoted for light industrial areas.

[Ordinance 8599 \(Zoning for Affordable Housing Phase One\)](#) was adopted by council with a provision that enables industrial projects to have a higher FAR if residential is paired with research and development and/or light manufacturing uses. This was intended to encourage residential infill in industrial zones without driving out light industrial uses. While this provision was included in the ordinance, council questioned whether research and development (R&D) should be promoted over other light industrial uses to preserve and requested further analysis of this.

Staff has discussed this topic with a planning consultant and attorney who represent many R&D applicants. Staff has learned that some R&D applicants may be open to having residential on sites and others less so. There may be some legal considerations and barriers in some instances to some companies agreeing to have residential on sites. Based on these discussions, staff continues to find that there is no harm to including an incentive for more residential floor area on sites that include R&D uses, since it encourages mixed-use in the industrial zones (more residential and inclusion of industrial uses). Further, there is no penalty to industrial uses that do not include a residential component. Staff, however, finds that there may be some light manufacturing uses that should not be integrated with residential and therefore, recommends including only the following light industrial uses below (with definitions):

- *Business support services* means establishments that provide support services primarily to other businesses such as: duplicating, mailing, parcel shipping, security, property management, business equipment repair, and office supplies.
- *Building material sales* means a business primarily engaged in the retail sale from the premises of supplies used in construction including, without limitation, doors, hardware, windows, cabinets, paint, wall coverings, floor coverings, garden supplies, and large appliances and where the storage of materials is primarily within the principal building, but does not include a lumber yard.
- *Warehouse or distribution facility* means an establishment primarily engaged in the storage and distribution of goods and materials in large quantity to retailers or other businesses for resale to individual or business customers.
- *Wholesale business* means a business primarily engaged in the selling of merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for or selling merchandise to such individuals or companies.
- *Light manufacturing* means facilities for the manufacturing, fabrication, processing, or assembly of products, provided that such facilities are completely enclosed and provided that any noise, smoke, vapor, dust, odor, glare, vibration, fumes, or other environmental contamination produced

by such facility is confined to the lot upon which such facilities are located and is regulated in accordance with applicable city, state, or federal regulations. Light manufacturing may include a showroom or ancillary sales of products related to the items manufactured on-site.

- *Building and landscaping contractor* means the various trades that make up the construction and landscape industry such as plumbing, carpentry, electrical, mechanical, painting, roofing, concrete, landscaping, and irrigation.

- *Equipment repair and rental* means a business that rents and/or repairs items such as tools, construction, lawn, garden, building maintenance, party equipment, and the rental of moving trucks and trailers, but does not include an automobile repair or rental facility, and may include outdoor storage of equipment.

- *Research and development* means a facility that engages in product or process design, development, prototyping, or testing for an industry. Such industries may include but are not limited to biotechnology, life sciences, pharmaceuticals, medical or dental instruments or supplies, food, clothing, outdoor equipment, computer hardware or software, or electronics. Facilities may also include laboratory, office, warehousing, and light manufacturing functions as part of the research and development use.

- *Non-vehicular repair and rental services* means a business that primarily provides services rather than goods and does not include outdoor storage, such as: appliance repair, electronics repair, furniture repair, small power equipment repair, and tool and equipment rental.

- *Service of vehicles* means the repair, servicing, maintenance, or installation of accessories for vehicles including motorcycles, motorbikes, automobiles, trucks, snowmobiles, trailers, campers, recreational vehicles, sailboats, and powerboats where outdoor storage of a vehicle does not exceed five consecutive days.

Summary from April 25 study session – Industrial zone incentives for mixed-use	
Staff recommendation	Staff recommends keeping the research and development use in the list of uses that would enable a residential floor area bonus in the industrial zones as way to incentivize residential in industrial zones and maintain/preserve industrial uses. Staff recommends narrowing the list of light manufacturing uses to only those listed above.
City Council direction	<ul style="list-style-type: none"> • City Council generally agreed with the staff recommendation to keep R&D uses in the list of uses in the code that when paired with residential uses would qualify a project for additional allowable residential floor area. The provision is an incentive for mixed-use in the industrial zones by encouraging residential uses and retaining or fostering new light industrial uses. • Council agreed with the list of other recommended light manufacturing uses for the floor area ratio bonus, but requested that a list of the proposed “non-permitted” uses be provided at the next update. In response to this request, below is a list of uses that would <u>not</u> be eligible for the increased residential floor area on mixed-use site: <ul style="list-style-type: none"> - <i>Cold storage locker</i> - <i>Outdoor display of merchandise</i> - <i>Outdoor storage</i>

	<ul style="list-style-type: none"> - <i>Self-service storage facility</i> - <i>General manufacturing</i> - <i>Recycling center</i> - <i>Recycling collection facility (large and small)</i> - <i>Recycling processing facility</i> - <i>Cleaning and laundry plant</i> - <i>Lumber yard</i> <p>Definition of each of these uses can be reviewed in Chapter 9-16, "Definitions," B.R.C. 1981.</p>
<p>Summary from Sept. 17 Planning Board discussion – Industrial zone incentives for mixed-use</p>	
<p>Planning Board feedback</p>	<ul style="list-style-type: none"> • The majority of the board supported the proposed change. • One board member felt it was too prescriptive to narrow the uses down and did not support the change.
<p>Recent Community Engagement & Option Analysis</p>	
<p>Staff has moved forward with this option and has been soliciting feedback on these changes. Conversions with property owners, developers, and architects on this specific option have been positive.</p>	