



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: December 19, 2024

AGENDA TITLE

Introduction, first reading and consideration of a motion to order published by title only Ordinance 8666, amending Chapters 9-2, “Review Processes,” 9-6, “Use Standards,” and 9-8, “Intensity Standards” of Title 9, “Land Use Code,” B.R.C. 1981, to amend density and intensity standards to allow development of additional dwelling units in the Residential – Rural 1 (RR-1), Residential – Rural 2 (RR-2), Residential – Low 1 (RL-1), Residential – Medium 1 (RM-1), and Residential Mixed – 1 (RMX-1) zoning districts and to amend review procedures and use standards to reduce regulatory requirements for certain residential developments, and setting forth related details.

PRESENTERS

Nuria Rivera-Vandermyde, City Manager
Teresa Taylor Tate, City Attorney
Hella Pannewig, Senior Counsel
Mark Woulf, Assistant City Manager
Brad Mueller, Director of Planning & Development Services
Charles Ferro, Senior Planning Manager
Karl Guiler, Senior Policy Advisor

EXECUTIVE SUMMARY

The purpose of this item is for City Council to consider the attached proposed Ordinance 8666 ([Attachment A](#)) on first reading. Ordinance 8666 would implement the Family-Friendly Vibrant Neighborhoods project, which is a City Council 2024-2025 Work Program Priority Item. The content of the ordinance focuses on specific suggestions that

were made by City Council in September 2023, when it adopted Ordinance 8599 as part of the Zoning for Affordable Housing project.

City Council initiated the project at its retreat in March of 2024 with a goal of adding more missing middle housing (e.g., duplexes, triplexes, etc.) and remove additional zoning related barriers to housing in Boulder in efforts to provide more housing options and price points beyond just large, detached dwelling units or apartment/condominium buildings to deal with the growing housing challenges of the city.

Staff previously presented this project to Planning Board on Sept. 17 before seeking specific direction on the project at City Council on Oct. 17. The Planning Board and City Council discussions may be viewed at the links below:

[Sept. 17 Planning Board discussion and feedback](#)

[Oct. 17 City Council discussion and feedback](#)

Planning Board reviewed Ordinance 8666 on Nov. 19 and voted unanimously to recommend approval of the ordinance to City Council with some modifications. The Planning Board review is discussed further in ‘Board and Commission Feedback’ below.

KEY ISSUES

Staff has identified the following key issues to help guide the City Council’s discussion:

1. Does the City Council find that the proposed ordinance implements the adopted policies of the Boulder Valley Comprehensive Plan?
2. Does the City Council recommend any modifications to the draft ordinance?
3. Does City Council support specifying conditions for increased density in the RMX-1 zone in order to reduce redevelopment pressure on historic buildings, maintain distinctive neighborhood character, and encourage development that aligns with the existing scale of the neighborhood?
4. Should the eligibility distance for duplexes along bus corridors in the RL-1 and RR zones be increased to 550 feet per updated analysis?

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion:

Motion to introduce and order published by title only Ordinance 8666, amending Chapters 9-2, “Review Processes,” 9-6, “Use Standards,” and 9-8, “Intensity Standards” of Title 9, “Land Use Code,” B.R.C. 1981, to amend density and intensity standards to allow development of additional dwelling units in the Residential – Rural 1 (RR-1), Residential – Rural 2 (RR-2), Residential – Low 1 (RL-1), Residential – Medium 1 (RM-1), and Residential Mixed – 1 (RMX-1) zoning districts and to amend

review procedures and use standards to reduce regulatory requirements for certain residential developments, and setting forth related details.
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RESPONSES TO QUESTIONS FROM COUNCIL AGENDA COMMITTEE

None.

BOARD AND COMMISSION FEEDBACK

Planning Board – Planning Board reviewed Ordinance 8666 at its November 19, 2024, public hearing. The board unanimously recommended that City Council adopt Ordinance 8666 per the following motions:

M. McIntyre made a motion seconded by **C. Hanson Thiem** that Planning Board recommends that City Council adopt proposed Ordinance 8666, amending Chapters 9-2, "Review Processes," 9-6, "Use Standards," and 9-8, "Intensity Standards" of Title 9, "Land Use Code," B.R.C. 1981, to amend density and intensity standards to allow development of additional dwelling units in the Residential – Low 1 (RL-1), Residential – Medium 1 (RM-1), Residential Mixed – 1 (RMX-1) zoning districts and to amend review procedures and use standards to reduce regulatory requirements for certain residential developments, and setting forth related details, as amended by the Planning Board voted 7-0. **Motion passed.**

L. Kaplan made a motion seconded by **M. McIntyre** to amend for RMX – 1 [ordinance 9-8-3. (b)] to be removed and replaced with the concept that if a building is illegally demolished, the density bonus does not apply. Planning Board voted 7-0. **Motion passed.**

C. Hanson Thiem made a motion seconded by **ml Robles** to amend the main motion to recommend duplexes be allowed in the RL-1 and RR zones within 550 feet of mapped transit corridors. Planning Board voted 6-1, J. Boone dissenting. **Motion passed.**

A summary of the main key issue topics discussed by Planning Board is below:

- **RMX-1**: Most of the board members indicated that they supported the intent of allowing additional density in the RMX-1 zone through means to protect historic buildings, but felt that the language was difficult to understand. One member noted that rather than specifying what scenarios would permit additional units on a site, perhaps only specify that any circumstance where buildings are demolished without proper permits would not be eligible for the additional density. One board member was against the concept that a non-designated building over 50 years old would not get the additional density if historic elements, deemed worthy of protected through an initial review, are ultimately demolished.
- **RR-1, RR-2, and RL-1**: All but one board member supported the proposed changes to allow duplexes along bus corridors in the RR-1, RR-2, and RL-1 zone districts. The dissenting member, who also voted against recommending approval of Ordinance 8666, found that allowing duplexes in the RR-1, RR-2, and RL-1

would drive up housing prices rather than the intended effect of allowing more housing to mitigate the sharp increases in housing prices. On a vote of 6 to 1, board members recommended that the transit buffer distance be increased from 350 feet to 550 feet, as reflected in the motion. While most of the board supported this change, the dissenting board member continued to have concerns that the changes would not open up more middle-income affordability opportunities and voted against recommending this change.

One board member felt that additional middle-income affordability strategies should be explored either through future work program priorities or through the Boulder Valley Comprehensive Plan (BVCP) 2025 update. Similarly, some board members felt that the city should go further than the subject ordinance by allowing duplexes and triplexes more widely in the city and not necessarily just along corridors. Mixed-use in more key locations in residential zones was also suggestion for future exploration.

Housing Advisory Board – Housing Advisory Board reviewed Ordinance 8666 at its November 20, 2024, public hearing. The board recommended unanimously that the City Council adopt Ordinance 8666 per the following motion:

Housing Advisory Board recommends that City Council adopt proposed Ordinance 8666, amending Chapters 9-2, “Review Processes,” 9-6, “Use Standards,” and 9-8, “Intensity Standards” of Title 9, “Land Use Code,” B.R.C. 1981, to amend density and intensity standards to allow development of additional dwelling units in the Residential – Low 1 (RL-1), Residential – Medium 1 (RM-1), Residential Mixed – 1 (RMX-1) zoning districts and to amend review procedures and use standards to reduce regulatory requirements for certain residential developments, and setting forth related details.

Housing Advisory Board suggested the following additions to the main motion:

- *Modify the 350-foot transit buffer in the RR and RL-1 zones to be no less than 550 feet*
- *Expression of strong support for exempting out 100% permanently affordable housing projects from the Site Review process as included in Ordinance 8666*
- *Expression of support for allowing an open space reduction in RM-1, as included in Ordinance 8666, to enable the opportunity for more housing in the zone.*

The board was supportive of the content of Ordinance 8666, as expressed in the motion above, but expressed concern that there were not additional means of getting more deed restricted affordable units targeting middle income residents. The board acknowledged that allowing more housing through the changes in the ordinance would contribute more funds to the city’s Affordable Housing Fund, but felt that more needs to be done to address the city’s housing challenges and requested that future board meetings be scheduled on this topic stating that additional ways to get deed restricted affordable housing may need to be a future work program priority for the city.

COMMUNITY FEEDBACK

A comprehensive summary of community engagement and feedback is found within the Oct. 17 City Council memo at [this link](#). A summary of feedback received from specific groups is found in [Attachment C](#) and a summary of the story map questionnaire is found in [Attachment D](#). Written comments received since the Planning Board discussion on the project on Sept. 17 are found in [Attachment E](#). As previously summarized, feedback from the community has been mixed and show that many in the community remain skeptical of allowing more housing, especially in low density residential areas. Feedback came, in part from the topical questionnaire, which is not a statistically valid survey. (See prior comments on the level of accuracy and how it was one tool among others to understand community sentiments on the proposed changes.) The results and other feedback also indicate a high level of support for requiring owner-occupancy requirements if additional dwelling unit were to be allowed. 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. (Note that despite community interest in owner-occupancy requirements, staff and Planning Board have recommended not adding owner-occupancy requirements, because it would present significant implementation and enforcement challenges and would be counter to the goals of the project to incentivize more housing options). Staff has also heard some concerns from the University Hill and Martin Acres neighborhoods, which already have increased density and congestion. Similar to the occupancy discussion, there have been requests for these neighborhoods to be exempted from the proposed changes.

While the results show less support for the proposed changes compared to the results of the Zoning for Affordable Housing project, which focused on allowing more housing in high density residential, commercial, and industrial areas, there is still a sizeable number of respondents indicating support. The written comments also show a mix of comments for and against the changes.

Staff held office hours on the project on Dec. 6, 2024, with two attendees. One attendee took issue with the name of the project finding that adding congestion to the city will not be family friendly and expressed opposition to adding housing on top of loosening occupancy limitations. The other attendee indicated interest in the project and the goals of trying to address rising housing costs. The person indicated an analogue where adding housing can address rising rents, but also discussed that the city should continue to explore options to deed restrict units for affordability.

BACKGROUND

A comprehensive background on the Family Friendly Vibrant Neighborhoods project and a summary of the Planning Board discussion on the project on Sept. 17 is found in 'Analysis' section of the [Oct. 17 City Council memo at this link](#). Overall, Planning Board was supportive of the City Council suggested options for adding more missing middle housing in the RR-1, RR-2, RL-1, RM-1, and RMX-1 zoning districts, with the exception

that the majority of the board did not support creating an owner occupancy requirement for adding any dwelling units. The board was also mixed on the topic of whether to allow projects that are 100% permanently affordable to be exempt from Site Review and alternatively, be reviewed under the city's Affordable Housing Design Review outlined in [Section 9-13-14 of the land use code](#). A majority of the Planning Board suggested that the scope for RR-1, RR-2, and RL-1 be expanded to have a wider swath of land along bus corridors eligible for duplexes and also to increase the number of lots eligible by allowing duplexes around specified uses and amenity centers such as recreation centers, schools, parks, and commercial areas, to move towards the city's goals on 15-minute neighborhoods. For details on the board comments, see the link above. For City Council direction from the Oct. 17 discussion, see 'City Council Feedback from October 17, 2024' within this memorandum below. The Planning Board and City Council discussions may be viewed at the links below:

[Sept. 17 Planning Board discussion and feedback](#)

[Oct. 17 City Council discussion and feedback](#)

Planning Board reviewed Ordinance 8666 on Nov. 19 and on a vote of 6-1 voted to recommend approval of the ordinance to City Council with some modifications. This is discussed further in 'Board and Commission Feedback' above.

CITY COUNCIL FEEDBACK FROM OCTOBER 17, 2024

The City Council discussion can be viewed at this link:

[Oct. 17 City Council discussion and feedback](#)

A majority of City Council were supportive of most of the discussed options in efforts to create more missing middle housing and make it easier to add housing into the city – especially along bus corridors and in walkable areas around downtown and neighborhood centers. The support stemmed from the fact that while more housing could be added under the changes, it would not necessarily mean large, out-of-scale buildings. Rather, duplex or other attached dwelling unit buildings would be limited to the same zoning restrictions that apply to detached dwelling units, including the same floor area ratio, setbacks, height limits, coverage limits, solar access standards, and other “compatible development” like bulk planes and side wall articulation. Application of these requirements could also incentive conversion of existing structures, rather than always being new construction. City Council's specific feedback is provided below:

- **RMX-1**: On a straw vote of 5-3, Council expressed support for changing the density calculation to 2,500 square feet of lot area per dwelling unit from the current 6,000 square feet of lot area per dwelling unit. Staff had recommended 3,000 square feet of lot area per dwelling unit. The supporting members noted that it was a modest increase and allowed more housing in walking distance of downtown.
- **RM-1**: Most of the council supported the staff recommendation of reducing the open space per dwelling unit requirement to 2,000 square feet per dwelling unit from the current 3,000 square feet per dwelling unit. One council member

expressed concern with this change and requested that more thought be put into what impact this could present to residents and wildlife and recommended that staff consult more directly with the Department of Climate Initiatives. This was discussed between both department staff, with the conclusion that the reduction represented a balance of city goals to support density while still maintaining functional space on properties.

- RL-1, RR-1, and RR-2: Staff had recommended that any sized lot in the RL-1, RR-1, and RR-2 be allowed to build a duplex if located within 350 feet of a mapped bus route. This would meet the stated goals of the project to allow more missing middle housing along transit corridors. This topic garnered the most discussion among council members and included some alternative straw poll suggestions. On a straw vote of 6-2, the staff recommendation was supported. The two dissenting votes noted that the change was “a bridge too far,” was “counter to the results of the outreach,” did not take into account fire danger, and that the increase should be more modest. One council member noted that protections against investors buying up properties should be in place before any ordinance changes are adopted. Supporters noted that the change was consistent with the current Boulder Valley Comprehensive Plan land use designations and policies, would not happen overnight, would be incremental over time, and would open up more opportunities for housing more conducive to families that may not be seeking large, detached dwelling units.
- Owner-occupancy requirement: City Council, like Planning Board, did not recommend that staff move forward with an owner occupancy requirement since such a requirement would be a deterrent for owners to create new housing and considering the need for more city staffing to monitor and administer the requirement. The concerns of investors buying up properties and declining numbers of home ownership were discussed, but the council agreed that these issues should be dealt with through other means, such as taxing etc., and not zoning.
- Exempt 100% Permanently Affordable Housing projects from Site Review: City Council unanimously agreed with the staff recommendation to enable some 100% permanently affordable housing projects to proceed to the Department of Housing and Human Services Administrative Design Review process in lieu of Site Review. The process still applies qualitative design criteria to projects but does not require Planning Board call up or public hearings. Boulder Housing Partners has expressed support for this option as a way to lower risk, and in turn, cost, for permanently affordable projects. Projects that include modifications, including height modifications or height bonuses, would still be required to go through the Site Review process as the Administrative Design Review does not include a mechanism for modifications. This would address the council concern that some projects may not be appropriate at the administrative level. Further, the “community benefit” requirements that result in increased amounts or in lieu fees for affordable housing are not part of the Administrative Design Review process.

ANALYSIS

Staff recommends that proposed Ordinance 8666 be adopted on January 9, 2025, to implement the Family Friendly Vibrant Neighborhoods project. A summary of the ordinance and staff's analysis follows.

Summary of proposed changes in Ordinance 8666

Based on City Council's direction, staff has prepared draft Ordinance 8666, which is found in **Attachment A**. Ordinance 8666 would:

- ***RMX-1 zone:*** Increases the number of units permitted on a lot by modifying the density standard to permit one dwelling unit for every 2,500 square feet of lot area from the current 6,000 square feet of lot area per dwelling unit, which is a change within the anticipated density range of 6 to 20 dwelling units for the BVCP Mixed Residential (MXR) land use designation that is, in part, implemented through RMX-1 zoning. This change is reflected in Table 8-1 of the Intensity Standards of [Chapter 9-8, "Intensity Standards," B.R.C. 1981](#), which establishes the density limits for the different zones.

Based on concerns that increased allowance for housing units could place significant development pressures on historic housing stock on portions of the University Hill, Mapleton, Goss Grove, Whittier, and West Pearl neighborhoods, staff included standards to protect historic buildings, maintain distinctive neighborhood character, and encourage development that aligns with the existing scale of the neighborhood. A reduction from 6,000 square feet of lot area to 2,500 square feet would apply to most residential projects with the exception that the density increase would not apply in the following circumstances:

- when a building is demolished without proper permits, or
- if a principal building is demolished after a finding of probable cause that it may be eligible for landmark designation per Chapter 9-13, "Historic Preservation," B.R.C. 1981.

These standards would lower the risk of proposals for tear downs and rebuilds and loss of historic structures in these areas. As this is a new proposal from staff, it is raised as a key issue discussed further in the 'Analysis' section below.

- ***RM-1 zone:*** Increases the number of units permitted on a lot by modifying the density standard to permit one dwelling unit for every 2,000 square feet of open space from the current 3,000 square feet of open space per dwelling unit. This change is reflected in Table 8-1 of the Intensity Standards of [Chapter 9-8, "Intensity Standards," B.R.C. 1981](#), that maintains the current density limits for the zones.
- ***RR-1, RR-2, and RL-1 zones:*** Permits duplexes or two detached dwelling units on lots within 350 feet of a bus corridor as mapped in a new Appendix J, "Duplexes

along Transit Corridors,” B.R.C. 1981. This is done by adding a new footnote to the Table 8-1 of the Intensity Standards of [Chapter 9-8, “Intensity Standards,” B.R.C. 1981](#), that maintains the current density limits for the zones, but adds an exception to permit duplexes on lots or parcels (either in whole or in part) within 350 feet along mapped bus corridors. The exception that permits duplexes is outlined in a revised footnote (d) by referring to a subsection within Section 9-8-3, “Density in the RR-1, RR-2, RL-1, RH-1, RH-2, and RH-7 Districts.” B.R.C. 1981, establishing the requirements for the exception to apply. Section 9-8-3 is an existing section that already specifies special density standards in specific zones. The map in Appendix J specifies the corridors that currently have bus routes and are likely to continue to have functioning bus routes. The distance from the corridor is measured from the limits of the public right-of-way of the corridor and back 350 linear feet. Any lot or portion of a lot that falls within that measurement is eligible. This distance could be increased to 550 feet based on updated analysis as outlined in the ‘Analysis’ section below.

Further, if duplexes or two detached dwelling units are permitted, they would be required to meet the current floor area ratio limits, building coverage maximums, setback and height limits, and other “compatible development” standards that would apply to the lot. It would not allow an increase in massing or height above that currently permitted. Also, staff is proposing a change to [Sections 9-9-2\(b\), “General Provisions,” B.R.C. 1981](#), to permit more than one principal building in the RR and RL-1 zones only on lots subject to the special requirements for bus corridors specified above.

- ***One hundred percent permanently affordable residential projects:*** Adds a new subsection (G) to Site Review [Section 9-2-14\(b\)\(3\), “Exceptions,” B.R.C. 1981](#), to exempt one hundred percent permanently affordable housing units from the Site Review process. Note that a project that requests any modification or height bonus that would still have to be reviewed in the Site Review process. Rather, these projects would be required to submit an application for Affordable Housing Design Review pursuant to [Section 9-13-4, “Affordable Housing Design Review,” B.R.C. 1981](#), which already applies much of the same qualitative design requirements to projects without the risk associated with public appeal or Planning Board call up which can add a significant amount of time to the review of projects. Again, projects that include requests for modifications that could present more impact to neighboring properties would not be eligible for this process, since such considerations would require public notice and for changes like height modifications, would require Planning Board review.
- ***Site Review threshold table:*** Updates the Site Review threshold table of Table 2-2, in [Section 9-2-14\(b\), “Scope,” B.R.C. 1981](#), to remove all remaining thresholds for when a Site Review is required based on number of dwelling units, as to not dissuade the creation of new housing units in the city. Additional clarifications for what is required or is eligible for Site Review are also added. The changes also reduce the eligibility thresholds in land area for certain zones, as specified below,

as some developers may want to choose to do Site Review in redevelopment projects to have more flexibility in the review process. Table 2-2 is also proposed to be reformatted to remove the use and form categories, which are irrelevant to the thresholds. This change simplifies the table.

The changes are described in more detail below:

- ***Reduce the Site Review eligibility 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.*** 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 the Site Review process and the option for increased permanently affordable housing through the city's community benefit requirements in the Site Review process. Site Review also ensures a higher quality design outcome. The BC-2 Site Review required threshold is also proposed to change from '2 acres or 25,000 square feet of floor area' to '2 acres or 30,000 square feet of floor area' to simplify the table by adding to an existing category with other zones.
- ***Reduce the Site Review eligibility threshold in the Industrial General (IG) and Industrial Manufacturing (IM) zones from two acres to one acre.*** 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.
- ***Remove the number of dwelling units from the eligibility threshold in the following zones and enable any site to be eligible for Site Review: MH (Mobile Home) and MU-3 (Mixed Use – 3).***
- ***Remove all eligibility 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.*** This change follows the logic of changes in Ordinance 8599 to eliminate potential disincentives to creation of more units and assumes 1,500 square feet of floor area per unit.
- ***Change the RMX-1 eligibility threshold from “5 or more units are permitted on the property” to “1 acre”.***
- ***Change the RR-1 and RR-1 eligibility thresholds from “5 or more units are permitted on the property” to “Not required” and “Not eligible”.***

- *Change the RL-1 and RL-2 eligibility thresholds from “5 or more units are permitted on the property to “3 acres” and include a Site Review requirement for development 3 acres or 18 dwelling units in size or more.*
- ***Residential projects with industrial uses:*** To incentivize certain mixed-use projects in industrial zones, preserve or incentivize certain light industrial uses to preserve industrial character, and add more housing, the list of uses eligible for additional residential FAR has been updated in the existing [Section 9-6-3\(a\)\(2\)\(B\), “Floor Area Ratios \(FAR\)”, B.R.C. 1981](#), to only render the following light industrial uses eligible for additional residential FAR. Only the list of eligible light industrial uses is proposed to change, not the basic FAR standards which already exist. The new reduced use list includes only uses that intended to be preserved or incentivized and are more compatible with residential uses. Residential is permitted at a higher FAR (i.e., the existing standard is 1.25 FAR above 1.0 FAR for residential uses and is not proposed to change) if mixed with any of the following uses:
 - *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.

Staff recommendation and analysis

Staff is recommending that City Council adopt Ordinance 8666 on second reading and following a public hearing finding that the ordinance is consistent with the BVCP per [previous analysis and City Council direction on the project](#). Further, the proposed changes would be in alignment with the goals of the project, which are specified below:

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.*

The allowance for more duplexes in the RR and RL-1 zones along bus routes and more duplexes, triplexes etc., in the RMX-1 and RM-1 zones would enable an increase in missing middle housing stock, which is a housing type that accounts for only 9% of the housing types in the city of Boulder. Most housing in Boulder, like other parts of the nation, have mostly been detached dwelling units or larger apartment or condominium buildings. Missing middle housing is typically housing types that are comparatively more affordable by virtue of their smaller unit size than typical detached dwelling units, which in recent years have seen a trend of being built at much larger sizes. Allowing more modest size housing units can open up opportunities for more young families to stay in Boulder and enable more housing options for seniors, young professionals, etc. that otherwise may not be able to stay in the community due the high cost of larger detached dwelling units or because they may not opt to live in apartments. Increased housing concentrated along bus corridors and in walkable areas around downtown and neighborhood centers (i.e., in the RMX-1 and RM-1 zones) would be consistent with BVCP policies, as discussed below, and would encourage more people to locate near corridors to take advantage of transit.

The changes proposed in Ordinance 8666 would remove barriers to creation of more options for those that may wish to convert their homes to a duplex to enable members of their families the ability to age in place in a downsized unit or enable owners increased income opportunities to help pay for housing costs. While there may not be a strong financial incentive to convert or construct duplexes based on what a homeowner could get from selling a larger detached dwelling unit, a prior market analysis done by Keyser Marsten (see [Attachment F](#)) indicates that a detached dwelling unit broken into multiple units would result in individual units that are comparatively lower in cost for each unit vis-à-vis the larger detached dwelling unit. The selling cost of the units may not be as much as if the unit were to be sold as a detached dwelling unit, staff has nonetheless, also heard an interest in the community for this option to allow some homeowners the ability to downsize in their home and also receive rental income to help pay for housing.

As previously stated, these changes could enable a significant increase in the potential number of dwelling units in the city (e.g., over 7,000 units), but the changes are not anticipated to happen overnight. Rather, the changes would occur over longer periods of time (e.g., decades) as not all property owners will opt to make these changes. Further, the changes would continue to be consistent with the BVCP density limits and the characteristics of the RR and RL-1 zones to be “predominantly single family in character.” Character would be maintained by applying the same form and bulk limits that are used to limit detached dwelling units to other housing types as discussed within this memorandum.

Lastly, changing the Site Review thresholds would remove the deterrence to create units in a number of zones that currently require Site Review if over a specified number of units. These changes, combined with the changes made as part of the Zoning for Affordable Housing project, which focused on high density residential, commercial, and business zones, open up significant opportunities and potential for housing in the city

with many current zoning barriers removed from the land use code. All of these efforts are intended to deal with the housing challenges being experienced by the city and across the nation.

Owner Occupancy requirement

Both Planning Board and City Council did not recommend moving forward with owner-occupancy requirements at this time finding that, while investor companies buying up properties is a concern that impacts rates of home ownership and potentially neighborhood character, it should be dealt with through different methods other than zoning. Therefore, this change is not reflected in Ordinance 8666.

RMX-1 standards to protect historic housing stock

The RMX-1 zoning district encompasses areas downtown, with some of the oldest and most architecturally distinct neighborhoods in Boulder, including Whittier, Mapleton Hill, Goss Grove, University Place and West Pearl. Areas within these neighborhoods have been identified as potential historic districts, recognizing the concentration of eligible buildings and a high level of integrity of the neighborhood's distinct historic character. Based on concerns that increased allowance for housing units could place significant development pressures on historic housing stock in the RMX-1 zone, staff has prepared new standards to allow increased density while ensuring protections for historic buildings. A reduction from 6,000 square feet of lot area to 2,500 square feet would apply to most residential projects with the exception that the density increase would not apply in the following circumstances:

- when a building is demolished without proper permits, or
- if a principal building is demolished after a finding of probable cause that it may be eligible for landmark designation per Chapter 9-13, "Historic Preservation," B.R.C. 1981.

These standards would lower the risk of proposals for tear downs and rebuilds and loss of historic structures in these areas. Further, the standards align with the intent of this initiative and increase the number of housing units allowed on properties in the RMX-1 district while maintaining the existing character of these neighborhoods. The changes incentivize adaptive reuse of historic buildings, without restricting the deconstruction of non-historic buildings. Additionally, the standards will reduce the development pressures on historic buildings. The changes align with the following BVCP policies:

- **Mixed Density Residential (RMX) Land Use Category:** "... The city's goal is to preserve the current neighborhood character and mix of housing types..."
- **BVCP Policy 2.09 Neighborhoods as Building Blocks:** "... *All neighborhoods in the city, whether residential areas, business districts, or mixed land use areas, should offer unique physical elements of neighborhood character and identity, such as distinctive development patterns or architecture; historic or cultural resources.*..."
- **BVCP Policy 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...”*
- **BVCP Policy 2.14 Mix of Complementary Land Uses:** *“... In existing neighborhoods, a mix of land use types, housing sizes and lot sizes may be possible if properly mitigated and respectful of neighborhood character. Wherever land uses are mixed, careful design will be required to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.”*
 - **BVCP Policy 2.30 Eligible Historic Districts & Landmarks:** *“The city has identified areas that may have the potential to be designated as historic districts.... Such resources may contribute to cultural and heritage tourism values.”*

Furthermore, incentivizing preservation of existing buildings and internal conversions to allow additional dwelling units is also a sustainable practice that minimizes embodied carbon consistent with BVCP Policy 4.09, Building Construction Waste Minimization as follows:

- **BVCP Policy 4.09 Building Construction Waste Minimization** *“To minimize construction waste, the city and county will encourage renovation of existing buildings over demolition. The city and county will adopt policies and programs that promote the reuse of materials salvaged after deconstruction as a resource.”*

The specific language is shown below:

Additional Density in the RMX-1 District: In the RMX-1 zoning district, the minimum lot area per dwelling unit requirement is reduced from 6,000 square feet to 2,500 square feet, except on a lot or parcel under the following circumstances:

- (1) *Following the demolition of a principal building without permits required for such demolition under the Boulder Revised Code, or*
- (2) *Following the demolition of a principal building after a finding of probable cause that it may be eligible for landmark designation in an “Initial Review” under Subsection (d) of Section 9-11-23, “Review of Permits for Demolition, On-Site Relocation and Off-Site Relocation of Buildings Not Designated,” B.R.C. 1981.*

Duplexes in the RR and RL-1 zones

Staff had previously recommended a 350-foot distance from bus corridors in the RR and RL-1 zones, as it represented 40% of lots the RL-1 and RR being eligible for duplexes. This recommendation was intended to keep the number of lots at less than 50% of the total lots in RL-1 to maintain the “predominantly single-family” character specified in the BVCP. Planning Board recommended an increased distance previously (equated to 450 feet) by increasing this percentage to nearly 50%. City Council supported the 350-foot measurement, as recommended by staff, and therefore, Ordinance 8666 reflects the 350-foot distance.

Following the Oct. 17 City Council meeting, staff further analyzed and refined the eligibility map of bus corridors at the prompt of some public comments received and found that some bus routes should not be included in the mapping. These include University of Colorado bus routes, which are not typically used by the public, and seasonal bus routes like portions of the HOP. With these bus routes removed, the amount of eligible properties would drop from 40% to less than 30% of the properties in the RR and RL-1 zones. To increase the number of eligible properties to be able to build a duplex or two detached dwelling units on bus corridors, Planning Board recommended that the eligibility distance be increased from 350 feet to 550 feet from bus corridors.

Staff is recommending the 350-foot distance, as reflected in the ordinance, since this is what City Council specifically requested, it has been what was represented to the community as a part of community outreach, and it would continue to meet the goals of the project to allow more housing close to transit corridors and add to the city's missing middle housing stock. Further, an increased distance could be accomplished as a part of future code changes, if desired, after more outreach. Staff is raising this as a key issue for City Council consideration should council decide to increase the distance to 550 feet as the Planning Board recommended.

Further analysis supporting the ordinance is provided below:

What is the reason for the ordinance and what public purpose will be served?

The reason for the ordinance is to remove zoning barriers in a number of zones in the city to adding new housing units. Adding new housing units would help open up more options for different types of people to be able to live in Boulder. Not all people are looking for large, detached dwelling units or apartments, so the provision of more missing middle housing would help increase possibilities and over the long term, mitigate the ever-increasing housing costs in the community, that are partly exacerbated by zoning restrictions.

How is the ordinance consistent with the purpose of the zoning districts or code chapters being amended?

As discussed in this and [prior memoranda](#), the allowance for additional dwelling units in the RR-1, RR-2, and RL-1 zones, would be consistent with the existing [BVCP](#) land use designation density maximums taking into account the averaging of density in the zones, which is anticipated in the [BVCP](#), and using a gross density calculation. Changes would also be consistent with the intents of these zones, which is “*Primarily single-family detached dwelling units with some duplexes and attached dwelling units at low to very low residential densities*,” as specified in [Section 9-5-2\(c\)\(1\)\(A\), B.R.C. 1981](#).

Following analysis of the zones, the existing densities (dwelling units per acre), both net and gross, were below the maximums of six dwelling units in the Low-Density Residential areas and two dwelling units per acre in the Rural Residential areas. Gross density includes other areas of the zone that may be in school, or park use and public rights-of-way, whereas net density only calculates density on lots currently zoned for

detached dwelling units. This analysis has indicated that additional housing could be added in limited circumstances while being consistent with the [BVCP](#). Staff has also found that the changes, which apply the same bulk restricting measures on detached dwelling units, would maintain the character of the specific areas to be primarily detached dwelling units.

For the RMX-1 zone, staff has proposed new standards that would incentivize the creation of new dwelling units, but avoids incentivizing demolition of existing historic housing buildings, which is a concern in the historically rich areas that surround downtown Boulder. These changes would be consistent with intent of the RMX-1 zone, which is “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” per [Section 9-5-2\(c\)\(1\)\(D\), B.R.C. 1981](#).

Are there consequences in not passing this ordinance?

The consequences of not passing this ordinance would be a continued implementation of current zoning rules that restrict much of the city to detached dwelling units even in areas that can take advantage of transit or walkability to activity centers. There would be less housing options and less incentive for missing middle housing. The city would likely continue to experience rising housing costs and more people may choose to leave Boulder due to the costs and inability to find housing the best suits their needs. School enrollment would be more likely to continue to decline. If the ordinance is not passed, other solutions to increase housing and housing options in the city could be explored further through the BVCP 2025 update and potentially implemented at a later time.

What adverse effects may result with the adoption of this ordinance?

Allowing more housing anywhere in the city has the potential to contribute to traffic and parking congestion and general intensity if there are more people within an area. While this is a concern, housing is proposed to be in areas that can take advantage of transit or be walkable to downtown and neighborhood centers, so these factors can mitigate increases in traffic congestion. Further, household sizes have been decreasing such that a duplex may have a lower need for parking than a detached dwelling unit years ago where a larger family may have lived in the home. At the request of City Council, staff is also exploring changes to the city’s parking regulations. An update on this will be provided in Quarter One of 2025.

What factors are influencing the timing of the proposed ordinance? Why?

The Family-Friendly Vibrant Neighborhood project is a City Council 2024-2025 Work Program item based on the sense of urgency in mitigating the rising cost of housing and loss of young families and other young professionals due to the costs of housing and lack of housing options. Based on this urgency, City Council instructed that this project proceed as quickly as possible to slow this trend. Future work is anticipated to focus on additional options for missing middle housing (e.g., more areas that allow duplexes, triplexes, cottage courts, townhouses, etc.) and potentially allowing new, limited mixed-use in residential areas to move towards the city’s 15-minute neighborhood goals, which

would be explored as part of the BVCP 2025 update. City Council has asked that this project be completed in the 2024-2025 timeline, which would be achieved with adoption at this time, so that work aligned with the update can move forward in 2025 and 2026.

How does the ordinance compare to practices in other cities?

The states of Oregon and Washington have passed legislation requiring communities to allow a variety of housing types within areas that are zoned for traditionally single-family housing. Staff has discussed these practices with the cities of Bend, OR; Eugene, OR; and Olympia, WA. As Oregon passed legislation first, the Oregon communities have already made zoning changes to come into compliance with these new state laws, whereas Washington communities are still in the process of implementation. Eugene has a detailed website on the different desired housing types at this [link](#) and has already seen an increase in middle housing in their city. As these changes are state mandated, communities have been required to make these updates.

How will this ordinance implement the comprehensive plan?

This project implements several relevant policies noted below and is consistent with Core Values and Focus Areas of the Boulder Valley Comprehensive Plan (BVCP). Three Core Values of the BVCP are being a “welcoming, inclusive and diverse community”, “Compact, contiguous development and infill that supports evolution to a more sustainable urban form” and providing a “diversity of housing types and price ranges.” Further, one of the focus areas of the BVCP is *Housing Affordability and Diversity*. See page 17 of the BVCP for these focus areas.

Staff finds that Ordinance 8666 would implement the BVCP policies listed below. With respect to allowing more housing types in low density residential areas, applying the same form, bulk and intensity requirements for duplexes as detached dwelling units and encouraging internal conversion of existing housing units to achieve more housing opportunities is consistent with Policy 2.10, Preservation & Support for Residential Neighborhoods, Policy 7.07, Mixture of Housing Types, and Policy 7.08, Preserve Existing Housing Stock.

Growth Management Policy 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.

Built Environment Policy 2.03 Compact Development Pattern The city and county will, by implementing the comprehensive plan (as guided by the Land Use Designation Map

and Planning Areas I, II, III Map), ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area to prevent urban sprawl and create a compact community.

Built Environment Policy 2.09 Neighborhoods as Building Blocks The city and county will foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, foster community interaction and plan for urban design and amenities. All neighborhoods in the city, whether residential areas, business districts, or mixed land use areas, should offer unique physical elements of neighborhood character and identity, such as distinctive development patterns or architecture; historic or cultural resources; amenities such as views, open space, creeks, irrigation ditches and varied topography; and distinctive community facilities and commercial centers that have a range of services and that are nearby and walkable.

Built Environment Policy 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.

Built Environment Policy 2.14 Mix of Complementary Land Uses The city and county will strongly encourage, consistent with other land use policies, a variety of land uses in new developments. In existing neighborhoods, a mix of land use types, housing sizes and lot sizes may be possible if properly mitigated and respectful of neighborhood character. Wherever land uses are mixed, careful design will be required to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

Built Environment Policy 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.

Built Environment Policy 2.19 Neighborhood Centers Neighborhood centers often contain the economic, social and cultural opportunities that allow neighborhoods to thrive and for people to come together. The city will encourage neighborhood centers to provide pedestrian-friendly and welcoming environments with a mix of land uses. The city acknowledges and respects the diversity of character and needs of its neighborhood centers and will pursue area planning efforts to support evolution of these centers to become mixed-use places and strive to accomplish the guiding principles noted below.

Built Environment Policy 2.30 Eligible Historic Districts & Landmarks The city has identified areas that may have the potential to be designated as historic districts. The

Designated and Identified Potentially Eligible Historic Districts map shows areas with designation potential as well as areas that are already designated as historic districts (see Figure 6-1 on page 132). These potential historic areas and historic survey information will continue to be assessed and updated. There are also many individual resources of landmark quality both within and outside of these eligible areas. Additional historic district and landmark designations will be encouraged in accordance with the Plan for Boulder's Historic Preservation Program. Such resources may contribute to cultural and heritage tourism values.

Energy, Climate, and Waste Policy 4.09 Building Construction Waste Minimization To minimize construction waste, the city and county will encourage renovation of existing buildings over demolition. The city and county will adopt policies and programs that promote the reuse of materials salvaged after deconstruction as a resource.

Housing Policy 7.01 Local Solutions to Affordable Housing The city and county will employ local regulations, policies and programs to meet the housing needs of low, moderate and middle-income households. Appropriate federal, state and local programs and resources will be used locally and in collaboration with other jurisdictions. The city and county recognize that affordable housing provides a significant community benefit and will continually monitor and evaluate policies, processes, programs and regulations to further the region's affordable housing goals. The city and county will work to integrate effective community engagement with funding and development requirements and other processes to achieve effective local solutions.

Housing Policy 7.07 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.

Housing Policy 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.

Housing Policy 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.

NEXT STEPS

Second Reading and public hearing of Ordinance 8666 is scheduled for Jan. 9, 2025.

ATTACHMENTS

Attachment A:	Proposed Ordinance 8666
Attachment B:	Annotated Ordinance 8666
Attachment C:	Summary of community feedback from specific groups
Attachment D:	Summary of feedback from story map questionnaire
Attachment E:	Public comments
Attachment F:	Keyser Marsten and Associates prior analysis of incentives for additional units on lots that are currently detached dwelling units, entitled "Large Homes and Lots Project - Preliminary Feasibility Analysis" dated August 21, 2019

ORDINANCE 8666

AN ORDINANCE AMENDING CHAPTERS 9-2, “REVIEW PROCESSES,” 9-6, “USE STANDARDS,” AND 9-8, “INTENSITY STANDARDS” OF TITLE 9, “LAND USE CODE,” B.R.C. 1981, TO AMEND DENSITY AND INTENSITY STANDARDS TO ALLOW DEVELOPMENT OF ADDITIONAL DWELLING UNITS IN THE RESIDENTIAL – RURAL 1 (RR-1), RESIDENTIAL – RURAL 2 (RR-2), LOW 1 (RL-1), RESIDENTIAL – MEDIUM 1 (RM-1), AND RESIDENTIAL MIXED – 1 (RMX-1) ZONING DISTRICTS AND TO AMEND REVIEW PROCEDURES AND USE STANDARDS TO REDUCE REGULATORY REQUIREMENTS FOR CERTAIN RESIDENTIAL DEVELOPMENTS, AND SETTING FORTH RELATED DETAILS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. Table 2-2 of Section 9-2-14, “Site Review,” B.R.C. 1981, is amended to read as follows:

9-2-14. - Site Review.

- (a) Purpose: The purpose of site review is to allow flexibility in design, to encourage innovation in land use development, to promote the most appropriate use of land, to improve the character and quality of new development, to facilitate the adequate and economical provision of streets and utilities, to preserve the natural and scenic features of open space, to ensure compatible architecture, massing and height of buildings with existing, approved, and known to be planned or projected buildings in the immediate area, to ensure human scale development, to promote the safety and convenience of pedestrians, bicyclists and other modes within and around developments and to implement the goals and policies of the Boulder Valley Comprehensive Plan and other adopted plans of the community. Review criteria are established to achieve the following:

...

- (b) Scope: The following development review thresholds apply to any development that is eligible or that otherwise may be required to complete the site review process:

TABLE 2-2: SITE REVIEW THRESHOLD TABLE

Zoning District Abbreviation	Use	Form	Intensity	Minimum Size for Site Review	Concept Plan and Site Review Required
A	A	a	1	2 acres	-
BC-1	B3	f	19	1 acre	3 acres or 50,000 square feet of floor area
BC-2	B3	f	19	1 acre	2 acres or 25,000 square feet of floor area
BCS	B4	m	28	1 acre	3 acres or 50,000 square feet of floor area
BMS	B2	o	17	0	3 acres or 50,000 square feet of floor area
BR-1	B5	f	23	0	3 acres or 50,000 square feet of floor area
BR-2	B5	f	16	0	3 acres or 50,000 square feet of floor area
BT-1	B1	f	15	1 acre	2 acres or 30,000 square feet of floor area
BT-2	B1	e	21	0	2 acres or 30,000 square feet of floor area
DT-1	D3	p	25	0	1 acre or 50,000 square feet of floor area
DT-2	D3	p	26	0	1 acre or 50,000 square feet of floor area
DT-3	D3	p	27	0	1 acre or 50,000 square feet of floor area
DT-4	D1	q	27	0	1 acre or 50,000 square feet of floor area
DT-5	D2	p	27	0	1 acre or 50,000 square feet of floor area
IG	I2	f	22	2 acres	5 acres or 100,000 square feet of floor area
IM	I3	f	20	2 acres	5 acres or 100,000 square feet of floor area
IMS	I4	r	18	0	3 acres or 50,000 square feet of floor area
IS-1	I1	f	11	2 acres	5 acres or 100,000 square feet of floor area
IS-2	I1	f	10	2 acres	5 acres or 100,000 square feet of floor area
MH	MH	s	-	5 or more units are permitted on the property	-
MU-1	M2	i	18	0	1 acre or 30,000 square feet of floor area
MU-2	M3	r	18	0	3 acres or 50,000 square feet of floor area
MU-3	M1	n	24	5 or more units are permitted on the property	1 acre or 30,000 square feet of residential floor area or 20,000 square feet of nonresidential floor area
MU-4	M4	o	24.5	0	3 acres or 50,000 square feet of floor area
P	P	c	5	2 acres	5 acres or 100,000 square feet of floor area
RE	R1	b	3	5 or more units are permitted on the property	-
RH-1	R6	j	12	0	2 acres or 30,000 square feet of floor area
RH-2	R6	c	12	0	2 acres or 30,000 square feet of floor area
RH-3	R7	l	14	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area

RH-4	R6	h	15	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
RH-5	R6	c	19	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
RH-6	R8	j	17.5	5 or more units are permitted on the property	3 acres or 30,000 square feet of floor area
RH-7	R7	i	14.5	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
RL-1	R1	d	4	5 or more units are permitted on the property	3 acres or 18 dwelling units
RL-2	R2	g	6	5 or more units are permitted on the property	3 acres or 18 dwelling units
RM-1	R3	g	9	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
RM-2	R2	d	13	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
RM-3	R3	j	13	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
RMX-1	R4	d	7	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
RMX-2	R5	k	8	0	2 acres or 30,000 square feet of floor area
RR-1	R1	a	2	-	-
RR-2	R1	b	2	-	-

Footnote to Table 2-2, Site Review Threshold Table:

- (a) See Section 9-2-14(b)(3), B.R.C. 1981, for development projects that are exempt from the Concept Plan and Site Review Required threshold.

TABLE 2-2: SITE REVIEW THRESHOLD TABLE

<u>Zoning District</u>	<u>Concept Plan and Site Review Required (a)</u>	<u>Minimum Size for Site Review</u>
<u>RL-1</u> <u>RL-2</u>	<u>3 acres or 18 dwelling units</u>	<u>Standard in footnote (b) applies</u>
<u>RH-3</u> <u>RH-4</u> <u>RH-5</u> <u>RH-7</u>	<u>2 acres or 30,000 square feet of floor area</u>	<u>7,500 square feet of floor area</u>
<u>RH-6</u>	<u>3 acres or 30,000 square feet of floor area</u>	
<u>MU-1</u>	<u>1 acre or 30,000 square feet of floor area</u>	
<u>MU-3</u>	<u>1 acre or 30,000 square feet of residential floor area or 20,000 square feet of nonresidential floor area</u>	<u>Standard in footnote (b) applies</u>

<u>DT-1</u> <u>DT-2</u> <u>DT-3</u> <u>DT-4</u> <u>DT-5</u>	<u>1 acre or 50,000 square feet of floor area</u>	
<u>BC-2</u> <u>BT-1</u> <u>BT-2</u> <u>RH-1</u> <u>RH-2</u> <u>RM-1</u> <u>RM-2</u> <u>RM-3</u> <u>RMX-1</u> <u>RMX-2</u>	<u>2 acres or 30,000 square feet of floor area</u>	
<u>BC-1</u> <u>BMS</u> <u>BR-1</u> <u>BR-2</u> <u>IMS</u> <u>MU-2</u> <u>MU-4</u>	<u>3 acres or 50,000 square feet of floor area</u>	
<u>MH</u>	<u>Not required</u>	
<u>P</u>	<u>5 acres or 100,000 square feet of floor area</u>	
<u>F</u>	<u>All projects</u>	
<u>BCS</u>	<u>3 acres or 50,000 square feet of floor area</u>	<u>1 acre</u>
<u>IG</u> <u>IM</u>	<u>5 acres or 100,000 square feet of floor area</u>	
<u>IS-1</u> <u>IS-2</u>		<u>2 acres</u>
<u>A</u>	<u>Not required</u>	
<u>RE</u> <u>RR-1</u> <u>RR-2</u>	<u>Not required</u>	<u>Not eligible</u>
<i>Footnotes to Table 2-2, Site Review Threshold Table:</i> (a) See Section 9-2-14(b)(3), B.R.C. 1981, for development projects that are exempt from the Concept Plan and Site Review Required threshold. (b) Lots or parcels with non-residential uses are eligible for site review. Lots or parcels with only residential uses are eligible for site review if the lot or parcel includes at least five dwelling units or is permitted to have at least five dwelling units pursuant to the standards of Chapter 9-8, "Intensity Standards," B.R.C. 1981, and, for projects in the RL-1 and RL-2 zones, the project is also at least 3 acres in size.		

...

- (3) Exceptions: The following developments that exceed the minimum site review thresholds set forth in this section shall not be required to complete a site review:
- (A) Minor modifications and amendments under this section to approved development review applications;
 - (B) Building permits for additions to existing structures that do not exceed a cumulative total, over the life of the building, of twenty-five percent of the

size of the building on which the addition is proposed and that do not alter the basic intent of an approved development;

- (C) Subdivisions solely for the purpose of amalgamating lots or parcels of land;
- (D) Subdivisions solely for the purpose of conveying property to the city;
- (E) City of Boulder public projects that are otherwise required to complete a public review process; and
- (F) Projects located in areas defined by Appendix L, "Form-Based Code Areas," that are required to complete form-based code review pursuant to Section 9-2-16, "Form-Based Code Review," B.R.C 1981.
- (G) Residential projects where all units will meet the requirements for permanently affordable units in Chapter 9-13, "Inclusionary Housing," B.R.C. 1981, provided the applicant for such a project applies for and receives approval of an affordable housing design review pursuant to Section 9-13-4, "Affordable Housing Design Review," B.R.C. 1981.

Section 2. Section 9-6-3, "Specific Use Standards - Residential Uses," B.R.C. 1981, is amended to read as follows:

(a) **Residential Uses:**

- (1) This Subsection (a) sets forth standards for uses in the residential use classification that are subject to specific use standards pursuant to Table 6-1, Use Table.
- (2) Residential Uses in the IG and IM Zoning Districts: The following standards apply in the IG and IM zoning districts to residential uses that may be approved pursuant to a use review:
 - (A) Location: Dwelling units may be constructed only on a lot or parcel that meets one or more of the following requirements (i), (ii), or (iii). If a lot or parcel meets this location standard, the approving authority shall presume that the standard in Paragraph 9-2-15(e)(4), B.R.C. 1981, has been met.
 - (i) The residential use is consistent with the land use plan or map in an adopted subcommunity or area plan; or
 - (ii) The lot or parcel is located within one-quarter mile of the Boulder Junction transit station. Distance shall be measured by the city manager on official maps as the radius from the closest point on the perimeter of the applicant's lot or parcel to the closest point on the transit station lot; or

- (iii) At least one-sixth of the perimeter of the lot or parcel is contiguous with a residential use that includes one or more dwelling units, a residential zoning district, or a city- or county-owned park or open space. Contiguity shall not be affected by the existence of a platted street or alley, a public or private right-of-way, or a public or private transportation right-of-way or area.

(B) Floor Area Ratios (FAR): The following floor area ratio standards apply to a lot or parcel in the IG or IM zone with a residential use:

- (i) FAR by Use: Residential floor area is limited to a 1.0 FAR. FAR on a lot or parcel and a Non-residential floor area is limited to a 0.5 FAR in the IG zone and 0.4 FAR in the IM zone. If at least 0.3 FAR of light manufacturing or research and development use is on the lot or parcel, the residential FAR may be increased to 1.25 FAR in each zone.

- (ii) Additional Residential FAR for Certain Industrial Mixed-Use Projects: If 0.3 or more of allowed nonresidential FAR consists, individually or in combination, of building and landscaping contractors, building material sales, business support services, equipment repair and rentals, light manufacturing, non-vehicular repair and rental services, research and development, service of vehicles, warehouse or distribution facilities, or wholesale businesses, the maximum residential FAR is 1.25.

- (iii) FAR Averaging Across Parcels in Site Review: The FAR limits of this subparagraph (a)(2)(B) may be modified in a site review to permit averaging of these FAR limits across multiple lots or parcels that are subject to the site review and within the same zoning district provided that, when averaged across the lots and parcels, the FAR standards are met and do not result in a FAR exceeding that permitted under this subparagraph.

Section 3. Section 9-7-9, "Side Yard Bulk Plane," B.R.C. 1981, is amended to read as

follows:

9-7-9. Side Yard Bulk Plane.

- (a) Purpose: Buildings with tall side walls may impact privacy, views or visual access to the sky on neighboring properties. The purpose of this side yard bulk plane standard is to ensure that buildings step down towards neighboring properties in order to enhance privacy, preserve some views and visual access to the sky for lots or parcels that are adjacent to new development.

(b) Scope: All construction related to principal and accessory buildings shall comply with the bulk plane requirements of this section. This section applies to all construction related to residential principal and accessory buildings, including new construction and expansion, building addition or modification of existing buildings as follows: in the RR-1, RR-2, RE, RL-1 and RMX-1 zoning districts.

~~(1) All residential principal and accessory buildings in the RR-1, RR-2, RE and RL-1 zoning districts; and~~

~~(2) All principal and accessory buildings that are used as a detached single family land use in the RMX-1 zoning district.~~

...

Section 4. Section 9-7-10, "Side Yard Wall Articulation," B.R.C. 1981, is amended to read as follows:

9-7-10. Side Yard Wall Articulation.

(a) Purpose: Buildings with tall side walls may impact privacy, views or visual access to the sky on neighboring properties. The purpose of the side yard wall articulation standard is to reduce the perceived mass of a building by dividing it into smaller components, or to step down the wall height in order to enhance privacy, preserve views and visual access to the sky for lots or parcels that are adjacent to new development.

(b) Scope: All construction related to principal and accessory buildings shall comply with the side yard wall length articulation requirements of this section. This section applies to all construction related to buildings, including new construction and, expansion or modification of existing buildings, as follows:

(1) All residential buildings in the RR-1, RR-2, RE, ~~and RL-1,~~ and RMX-1 zoning districts, including lots located in planned developments, planned residential developments and planned unit developments.

~~(2) All buildings that are used as a detached single family land use in the RMX-1 zoning district, including lots located in planned developments, planned residential developments and planned unit developments.~~

~~(3)~~ In the RL-2 zoning district, the side yard wall articulation requirements shall apply to lots that are eight thousand square feet or larger that are not within the boundaries of a planned development, planned residential development, planned unit development or an approved site review.

~~(4)~~ In the RL-2 zoning district, the requirements shall apply to all lots and parcels that are within the boundaries of a planned development, planned residential development and planned unit development that are shown on Appendix H of this title.

...

Section 5. Section 9-7-11, “Maximum Building Coverage,” B.R.C. 1981, is amended to read as follows:

9-7-11. Maximum Building Coverage.

- (a) Purpose: The purposes of the building coverage standards are to establish the maximum percentage of lot surface that may be covered by principal and accessory buildings to preserve open space on the lot, and to preserve some views and visual access to the sky and enhance privacy for residences that are adjacent to new development.
- (b) Scope: All construction related to principal and accessory buildings shall comply with the building coverage requirements of this section. This section applies to all construction related to residential buildings, including new construction ~~and, building expansion~~ additions or modification of existing buildings, as follows:
- (1) All ~~residential and~~ principal and accessory buildings in the RR-1, RR-2, RE₁ ~~and~~ RL-1, and RMX-1 zoning districts, including lots located in planned developments, planned residential developments and planned unit developments.
 - ~~(2) All principal and accessory buildings that are used as a detached single family land use in the RMX-1 zoning district, including lots located in planned developments, planned residential developments and planned unit developments.~~
 - ~~(3)~~ In the RL-2 zoning district, the building coverage requirements shall apply to lots that are eight thousand square feet or larger that are not within the boundaries of a planned development, planned residential development, planned unit development or an approved site review.
 - ~~(4)~~ In the RL-2 zoning district, the requirements shall apply to all lots and parcels that are within the boundaries of a planned development, planned residential development and planned unit development that are shown on Appendix H of this title.

...

Section 6. Table 8-1 of Section 9-8-1, “Schedule of Intensity Standards,” B.R.C. 1981, is amended to read as follows:

TABLE 8-1: INTENSITY STANDARDS

Zoning District	Intensity Module	Minimum Lot Area (in square feet unless otherwise noted)	Minimum Lot Area Per Dwelling Unit (square feet) ^{(b),(d), and (e)}	Minimum Open Space Per Dwelling Unit (square feet) ^(b)	Minimum Open Space on Lots (Residential Uses) ^{(a), (b), and (c)}	Minimum Open Space on Lots (Nonresidential Uses) ^{(a), (b), (c), and (d)}	Minimum Private Open Space (Residential Uses) (square feet) ^(b)	Maximum Floor Area Ratio ^(b)
				Mixed-use developments require the greater amount of the residential or nonresidential				

				standard for open space. See Section 9-9-11 for additional open space requirements.				
A	1	5 acres	5 acres	-	-	10-20%	-	-
RR-1, RR-2	2	30,000	30,000 ^(d)	-	-	10-20%	-	See Table 8-3
RE	3	15,000	7,500	-	-	10-20%	-	See Table 8-3
RL-1	4	7,000	7,000 ^(d)	-	-	10-20%	-	See Table 8-3
P	5	7,000	7,000	-	-	10-20%	-	-
RL-2	6	-	-	6,000	-	10-20%	-	See Table 8-3
RMX-1	7	6,000	6,000 ^(d)	600	-	10-20%	-	See Table 8-3
RMX-2^(e)	8	-	See footnote (e)	-	15%	15%	60	-
RM-1	9	-	-	3,000 2,000	-	10-20%	-	-
IS-2	10	-	-	600	-	10-20%	60	0.5
IS-1	11	-	-	-	-	10-20%	60	0.5
RH-1, RH-2	12	-	-	-	40%	40%	-	0.67 ^(f)
RM-2, RM-3	13	6,000	3,500	-	-	10-20%	-	-
RH-3	14	-	-	-	30%	30%	60	-
RH-7	14.5	-	-	-	60% ^(d)	60% ^(d)	60	-
RH-4, BT-1	15	-	-	-	30%	30%	-	1.0 ^(g)
BR-2	16	-	-	-	40% ^(c)	10-20% ^(c)	60	-
BMS	17	-	-	-	15% ^(c)	15% ^(c)	60	0.67 (1.85 if within CAGID or UHGID) ^(c)
RH-6	17.5	-	1,800	600	-	-	-	-
MU-1, MU-2, IMS	18	-	-	-	15% ^(c)	15% ^(c)	60	0.6
RH-5, BC-1, BC-2	19	-	-	-	15%	15%	-	1.5 (2.0 if within a BC zoned area identified in Appendix N)
IM	20	-	-	-	30%	10-20%	60	0.4
BT-2	21	-	-	600	-	10-20%	-	0.5 ^(h)
IG	22	-	-	-	30%	10-20%	60	0.5
BR-1	23	-	-	-	-	10-20%	-	2.0 ^(c)
MU-3	24	-	-	-	15% ^(c)	15% ^(c)	60	1.0
MU-4	24.5	-	-	-	15%	15%	60	2.0
DT-1	25	-	-	-	-	10-20% ^(c)	60	1.0
DT-2	26	-	-	-	-	10-20% ^(c)	60	1.5
DT-3, DT-4, DT-5	27	-	-	-	-	10-20% ^(c)	60	1.7
BCS	28	-	-	-	-	10-20%	-	-

Footnotes:

- (a) This requirement may increase based on building height pursuant to Subsection 9-9-11(c), B.R.C. 1981.
- (b) For properties within an area designated in Appendix L, "Form-Based Code Areas," and subject to the standards of Appendix M, "Form-Based Code," the footnoted requirement is not applicable. Refer to Appendix M, "Form-Based Code," for specific form, bulk, intensity, and outdoor space requirements.
- (c) This requirement may be modified pursuant to Section 9-2-14(h)(6)(C), B.R.C. 1981, for specified zoning districts.
- (d) ~~Open space per lot in the RH-7 zoning district may be reduced from sixty percent to thirty percent of the lot as part of a site review if at least half of the open space provided meets the open space requirements of Subparagraph 9-9-11(e)(3), B.R.C. 1981. Except as allowed under the additional density standards in Section 9-8-3, "Density in the RR-1, RR-2, RL-1, RMX-1, and RH-7 Districts," B.R.C. 1981. Any dwelling units created under this exception shall not be considered nonconforming to the intensity standards of Chapter 9-8, "Intensity Standards," B.R.C. 1981.~~
- (e) Dwelling units per acre on a lot or parcel in the RMX-2 zoning district are limited to 10 dwelling units per acre. This limitation may be modified up to 20 dwelling units per acre pursuant to a site review.
- (f) Floor area ratio (FAR) in the RH-2 zoning district may be increased up to a maximum FAR of 1.07 in a site review.
- (g) FAR in the BT-1 zoning district may be increased up to a maximum FAR of 1.4 in a site review.
- (h) FAR in the BT-2 zoning district may be increased up to a maximum FAR of 0.9 in a site review.

Section 7. Section 9-8-2, "Floor Area Ratio Requirements", B.R.C. 1981, is amended to read as follows:

...

(d) District-Specific Standards:

(1) Maximum Floor Area in the RR-1, RR-2, RE, RL-1, RL-2, and RMX-1 Zoning Districts:

(A) Purpose: The purpose of a floor area ratio standard is to address the proportionality of building size to lot size and allow variation in building form within the established building envelope.

(B) Scope: All construction related to principal and accessory buildings shall comply with the floor area ratio requirements of this section. This section applies to all construction related to residential buildings, including new construction, building additions, or modification of existing buildings as follows:

- (i) ~~All residential and~~ principal and accessory buildings in the RR-1, RR-2, RE, and RL-1 zoning districts, including lots located in planned developments, planned residential developments, and planned unit developments.

- (ii) All principal and accessory buildings ~~that are used as a detached single-family land use~~ in the RMX-1 zoning district, including lots located in planned developments, planned residential developments, and planned unit developments.
- (iii) In the RL-2 zoning district, the floor area ratio requirements shall apply to lots that are 8,000 square feet or larger, used for detached single-family land uses that are not within the boundaries of a planned development, planned residential development, planned unit development, or an approved site review.
- (iv) In the RL-2 zoning district, the floor area ratio requirements shall apply to all lots and parcels used for detached single family land uses that are within the boundaries of a planned development, planned residential development, and planned unit development that are shown on Appendix H to this title.
- (v) For projects subject to site review in Section 9-2-14, "Site Review," B.R.C. 1981, the floor area shall be calculated based upon each lot or parcel.

- (C) Maximum Floor Area Permitted: The maximum floor area shall be the floor area that is in Table 8-3, "Maximum Floor Area Ratio in the RR, RE, RL-1, and RMX-1 Zoning Districts for Residential Land Uses."

TABLE 8-3: MAXIMUM FLOOR AREA RATIO IN THE RR, RE, RL-1, AND RMX-1 FOR ZONING DISTRICTS ~~RESIDENTIAL LAND USES~~

Lot Size:	< 5,000 SF	5,000 to 10,000 SF		10,001 to 22,500 SF	> 22,500 SF
RR-1, RR-2, RE, RL-1 and RL-2	0.62	(Lot Size x 0.2) + 2,100		(Lot Size x 0.122) + 2,880	0.25
Lot Size:	< 4,000 SF	4,000 to 4,999 SF	5,000 to 6,499 SF	6,500 to 10,000 SF	> 10,000 SF
RMX-1	0.74	(Lot Size x 0.20) + 2,150	(Lot Size x 0.20) + 2,320	(Lot Size x 0.195) + 2,450	0.42

Section 8. Section 9-8-3, "Density in the RH-1, RH-2, and RH-7 Districts", B.R.C. 1981, is amended to read:

9-8-3. Density in the RR-1, RR-2, RL-1, RMX-1 ~~RH-1, RH-2,~~ and RH-7 Districts.

- (a) ~~Additional Density in the RH-7 District: In the RH-7 zoning district, the open space per lot may be reduced from sixty percent to thirty percent of the lot if at least half of the open space provided meets the open space requirements of Paragraph 9-9-11(c)(3), B.R.C. 1981.~~

Duplexes or Two Detached Dwelling Units in the RR-1, RR-2, and RL-1 zoning districts: A duplex or two detached dwelling units may be developed in the RR-1, RR-2, and RL-1 zoning districts if the lot or parcel meets the following standards:

(1) Location Near Transit Corridors: The lot or parcel is located within 350 feet of a transit corridor identified in Appendix J, "Duplexes Along Transit Corridors," B.R.C. 1981. The distance shall be measured on an official city map, identified by the city manager, from the closest point on the perimeter of the applicant's property to the closest point on the edge of the public right-of-way of the transit corridor; and

(2) Minimum Lot Area: The lot or parcel meets the minimum lot area of the applicable zoning district established in Table 8-1, "Intensity Standards," or is a nonstandard lot that meets the minimum lot size established for development of such lot in Subsection 9-10-3(b), "Changes to Nonstandard Buildings, Structures, and Lots and Nonconforming Uses," B.R.C. 1981.

~~(b) Minimum Lot Area for Two Dwelling Units in the RH-1 and RH-2 zoning districts: Two attached units may be developed on a lot in the RH-1 and RH-2 districts without a site review if the lot is a minimum of five thousand square feet in area and the structures meet the setback requirements of Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, or the requirements of Section 9-7-12, "Two Detached Dwellings on a Single Lot," B.R.C. 1981, are met~~

Additional Density in the RMX-1 District: In the RMX-1 zoning district, the minimum lot area per dwelling unit requirement is reduced from 6,000 square feet to 2,500 square feet, except on a lot or parcel under the following circumstances:

(1) Following the demolition of a principal building without permits required for such demolition under the Boulder Revised Code, or

(2) Following the demolition of a principal building after a finding of probable cause that it may be eligible for landmark designation in an "Initial Review" under Subsection (d) of Section 9-11-23, "Review of Permits for Demolition, On-Site Relocation and Off-Site Relocation of Buildings Not Designated," B.R.C. 1981.

(c) Additional Density in the RH-7 District: In the RH-7 zoning district, the open space per lot may be reduced from sixty percent to thirty percent of the lot if at least half of the open space provided meets the open space requirements of Paragraph 9-9-11(e)(3), B.R.C. 1981.

Section 9. Section 9-9-2(b), "General Provisions", B.R.C. 1981, is amended to read as follows:

9-9-2. General Provisions.

No person shall use or develop any land within the city except according to the following standards, unless modified through a use review under Section 9-2-15, "Use Review," B.R.C. 1981, or a site review, Section 9-2-14, "Site Review," B.R.C. 1981, or a variance granted under Section 9-2-3, "Variances and Interpretations," B.R.C., 1981.

(a) Fire and Life Safety: All development shall meet the applicable requirements of Chapter 10-8, "Fire Code," B.R.C. 1981.

(b) Maximum Permitted Buildings on a Lot: No more than one principal building shall be placed on a lot in the RR, RE, and RL-1, and RM zoning districts unless approved under the provisions of Section 9-8-3(a), "Density in the RR-1, RR-2, RL-1, RMX-1, and RH-7 Districts" B.R.C. 1981, Section 9-2-14, "Site Review," or Section 9-7-12, "Two Detached Dwellings on a Single Lot," B.R.C. 1981.

...

Section 10. Section 9-10-3, "Changes to Nonstandard Buildings, Structures, and Lots and Nonconforming Uses", B.R.C. 1981, is amended to read as follows:

Changes to nonstandard buildings, structures, or nonstandard lots and nonconforming uses shall comply with the following requirements:

...

(b) Nonstandard Lots or Parcels:

- (1) Development Requirements: Vacant lots in all residential districts except RR-1 and RR-2 which are smaller than the lot sizes indicated in Section 9-8-1, "Schedule of Intensity Standards," B.R.C. 1981, but larger than one-half of the required zoning district minimum lot size, may be developed with a ~~single-family detached dwelling unit~~ or, pursuant to the standards in Subsection 9-8-3(b), "Density in the RR-1, RR-2, RL-1, RMX-1, and RH-7 Districts," B.R.C. 1981, with a duplex or two detached dwelling units, if the building or buildings meets the setback requirements of Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981. In RR-1 and RR-2 districts, lots which are smaller than the minimum lot size but larger than one-fourth of the minimum lot size may be developed with a detached dwelling unit or, pursuant to the standards in subsection 9-8-3(b), with a duplex or two detached dwelling units, if the building or buildings meets the setback requirements. In all other zoning districts, vacant lots which are below one-half of the required minimum lot size for the zoning district shall not be eligible for construction of principal buildings.

Section 11. Section 9-13-4, "Affordable Housing Design Review", B.R.C. 1981, is amended to read as follows:

9-13-4. Affordable Housing Design Review.

- (a) Purpose: The affordable housing design review is established to provide a uniform and consistent method for evaluating proposals for meeting inclusionary housing requirements where site review or form-based code review is not required.
- (b) Affordable Housing Design Review Required: All developments with more than forty units providing permanently affordable units on or off-site to meet an inclusionary housing requirement and all off-site developments in excess of forty units providing permanently affordable units shall be subject to the affordable housing design review unless the development is approved pursuant to a site or form-based code review. Residential projects seeking to be exempt from site review pursuant to Subparagraph 9-2-14-(b)(3)(G), B.R.C. 1981, may be reviewed under the affordable housing design review process regardless of the number of units proposed in the development.

Section 12. Section 9-16, "General Definitions", B.R.C. 1981, is amended to read as follows:

- (a) The definitions contained in Chapter 1-2, "Definitions," B.R.C. 1981, apply to this title unless a term is defined differently in this chapter.
- (b) Terms identified with the references shown below after the definition are limited to those specific sections or chapters of this title:
- (1) Airport influence zone (AIZ).
 - (2) Floodplain regulations (Floodplain).
 - (3) Historic preservation (Historic).
 - (4) Inclusionary housing (Inclusionary Housing).
 - (5) Solar access (Solar).
 - (6) Wetlands Protection (Wetlands).
 - (7) Signs (Signs).
- (c) The following terms as used in this title have the following meanings unless the context clearly indicates otherwise:

A—E

...

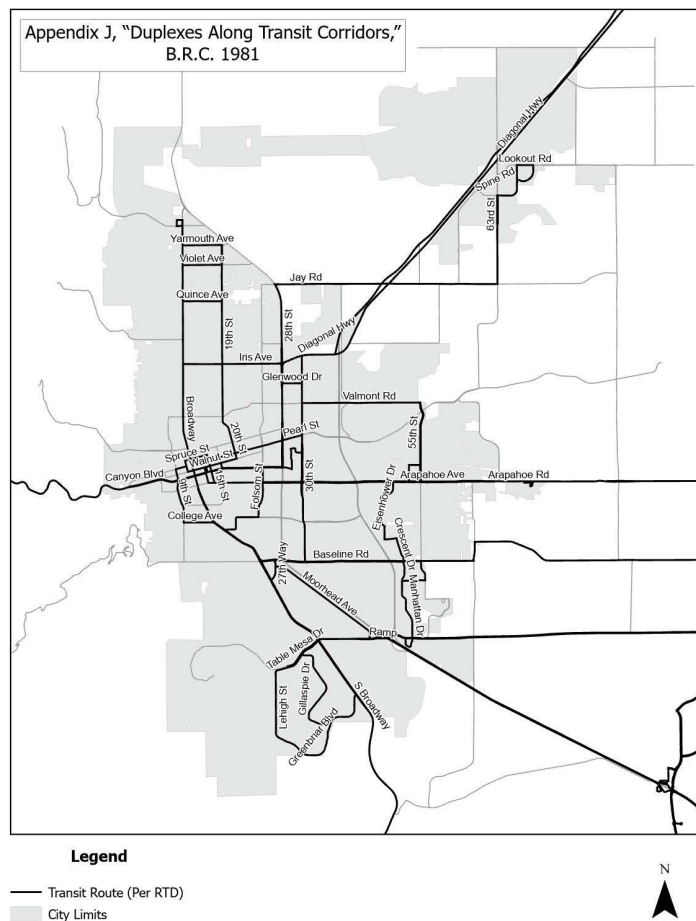
Conforming use means any use of a building or use of a lot that is permitted by Section 9-6-1, "Schedule of Permitted Land Uses," B.R.C. 1981 and meets any applicable specific use standards. A conforming use also includes:

- (1) A legal existing use that is not prohibited but was not approved as a conditional use or use review use;

(2) A use approved pursuant to a valid use review or special review, except where the review was a nonconforming use review.

Nonconforming use means any legally established use of a building or use of a lot that is prohibited by Section 9-6-1, "Schedule of Permitted Land Uses," B.R.C. 1981. A nonconforming use also includes an otherwise conforming use, except a single dwelling unit on a lot, that, as a result of adoption of or amendments to zoning standards, does not meet the following parking or residential density requirements, including, without limitation, the requirements for minimum lot area per dwelling unit, or useable open space per dwelling unit requirements of Section 9-8-1, "Schedule of Intensity Standards," B.R.C. 1981, or the required off-street parking requirements of Sections 9-8-1, "Schedule of Intensity Standards," or 9-9-6, "Parking Standards," B.R.C. 1981.

Section 13. Appendix J, "Reserved", B.R.C. 1981, is amended to read as follows:



1 Section 14. This ordinance is necessary to protect the public health, safety, and welfare of
2 the residents of the city, and covers matters of local concern.

3 Section 15. The city council deems it appropriate that this ordinance be published by title
4 only and orders that copies of this ordinance be made available in the office of the city clerk for
5 public inspection and acquisition.

6
7 INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY
8 TITLE ONLY this 19th day of December 2024.

9
10
11 Attest:

Aaron Brockett,
Mayor

12
13
14 _____
Elesha Johnson,
City Clerk

15
16 SECOND READING, PASSED, AND ADOPTED, this 9th day of January, 2025.

17
18
19 Attest:

Aaron Brockett,
Mayor

20
21
22 _____
Elesha Johnson,
City Clerk

ANNOTATED ORDINANCE 8666

AN ORDINANCE AMENDING CHAPTERS 9-2, “REVIEW PROCESSES,” 9-6, “USE STANDARDS,” AND 9-8, “INTENSITY STANDARDS” OF TITLE 9, “LAND USE CODE,” B.R.C. 1981, TO AMEND DENSITY AND INTENSITY STANDARDS TO ALLOW DEVELOPMENT OF ADDITIONAL DWELLING UNITS IN THE RESIDENTIAL – RURAL 1 (RR-1), RESIDENTIAL – RURAL 2 (RR-2), LOW 1 (RL-1), RESIDENTIAL – MEDIUM 1 (RM-1), AND RESIDENTIAL MIXED – 1 (RMX-1) ZONING DISTRICTS AND TO AMEND REVIEW PROCEDURES AND USE STANDARDS TO REDUCE REGULATORY REQUIREMENTS FOR CERTAIN RESIDENTIAL DEVELOPMENTS, AND SETTING FORTH RELATED DETAILS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. Table 2-2 of Section 9-2-14(b), “Site Review”, B.R.C. 1981, is amended to read:

9-2-14. - Site Review.

(b) Scope: The following development review thresholds apply to any development that is eligible or that otherwise may be required to complete the site review process:

...

TABLE 2-2: SITE REVIEW THRESHOLD TABLE¹

<i>Zoning District Abbreviation</i>	<i>Use</i>	<i>Form</i>	<i>Intensity</i>	<i>Minimum Size for Site Review</i>	<i>Concept Plan and Site Review Required</i>
<i>A</i>	<i>A</i>	<i>a</i>	<i>1</i>	<i>2 acres</i>	<i>-</i>
<i>BC-1</i>	<i>B3</i>	<i>f</i>	<i>19</i>	<i>1 acre</i>	<i>3 acres or 50,000 square feet of floor area</i>

¹ This table is proposed for deletion and replacement with a new Table 2-2 that is simplified and easier to read. The specific changes to the zoning districts are described within the staff memorandum.

1	BC-2	B3	f	19	1-acre	2 acres or 25,000 square feet of floor area
	BCS	B4	m	28	1-acre	3 acres or 50,000 square feet of floor area
2	BMS	B2	e	17	0	3 acres or 50,000 square feet of floor area
	BR-1	B5	f	23	0	3 acres or 50,000 square feet of floor area
3	BR-2	B5	f	16	0	3 acres or 50,000 square feet of floor area
	BT-1	B1	f	15	1-acre	2 acres or 30,000 square feet of floor area
4	BT-2	B1	e	21	0	2 acres or 30,000 square feet of floor area
	DT-1	D3	p	25	0	1-acre or 50,000 square feet of floor area
5	DT-2	D3	p	26	0	1-acre or 50,000 square feet of floor area
	DT-3	D3	p	27	0	1-acre or 50,000 square feet of floor area
6	DT-4	D1	e	27	0	1-acre or 50,000 square feet of floor area
	DT-5	D2	p	27	0	1-acre or 50,000 square feet of floor area
7	IG	I2	f	22	2-acres	5-acres or 100,000 square feet of floor area
	IM	I3	f	20	2-acres	5-acres or 100,000 square feet of floor area
8	IMS	I4	r	18	0	3 acres or 50,000 square feet of floor area
9	IS-1	I1	f	11	2-acres	5-acres or 100,000 square feet of floor area
10	IS-2	I1	f	10	2-acres	5-acres or 100,000 square feet of floor area
11	MH	MH	s	-	5 or more units are permitted on the property	-
12	MU-1	M2	i	18	0	1-acre or 30,000 square feet of floor area
13	MU-2	M3	r	18	0	3 acres or 50,000 square feet of floor area
14	MU-3	M1	n	24	5 or more units are permitted on the property	1-acre or 30,000 square feet of residential floor area or 20,000 square feet of nonresidential floor area
15	MU-4	M4	e	24.5	0	3 acres or 50,000 square feet of floor area
	P	P	e	5	2-acres	5-acres or 100,000 square feet of floor area
16	RE	R1	b	3	5 or more units are permitted on the property	-
17	RH-1	R6	j	12	0	2 acres or 30,000 square feet of floor area
18	RH-2	R6	e	12	0	2 acres or 30,000 square feet of floor area
19	RH-3	R7	i	14	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
20	RH-4	R6	h	15	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
21	RH-5	R6	e	19	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
22						
23	RH-6	R8	j	17.5	5 or more units are permitted on the property	3 acres or 30,000 square feet of floor area
24	RH-7	R7	i	14.5	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
25						

RL-1	R1	d	4	5 or more units are permitted on the property	3 acres or 18 dwelling units
RL-2	R2	g	6	5 or more units are permitted on the property	3 acres or 18 dwelling units
RM-1	R3	g	9	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
RM-2	R2	d	13	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
RM-3	R3	j	13	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
RMX-1	R4	d	7	5 or more units are permitted on the property	2 acres or 30,000 square feet of floor area
RMX-2	R5	k	8	0	2 acres or 30,000 square feet of floor area
RR-1	R1	a	2	—	—
RR-2	R1	b	2	—	—

Footnote to Table 2-2, Site Review Threshold Table:

(a) See Section 9-2-14(b)(3), B.R.C. 1981, for development projects that are exempt from the Concept Plan and Site Review Required threshold.

TABLE 2-2: SITE REVIEW THRESHOLD TABLE

<u>Zoning District</u>	<u>Concept Plan and Site Review Required (a)</u>	<u>Minimum Size for Site Review</u>
<u>RL-1</u> <u>RL-2</u>	<u>3 acres or 18 dwelling units</u>	<u>Standard in footnote (b) applies</u>
<u>RH-3</u> <u>RH-4</u> <u>RH-5</u> <u>RH-7</u>	<u>2 acres or 30,000 square feet of floor area</u>	<u>7,500 square feet of floor area</u>
<u>RH-6</u>	<u>3 acres or 30,000 square feet of floor area</u>	
<u>MU-1</u>	<u>1 acre or 30,000 square feet of floor area</u>	
<u>MU-3</u>	<u>1 acre or 30,000 square feet of residential floor area or 20,000 square feet of nonresidential floor area</u>	
<u>DT-1</u> <u>DT-2</u> <u>DT-3</u> <u>DT-4</u> <u>DT-5</u>	<u>1 acre or 50,000 square feet of floor area</u>	<u>Standard in footnote (b) applies</u>

<u>BC-2</u> <u>BT-1</u> <u>BT-2</u> <u>RH-1</u> <u>RH-2</u> <u>RM-1</u> <u>RM-2</u> <u>RM-3</u> <u>RMX-1</u> <u>RMX-2</u>	<u>2 acres or 30,000 square feet of floor area</u>	
<u>BC-1</u> <u>BMS</u> <u>BR-1</u> <u>BR-2</u> <u>IMS</u> <u>MU-2</u> <u>MU-4</u>	<u>3 acres or 50,000 square feet of floor area</u>	
<u>MH</u>	<u>Not required</u>	
<u>P</u>	<u>5 acres or 100,000 square feet of floor area</u>	
<u>F</u>	<u>All projects</u>	
<u>BCS</u>	<u>3 acres or 50,000 square feet of floor area</u>	<u>1 acre</u>
<u>IG</u> <u>IM</u>	<u>5 acres or 100,000 square feet of floor area</u>	
<u>IS-1</u> <u>IS-2</u>		<u>2 acres</u>
<u>A</u>	<u>Not required</u>	
<u>RE</u> <u>RR-1</u> <u>RR-2</u>	<u>Not required</u>	<u>Not eligible</u>
<u>Footnotes to Table 2-2, Site Review Threshold Table:</u>		
<u>(a) See Section 9-2-14(b)(3), B.R.C. 1981, for development projects that are exempt from the Concept Plan and Site Review Required threshold.</u>		
<u>(b) Lots or parcels with non-residential uses are eligible for site review. Lots or parcels with only residential uses are eligible for site review <u>if the lot or parcel includes at least five dwelling units or is permitted to have at least five dwelling units pursuant to the standards of Chapter 9-8, “Intensity Standards,” B.R.C. 1981, and, for projects in the RL-1 and RL-2 zones, the project is also at least 3 acres in size.</u>²</u>		

...

(3) Exceptions: The following developments that exceed the minimum site review thresholds set forth in this section shall not be required to complete a site review:

(A) Minor modifications and amendments under this section to approved development review applications;

² The footnotes are now proposed in a cell within the table as they often are confused on the online version as being code text separate from the table.

- (B) Building permits for additions to existing structures that do not exceed a cumulative total, over the life of the building, of twenty-five percent of the size of the building on which the addition is proposed and that do not alter the basic intent of an approved development;
- (C) Subdivisions solely for the purpose of amalgamating lots or parcels of land;
- (D) Subdivisions solely for the purpose of conveying property to the City;
- (E) City of Boulder public projects that are otherwise required to complete a public review process; and
- (F) Projects located in areas defined by Appendix L, "Form-Based Code Areas," that are required to complete form-based code review pursuant to Section 9-2-16, "Form-Based Code Review," B.R.C. 1981.
- (G) Residential projects where all units will meet the requirements for permanently affordable units in Chapter 9-13, "Inclusionary Housing," B.R.C. 1981, provided the applicant for such a project applies for and receives approval of an affordable housing design review pursuant to Section 9-13-4, "Affordable Housing Design Review," B.R.C. 1981.³

Section 2. Section 9-6-3(a), "Residential Uses", B.R.C. 1981, is amended to read:

(a) **Residential Uses:**

- (1) This Subsection (a) sets forth standards for uses in the residential use classification that are subject to specific use standards pursuant to Table 6-1, Use Table.
- (2) Residential Uses in the IG and IM Zoning Districts: The following standards apply in the IG and IM zoning districts to residential uses that may be approved pursuant to a use review:
 - (A) Location: Dwelling units may be constructed only on a lot or parcel that meets one or more of the following requirements (i), (ii), or (iii). If a lot or parcel meets this location standard, the approving authority shall presume that the standard in Paragraph 9-2-15(e)(4), B.R.C. 1981, has been met.
 - (i) The residential use is consistent with the land use plan or map in an adopted subcommunity or area plan; or

³ This new language specifies that a project that is larger than the Site Review threshold that ordinarily would have to do a Site Review even without modifications would no longer require Site Review. Section 9-13-4 is also updated later in the ordinance to clarify that projects need not be 40 units or more to qualify, which is the standard requirement.

- (ii) The lot or parcel is located within one-quarter mile of the Boulder Junction transit station. Distance shall be measured by the city manager on official maps as the radius from the closest point on the perimeter of the applicant's lot or parcel to the closest point on the transit station lot; or
- (iii) At least one-sixth of the perimeter of the lot or parcel is contiguous with a residential use that includes one or more dwelling units, a residential zoning district, or a city- or county-owned park or open space. Contiguity shall not be affected by the existence of a platted street or alley, a public or private right-of-way, or a public or private transportation right-of-way or area.
- (B) Floor Area Ratios (FAR): The following floor area ratio standards apply to a lot or parcel in the IG or IM zone with a residential use:
- (i) FAR by Use: Residential floor area is limited to a 1.0 FAR. ~~FAR on a lot or parcel and a~~ Non-residential floor area is limited to a 0.5 FAR in the IG zone and 0.4 FAR in the IM zone. ~~If at least 0.3 FAR of light manufacturing or research and development use is on the lot or parcel, the residential FAR may be increased to 1.25 FAR in each zone.~~
- (ii) Additional Residential FAR for Certain Industrial Mixed-Use Projects: If 0.3 or more of allowed nonresidential FAR consists, individually or in combination, of building and landscaping contractors, building material sales, business support services, equipment repair and rentals, light manufacturing, non-vehicular repair and rental services, research and development, service of vehicles, warehouse or distribution facilities, or wholesale businesses, the maximum residential FAR is 1.25.
- (iii) FAR Averaging Across Parcels in Site Review: The FAR limits of this subparagraph (a)(2)(B) may be modified in a site review to permit averaging of these FAR limits across multiple lots or parcels that are subject to the site review and within the same zoning district provided that, when averaged across the lots and parcels, the FAR standards are met and do not result in a FAR exceeding that permitted under this subparagraph.⁴

Section 3. Section 9-7-9 “Side Yard Bulk Plane”, B.R.C. 1981, is amended to read:

⁴ Aside from the listing of specific light manufacturing uses, this section is largely the same as the existing code language, but is updated to be more understandable, including but not limited to, specifying that floor area ratio may be averaged over multiple sites through Site Review, which was previously not clear.

9-7-9. Side Yard Bulk Plane.

- (a) Purpose: Buildings with tall side walls may impact privacy, views or visual access to the sky on neighboring properties. The purpose of this side yard bulk plane standard is to ensure that buildings step down towards neighboring properties in order to enhance privacy, preserve some views and visual access to the sky for lots or parcels that are adjacent to new development.
- (b) Scope: All construction related to principal and accessory buildings shall comply with the bulk plane requirements of this section. This section applies to all construction related to residential principal and accessory buildings, including new construction and expansion, building addition or modification of existing buildings as follows: in the RR-1, RR-2, RE, RL-1 and RMX-1 zoning districts.
- ~~(1) All residential principal and accessory buildings in the RR-1, RR-2, RE and RL-1 zoning districts; and~~
- ~~(2) All principal and accessory buildings that are used as a detached single family land use in the RMX-1 zoning district.⁵~~

Section 4. Section 9-7-10 “Side Yard Wall Articulation”, B.R.C. 1981, is amended to read:

9-7-10. Side Yard Wall Articulation.

- (a) Purpose: Buildings with tall side walls may impact privacy, views or visual access to the sky on neighboring properties. The purpose of the side yard wall articulation standard is to reduce the perceived mass of a building by dividing it into smaller components, or to step down the wall height in order to enhance privacy, preserve views and visual access to the sky for lots or parcels that are adjacent to new development.
- (b) Scope: All construction related to principal and accessory buildings shall comply with the side yard wall length articulation requirements of this section. This section applies to all construction related to buildings, including new construction and, expansion or modification of existing buildings, as follows:
- (1) All residential buildings in the RR-1, RR-2, RE, ~~and RL-1~~, and RMX-1 zoning districts, including lots located in planned developments, planned residential developments and planned unit developments.

⁵ The current code does not require bulk restrictions for multi-unit buildings in RMX-1. Per the request from City Council, more dwelling units would be allowed in RMX-1, but would be subject to the same form and bulk standards for detached dwelling unit. This change makes that clear.

~~(2) All buildings that are used as a detached single family land use in the RMX-1 zoning district, including lots located in planned developments, planned residential developments and planned unit developments.⁶~~

(32) In the RL-2 zoning district, the side yard wall articulation requirements shall apply to lots that are eight thousand square feet or larger that are not within the boundaries of a planned development, planned residential development, planned unit development or an approved site review.

(43) In the RL-2 zoning district, the requirements shall apply to all lots and parcels that are within the boundaries of a planned development, planned residential development and planned unit development that are shown on Appendix H of this title.

Section 5. Section 9-7-11 “Maximum Building Coverage”, B.R.C. 1981, is amended to read:

9-7-11. Maximum Building Coverage.

(a) Purpose: The purposes of the building coverage standards are to establish the maximum percentage of lot surface that may be covered by principal and accessory buildings to preserve open space on the lot, and to preserve some views and visual access to the sky and enhance privacy for residences that are adjacent to new development.

(b) Scope: All construction related to principal and accessory buildings shall comply with the building coverage requirements of this section. This section applies to all construction related to residential buildings, including new construction and, building expansion additions or modification of existing buildings, as follows:

(1) All ~~residential and~~ principal and accessory buildings in the RR-1, RR-2, RE, ~~and~~ RL-1, ~~and RMX-1~~ zoning districts, including lots located in planned developments, planned residential developments and planned unit developments.

~~(2) All principal and accessory buildings that are used as a detached single family land use in the RMX-1 zoning district, including lots located in planned developments, planned residential developments and planned unit developments.⁷~~

(32) In the RL-2 zoning district, the building coverage requirements shall apply to lots that are eight thousand square feet or larger that are not within the boundaries of a planned development, planned residential development, planned unit development or an approved site review.

⁶ Same as footnote 5

⁷ Same as footnote 5

(43) In the RL-2 zoning district, the requirements shall apply to all lots and parcels that are within the boundaries of a planned development, planned residential development and planned unit development that are shown on Appendix H of this title.

Section 6. Table 8-1 of Section 9-8-1 "Schedule of Intensity Standards", B.R.C. 1981, is amended to read:

TABLE 8-1: INTENSITY STANDARDS⁸

Zoning District	Intensity Module	Minimum Lot Area (in square feet unless otherwise noted)	Minimum Lot Area Per Dwelling Unit (square feet) ^{(b),(d), and (e)}	Minimum Open Space Per Dwelling Unit (square feet) ^(b)	Minimum Open Space on Lots (Residential Uses) ^{(a), (b), and (c)}	Minimum Open Space on Lots (Nonresidential Uses) ^{(a), (b), (c), and (d)}	Minimum Private Open Space (Residential Uses) (square feet) ^(b)	Maximum Floor Area Ratio ^(b)
				Mixed-use developments require the greater amount of the residential or nonresidential standard for open space. See Section 9-9-11 for additional open space requirements.				
A	1	5 acres	5 acres	-	-	10-20%	-	-
RR-1, RR-2	2	30,000	30,000 ^(d)	-	-	10-20%	-	See Table 8-3
RE	3	15,000	7,500	-	-	10-20%	-	See Table 8-3
RL-1	4	7,000	7,000 ^(d)	-	-	10-20%	-	See Table 8-3
P	5	7,000	7,000	-	-	10-20%	-	-
RL-2	6	-	-	6,000	-	10-20%	-	See Table 8-3
RMX-1	7	6,000	6,000 ^(d)	600	-	10-20%	-	See Table 8-3
RMX-2 ^(e)	8	-	See footnote (e)	-	15%	15%	60	-
RM-1	9	-	-	3,000 2,000	-	10-20%	-	-
IS-2	10	-	-	600	-	10-20%	60	0.5
IS-1	11	-	-	-	-	10-20%	60	0.5
RH-1, RH-2	12	-	-	-	40%	40%	-	0.67 ^(f)
RM-2, RM-3	13	6,000	3,500	-	-	10-20%	-	-
RH-3	14	-	-	-	30%	30%	60	-
RH-7	14.5	-	-	-	60% ^(d)	60% ^(d)	60	-
RH-4, BT-1	15	-	-	-	30%	30%	-	1.0 ^(g)
BR-2	16	-	-	-	40% ^(c)	10-20% ^(c)	60	-
BMS	17	-	-	-	15% ^(c)	15% ^(c)	60	0.67 (1.85 if within CAGID or UHGID) ^(c)
RH-6	17.5	-	1,800	600	-	-	-	-
MU-1, MU-2, IMS	18	-	-	-	15% ^(c)	15% ^(c)	60	0.6
RH-5, BC-1, BC-2	19	-	-	-	15%	15%	-	1.5 (2.0 if within a BC zoned area identified in Appendix N)

⁸ Footnotes are updated at the top to point out that there are exceptions to the requirements in the table. Like Table 2-2, the footnotes are included in its own cell to ensure they are clearly associated with the table.

IM	20	-	-	-	30%	10-20%	60	0.4
BT-2	21	-	-	600	-	10-20%	-	0.5 ^(h)
IG	22	-	-	-	30%	10-20%	60	0.5
BR-1	23	-	-	-	-	10-20%	-	2.0 ^(c)
MU-3	24	-	-	-	15% ^(c)	15% ^(c)	60	1.0
MU-4	24.5	-	-	-	15%	15%	60	2.0
DT-1	25	-	-	-	-	10-20% ^(c)	60	1.0
DT-2	26	-	-	-	-	10-20% ^(c)	60	1.5
DT-3, DT-4, DT-5	27	-	-	-	-	10-20% ^(c)	60	1.7
BCS	28	-	-	-	-	10-20%	-	-

Footnotes:

- (a) This requirement may increase based on building height pursuant to Subsection 9-9-11(c), B.R.C. 1981.
- (b) For properties within an area designated in Appendix L, "Form-Based Code Areas," and subject to the standards of Appendix M, "Form-Based Code," the footnoted requirement is not applicable. Refer to Appendix M, "Form-Based Code," for specific form, bulk, intensity, and outdoor space requirements.
- (c) This requirement may be modified pursuant to Section 9-2-14(h)(6)(C), B.R.C. 1981, for specified zoning districts.
- (d) ~~Open space per lot in the RH-7 zoning district may be reduced from sixty percent to thirty percent of the lot as part of a site review if at least half of the open space provided meets the open space requirements of Subparagraph 9-9-11(e)(3), B.R.C. 1981. Except as allowed under the additional density standards in Section 9-8-3, "Density in the RR-1, RR-2, RL-1, RMX-1, and RH-7 Districts," B.R.C. 1981. Any dwelling units created under this exception shall not be considered nonconforming to the intensity standards of Chapter 9-8, "Intensity Standards," B.R.C. 1981.~~
- (e) Dwelling units per acre on a lot or parcel in the RMX-2 zoning district are limited to 10 dwelling units per acre. This limitation may be modified up to 20 dwelling units per acre pursuant to a site review.
- (f) Floor area ratio (FAR) in the RH-2 zoning district may be increased up to a maximum FAR of 1.07 in a site review.
- (g) FAR in the BT-1 zoning district may be increased up to a maximum FAR of 1.4 in a site review.
- (h) FAR in the BT-2 zoning district may be increased up to a maximum FAR of 0.9 in a site review.

Section 7. Subsection 9-8-3(d), "Density in the RH-1, RH-2, and RH-7 Districts", B.R.C. 1981, is amended to read:

(d) District-Specific Standards:

(1) Maximum Floor Area in the RR-1, RR-2, RE, RL-1, RL-2, and RMX-1 Zoning Districts:

- (A) Purpose: The purpose of a floor area ratio standard is to address the proportionality of building size to lot size and allow variation in building form within the established building envelope.
- (B) Scope: All construction related to principal and accessory buildings shall comply with the floor area ratio requirements of this section. This section applies to all construction related to residential buildings, including new construction, building additions, or modification of existing buildings as follows:

- (i) All ~~residential and~~⁹ principal and accessory buildings in the RR-1, RR-2, RE, and RL-1 zoning districts, including lots located in planned developments, planned residential developments, and planned unit developments.
- (ii) All principal and accessory buildings ~~that are used as a detached single-family land use~~ in the RMX-1 zoning district, including lots located in planned developments, planned residential developments, and planned unit developments.
- (iii) In the RL-2 zoning district, the floor area ratio requirements shall apply to lots that are 8,000 square feet or larger, used for detached single-family land uses that are not within the boundaries of a planned development, planned residential development, planned unit development, or an approved site review.
- (iv) In the RL-2 zoning district, the floor area ratio requirements shall apply to all lots and parcels used for detached single family land uses that are within the boundaries of a planned development, planned residential development, and planned unit development that are shown on Appendix H to this title.
- (v) For projects subject to site review in Section 9-2-14, "Site Review," B.R.C. 1981, the floor area shall be calculated based upon each lot or parcel.

(C) Maximum Floor Area Permitted: The maximum floor area shall be the floor area that is in Table 8-3, "Maximum Floor Area Ratio in the RR, RE, RL-1, and RMX-1 Zoning Districts ~~for Residential Land Uses~~."

TABLE 8-3: MAXIMUM FLOOR AREA RATIO IN THE RR, RE, RL-1, AND RMX-1 ~~FOR ZONING DISTRICTS~~ ~~RESIDENTIAL LAND USES~~¹⁰

Lot Size:	< 5,000 SF	5,000 to 10,000 SF		10,001 to 22,500 SF	> 22,500 SF
RR-1, RR-2, RE, RL-1 and RL-2	0.62	(Lot Size x 0.2) + 2,100		(Lot Size x 0.122) + 2,880	0.25
Lot Size:	< 4,000 SF	4,000 to 4,999 SF	5,000 to 6,499 SF	6,500 to 10,000 SF	> 10,000 SF
RMX-1	0.74	(Lot Size x 0.20) + 2,150	(Lot Size x 0.20) + 2,320	(Lot Size x 0.195) + 2,450	0.42

⁹ This language is unclear about whether the floor area ratio applies to non-residential or not. This change clarifies that the floor area ratio applies to all buildings irrespective of use. The change below is the same as footnote 5 where the requirements will be applied to detached and attached dwelling units in the RMX-1 zone.

¹⁰ This changes also clarifies that floor area ratio limitations apply to all buildings and uses.

Section 8. Section 9-8-3, “Density in the RH-1, RH-2, and RH-7 Districts”, B.R.C. 1981, is amended to read:

9-8-3. Density in the RR-1, RR-2, RL-1, RMX-1 ~~RH-1, RH-2~~, and RH-7 Districts.

- (a) ~~Additional Density in the RH-7 District: In the RH-7 zoning district, the open space per lot may be reduced from sixty percent to thirty percent of the lot if at least half of the open space provided meets the open space requirements of Paragraph 9-9-11(e)(3), B.R.C. 1981.¹¹~~

Duplexes or Two Detached Dwelling Units in the RR-1, RR-2, and RL-1 zoning districts: A duplex or two detached dwelling units may be developed in the RR-1, RR-2, and RL-1 zoning districts if the lot or parcel meets the following standards:

(1) Location Near Transit Corridors: The lot or parcel is located within 350 feet of a transit corridor identified in Appendix J, “Duplexes Along Transit Corridors,” B.R.C. 1981. The distance shall be measured on an official city map, identified by the city manager, from the closest point on the perimeter of the applicant’s property to the closest point on the edge of the public right-of-way of the transit corridor; and

(2) Minimum Lot Area: The lot or parcel meets the minimum lot area of the applicable zoning district established in Table 8-1, “Intensity Standards,” or is a nonstandard lot that meets the minimum lot size established for development of such lot in Subsection 9-10-3(b), “Changes to Nonstandard Buildings, Structures, and Lots and Nonconforming Uses,” B.R.C. 1981.¹²

- ~~(b) Minimum Lot Area for Two Dwelling Units in the RH-1 and RH-2 zoning districts: Two attached units may be developed on a lot in the RH-1 and RH-2 districts without a site review if the lot is a minimum of five thousand square feet in area and the structures meet the setback requirements of Section 9-7-1, “Schedule of Form and Bulk Standards,” B.R.C.~~

¹¹ This section is not proposed for deletion. Rather, it is just being moved to a new subsection (c) below.

¹² This new section reflects the new allowance for duplexes or two detached dwelling units along bus corridors as described within the staff memorandum.

~~1981, or the requirements of Section 9-7-12, "Two Detached Dwellings on a Single Lot," B.R.C. 1981, are met.¹³~~

Additional Density in the RMX-1 District: In the RMX-1 zoning district, the minimum lot area per dwelling unit requirement is reduced from 6,000 square feet to 2,500 square feet, except on a lot or parcel under the following circumstances:

(1) Following the demolition of a principal building without permits required for such demolition under the Boulder Revised Code, or

(2) Following the demolition of a principal building after a finding of probable cause that it may be eligible for landmark designation in an "Initial Review" under Subsection (d) of Section 9-11-23, "Review of Permits for Demolition, On-Site Relocation and Off-Site Relocation of Buildings Not Designated," B.R.C. 1981.¹⁴

(c) Additional Density in the RH-7 District: In the RH-7 zoning district, the open space per lot may be reduced from sixty percent to thirty percent of the lot if at least half of the open space provided meets the open space requirements of Paragraph 9-9-11(e)(3), B.R.C. 1981.¹⁵

¹³ This section is proposed for deletion as it is no longer applicable. RH-1 and RH-2 prior to the "Zoning for Affordable Housing" changes had density requirements of open space per dwelling unit in RH-1 and lot area per dwelling unit in the RH-2 zone, which could be modified by Planning Board for additional density. The density requirements were removed and replaced by floor area ratio standards, which make this section irrelevant. An applicant would be able to have two dwelling units on the lot so long as the buildings did not exceed the floor area ratio. Therefore, this section is no longer needed.

¹⁴ This is a new section applicable to RMX-1 and creates the specific conditions where additional density can be added. It is purely to ensure that no property owner is incited to demolish historic homes to achieve the additional density and that if they were to do so without any permits, they would not be entitled to the additional density.

¹⁵ This is an existing code section that has been relocated from subsection (a).

Section 9. Section 9-9-2(b), "General Provisions", B.R.C. 1981, is amended to read:

9-9-2. General Provisions.

No person shall use or develop any land within the city except according to the following standards, unless modified through a use review under Section 9-2-15, "Use Review," B.R.C. 1981, or a site review, Section 9-2-14, "Site Review," B.R.C. 1981, or a variance granted under Section 9-2-3, "Variances and Interpretations," B.R.C., 1981.

- (a) Fire and Life Safety: All development shall meet the applicable requirements of Chapter 10-8, "Fire Code," B.R.C. 1981.
- (b) Maximum Permitted Buildings on a Lot: No more than one principal building shall be placed on a lot in the RR, RE, and RL-1, ~~and RM~~ zoning districts unless approved under the provisions of Section 9-8-3(a), "Density in the RR-1, RR-2, RL-1, RMX-1, and RH-7 Districts" B.R.C. 1981,¹⁶Section 9-2-14, "Site Review," or Section 9-7-12, "Two Detached Dwellings on a Single Lot," B.R.C. 1981.

Section 10. Section 9-10-3(b), "Changes to Nonstandard Buildings, Structures, and Lots and Nonconforming Uses", B.R.C. 1981, is amended to read:

(b) Nonstandard Lots or Parcels:

- (1) Development Requirements: Vacant lots in all residential districts except RR-1 and RR-2 which are smaller than the lot sizes indicated in Section 9-8-1, "Schedule of Intensity Standards," B.R.C. 1981, but larger than one-half of the required zoning district minimum lot size, may be developed with a ~~single-family~~ detached dwelling unit or, ~~pursuant to~~ the standards in Subsection 9-8-3(b), "Density in the RR-1, RR-2, RL-1, RMX-1, and RH-7 Districts," B.R.C. 1981, with a duplex or two detached dwelling units, if the building or buildings meets the setback requirements of Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981. In RR-1 and RR-2 districts, lots which are smaller than the minimum lot size but larger than one-fourth of the minimum lot size may be developed with a detached dwelling unit or, pursuant to the standards in subsection 9-8-3(b), with a duplex or two detached dwelling units, if the building or buildings meets the setback requirements. In all other zoning districts,

¹⁶ This change allows more flexibility in the RM-1, Residential – Medium 1, zone by allowing more than one principal building per lot without Site Review and also clarifies that this section does not apply to properties that are eligible for two detached dwelling units along bus corridors.

vacant lots which are below one-half of the required minimum lot size for the zoning district shall not be eligible for construction of principal buildings.¹⁷

Section 11. Section 9-13-4, “Affordable Housing Design Review”, B.R.C. 1981, is amended to read:

9-13-4. Affordable Housing Design Review.

- (a) Purpose: The affordable housing design review is established to provide a uniform and consistent method for evaluating proposals for meeting inclusionary housing requirements where site review or form-based code review is not required.
- (b) Affordable Housing Design Review Required: All developments with more than forty units providing permanently affordable units on or off-site to meet an inclusionary housing requirement and all off-site developments in excess of forty units providing permanently affordable units shall be subject to the affordable housing design review unless the development is approved pursuant to a site or form-based code review. Residential projects seeking to be exempt from site review pursuant to Subparagraph 9-2-14-(b)(3)(G), B.R.C. 1981, may be reviewed under the affordable housing design review process regardless of the number of units proposed in the development.¹⁸

Section 12. Section 9-16, “Definitions”, B.R.C. 1981, is amended to read:

...

¹⁷ This section is proposed to be updated to clarify that for any lots that are along bus corridors that may be substandard in size (less than the minimum lot size), they too would be eligible for a duplex or two detached dwelling units, if the size of substandard lots is met. This is a current section of the code that indicates when a lot is too small to enable development to avoid development on parcel fragments. This change notes that if the lot is allowed to have a detached dwelling unit on it now, it would be also eligible for a duplex or two detached dwelling units since the same form and bulk standards would apply.

¹⁸ This change would allow any 100% permanently affordable housing project that is exempt from Site Review to undergo a design review, even if it falls under the current requirements of having at least 40 dwelling units.

1 *Conforming use* means any use of a building or use of a lot that is permitted by Section [9-6-1](#),
 2 "Schedule of Permitted Land Uses," B.R.C. 1981 and meets any applicable specific use
 standards. A conforming use also includes:

3 (1) A legal existing use that is not prohibited but was not approved as a conditional use or use
 4 review use;

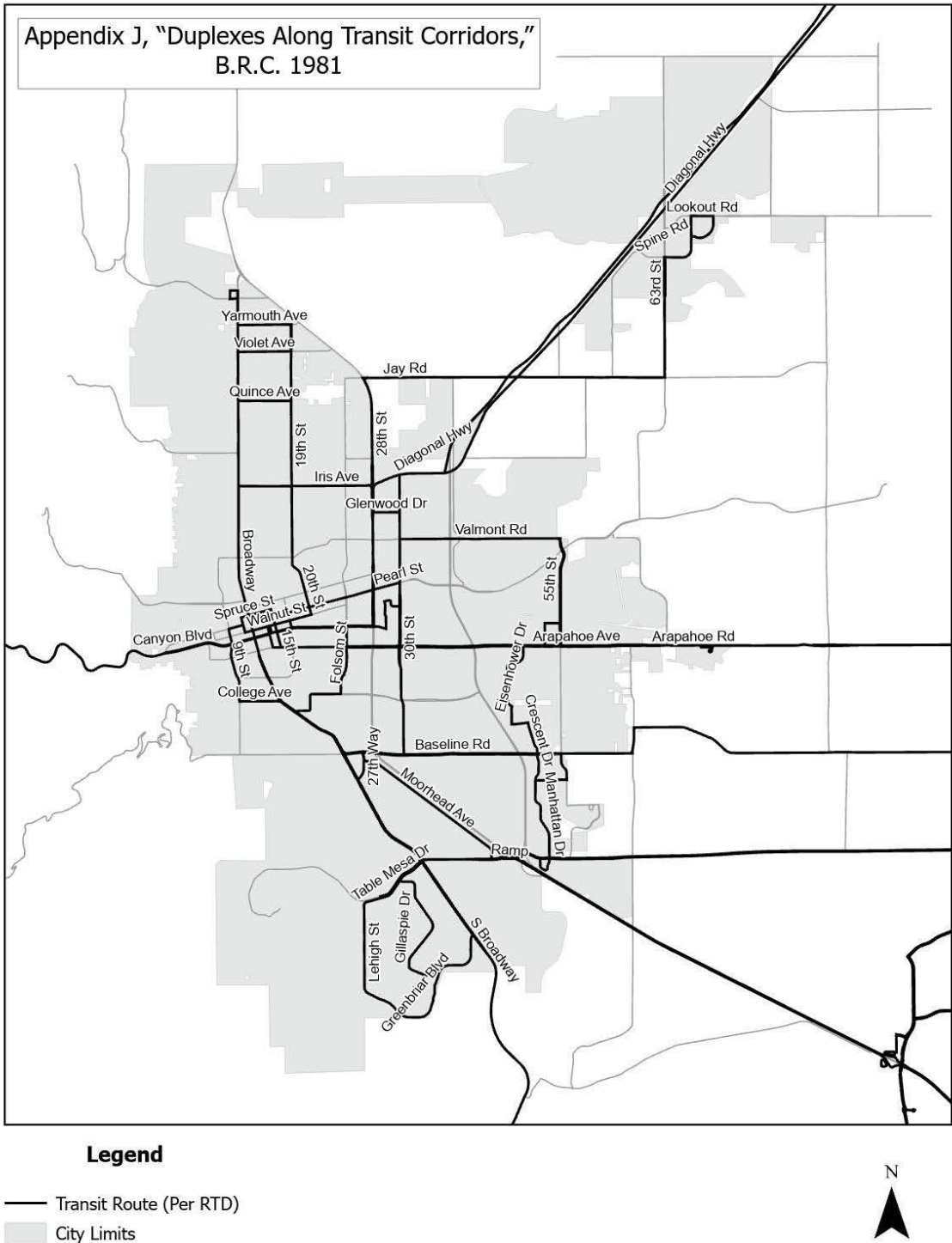
5 (2) A use approved pursuant to a valid use review or special review, except where the review
 6 was a nonconforming use review.

7 ...

8 *Nonconforming use* means any legally established use of a building or use of a lot that is
 9 prohibited by Section [9-6-1](#), "Schedule of Permitted Land Uses," B.R.C. 1981. A
 10 nonconforming use also includes an otherwise conforming use, except a single dwelling unit
 11 on a lot, that, as a result of adoption of or amendments to zoning standards, does not meet the
 12 following parking or residential density requirements, including, without limitation, the
requirements for minimum lot area per dwelling unit, or useable open space per dwelling unit
requirements of Section 9-8-1, "Schedule of Intensity Standards," B.R.C. 1981, or the required
 off-street parking requirements of Sections 9-8-1, "Schedule of Intensity Standards," or 9-9-6,
 "Parking Standards," B.R.C. 1981. ¹⁹

13 Section 13. Appendix J, "Reserved", B.R.C. 1981, is amended to read:
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23 ¹⁹ The changes above are intended to make it clear that lots that are eligible per the new section in Section 9-8-3 for
 24 a duplex or two detached dwelling units would not become nonconforming uses.
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ATTACHMENT C

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 E.

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 to 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.

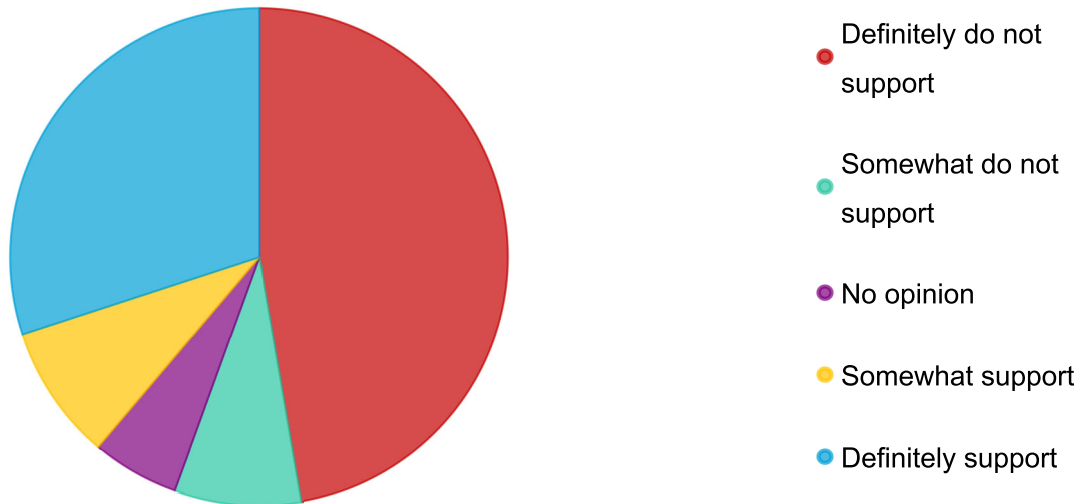
Affordable Housing resident feedback

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

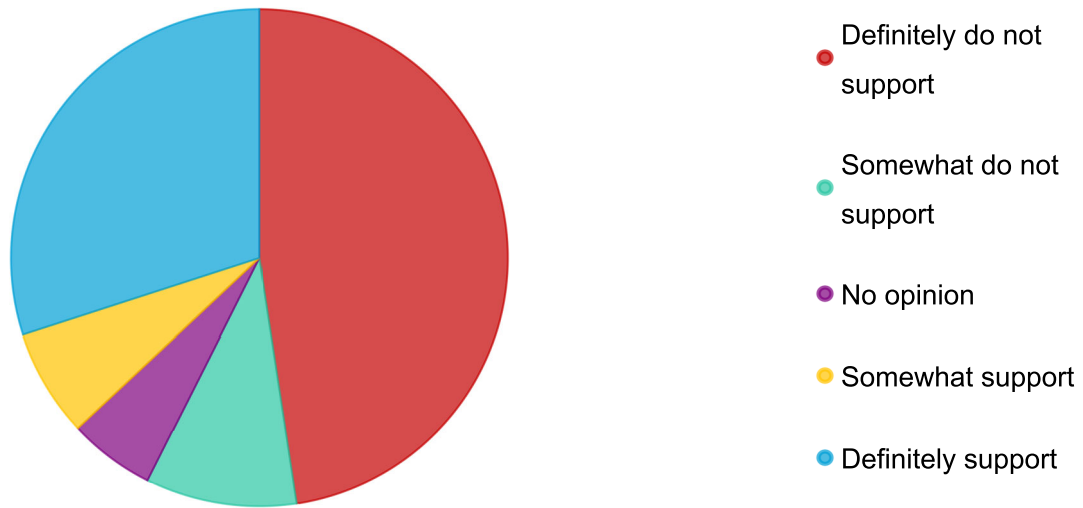
Percentage

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:

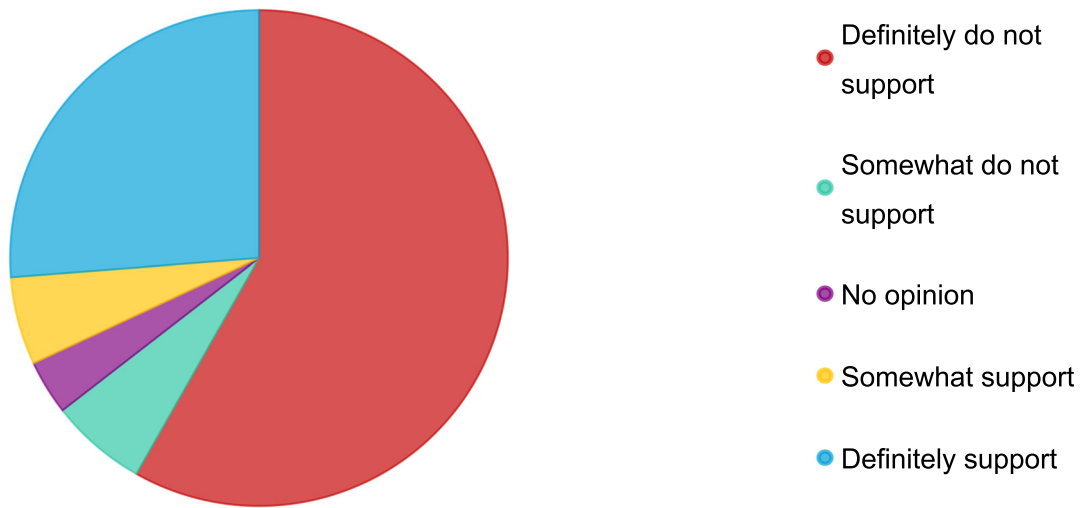
Attachment D - Summary of feedback from story map questionnaire



Answered: 357 Skipped: 19

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

Attachment D - Summary of feedback from story map questionnaire

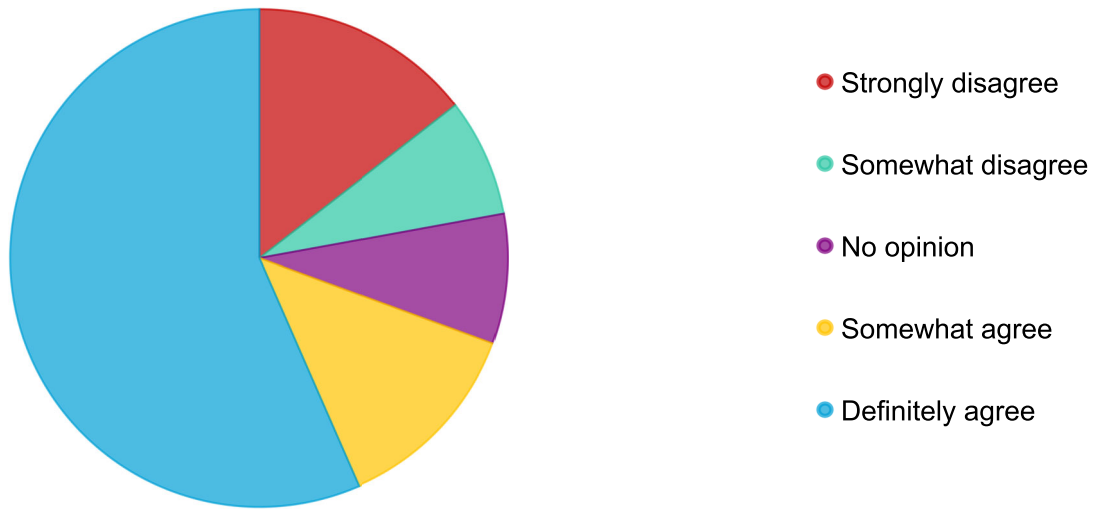


Answers	Count	Percentage
Definitely do not support	213	56.65%
Somewhat do not support	23	6.12%
No opinion	13	3.46%
Somewhat support	21	5.59%
Definitely support	96	25.53%

Answered: 366 Skipped: 10

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

Attachment D - Summary of feedback from story map questionnaire



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. Its embarrassing 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 away 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 that are protected from 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 don't have parking we don't have open space we don't 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,

east community, spruce/Folsom condos, celestial seasonings apartments, 2 hotels on hill, sunset park Gunbarrel apartmts, proposed Williams village III, now possibly airport! How much is enough before we choke down the entire city???

- Are you communicating with planning and transportation depts? It seems this city govt is not- you are eliminating lanes to drive on in town while at the same time trying to cram more people into the same space- you are creating more congestion, less green space and ruining the city that I moved to before most of you were born. Do you know that people will want these housing choices? the in commuters may rather live in their sfh with a yard! The architecture of these new builds is atrocious, big boxes all over town and no character.
- other cities have ruined old neighborhoods by trying to expand housing density. The reality is that in most cases, this is not enough increase inventory to solve the problem, and it ends up ruining the old neighborhoods because it cuts up old homes or adds odd, ugly additions, and nobody is happy. Instead, use industrial or open space areas that can truly built for scale. If done right rebuilding existing apartments could work as well. Also, having accessory dwelling units for existing homes also works, but that is really for single people or couples.
- I'd keep single family housing areas as is, it is unfair to change the density to people who have already purchased and live in their communities. People choose homes on existing communities. Don't change it on them.
- "To meet the goals of 'inclusion and increasing affordability ', which none of this is guaranteed to achieve, you need to leverage these new entitlements by requiring a percentage of additional units be permanently affordable - especially for subdivisions. This can achieve permanently affordable homeownership - please do not squander it.
- Concerned about 'income gentrification' - some of these scenarios will lead to scraping units that are now relatively affordable- and encourage developer speculation. Gather census data for information about current residents' income, etc. - and sales data of new (10 years or less) units in these areas. Has adding units brought the price down?
- Work with all schools to survey families on what they consider to be 'family friendly'. Survey Sr. families.
- Tour neighborhoods so you understand what is on the ground now.
- Don't leave out current ADU's in existing units per acre count.
- Reducing open space should be analyzed for impact to climate initiatives."
- I live in a single family home off Broadway. I can't see how it would be possible to squeeze more units in. As our usefulness stores and businesses disappear slowly, Boulder is becoming nothing but housing, not a full service community.
- There will never be enough housing in Boulder to accommodate all that want to live here. Market conditions should and will ultimately decide. More housing means more traffic, more pollution.
- I believe that Boulder can never be dense enough to be affordable and still have a quality of life that includes enough water and infrastructure to support your intended population. Perhaps another newly created city one more rural land in the state be used to support the people you want to live here. CU should also be sealed off from using our housing as dorms and the sooner the better. Anything you do needs to be responsible to existing residents and I do not see that you are considering it. Boulder does not have infinite water or other

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 ruin 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 cars from blocking sidewalks or ramped curbs. Little to no 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.

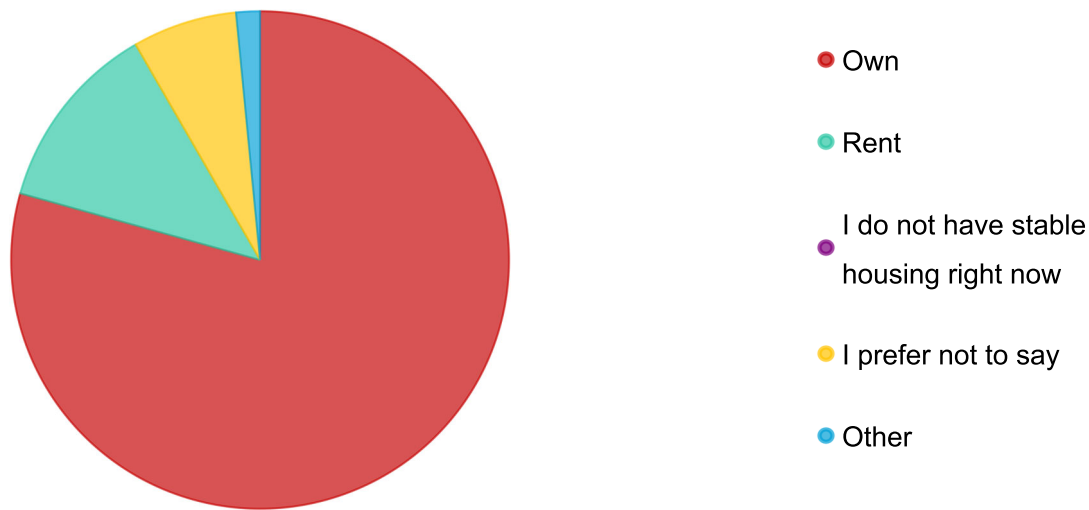
- I support increased housing density downtown and in/around transit hubs. Retaining the character of historic single-family neighborhoods is in the long-term interest of all Boulder residents.
- These changes would not address the problem of affordability, but promote density without consideration of 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?

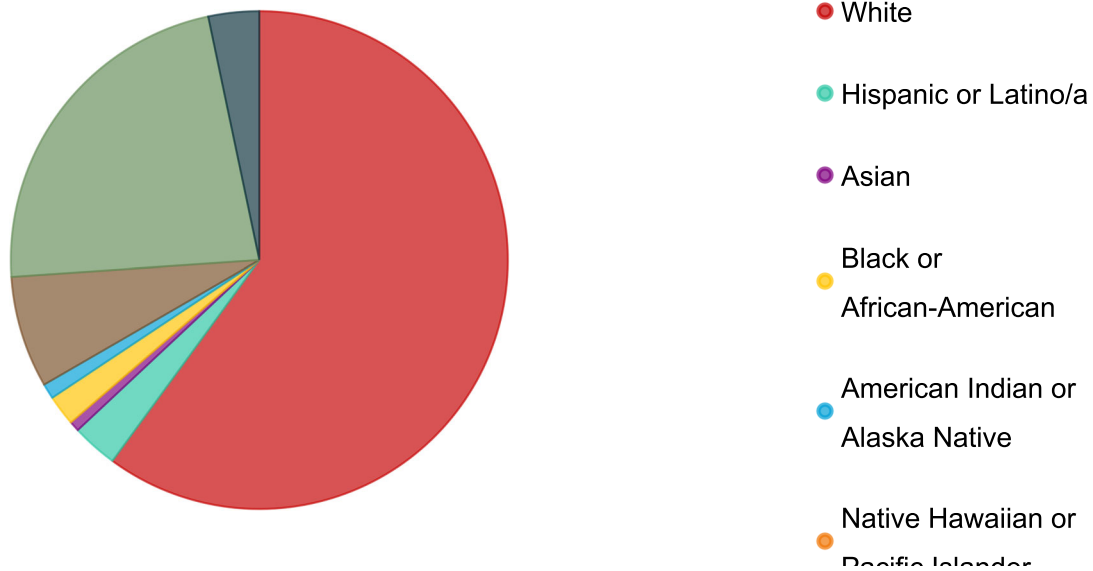


Answers	Count	Percentage
Own	257	68.35%
Rent	40	10.64%
I do not have stable housing right now	0	0%
I prefer not to say	22	5.85%
Other	5	1.33%

Answered: 324 Skipped: 52

Which race or ethnicity do you identify with most?

Attachment D - Summary of feedback from story map questionnaire

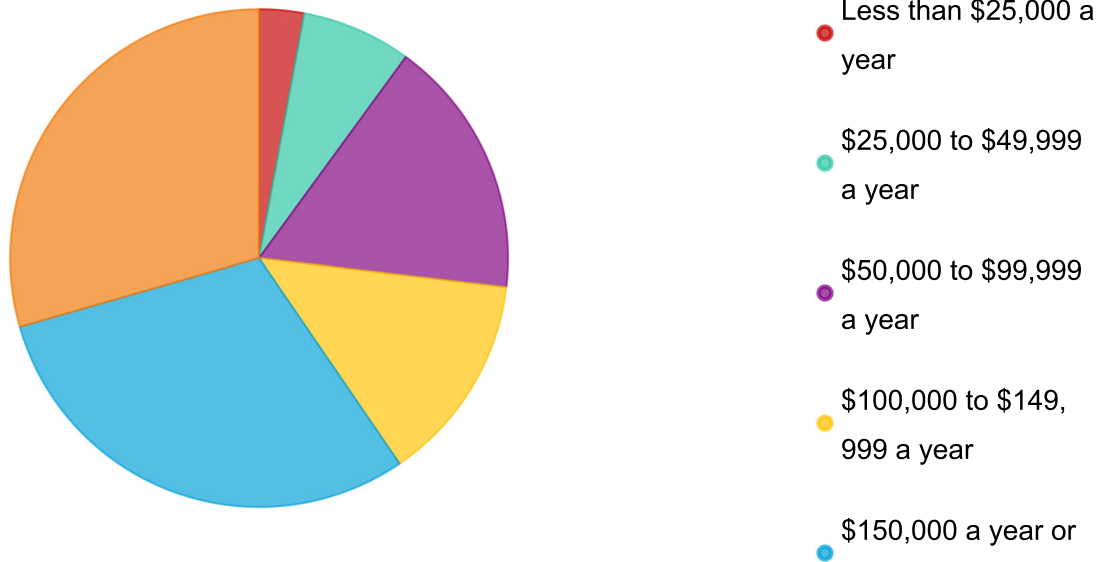


Answers	Count	Percentage
White	182	48.4%
Hispanic or Latino/a	9	2.39%
Asian	2	0.53%
Black or African-American	6	1.6%
American Indian or Alaska Native	3	0.8%
Native Hawaiian or Pacific Islander	0	0%
Two or more races	22	5.85%
I prefer not to say	69	18.35%
Other	10	2.66%

Answered: 303 Skipped: 73

What is your household income range?

Attachment D - Summary of feedback from story map questionnaire

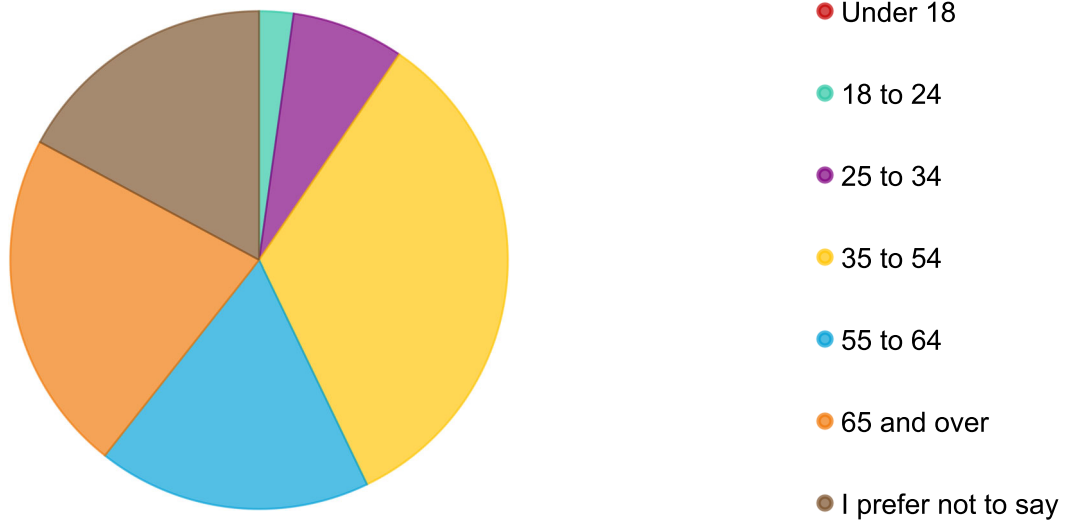


Answers	Count	Percentage
Less than \$25,000 a year	9	2.39%
\$25,000 to \$49,999 a year	22	5.85%
\$50,000 to \$99,999 a year	52	13.83%
\$100,000 to \$149,999 a year	42	11.17%
\$150,000 a year or more	93	24.73%
I prefer not to say	91	24.2%

Answered: 309 Skipped: 67

What is your age range?

Attachment D - Summary of feedback from story map questionnaire



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](#)

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

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 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 <stanekc@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: Guiler, Karl
Cc: Adams, Tashya; Benjamin, Matthew; Rockett, Aaron; Folkerts, Lauren; Marquis, Tina; Schuchard, Ryan; Soeer, Nicole; Wallach, Mark; Winer, Tara; Rivera-Vandermyde, Naida
Subject: Blatant Bias on the "Vibrant Upzoning" Survey
Date: Sunday, August 18, 2024 2:36:44 PM
Attachments: image001.png

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

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=1H4-Qcsd0Vg>
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 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)

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

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

IOOn 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](https://www.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

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

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

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

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

From: [COSIMA KRUEGER-CUNNINGHAM](#)
To: [Guiler, Karl](#)
Subject: DO NOT INCREASE DENSITY IN RL-1 or RE ZONES, and especially not West of 9th Street or South of College!
Date: Saturday, October 12, 2024 2:09:25 AM

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

Hello Kurt,

We are STRENUOUSLY OPPOSED to all proposals for dismantling existing and highly-valued density limitations in West Central Boulder!

Our Flagstaff (Grant), Flatirons and Uni Hill neighborhoods are already as dense as they can possibly be while still remaining livable.

It should be noted that these seemingly-endless increased density proposals create competing mandates with a) the original intent of the Boulder Valley Comprehensive Plan, b) the City's Wildfire and Flood mitigation programs, c) the City's long-standing noise abatement ordinance, and, most recently, and d) the City's valuable Cool Boulder and Biodiverse Boulder campaigns.

Our other major objection is to the amount of construction and infrastructure disturbance (including noise, parking, water-, sewer- and power-demand impacts, removal of treasured views, and the proliferation of still-yet-more unspeakably ugly "architecture") that will be unleashed by endless additional construction nightmares in a) already built-out, investor owned rental-infested neighborhood(s) and b) increasingly-threatened City of Boulder Historic Landmarks and National Historic Landmarks, and c) dedicated urban wildlife refuge/conservation/study areas including and especially our own.

NO, NO, NO to anymore density in our already-WAY-too-dense neighborhoods!!!

NO means NO! Full sentence. Full STOP!!!

Cosima & Kirk

Cosima Krueger-Cunningham
Kirkwood Mason Cunningham
977 7th Street
Boulder, CO 80302-7101

Sent from my iPad

From: [Jean Aschenbrenner](#)
To: [Guiler, Karl](#)
Subject: feedback: vibrant neighborhoods
Date: Tuesday, October 22, 2024 3:23:45 PM

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

I recently became aware of plans to change zoning districts. I apologize that my comments are coming so late in the process.

Jean Aschenbrenner

2695 Kalmia Ave. Boulder 80304

1. RM1: decrease requirement for open space from 3000 to 2000 sq ft per unit. I often read about the need for open space in magazines, social media, scientific studies, emails, books. This is to maintain our mental health. Boulder is a desirable place to live because we have lots of space. I strongly feel that we should not decrease the requirement. If we do not have enough space, we should stop allowing new big companies (Google, whatever) to come to our city. Those of us who have lived in Boulder for a long time, chose to be here because of the open space.
2. RL1: duplexes are OK. but the critical issue is parking. I understand that some people have a goal of biking and busing in this city. Some of us are old and that doesn't work. And it is not a reality now. with less space in a house, people store everything in the garage and then park on the street. This becomes an issue for the whole neighborhood. You MUST set requirements for parking with the duplexes.
3. MISc: i have read that there will be some new very small dwelling units built that might be 200-300 square feet for low income housing. I assume that you will have strict requirements on who buys these. 1. Not for rentals 2. Person is low income. My view is that they will be used by someone who works in Boulder a few days a week and has a larger home and probably family elsewhere. This is a place to sleep, not to live. Such a dwelling must be monitored carefully to avoid this.

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: Charles Brock :- Planning and Development Services
Date: Thursday, October 17, 2024 11:10:29 AM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Thursday, October 17, 2024 10:44 AM
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: Charles Brock :- Planning and Development Services

Preferred Form Language: English / Inglés

Name: Charles Brock

Organization (optional):

Email: charles.a.brock@comcast.net

Phone (optional): (303) 887-2523

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

Comment, question or feedback:

Dear Members of City Council:

I would like to express my very, very, strong support for the Family Friendly Vibrant Neighborhoods proposal that you will be discussing tonight. These types of changes to allowable housing types in current single-family zoning districts are essential to the gradual reinvigoration of our low-density neighborhoods. These neighborhoods are slowly emptying of families as housing prices accelerate away from the range of plausible affordability, even for relatively high-income earners. While new housing is never low cost, allowing up to four units on existing lots will, over time, improve the available housing stock. This relieves market pressure and frees up other, older housing for those of modest income trying to find a home in Boulder.

We have to undo several decades of poor housing policy to gradually produce a more vibrant, thriving community that welcomes all economic classes. Since two percent or less of housing stock is rebuilt in any year, the changes I hope you approve tonight will not result in a sudden change in neighborhood characteristics. Rather, over a period of decades, the housing should

gradually thicken, allowing a return to the type of density and diversity that we see in older neighborhoods such as Mapleton Hill and Whittier.

I urge you to move forward with this thoughtful, fact-based approach by supporting the Family Friendly Vibrant Neighborhoods plan before you tonight.

Thank you for your service to our community.

Cheers,
Chuck Brock
717 Evergreen
303-887-2523

[[FSF080521]] Submission ID is #: 1276843677

[Compose a Response to this Email](#)

From: [Huntley, Sarah](#)
To: [Mueller, Brad](#); [Guiler, Karl](#); [Ferro, Charles](#)
Subject: FW: Chris Meek :- Other or I am not sure
Date: Monday, October 14, 2024 10:21:25 AM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Sunday, October 13, 2024 10:27 AM
To: Council <Council@bouldercolorado.gov>; ContactCoB <ContactCoB@bouldercolorado.gov>;
Huntley, Sarah <Huntleys@bouldercolorado.gov>
Subject: Chris Meek :- Other or I am not sure

Preferred Form Language: English / Inglés

Name: Chris Meek

Organization (optional):

Email: cjmeek63@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:

The city council CAN NOT take the cap off Building in boulder , all of us voted against over Building, water rate hikes and more. We all voted against it , you cannot take away our vote. I will join any law suit against you.. boulder can not handle all the people you want to live here. You will be killing our wildlife, moutain trails, traffic and the Beauty of Boulder. We hired the city council so you have to obey our voting system and we voted against everything you are doing. Boulder is not big enough for thousands of more people, YOU ARE RUINING THE BEAUTY OF BOULDER CO. STOP..... we are again going to vote against your proposal so you cannot go against us.

[[FSF080521]] Submission ID is #: 1275229601

[Compose a Response to this Email](#)

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: Dorie Glover :- Planning and Development Services
Date: Thursday, October 17, 2024 7:56:31 AM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Wednesday, October 16, 2024 7:03 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: Dorie Glover :- Planning and Development Services

Preferred Form Language: English / Inglés

Name: Dorie Glover

Organization (optional):

Email: doriedew@hotmail.com

Phone (optional):

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

Comment, question or feedback:

Please consider creating as many duplexes, triplexes and quadraplexes as possible in Boulder - including the one up for consideration called the Family Friendly Vibrant Neighborhoods project. Changing the bulk, setbacks, height and planes makes for 4 possible permits rather than 1! I can no longer afford a single family home here and some kind of multi-plex would allow me to possibly leverage the incomes of family and friends to buy close to one another. These are the kinds of buildings I grew up in - giving a sense of community to a place by knowing your neighbors well. It doesn't substantially change the look or character of the final building -- it just means we get more housing on the same size lot. This is what we desperately need in Boulder. Please keep the nimby messages at bay this time. Yes, for more housing. Yes, for fewer parking spaces. Yes for community! Thank you for all that you do to keep Boulder vibrant, diverse, and modern -- in keeping with the needs and times that we live in now.

[[FSF080521]] Submission ID is #: 1276588713

[Compose a Response to this Email](#)

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: Isaac Stokes :- Planning and Development Services
Date: Wednesday, October 16, 2024 11:20:27 AM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Wednesday, October 16, 2024 11:18 AM
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: Isaac Stokes :- Planning and Development Services

Preferred Form Language: English / Inglés

Name: Isaac Stokes

Organization (optional):

Email: isaacstokes@hotmail.com

Phone (optional):

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

Comment, question or feedback:

Please allow the increased density family friendly proposals! We have lived in Boulder for 24 years and housing costs are obviously ridiculous. None of our kids or grandkids will be able to live locally.

I'd also suggest rezoning some of the super low density and high vacancy commercial areas in East Boulder. It's so contentious to create change in the entrenched intact city residential neighborhoods. Some new Holiday neighborhood that create energy might attract younger new residents and then get the old line neighborhoods motivated to attract new residents. Trying to mandate good new design (unlike Armory or "fast casual" new housing near Whole Foods) is key. Voters/residents have to see appealing new building to get behind it.
Tks!

[[FSF080521]] Submission ID is #: 1276398950

[Compose a Response to this Email](#)

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: Jeffrey Young :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing
Date: Thursday, October 17, 2024 7:56:22 AM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Wednesday, October 16, 2024 6:42 PM
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: Jeffrey Young :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing

Preferred Form Language: English / Inglés

Name: Jeffrey Young

Organization (optional):

Email: jeffrey@sapphire-llc.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:

Dear City Council,

I was excited to see that the Family-Friendly Vibrant Neighborhoods priority is being discussed this week. I am a resident of a non-conforming duplex on North Street in the RMX-1 zoning district, and I believe that my neighborhood needs updated zoning requirements to stay diverse and prevent new multimillion dollar homes from taking over (as is currently happening). However, I was disappointed in the proposal from city staff to simply reduce the intensity standard from 6,000 square feet to 3,000 square feet per dwelling unit. On my block of North Street, the staff proposal would still leave 6 non-conforming properties (at a loss of 8 units were they to be rebuilt as conforming), and allow for the construction of just two new legal units. That is barely going to make a difference in Boulder's housing challenges.

At my duplex, I would like to add a third unit in my currently unused (and not internally connected) garden level basement. However, this would not be permitted unless council were to decrease the intensity standard to 2,000 sqft per dwelling unit, or choose a different density limit such as 3 units per lot. Therefore, this new affordable dwelling unit is going to go

unbuilt, and the space will continue to be underutilized.

Finally, I would like to note that increasing housing density doesn't only provide more obtainable and diverse middle housing, but is also essential for saving our existing open spaces from housing development all around Boulder and Colorado. I want more housing in my backyard, and if you let the NIMBY control the outcome we will all end up selling to someone who will tear down our duplexes and triplexes and build single family dwellings.

Thank you,
Jeffrey Young
825 North St

P.S. My preferred solution is switching from an intensity standard to a cap on the number of units per lot. I calculate that allowing 3 units per lot would allow for a total of 5157 units in the RMX-1 zoning district, which has an area of 299 acres, for a gross density of 17.2 units per acre in RMX-1. This is within the 6-20 units per acre as specified by the BVCP, and would lead to a wider mix of unit sizes. Austin (<https://www.texastribune.org/2023/12/07/austin-zoning-single-family-housing-costs/>) and Minneapolis (<https://minneapolis2040.com/implementation/built-form-regulations/#:~:text=approved%20Minneapolis%202040-January%201%2C%202020,units%20in%20new%20apartment%20buildings.>) have recently passed similar rules allowing 3 units per lot.

[[FSF080521]] Submission ID is #: 1276584224

[Compose a Response to this Email](#)

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: Jerry Shapins :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing
Date: Thursday, October 17, 2024 11:44:15 AM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Thursday, October 17, 2024 11:32 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: Jerry Shapins :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing

Preferred Form Language: English / Inglés

Name: Jerry Shapins

Organization (optional):

Email: jshapins1@gmail.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:

Hi again!

I just read more fully the planning intentions for the FFVNP that I wrote to you about yesterday. Yes of coarse I support the amazing work by all...but this project as planned appears to be comprehensive, long, resource intensive, and not wholistic. What I wrote you about is place driven and built upon the work previously identifying existing commercial hubs, more or less. If you blend this approach while still looking at the zoning, you can get at the issue more directly and creatively, and demonstrate how infill and mixed uses can complement housing to form neighborhoods. Urban form and planning for these hubs are what we have all wanted for years to strengthen walkability and neighborhood vitality. Building our neighborhood places more intentionally will complement the age old rigid comp planning. In fact comp planning is pretty impossible nowadays because of the complexity of issues and extreme expense.

[[FSF080521]] Submission ID is #: 1276862904

[Compose a Response to this Email](#)

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: Kaylie Young :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing
Date: Thursday, October 17, 2024 7:57:10 AM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Wednesday, October 16, 2024 10:53 PM
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: Kaylie Young :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing

Preferred Form Language: English / Inglés

Name: Kaylie Young

Organization (optional):

Email: kaylie@sapphire-llc.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:

Hi there,

My brother, Jeffrey Young, sent in a letter in that I support. I believe that there is a better solution to the Affordable Housing issue in Boulder.

Like my brother, I would like to see the City Council decrease the intensity standard to 2,000 sqft per dwelling unit, or choose a different density limit such as 3 units per lot.

I love living in my house in Boulder because it's a mixed neighborhood right now, with people of different ages and a vast array of careers. It would be such a shame to lose it when we are all forced to sell our homes and multi-million dollar single family homes are built on our lots. With a greater variety of housing, our neighborhood will become more diverse and affordable, which I can't wait to see.

I'm really looking forward to see these awesome changes from the Boulder City Council.

Best,

Kaylie Young
825 North St
Boulder, CO 80302

[[FSF080521]] Submission ID is #: 1276624958

[Compose a Response to this Email](#)

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Cc: [Mueller, Brad](#)
Subject: FW: Lisa Snow :- Planning and Development Services
Date: Wednesday, October 16, 2024 11:03:34 AM

Hey KG, looks like there is a question towards the end that we'll need to respond to.

Best,
Charles

From: No Reply <noreply@bouldercolorado.gov>
Sent: Wednesday, October 16, 2024 11:00 AM
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: Lisa Snow :- Planning and Development Services

Preferred Form Language: English / Inglés

Name: Lisa Snow

Organization (optional):

Email: lwhite.nd09@gmail.com

Phone (optional): (781) 534-2694

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

Comment, question or feedback:

City Council,
I am writing in general support of the Family Friendly Vibrant Neighborhoods initiative. I do think it is a step in the right direction. I live in a condo downtown with my partner and our 2 year old daughter. We've talked about moving to a different part of the city where there are more families with small children, but unfortunately there aren't many townhomes and plexes available throughout the city, and we haven't been able to find one that meets our family's needs. My dream is to live in a duplex shared with my best friend and her family, or to live in co-housing with a yard shared with many families. Will these "Family Friendly Vibrant Neighborhoods" changes allow my family to live out our dream of living in a neighborhood where our daughter can play with kids next door? Well, probably not, I don't think this alone is enough, but it's a start. Here are some suggestions I have for how you might go further:

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, the restriction of 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.

For RM-1, 2000sq ft open space per dwelling unit is a lot of extra space that could be used for housing. Why does each unit need its own 2000sq ft of open space?

Thanks for listening,
Lisa Snow

[[FSF080521]] Submission ID is #: 1276390493

[Compose a Response to this Email](#)

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: Macon Cowles :- Planning and Development Services
Date: Wednesday, October 16, 2024 2:39:57 PM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Wednesday, October 16, 2024 2:29 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: Macon Cowles :- Planning and Development Services

Preferred Form Language: English / Inglés

Name: Macon Cowles

Organization (optional):

Email: macon.cowles@gmail.com

Phone (optional):

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

Comment, question or feedback:

This relates to Family Friendly Vibrant Neighborhoods

I want to commend staff and Council for the work that you have done under the umbrella of family, friendly vibrant neighborhoods. The work you did with Zoning for Affordable Housing October 2023 carefully enabling an increase in density in a few areas of town has borne fruit this year. The concept review of the Element Properties project at 1840 and 1844 Folsom that went before Planning Board is an example of it. This project is immediately adjacent to the 11 story horizon West condominiums. The developer, element, is proposing 183 units where only 40 would have been permitted before the changes you made in zoning for affordable housing.

I am very supportive of the changes proposed by Karl Guiler, and his team for family, friendly vibrant neighborhoods. Allowing additional units within the same allowed building envelope on lots in RMX-1 and RM-1 allowing duplexes on RL properties adjacent to mapped bus routes is a positive change. Why? This change, at long last, implements the ten year old

existing BVCP transportation policy §2.16 that calls for “higher density development that incorporates a substantial amount of affordable housing... in proximity to multimodal corridors and transit centers.” (2021 BVCP p.42 § 2.16).

I urge you in saying YES to questions 1, 2, 3 and 5 that are on p. 2 of the October 17, 2024 packet. I leave to your discussion and best guess whether there should be an owner occupancy requirement. I just don't know.

[[FSF080521]] Submission ID is #: 1276498411

[Compose a Response to this Email](#)

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: RL-1
Date: Wednesday, October 16, 2024 4:32:53 PM

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

From: David Rinaldo <dwrinaldo@icloud.com>
Sent: Wednesday, October 16, 2024 3:25 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: RL-1

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

I am writing to urge the Council to enact an ordinance to add an owner occupancy requirement for any additional units in the RL-1 zoning district. I am a homeowner in this district and strongly support such an ordinance in order to maintain the character of our neighborhood and the family friendliness of this district.

Thank you for consideration of this issue.

Sincerely,

David Rinaldo
801 Euclid Ave
Boulder, CO

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: SARA MITTON :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing
Date: Friday, October 11, 2024 3:54:31 PM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Friday, October 11, 2024 3:54 PM
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: SARA MITTON :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing

Preferred Form Language: English / Inglés

Name: SARA MITTON

Organization (optional):

Email: saramitt@gmail.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:

These comments are specifically for the project to rezone Boulder for "Vibrant Neighborhoods"

Please consider the fact that not all RL-1 zones are equally occupied. In fact, the RL-1 ZONE for University Hill is already degraded to multi unit occupancy by the sheer amount of homes that have been converted over the years to high occupancy student living, both through illegal as well as legal processes. The Hill is about as "VIBRANT" as you can get already. I ask that an overlay of this area be considered (yet again) to preserve what little family friendly homes remain. There will be NO public schools left in this area for Boulder youth that can be accessed by foot or by bicycle or any means other than cars and school buses, if you do not save some middle class housing for the future. Families with children still deserve housing close to an area with so many jobs (CU Campus) nearby. As we see it now, most of these student investment properties are owned by out of town or out of state landlords who are reaping huge profits off of our community and spending nothing to further our economy.

[[FSF080521]] Submission ID is #: 1274855390

[Compose a Response to this Email](#)

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: Shawn Rupp :- Planning and Development Services
Date: Thursday, October 17, 2024 9:56:34 AM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Thursday, October 17, 2024 9:20 AM
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: Shawn Rupp :- Planning and Development Services

Preferred Form Language: English / Inglés

Name: Shawn Rupp

Organization (optional):

Email: shawnmrupp@gmail.com

Phone (optional): 4123374626

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

Comment, question or feedback:

City Council Members,
I'm writing to express my support for increasing density in RMX-1 and RM-1 zones as well as zones adjacent to bus routes. Greater housing density allows more folks to live in Boulder, reducing commuter miles driven and lowering our collective climate impact. I think we as a city should be doing everything we can to allow and incentivize greater density, especially in areas that are serve by existing bus routes.

Thank you,
Shawn Rupp

[[FSF080521]] Submission ID is #: 1276798552

[Compose a Response to this Email](#)

From: [Ferro, Charles](#)
To: [Guiler, Karl](#)
Subject: FW: Steve Hendricks :- Planning and Development Services
Date: Wednesday, October 16, 2024 3:14:38 PM

From: No Reply <noreply@bouldercolorado.gov>
Sent: Wednesday, October 16, 2024 2:59 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: Steve Hendricks :- Planning and Development Services

Preferred Form Language: English / Inglés

Name: Steve Hendricks

Organization (optional):

Email: steve@stevehendricks.org

Phone (optional):

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

Comment, question or feedback:

Please direct staff to move forward with the Family Friendly Vibrant Neighborhoods project, allowing for more density in residential neighborhoods. Thanks much.

[[FSF080521]] Submission ID is #: 1276511043

[Compose a Response to this Email](#)

From: [Nancy Blackwood](#)
To: [Guiler, Karl](#)
Cc: [Yano Spalding](#); [Scott Thomas](#); [Stephen Clark](#); [Jyotsna Raj](#); [Mary H. Cooper Ellis](#); [Evan Alexander Thomas](#); [Elise Longbottom](#); [Alicia Brabazon-Curtin](#); [Valerie Stoyva](#); [Deanne Fujii](#)
Subject: RE: Family-Friendly Vibrant Neighborhoods update
Date: Saturday, October 19, 2024 4:02:22 PM
Attachments: [image001.png](#)

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

Good afternoon Karl (copying the UHNA EC),

I'm sorry I missed the CC meeting and maybe my comments would be addressed if I watched, but I really don't have any confidence that it will. A couple comments:

1. So, I'm confused. I looked at the "Vibrant Neighborhoods Transit Corridor Buffer Example" for the University Hill Neighborhood and have a correction: 9th Street south of College (where the HOP turns) is NOT a transit corridor. The 210 bus ceased running up 9th Street and east on Baseline over 25 years ago. Please correct the map or let me know the rationale for identifying this section of 9th as a "transit corridor" (as well as the section of Baseline between Grant Place and Broadway).
2. I know it won't make any difference but I have to say it again: I am just so exhausted from the efforts we, the neighborhood, have made throughout this long exhaustive process over the many past years, to convince staff, the Planning Board and City Council to recognize the University Hill neighborhood is a "different animal" and requires a unique/special solution to create (or maintain) "Family-Friendly Vibrant Neighborhoods". This will do everything to discourage families to locate in our neighborhood and re-establish the balance necessary for a healthy neighborhood **and does absolutely NOTHING to create affordable housing**. The student rental property owners will not "out of the goodness of their hearts" reduce the rent they charge per student if more students (and more units) are allowed. The developer of Marpa/Ash House was charging **\$1800/bed** for a 3 bedroom apartment. (He reduced it down to \$1650/bed as part of the compensation for the recent debacle around the creation of 15 illegal bedrooms carved out of the common living space in each unit.) This is what we are already dealing with throughout the Hill and this "Zoning for Affordable Housing" will do nothing to address the issues we face and will in fact exacerbate the existing situation.

I could go on and on, but you've heard it a million times from us before.

We would be happy to meet with you if you could explain to us how this proposal will honestly create a Family-Friendly Vibrant Neighborhood.

Thank you.

Nancy

Nancy Adams Blackwood
BLACKWOOD & Company
Urban Design and Planning
(m) 720.201.4746
nanblackwood@msn.com

From: Guiler, Karl <GuilerK@bouldercolorado.gov>
Sent: Friday, October 11, 2024 2:40 PM
Subject: Family-Friendly Vibrant Neighborhoods update

Just a friendly reminder that City Council will be discussing the Family-Friendly Vibrant Neighborhoods housing related project under matters at its Oct. 17 meeting. The memo packet detailing the suggested changes by City Council to the RR, RL-1, RM-1, and RMX-1 zones are included at the following link: [City Council Memorandum on Family-Friendly Vibrant Neighborhoods](#)

The memo also includes a staff analysis of the proposed changes, Planning Board feedback, and results of community feedback to date.

Note if you want to speak at the meeting during Open Comment, there is a sign up sheet online here: [Participate in City Council Meetings](#)

Written comments may also be sent directly to City Council at the [Inquire Boulder website](#).

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: Wednesday, September 11, 2024 9:40 AM
Subject: Family-Friendly Vibrant Neighborhoods update

This email is to inform you that Planning Board will be discussing the Family-Friendly Vibrant Neighborhoods housing related project under matters at its Sept. 17 meeting. The memo packet detailing the suggested changes by City Council to the RR, RL-1, RM-1, and RMX-1 zones are included at the following link: [Planning Board Memorandum on Family-Friendly Vibrant Neighborhoods](#)

The memo also includes a staff analysis of the proposed changes and results of community feedback to date.

In person comments may be expressed to Planning Board on this project during the Public Participation portion of the meeting at the beginning of the Sept. 17 meeting at 6pm. Alternatively, written comments may be sent to Planning Board at boulderplanningboard@bouldercolorado.gov.

Please also note that the City Council discussion on the project has been rescheduled to Oct. 17 where the project will also be discussed under matters. Written comments may also be sent directly to City Council at the [Inquire Boulder website](#).

Also, a friendly reminder that if you have not filled out the questionnaire on this project, please visit [the questionnaire at this link](#).

Lastly, if you wanted to see other Land Use Code updates that are in process, including updates to the code related to recent State of Colorado land use bills, please visit this website or sign up for the newsletter at the links below.

[Planning and Development Code Changes](#)

[City of Boulder E-Newsletter sign up](#)

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

October 16, 2024

To: Boulder City Council

Re: Family Friend Vibrant Neighborhoods—potential zoning changes

From: Michael Leccese

Dear members of City Council:

As you consider Family Friendly Vibrant Neighborhoods, I am writing to support zoning changes to allow for higher density in specific zoning areas.

Please note I am writing for myself and not on behalf of the Housing Advisory Board which I chair. At our November 20 public meeting, Karl Guiler will update on FFVB. I anticipate HAB make recommendations at that time regarding adoption of these new policies.

RMX-1. Assuming staff makes this recommendation, allow for increase of density within the same square footage to four dwellings on a 5,500-square-foot lot (where only one is allowed now).

RM-1: Similarly, allow for two homes on a 7,400-square-foot lot within the same building volume where only one is allowed now.

RR-1, RR-2, and RL-2 zones. Allow doubling on density with the same building volumes on mapped bus routes.

These changes will activate at important changes that could include:

- 1) Within the same allowable building footprint and volume, increase housing in number, size and diversity with minimal or no change to neighborhood character
- 2) Create denser neighborhood pockets that support walkable, 15-minute neighborhoods
- 3) Focus density near bus transit so more people can conveniently use it; reducing auto use and perhaps even car ownership
- 4) Through the practice of “gentle infill,” transform lower-density areas into medium density with varied housing types and increased affordability

Thank you for considering these preliminary thoughts.

Sincerely,

Michael Leccese

3055 11th Street

Boulder, Colorado 80304

303.817.9958



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MEMORANDUM

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LOS ANGELES
KATHLEEN H. HEAD
JAMES A. RABE
GREGORY D. SOO-HOO
KEVIN E. ENGSTROM
JULIE L. ROMNEY
TIM BRETZ

SAN DIEGO
PAUL C. MARRA

To: Karl Guiler, City of Boulder

From: Keyser Marston Associates, Inc.

Date: August 21, 2019

Subject: Large Homes and Lots Project - Preliminary Feasibility Analysis

Keyser Marston Associates, Inc. (KMA) has prepared a preliminary development feasibility analysis to inform the first phase of the City of Boulder's Large Homes and Lots Project, which aims to incentivize the development and preservation of modestly sized residential units in residential zoning districts where large single family homes currently make up a significant share of building activity.

The purpose of this analysis is to provide a preliminary assessment of whether development of multiple units would be financially attractive relative to construction of a single larger home. The analysis also tests whether designating one or more units as deed-restricted, permanently affordable housing would be incentivized.

Development Alternatives Analyzed

KMA compared the development economics of a large single-family home consistent with recent building activity to that of a triplex that has the same total living area. The triplex is evaluated with and without inclusion of one deed-restricted unit affordable to middle income households earning 120% of the Area Median Income (AMI). Both development alternatives are assumed to be for sale. Additional development alternatives representing different combinations of building types, lot sizes, housing tenures, and development incentives are anticipated to be evaluated in a subsequent phase of work.

To: Karl Guiler

August 21, 2019

Subject: Large Homes and Lots Project – Preliminary Analysis

Page 2

Exhibit 1. Development Alternatives Analyzed

	Scenario 1	Scenario 2	Scenario 3
	Large Single Family w/o Affordable Unit	Triplex w/o Affordable Unit	Triplex w/ Affordable Unit
Lot Size	23,000 sq. ft.	23,000 sq. ft.	23,000 sq. ft.
Total Number of Units	1 unit	3 units	3 units
Affordable Units	None	None	1 unit at 120% AMI
Residential Density	2 du/ac	6 du/ac	6 du/ac
Floor Area Ratio	0.25 FAR	0.25 FAR	0.25 FAR
Gross Living Area	5,750 sq. ft.	5,750 sq. ft.	5,750 sq. ft.
Avg. Unit Size – Market	5,750 sq. ft.	1,917 sq. ft.	2,075 sq. ft.
Avg. Unit Size – Affordable	n/a	n/a	1,600 sq. ft.

Summary of Preliminary Findings

KMA prepared a preliminary development pro forma modeling the development costs, sales revenue, and the supported lot acquisition price for each of the development alternatives identified above. A summary of the pro forma analysis is provided in Exhibit 2. Detail is provided in the tables attached to this memorandum.

Findings of this preliminary analysis are summarized as follows:

1. Assuming no on-site affordable unit is required and the same FAR in each scenario, a triplex provides a similar value to building one larger single family home. Both types of development are feasible and there is not a strong incentive for one scenario over the other.
2. The economics of triplex development would not incentivize inclusion of affordable units on-site in RE and RR zoning districts where single family development of the same aggregate floor area is permitted by right.
 - Development of a triplex unit with one middle income unit on-site at 120% AMI reduces the estimated lot acquisition price supported by 30% compared to a larger single-family home of the same floor area.
 - The reduction in supported lot acquisition price would be more pronounced if the affordable unit were designed for a low- or moderate-income household.
3. Floor area has a stronger influence on development economics than residential density in RE and RR zoning districts.
 - In North Boulder, where most RR and RE zones are located, recent sales prices do not indicate that smaller units command a significant price premium over larger units on a square foot basis.

To: Karl Guiler**Subject:** Large Homes and Lots Project – Preliminary Analysis

Page 3

- Increasing allowable units without increasing floor area does not generate enough incremental market value to offset the cost of providing an affordable unit.
4. To provide an incentive for development of a triplex with one deed restricted unit at 120% AMI, a differential in allowable FAR compared to single family would be needed. Either the by-right single family FAR would need to be reduced by an estimated 30% to 40% or the allowed triplex FAR would need to be increased by a similar amount.
- A single family home at a reduced FAR of 0.18 (4,025 sf on a 23,000 sq. ft. lot) is estimated to support a similar lot acquisition cost as a triplex built to the existing 0.25 FAR with one deed-restricted unit at 120% AMI .
 - If the single-family FAR is reduced to 0.16 (3,620 sf on a 23,000 sq. ft. lot), the triplex built to the existing 0.25 FAR with one deed-restricted unit at 120% AMI would support a lot price 15% greater than the single-family prototype.

Exhibit 2: Summary of Pro Forma Findings

	Scenario 1	Scenario 2	Scenario 3
	Large Single Family w/o Affordable Unit	Triplex w/o Affordable Unit	Triplex w/ Affordable Unit
Total Units	1 unit	3 units	3 units
Affordable Units (120% AMI)	None	None	1 unit (33%)
Net Sales Proceeds	\$2.77M	\$2.87M	\$2.48M
(less) Development Costs	\$1.75M	\$1.86M	\$1.76M
Supported Lot Acquisition Price	\$1.02M	\$1.00M	\$0.72M
<i>Per Acre</i>	<i>\$1.94M</i>	<i>\$1.90M</i>	<i>\$1.36M</i>

Table 1
Development Scenarios Analyzed - 23,000 Sq. Ft. Lot
Feasibility Analysis in Support of Large Homes and Lots Project
City of Boulder, CO

8/21/2019

	Scenario 1 Large Single Family w/o Affordable Unit	Scenario 2 Triplex w/o Affordable Unit	Scenario 3 Triplex w/ Affordable Unit
Lot Size	23,000 square feet 0.53 acres	23,000 square feet 0.53 acres	23,000 square feet 0.53 acres
Number of Units / Density	1 units 2 du/ac.	3 units 6 du/ac.	3 units 6 du/ac.
Maximum Height	35 feet	35 feet	35 feet
Number of stories above grade	3 stories	3 stories	3 stories
Floor area ratio	0.25 FAR	0.25 FAR	0.25 FAR
Gross Living Area	5,750 square feet	5,750 square feet	5,750 square feet
Efficiency	100% efficiency	100% efficiency	100% efficiency
Net Saleable Area	5,750 square feet	5,750 square feet	5,750 square feet
Average Unit Size - mkt	5,750 square feet	1,917 square feet	2,075 square feet
Average Unit Size - aff			1,600 square feet
Construction Type	Type V	Type V	Type V
<u>Unit Mix</u>			
Three Bedrooms	0%	100%	100%
Four Bedrooms	0%	0%	0%
Five Bedrooms	100%	0%	0%

Table 2
Pro Forma Analysis - 23,000 Sq. Ft. Lot
Feasibility Analysis in Support of Large Homes and Lots Project
City of Boulder, CO

8/21/2019

	Scenario 1			Scenario 2			Scenario 3		
	Large Single Family w/o Onsite Affordable			Triplex w/o Onsite Affordable			Triplex w/ Onsite Affordable Unit		
Density	2 du/acre			6 du/acre			6 du/acre		
<u>Residential Unit Mix</u>	<u>% of Units</u>	<u>No. Units</u>	<u>Unit SF</u>	<u>% of Units</u>	<u>No. Units</u>	<u>Unit SF</u>	<u>% of Units</u>	<u>No. Units</u>	<u>Unit SF</u>
Market Rate	100%	1	5,750	100%	3	1,917	67%	2	2,075
Middle Income (120%)	0%	0	1,600	0%	0	1,600	33%	1	1,600
	100%	1	5,750	100%	3	1,917	100%	3	1,917
	[100% cash in-lieu]			[100% cash in-lieu]			[assumed to satisfy IH req. onsite]		
<u>Sale Price</u>		<u>\$/Unit</u>	<u>\$/NSF</u>		<u>\$/Unit</u>	<u>\$/NSF</u>		<u>\$/Unit</u>	<u>\$/NSF</u>
Market Rate		\$3,277,500	\$570		\$1,130,833	\$590		\$1,224,250	\$590
Middle Income (120%)		\$486,500	\$304		\$486,500	\$304		\$486,500	\$304
Weighted Average		\$3,277,500	\$570		\$1,130,800	\$590		\$978,300	\$510
<u>Residential Sales</u>	<u>Total</u>	<u>\$/Unit</u>	<u>\$/NSF</u>	<u>Total</u>	<u>\$/Unit</u>	<u>\$/NSF</u>	<u>Total</u>	<u>\$/Unit</u>	<u>\$/NSF</u>
Gross Sales	\$3,277,500	\$3,277,500	\$570	\$3,392,400	\$1,130,800	\$590	\$2,934,900	\$978,300	\$510
(Less) Closing Costs	(\$147,488)	(\$147,500)	(\$26)	(\$152,658)	(\$50,900)	(\$27)	(\$132,071)	(\$44,000)	(\$23)
(Less) Risk Adjusted Return	(\$360,525)	(\$360,500)	(\$63)	(\$373,164)	(\$124,400)	(\$65)	(\$322,839)	(\$107,600)	(\$56)
Net Sales Proceeds	\$2,769,488	\$2,769,500	\$482	\$2,866,578	\$955,500	\$499	\$2,479,991	\$826,700	\$431
<u>Development Costs excl. Land</u>									
Demolition	\$20,000	\$20,000	\$3	\$20,000	\$6,667	\$3	\$20,000	\$6,667	\$3
Directs	\$1,293,750	\$1,293,800	\$225	\$1,351,250	\$450,400	\$235	\$1,351,250	\$450,400	\$235
Total Directs, incl demolition	\$1,313,750	\$1,313,800	\$228	\$1,371,250	\$457,100	\$238	\$1,371,250	\$457,100	\$238
A&E	\$65,688	\$65,700	\$11	\$68,563	\$22,900	\$12	\$68,563	\$22,900	\$12
Fees & Permits	\$155,300	\$155,300	\$27	\$155,400	\$51,800	\$27	\$155,400	\$51,800	\$27
CIL for base affordability reqrmt	\$39,088	\$39,088	\$7	\$90,205	\$30,068	\$16	\$0	\$0	\$0
Taxes/Ins./Legal/Marketing	\$39,413	\$39,400	\$7	\$41,138	\$13,700	\$7	\$41,138	\$13,700	\$7
Overhead/Admin/Other	\$26,275	\$26,300	\$5	\$27,425	\$9,100	\$5	\$27,425	\$9,100	\$5
Contingency	\$14,000	\$14,000	\$2	\$15,000	\$5,000	\$3	\$15,000	\$5,000	\$3
Financing	\$92,300	\$92,300	\$16	\$95,400	\$31,800	\$17	\$82,500	\$27,500	\$14
Total Costs	\$1,745,813	\$1,745,800	\$304	\$1,864,380	\$621,500	\$324	\$1,761,275	\$587,100	\$306
Supported Lot Acquisition Price per acre	\$1,023,700 \$1,938,799	\$1,023,700	\$178	\$1,002,000 \$1,897,701	\$334,000	\$174	\$718,800 \$1,361,345	\$239,600	\$125
Lot Acquisition Price Increment	n/a			(\$21,700)	-2.1%		(\$304,900)	-30%	

Appendix A1**Residential Land Sales (Zip Code 80304)¹****Feasibility Analysis in Support of Large Homes and Lots Project****City of Boulder, CO****8/21/2019***Source: Costar, Boulder County assessor*

<u>Address</u>	<u>Zoning</u>	<u>Land sf</u>	<u>Acres</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>\$/ land sf</u>	<u>\$/acre</u>
<i>< 2 Miles to Downtown</i>							
1045 Linden Ave	RE	20,533	0.47	5/9/2018	\$820,000	\$40	\$1,739,600
706 Juniper Ave	RR-2	31,440	0.72	3/22/2018	\$2,750,000	\$87	\$3,810,115
3633 Broadway	RR-2	30,081	0.69	8/23/2016	\$800,000	\$27	\$1,158,472
955 Linden Ave	RE	16,232	0.37	10/7/2015	\$900,000	\$55	\$2,415,229
530 Juniper Ave	RR-2	25,990	0.60	3/23/2015	\$1,950,000	<u>\$75</u>	<u>\$3,268,257</u>
Weighted Average						\$58	\$2,530,683
<i>> 2 Miles to Downtown</i>							
1696 Quince Ave	RE	10,162	0.23	6/29/2017	\$650,000	\$64	\$2,786,263
2093 Tamarack Ave	RE	18,078	0.42	5/30/2017	\$880,000	\$49	\$2,120,412
1821 Redwood Ave	RE	28,333	0.65	4/28/2017	\$821,500	\$29	\$1,262,999
2125 Tamarack Ave	RE	18,770	0.43	1/18/2017	\$875,000	\$47	\$2,030,634
350 Linden Ave	RR-2	30,364	0.70	9/23/2016	\$1,275,000	\$42	\$1,829,107
1950 Riverside Ave	RE	41,722	0.96	4/22/2016	\$1,265,000	\$30	\$1,320,728
1801 Redwood Ave	RE	42,669	0.98	4/14/2016	\$996,300	\$23	\$1,017,104
1604-1620 Violet Ave	RE	74,052	1.70	5/21/2015	\$2,000,000	\$27	\$1,176,471
1715 Upland Ave	RE	19,629	0.45	2/3/2015	\$525,000	\$27	\$1,165,062
1877 Orchard Ave	RE	24,981	0.57	12/4/2014	\$1,040,000	\$42	\$1,813,474
2077 Poplar Ave	RE	23,106	0.53	11/4/2014	\$685,000	\$30	\$1,291,379
1315 Tamarack Ave	RE	74,703	1.71	7/30/2014	\$1,500,000	\$20	\$874,664
2210 Linden Ave	RR-1	34,083	0.78	6/14/2014	\$1,320,000	\$39	\$1,687,035
310 Linden Ave	RR-2	30,253	0.69	6/10/2014	\$830,000	\$27	\$1,195,081
2330 Linden Ave	RR-1	39,985	0.92	2/18/2014	\$1,650,000	\$41	\$1,797,524
2570 Sumac Ave	RR-1	36,969	0.85	11/4/2013	\$727,500	\$20	\$857,202
1560 Cress Ct	RE	21,512	0.49	8/6/2013	\$1,528,800	\$71	\$3,095,692
2400 Meadow Ave	RR-1	36,663	0.84	7/26/2013	\$1,260,000	<u>\$34</u>	<u>\$1,497,030</u>
Weighted Average						\$33	\$1,425,259
Since 2017						\$43	\$1,865,420

¹ Residential land sales include a combination of vacant lots and existing single family homes purchased for redevelopment.

Appendix A2

Detached Home Sales (Zip Code 80304)

Feasibility Analysis in Support of Large Homes and Lots Project

City of Boulder, CO

8/21/2019

Sources: Boulder County assessor, Zillow.com, Redfin.com

<u>Address</u>	<u>Zoning</u>	<u>Lot sf</u>	<u>Yr Built</u>	<u># Bed</u>	<u># Bath</u>	<u>Finished sf</u>	<u>Above Grade sf</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>\$/sf finished</u>	<u>\$/sf above</u>
< 2 Miles to Downtown											1/2
530 Juniper Ave	RR-2	25,990	2016	5	7	6,825	5,260	6/7/2017	\$6,700,000	\$982	\$1,274
1765 Sunset Blvd	RL-1	25,508	2015	5	5	4,651	4,092	2/16/2018	\$4,537,500	\$976	\$1,109
1515 Sunset Blvd	RL-1	16,880	2017	6	6	5,548	3,968	1/8/2019	\$4,500,000	\$811	\$1,134
3370 4th St	RR-2	14,282	2018	5	5	4,167	2,022	11/5/2018	\$3,600,000	\$864	\$1,780
2815 10th St	RL-1	12,575	2015	6	6	4,969	3,235	8/7/2017	\$2,250,000	\$453	\$696
1525 Jennine Pl	RL-1	12,519	2014	4	5	4,668	3,178	3/24/2017	\$2,200,000	\$471	\$692
755 Jonquil Pl	RR-2	10,720	2016	4	5	4,330	3,518	5/3/2017	\$2,665,000	\$615	\$758
2930 18th St	RL-1	10,129	2015	5	5	4,459	3,355	4/14/2017	\$2,400,000	\$538	\$715
2669 4th St	RL-1	10,116	2015	5	5	4,610	3,183	10/27/2017	\$3,365,500	\$730	\$1,057
1463 North St	RL-1	10,110	2017	5	6	4,804	3,161	6/1/2018	\$2,144,600	\$446	\$678
919 Balsam Ave	RL-1	9,499	2018	4	4	3,537	3,537	12/18/2018	\$2,250,000	\$636	\$636
1415 Kalmia Ave	RL-1	9,219	2017	5	6	5,183	3,390	6/8/2018	\$2,245,000	\$433	\$662
1411 Kalmia Ave	RL-1	9,217	2017	5	7	5,035	3,313	4/20/2018	\$2,245,000	\$446	\$678
2830 18th St	RL-1	8,276	2015	4	3	3,780	3,238	4/28/2017	\$2,299,000	\$608	\$710
3120 14th St	RL-1	7,997	2014	5	5	4,837	3,247	3/7/2018	\$1,875,000	\$388	\$577
717 Hawthorn Ave	RL-1	7,321	2016	5	4	4,689	3,092	6/19/2017	\$2,275,000	\$485	\$736
3025 17th St	RL-1	7,138	2016	3	3	2,940	2,940	10/6/2017	\$1,700,000	\$578	\$578
3246 5th St	RL-1	7,003	2016	6	6	4,314	3,198	4/19/2018	\$2,200,000	\$510	\$688
640 Hawthorn Ave	RL-1	6,737	2015	5	4	3,986	2,653	7/13/2017	\$2,100,000	\$527	\$792
2800 10th St	RL-1	6,593	2016	5	5	4,518	3,194	9/28/2018	\$2,295,000	\$508	\$719
3060 17th St	RL-1	6,449	2017	5	5	4,654	2,976	12/26/2017	\$2,025,000	\$435	\$680
1047 Balsam Ave	RL-1	6,346	2017	5	6	4,245	2,812	3/19/2018	\$1,900,000	\$448	\$676
815 Forest Ave	RL-1	6,105	2015	5	5	4,246	3,024	4/30/2018	\$2,495,000	\$588	\$825
335 Dewey Ave	RL-1	5,966	2016	3	3	3,243	2,563	10/27/2017	\$2,500,000	\$771	\$975

Appendix A2

Detached Home Sales (Zip Code 80304)

Feasibility Analysis in Support of Large Homes and Lots Project

City of Boulder, CO

8/21/2019

Sources: Boulder County assessor, Zillow.com, Redfin.com

<u>Address</u>	<u>Zoning</u>	<u>Lot sf</u>	<u>Yr Built</u>	<u># Bed</u>	<u># Bath</u>	<u>Finished sf</u>	<u>Above Grade sf</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>\$/sf finished</u>	<u>\$/sf above</u>
> 2 Miles To Downtown											2/2
390 Linden Ave	RR-2	35,022	2017	5	7	5,003	3,539	7/11/2018	\$3,200,000	\$640	\$904
2015 Orchard Ave	RE	18,834	2018	5	7	5,356	3,950	7/25/2018	\$3,150,000	\$588	\$797
2125 Tamarack Ave	RE	18,770	2019	4	6	5,688	4,131	2/21/2019	\$3,109,500	\$547	\$753
1695 Orchard Ave	RE	16,648	2015	5	5	5,100	3,938	11/1/2016	\$2,501,863	\$491	\$635
1235 Tamarack Ave	RL-2	16,512	2015	4	5	2,932	2,932	4/3/2018	\$1,299,000	\$443	\$443
1618 Violet Ave	RE	15,008	2018	5	6	5,402	3,975	8/21/2018	\$2,100,000	\$389	\$528
1680 Violet Ave	RE	15,099	2016	5	5	4,912	3,734	7/20/2017	\$1,950,000	\$397	\$522
1636 Violet Ave	RE	15,276	2017	5	5	5,173	3,461	10/1/2018	\$1,950,000	\$377	\$563
1658 Violet Ave	RE	15,141	2017	5	6	4,842	3,777	1/6/2018	\$1,950,000	\$403	\$516
4835 6th St	RL-2	11,566	2015	5	6	4,868	3,451	10/3/2016	\$1,767,000	\$363	\$512
2133 Norwood Ave	RL-2	10,117	2017	4	5	4,702	3,470	2/28/2019	\$2,275,000	\$484	\$656
1135 Redwood Ave	RL-2	8,755	2016	4	5	4,838	3,309	1/19/2018	\$2,400,000	\$496	\$725
1095 Redwood Ave	RL-2	8,276	2016	5	5	4,645	3,165	06/20/2018	\$2,615,300	\$563	\$826
1105 Redwood Ave	RL-2	8,270	2016	5	5	4,647	3,212	3/6/2018	\$2,425,000	\$522	\$755
4790 8th St	RL-2	7,865	2015	3	4	1,888	1,288	3/24/2017	\$721,000	\$382	\$560
847 Yellow Pine Ave	RL-2	5,568	2016	4	4	2,498	1,678	1/6/2017	\$914,100	\$366	\$545
943 Yellow Pine Ave	RL-2	5,562	2016	4	5	2,982	2,040	4/15/2019	\$1,295,000	\$434	\$635
951 Yellow Pine Ave	RL-2	5,553	2016	4	4	2,983	2,041	3/10/2017	\$1,111,100	\$372	\$544
810 Zamia Ave	RL-2	5,227	2015	4	3	2,040	2,040	2/28/2017	\$1,057,500	\$518	\$518
980 Zamia Ave	RL-2	5,012	2016	4	3	2,895	2,025	2/22/2017	\$985,300	\$340	\$487
4767 10th St	RL-2	4,903	2015	3	4	2,281	2,281	10/9/2018	\$985,000	\$432	\$432
950 Zamia Ave	RL-2	4,765	2016	3	4	1,888	1,288	2/1/2017	\$677,500	\$359	\$526
958 Zamia Ave	RL-2	4,819	2016	4	4	2,498	1,678	2/2/2017	\$878,600	\$352	\$524

Appendix A3
Attached Home Sales (Zip Code 80304)
Feasibility Analysis in Support of Large Homes and Lots Project
City of Boulder, CO

8/21/2019

Source: CoreLogic Listsource, Boulder County assessor

<u>Address</u>	<u>Yr Built</u>	<u>Sale Date</u>	<u># Bed</u>	<u># Bath</u>	<u>SF</u>	<u>Sale Price</u>	<u>\$/SF</u>
< 2 Miles to Downtown							1/2
<u>1215-1219 High Street</u>							
1215 High Street	2016	3/30/2017	3	3	2,149	\$1,265,000	\$589
1217 High Street	2016	4/13/2017	3	3	2,137	\$1,210,000	\$566
1219 High Street	2016	03/21/2018	3	3	2,149	\$1,400,000	\$651
<u>2930 Broadway</u>							
2930 Broadway St B204	2016	10/03/2018	2	2	1,122	\$839,000	\$748
2930 Broadway St B202	2016	08/15/2018	2	2	1,122	\$789,000	\$703
2930 Broadway St B201	2016	1/16/2018	2	3	1,476	\$1,275,000	\$864
2930 Broadway St B205	2016	1/17/2018	2	2	1,122	\$839,000	\$748
2930 Broadway St B206	2016	1/31/2018	2	3	1,375	\$1,145,000	\$833
2930 Broadway St B301	2016	2/9/2018	2	3	2,153	\$1,462,000	\$679
2930 Broadway St B302	2016	2/9/2018	2	3	2,153	\$1,419,000	\$659
<u>3515 Broadway</u>							
3515 Broadway St A	2008	10/26/2018	3	2	1,133	\$735,000	\$649
3515 Broadway St C	2008	10/26/2018	2	2	857	\$553,000	\$645
3517 Broadway St D	2008	08/31/2018	3	2	1,103	\$545,000	\$494
1233 Cedar Ave (duplex)	2015	4/30/2019	2	4	2,380	\$1,480,000	\$622
> 2 Miles to Downtown							
<u>4602-4612 16th St</u>							
4602 16th St	2011	03/09/2018	2	3	976	\$520,000	\$533
4612 16th St	2011	07/12/2018	3	3	1,383	\$680,550	\$492
<u>1820 Mary Ln</u>							
1820 Mary Ln 10	2013	10/20/2017	3	2	1,634	\$745,000	\$456
1820 Mary Ln 11	2013	05/12/2017	3	2	1,624	\$729,900	\$449
1820 Mary Ln 14	2013	05/15/2017	2	2	1,615	\$770,000	\$477
1820 Mary Ln 8	2013	07/19/2018	3	2	1,610	\$635,000	\$394
<u>4522 13th St</u>							
4522 13th St 6e	2008	10/19/2017	2	3	1,720	\$874,500	\$508
4522 13th St 6g	2008	02/14/2017	2	3	1,720	\$810,000	\$471
4524 14th St 7h	2009	03/10/2017	2	3	1,730	\$795,000	\$460
4525 13th St 4f	2009	11/08/2017	2	2	989	\$545,000	\$551
<u>4645 Broadway St</u>							
4645 Broadway St	2006	09/28/2017	1	1	1,407	\$515,000	\$366
4645 Broadway St	2006	11/03/2017	1	1	1,355	\$517,500	\$382
4645 Broadway St	2006	06/13/2017	1	1	1,368	\$520,000	\$380
4645 Broadway St A4	2006	07/30/2018	1	1	1,675	\$660,000	\$394
4645 Broadway St B5	2006	09/10/2018	1	1	1,355	\$560,000	\$413
4645 Broadway St C3	2006	07/13/2018	2	2	1,382	\$530,000	\$384
4645 Broadway St C4	2006	01/30/2018	1	3	1,675	\$600,000	\$358

Appendix A3
Attached Home Sales (Zip Code 80304)
Feasibility Analysis in Support of Large Homes and Lots Project
City of Boulder, CO

8/21/2019

Source: CoreLogic Listsource, Boulder County assessor

<u>Address</u>	<u>Yr Built</u>	<u>Sale Date</u>	<u># Bed</u>	<u># Bath</u>	<u>SF</u>	<u>Sale Price</u>	<u>\$/SF</u>
> 2 Miles to Downtown, cont.							2/2
<u>4585 13th St</u>							
4585 13th St 1e	2008	03/08/2017	0	1	501	\$375,000	\$749
4585 13th St 1f	2008	02/16/2018	2	2	1,123	\$617,000	\$549
<u>5315-18 5th St</u>							
5315 5th St D	2013	07/02/2018	3	4	2,091	\$870,000	\$416
5318 5th St A	2014	3/18/2019	3	4	2,002	\$894,000	\$447
5318 5th St C	2014	03/30/2017	3	4	2,029	\$850,000	\$419
<u>630 Terrace Ave</u>							
Unit A	2019	4/1/2019	2	2	1,692	\$993,000	\$587
Unit E	2019	4/1/2019	2	2	1,692	\$1,057,500	\$625
Unit F	2019	4/1/2019	2	2	1,692	\$1,069,000	\$632
Unit G	2019	4/1/2019	2	2	1,692	\$1,057,800	\$625
Unit H	2019	4/1/2019	2	2	1,692	\$1,097,000	\$648
<u>Other Properties</u>							
1310 Rosewood Ave 5c	2013	08/31/2018	2	3	1,699	\$700,000	\$412
1850 Yaupon Ave C3	2010	10/01/2018	2	3	1,142	\$600,000	\$525
5070 Ralston St C	2014	12/10/2018	2	2	883	\$452,000	\$512
4555 13th St 2d	2008	03/09/2017	2	3	1,367	\$670,000	\$490
4659 17th St 6	2007	11/29/2017	3	4	1,512	\$732,000	\$484
4628 16th St 23	2011	07/14/2017	3	3	1,516	\$750,000	\$495
3961 Broadway St	2011	03/17/2017	3	3	2,435	\$1,000,000	\$411
5055 Ralston St A	2006	12/19/2018	3	5	2,727	\$960,000	\$352
5060 Pierre St B	2006	01/24/2017	3	5	2,201	\$819,900	\$373

Appendix A4
Active Home Listings (Zip Code 80304)
Feasibility Analysis in Support of Large Homes and Lots Project
City of Boulder, CO

8/21/2019

Source: Zillow.com, Redfin.com

<u>Address</u>	<u>Zoning</u>	<u>Lot sf</u>	<u>Yr Built</u>	<u># Bed</u>	<u># Bath</u>	<u>Finished sf</u>	<u>Above Grade sf</u>	<u>List Price</u>	<u>List Price \$/sf finished</u>	<u>List Price \$/sf above</u>
Attached										
<i>< 2 Miles to Downtown</i>										
2805 Broadway St #A	RH-2		2020	3	4	3,213	3,213	\$2,500,000	\$778	\$778
2805 Broadway St # B	RH-2		2020	3	4	3,260	3,260	\$2,400,000	\$736	\$736
2805 Broadway St # C	RH-2		2020	3	4	3,203	3,203	\$3,000,000	\$937	\$937
2805 Broadway St #D	RH-2		2020	4	4	3,289	3,289	\$3,300,000	\$1,003	\$1,003
<i>> 2 Miles to Downtown</i>										
630 Terrace Ave B	RM-1		2019	2	2	1,692	1,692	\$929,000	\$549	\$549
630 Terrace Ave C	RM-1		2019	2	2	1,692	1,692	\$929,000	\$549	\$549
Detached										
<i>< 2 Miles To Downtown</i>										
3074 15th St	RL-1	21,780	2019	4	5	4,980	3,973	\$3,300,000	\$663	\$831
3355 Vista Dr	RE	17,424	2019	5	4	5,004	3,280	\$4,500,000	\$899	\$1,372
<i>> 2 Miles To Downtown</i>										
1604 Violet Ave	RE	14,810	2016	5	5	5,096	3,593	\$2,250,000	\$442	\$626
1821 Redwood Ave	RE	28,314	2019	6	6	5,868	3,782	\$3,000,000	\$511	\$793