



OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN

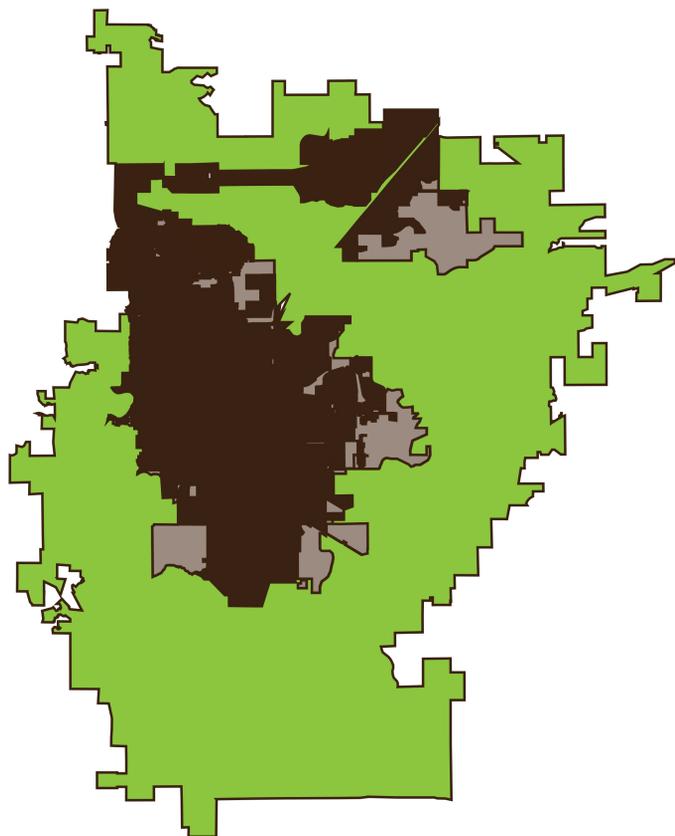
Decades of community support for the Boulder Valley Comprehensive Plan (BVCP) has influenced the vision, values, and many of the policies that continue to shape Boulder today. Since 1977, the City of Boulder and Boulder County have used the BVCP maps and policies to guide decisions about the Boulder Valley's natural and built environments.

The BVCP:

- Seeks to protect the natural environment while fostering a livable, vibrant and sustainable community;
- Provides a general statement of the community's desires for future development and preservation;
- Guides decisions about growth, development, preservation, environmental protection, economic development, affordable housing, arts and culture, urban design, neighborhood character, and transportation;
- Informs decisions about the manner in which services are provided, such as police, fire, emergency medical services, water utilities, flood control, and human services; and
- The BVCP land use map guides the zoning map, providing policy direction and definition for future land uses.

BVCP Planning Area

The Boulder Valley is bounded by the mountain backdrop on the west; 95th Street on the east; Davidson Mesa and the Coal Creek drainage on the southeast; the south Boulder County line on the south; Mineral Road on the northeast; and Neva Road and Niwot Road on the north.



BVCP Updates

The BVCP is updated every five years to reflect current conditions and community values. The next BVCP Update will begin in summer 2015 and continue through early 2016.

BVCP Implementation

- **Area Plans** - Connect the broad policies of the BVCP with more detailed decisions about specific regions.
- **City Department Master Plans** - Guide the efficient provision of each department's facilities and services.
- **Long-range Plans** - Initiatives, projects, and strategies to provide additional clarity for the community vision.
- **Subcommunity Plans** - Nine city service areas defined by physical boundaries such as roads and parks.
- **Urban Design Standards** - Provide guidance to support high-quality urban forms and public spaces.
- **Zoning Districts** - Regulate the land uses and development potential for each property in the city service area:
 - 1) Type of use permitted;
 - 2) Physical buildings; and
 - 3) Density of development.





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Can BVCP Land Use Designations Be Changed?

Applications for land use designation changes outside of a five-year BVCP update must be related to an annexation or rezoning process and must demonstrate that the proposed changes would meet the criteria described in the BVCP.

BVCP land use designation changes that meet all of the criteria must then be approved at public hearings by both the city Planning Board and City Council.



What Guides Development and Land Use Decisions in Boulder?

Boulder’s elected officials provide strategic direction for city planning professionals to implement the policies, land uses, and community vision of the BVCP. City planners use the city’s adopted zoning code, specific codified review criteria, area plans, and design guidelines to evaluate whether proposed development projects and land uses would be compatible with the community vision established in the BVCP and other plans.

Land Use Review

Evaluation of annexations, concept plan reviews, site reviews, subdivisions, use reviews, and zoning changes are done in accordance with specific criteria identified in the city’s zoning code.

Would this support the community’s vision?

Concept Plan Review

Allows applicants to get comments from the city and community to determine if their concept is compatible with the site.

Site Review

Allows applicants to demonstrate that changes to the underlying zoning standards will improve the development outcome.

Use Review

Allows applicants to demonstrate that the impacts associated with a particular type of use will be appropriately addressed.

YOUR ROLE IN SHAPING THE VISION

Boulder community members can get involved at various stages in each of the public processes outlined above to help shape the outcomes of community planning initiatives and private development projects.

2015 Boulder Valley Comprehensive Plan (BVCP) Update

Your voice matters and will help shape the future of Boulder! Visit www.BoulderValleyCompPlan.net to get involved!