

Boulder Valley Comprehensive Plan

Community Comment Log

Date last revised: 1/21/2025



**A BOULDER
AFUTURE**
BOULDER VALLEY COMPREHENSIVE PLAN UPDATE

PURPOSE

The following community comment log represents every comment the Boulder Valley Comprehensive Plan (BVCP) Major Update project team has received either through city hosted in-person events, online questionnaire responses, and emails that have been sent and received to the project email address to date.

Thank you for staying involved and providing your input!

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The City and County are in the process of making all websites and applications more accessible. While much progress has been made, some features in this document may be inaccessible for certain people. If you would like assistance accessing this document, please contact the project email address: future@bouldercolorado.gov or call (303) 441-4124.

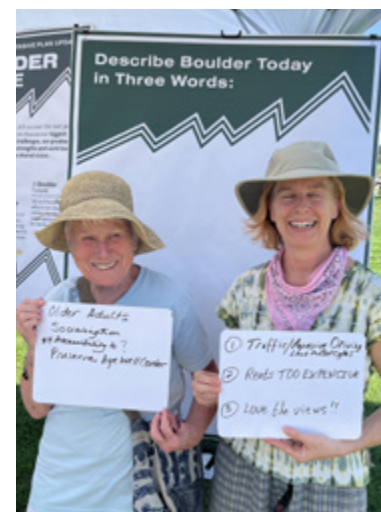


**A BOULDER
A FUTURE**
BOULDER VALLEY COMPREHENSIVE PLAN UPDATE



What three words would you use to describe Boulder today?

Word 1	Word 2	Word 3	Additional feedback
Chautauqua	Flatirons	Bike paths	
Older Adults	Socialization	Accessibility	preserve agewell center
Traffic	Rents too expensive	Love the views	agressive driving/loud motorcycles
School	farmers market	pool	
mountains	rocks	trees	
fitness	students	foodies	
fun	exciting	playful	
divertido	fabuloso	fantastico	por las mariposas y flores
community	accessible	nature	
kind	thoughtful	eventful	
			roads and parking infrastructure are stressed with boulder huge construction boom-- stop! PS bicycling is not an option for many Boulder County residents -- weather, hills, etc.
safe	feels good	everyone is kind	
motivating	energetic	urbanizing	
beauty	charm	connected	
fun	beautiful	community	
beauty	passionate	engaged	



Of the seven community goals as described in the city's Sustainability, Equity and Resilience Framework, which should the next BVCP focus on the most?

	Crime and Public Safety	Pedestrian and Bicycle Safety	Emergency Management	Public Health	Extreme Weather Event	other?
SAFE	#1 Priority. If a community is not safe nothing else really matters	More bike and multiuser interaction awarness	Food resiliency plan added to the emergency preparedness plan!	Prioritize collab efforts in approaching Food access vs individual programs	Work towards reducing ghg emissions and temp to reduce events	
	This should not mean more police	This is THE most important issue for me! Bike Paths! Bike safety! My son is 5 months old and will grow up here & my brother who lives here is disabled and often gets into bike accidents.	Appreciate improved communication Re emergencies	More local funding for medicaid	More publicity and education about red flag days/fire bans	
	Demonstrate hardened architecture and wildfire resiliency at microgrids. le) superior.	The boulder path has gotten better, but I still feel unsafe using it and walking after dark in the valmont area	Get emergency comms off private and toxic platforms like Facebook, X, nextdoor	could we possibly get universal health care for the county? City?	More aggressive fire mitigation on the flatirons its not "if" but "when" it burns. Lets protectour iconic backdrop.	
	Bike theft significantly problematic. Pilot programs for proper locking systems and bike corrals would greatly reduce this.	Baseline is one of the most used bike routes from east Boulder county, and would be better as Off road multi-use. The shoulder is not safe enough.	Don't pass up funding opportunities to support infrastructure to create a safer WUI	Truly track hazards like coalmine fires superfund sites coal mine legacy and support cleanup federal programs and clean water act		
	We're moving in the right direction RE: Homeless encampments. But Please remove encampments with furniture and bicycle chop shops. Get furniture out from under bicycle paths and underpasses	More protected bike lanes and safe pedestrian crossings (Pedestrian signals)		Fix potholes!		
	Every athlete in Boulder has gotten a bike worth thousands of dollars stolen! This is a bigger criminal impact per capita than any OTHER CRIME! Dedicate our police to protecting OUR property Under cover police break up bike theft rings!	Protected or raised bike lanes		Fix roads and potholes!		
	Provide more options for homeless individuals to gather in the day and get services and support.	Traffic conflicts car/bike/ped on hwy 36, jay rd to Lee hill due to increased development in N boulder.		consideration of mental health as part of public health		
		Mid Block pedestrian crossings are UNSAFE! Remove them on 28th st				
		Need to get high speed electric bike off multi-use paths. Some are like a motorcycle. Too fast, Too big, Too many different modalities at once.				
		Distinguish between electric bikes that are like bikes and those that are like motorcycles				
	Automobiles must be slowed for safe streets					
	continue moving toward bike centered transportation system.					
	Untimed pedestrian crossings are dangerous! Time them or remove them.					
	Maybe children need training/license to operate motorcycle like electric bikes					
	Maintain existing streets-fix potholes!!					
	Don't ruin iris					
	More protected bike ways					
	electric motorcycles are not bikes. *same!					
	Two way bike path on iris is not safe for bicyclists					



Community Kickoff Event

SAFE

Crime and Public Safety	Pedestrian and Bicycle Safety	Emergency Management	Public Health	Extreme Weather Event	other?
	<p>City needs protected bike lanes to support 15 minute city</p> <p>Prioritize multi-user road design over deadly car culture</p> <p>Educate motorists about cyclist rights</p> <p>Educate cyclists about their responsibilities</p>				

HEALTHY AND SOCIALLY THRIVING

Arts & Culture	Local Food and Agriculture	Social Connection & Gathering	Mental Health	other?
Support the arts! And artist! Deomnstrate collaborative public/private workforce @ microgrids	Emphasis on easing restrictions for small scale producers to sell their goods.	Having a more cohesive society supports governance, health, safety and local economies.	More accessible MH services.	
Support profesional artists	Protect rural areas and agricultural lands of importance from development no piecemeal subdivisions on ag lands! Keep Boulder County special and protected.	Planning reserve must be developed -if at all as a 15-minute neighborhood. City must invest in protected bike lanes north of Iris - to and into the Planning reserve.	When City Council and County Planners are respectful of us citizens, my mental health will improve.	
Making living in Boulder affordable for artists!	How do we adapt our local agriculture to a warming and drier climate to sustain local food production.	More tennis courts.	More access for unhoused community and addiction servuces.	
Youth & women centers. Arts centers.	Have tax cuts for restaurants so there can be more ethnic affordable diversity.	SPANISH: Aprendizajes colectivos dialogos polifonicos.	So many factors related to poor mental health that are culture wide. Building community, equity, belonging important. Access to services important.	
Arts impacts all areas-community making, diversity, housing, thriving business centers, tourism. Keep supporting arts.	Support regen ag!	Close Broadway and other roads on Sunday mornings for bikes/walkers - check out Cyclovía in Bogota- brings everyone out!	DRAWING: Rainbow	
Ensure there are spaces for creative experiences.	Support development patterns that preserve agricultural land and decrease the distance between households & food retail.	More attention to community/social resiliency and know that not only quantative data and results matter!	Activate a partnership with BVSD to address youth mental health. Partnership btw BVSD and Boulder PD as model?	
Commission artists to create murals on 29th St. underpasses instead of constant graffiti.	We need to support the development of regenerative ag & organic growing any way we can which will foster healthy soils and biodiveristy. Stop pesticide use.			
We need better policing for bike theft. You can't bike anywhere because your bike will get stolen no matter how good the lock.	City of Boulder will support development patterns that preserve ag land use and decrease the distance between househols and food retail options.			
Support the arts!	Assess and simplify regulations of food and farm related land uses in order to improve variety of healthy food and a more sustainable local food system			
Prioritize the creative economy!				
Do all tat can be done to support the creative economy and enable creatives to live here. Arts essential to the coming mega crisis.				
Performing art center and center for gathering. Build up gunbarrel as a town center and add some amenities.				



Community Kickoff Event

Housing Diversity	Affordable Living (including housing)	Intergenerational Living: Planning for 8 to 80 years young	Encouraging Vibrant Places	Boulders Identity	other?
Mixed use, Increased density, Diverse housing types	Development of microgrids with energy cooperatives.	80 plus.	Allow small scale commercial uses in residential neighborhoods (like Alpine Modern)	Do not be afraid of change but also celebrate the parts of Boulder that are loved and encourage new development to match the aesthetics and cultural context that already exists.	
More density and mixed-use	I think that focus more on this void especially in housing.	Reduce restrictions to increase housing affordability so we can plan to retire here.	We should encourage mixed uses and low impact commercial spaces ie small retail, restaurants, childcare in primarily residential areas.	Collaborate with all about increasing enrollment.	
Increase density by eliminating or relaxing building height limits.	I have lived in Boulder 22 years am a professional and have 2 kids in BVSD. I believe I will be caught in the middle- can't afford to live here and don't qualify for help.	Like to see much more co-op housing	Breakdown zoning segregation. Integrate where people work, live create and recreate.	The spirit of Boulder is kept alive with historic preservation. Keep it supported in the comp plan update, please.	
It will happen over my dead body (attached to comment on increasing height limits).	Diverse options for affordable housing that support longterm homeowner growth.	Prioritize intergenerational justice over nostalgia.	Prioritizing mixed-use and affordable housing to decrease VMT into and around Boulder, diversify Boulder's population and reduce GHGs in the city/front range.	Build a river surf wave under library bridge! (kids comment)	
I think that a lot more housing needs to be built in Boulder. I believe firmly that building more condos and apartments are crucial. I do think that a lot of the new buildings that have been built recently are too big in the fact that they take up too much of the street. This makes the area its built feel very homogenous and fragile. We should encourage there to be a variety of buildings and projects to promote vibrancy and anti-fragility.	A considered limit on the owner/occupied renter ratio.		Vibrant means housing/ building that are not gray or beige, colorful landscape (flowers).	I would like to see a light pollution rule enacted in Boulder County similar to the one in Phoenix. Lights can not face upward and it greatly reduces light pollution and the visibility of the stars. Make natural areas not see lights from far away.	
Big tax on unoccupied houses.	Simple housing for homeless.		Mixed-use	Diverse affordable housing options think outside the box! No more 4 star).	
Accept pre-built, manufactured living units for ADU's. Overseas manufacturers make complete mobile home type living units that meet all our LEEDS and other engineering standards, but they are not accepted because of local inspection laws. Fixes price/building problems.	Implement and expediate a pre-approved set of house plans like other cities have done.		2,3,4 - plexes by right w all zones	SPANISH: Crear opciones formativas para ampliar la participacion de todas las comunidades.	
Up zone out of R1 zoning in City of Boulder.	Continue to reduce barrier for incremental small scale developments! ADUs, duplex, triplex.		Change zoning to allow mix of uses in neighborhoods (ex:Alpine modern)	Retain our open space.	
Could density and diversity be seperated? I think we'd have more constructive conversations about diveristy if it was a stand alone topic.	Low and medium income housing co-ops that offer opportunity to build equity.		Support practices that intregrate healthy fresh and culturally relent foods into residenital settings.	Do not enroach on open spaces!	
If Area III isn't annexed, could it at least be activated in a manner that better services community than the past 50 years of statis.	Make allowances for adequate amount of housing-affordability and otherwise including at municipal airport.		Allow some low density commercial zoning in residential neighborhoods.	As an eco-conscious community, the airport has too many negative imoacts. Transition to affordable neighborhoods.	



LIVABLE	Housing Diversity	Affordable Living (not including housing)	Intergenerational Living: Planning for 8 to 80 years young	Encouraging Vibrant Places	Boulders Identity	other?
	We need great housing in Planning Reserve at 4-5 stories.			Affordable and low income housing besides middle and upper middle class housing. Native plants. Small Parks.		
	RLZ and PUDs excluded from family freidnly vibrant neighborhood initiative. I'd like to see this revised in comp plan update. Outcome: recind PUDs and assign closest matching district and clean up outlier parcels still assigned RLZ.					
	What if height limits become higher the farther east you go?					
	We've been told that we cannot remodel until we change a remodeled garage back into a garage. There is plenty of driveway and street parking and this rule seems like a great deal of waste and also keeps Boulder auto-centric. (climate issue).					
	Make it easier to build ADUs. Reduce parking requirements.					
	Please please reduce number of huge houses being built. Increase density w/access to green space.					
	We need density to have great bike and bus options. We need to also acknowledge that living on busy roads like Broadway is exhausting - noisewise. Too loud to talk.					
	Update zoning to make it less exclusionary. Density (up arrow). Height (up arrow). Parking req. (down arrow).					
	We need to increase the height limit to 6 floors in some areas closer to downtown. Also remove parking minimums but add a requirement for ensuring every property has a place to put snow when plowing.					

ACCESSIBLE AND CONNECTED	Transportation & Mobility Options	Parking	Walkable 15 Minute Neighborhoods	Easy Access to City Services	Internet Access	other?
	Diversity of Mobiity + Bike Centric Transportation Plan		Build houses in the middle of roads and create coldesacs safe for kids to play in.	More publicity for Inquire Boulder! It is great but not well known	Feel like I have been waiting for fiber forever...	
	It is incumbent on us to provide satisfactory + ample transportation alternatives to the automobile		Keep our bike paths epic.	Access to trailheads parks for people who do not drive	Municipal internet would be great-non money making.	
	Improving bike lanes on Folsom & 30th		Bike paths and multi-use paths.	Making public transportation free. Making it accessible to everyone.	Municipal fiber now!	
	The City of Boulder will support strategies and innovations that improve the flexibility and affordability of connecting people to nutritious food		Give all of Folsom protected bike lanes between Arapahoe and Pearl needs it.	Support strategies and innovations that improve flexibility. Mobility and affordability of connecting people to healthy food.	Improving cell coverage for emergencies.	
	More encompasses and implement vehicle 2 grid demonstrations		Less driving means more walking more connectivity more foot traffic by businesses. Start with no car wednesdays or Sundays.			
	B-cycle stations close to table mesa park and ride		More walkability requires safe and convenient routes. Plus zoning change to allow for it.			
	Greater RTD frequency		I've lived in a 15-minutes neighborhood for 60+ years. It's called Martin Acres.			
	More frequent bus service. Support all transport except cars. Attend to transport needs of elders.		Big idea: Us 36 should be re-routed to the northeast side of planning Reserve. This would enable a street grid integrated w/housing on the southwest side of US 36.			
	Address bike theft to increase bike traffic vs auto traffic in downtown and 30th street. -Boon to business -Reduce traffic -Reduce crime					
	RTD frequency of connectivity and trains!					
	More frequency					

ACCESSIBLE & CONNECTED	Transportation & Mobility Options	Parking	Walkable 15 Minute Neighborhoods	Easy Access to City Services	Internet Access	other?
	Light rail or better bus routes connecting longmont and Boulder. E.g. getting from Northwest Longmont to Boulder takes over an hour and requires multiple buses or bikes.					
	More buses, scooters, bikes over cars cars cars					
	Look at Vancouver's bike paths! So good! Seperated, organized into lanes for each direction. Connecting Boulder to other nearby cities - so important.					
	Plan for bike/ped/micromobility not deference to cars					

ENVIRONMENTALLY SUSTAINABLE	Climate Action	Water Resources (supply and demand)	Living Systems	other?
	Regency funding and emphasis on circular economies	Incentivize moving away from green lawns to more natural yards especially in public spaces	Housing density to improve walkability/reduce GHG. Protect bike lands to reduce VMT	
	Accelerate SB-24-174 in 2025 Q1	address coal mine and gas and uranium mining legacy issues in MARSHALL Safe water to marshall + fire water	Realistic grey water systems / uses in development	
	Growth (of people) and environmental sustainability are oxymorons	fund water for cover crops	District heating and cool in Planning reserve	
	Energy/electricity climate. I would like Boulder to be more active again in getting to) fossil fuel electricity micro grids or other iniatives outside of slow moving Xcel monopoly	allow gray water systems in homes. Eg toilets	do we now limit size on grandouse houses	
	Don't just think in 10/20 year horizon - that doesn't work with meaningful climate initiatives. Climate change proofing. Climate action = sustainability	water budgets are way too high cut budgets and support construction	think more about the linkage of historic preservation and enviornmental sustainability	
	When it comes to clmate action "winning slowly is the same thing as losing" (Bill Mctzobod) Let us take substantial action now!	if there are hazards such as buring coal seam fire or enviornmental contamination find ways to support land owners/adjacent communities - educate and invest! and take all opportunities of federal/state funding!	How can we foster an ethic of care and focus on the wellbeing of the whole living system and de-emphasize "me"	
	Emphasize enviornmental justice and reparations!	recycle and preserve H2O		
	Collab with CU climate plan - Where do you align? Climate coloniality is talking about sustainability solutions reproducing extraction or violence. We need to avoid new ways of killing others for stuff and energy sources.			
	Transportation is our largest source of Planet warming gases. Link transportation and housing			
	Keep traffic moving			
	"Neighborhood character" doesn't matter on a burning planet. Climate action NOW!			
	More nature based solutions - not just urban trees due to intense water usage, but green roofs, xscapping, etc.			
	Clean AFFORDABLE electricity is key to reducing GHG's. No monopoly prices			
	FSN: Support climate efforts that improve food access and decrease carbon footprint (eg: regenerative ag)			



Community Kickoff Event

Climate Action	Water Resources (supply and demand)	Living Systems	other
SPANISH: Ciudad de la madre tierra con un enfoque restaurativo malo que resiliente saludable			
Turly allow renewable energy everywhere. Regardless of "visibliti" concerns.			
Produce as much electricity as possible locally with storage for reserve			
Excel is now curculating renewable power when its sunny and/or windy. So encourage excel to produce an App of when grid power is carbon free and encourage residents to use this to schedule car charging			
For climate action lets start with not only having meat sandwich Do little things to make people be aware of their impact. Idling gas powered tools etc			
Permit solar and wind in unincorporated county Get off of coal and gas			
Demonstrate multi jurisdictional micro-grids superior-boulder-louisville			
More solar insulation, heat pumps,etc.			
there is contaminated water by marshall and Boulder is responsible for fire mitigation by its trailhead. There is at least \$20M in federal infrastrucutre money to bring to boulder water t marshall - please do it before time runs out! Thanks!			
Enviornmental sustainability is the key to eradicating poverty aand inequity it also demands that valuable and responsible government be a part of it.			
We need goals in the comp plan addressing climate resiliency especially for our electric grid			
City should require renewables on roof tops as part of site reviews. And potential microgrids should be mapped as areas densify and a plan made to implement them			
The city of Boulder will support climate efforts that improve food access and decrease the city's carbon footprint			
Addressing transportation issues. Preventing any oil and gas development, support regenerative agriculture, local farms and food resiliency -- this will be crucial to future survival. Focus on strengthening biodiversity within and around the city-- native plants, pollinators are crucial to farming too. equity in access to the other than humans (cesildo) Address air quality by working with state			



Community Kickoff Event



Community Kickoff Event

RESPONSIBLY GOVERNED	Community Engagement	Sustainable Funding for City Services	Advancing Equity	Transparent Decision-Making	other?
	Polls, surveys and other methods of gathering community input should be intentionally postured to get input from a diversity of communities in Boulder Valley.	Initiate a sustainability tax to subsidize farmers!	Support activities that both improve healthy food access and advance economic development equitability.	Results oriented. Transparency and accountability for programs/funding. KPIs	
	Make engagement genuine and not predetermined too rushed on family friendly vibrant neighborhoods. Did council even get out and tour neighborhood?	Create neighborhood car-share parking lots so we can get rid of our personal evs.	For housing equity please require PAH (permanent affordable) every time a land use entitlement is given.	Systems thinking not (stounpipud) thinking	
	City Council and County Planners must STOP being autocrats. Try respecting "your" citizens.		Continue racial equity as a goal in departmental programs	Remove 3 lane to 2 lane chokepoint on 28th St. at Canyon.	
	More community engagement with low-income folks BIPOC.		Dense, sustainable affordable housing	Require right turn lanes.	
	Incentivized participatory design activities prioritizing people from marginalized identities/communities. I would love to support this work as a consultant. Benjamin at compassxd.com		How can we promote more racial diversity? My son is mixed-race and I care about this. I'm asian and someone screamed a racial slur at me on Pearl Street June 2020. My brother experienced a racial attack (physical) in Lakewood Feb 2024.	Time lights. Roundabouts.	
	Could we do some of those social policy gatherings - citizen assemblies to randomize increase participation and generate ideas.		Housing is part of the solution- affordable low income. Greatest diversity is in trailer parks.	Foothills / Pearl intersection should be roundabout!	
Ranked choice voting.		More cultural brokers in the community doing engagement work for equal representation.	Using as many communication methods as possible. Could we use art and posters more. How will all these ideas be considered?		
Cross pollinate HB24-1313 and SB24-174 microgrids now			Prioritize and expand open data resources for transparency.		

ECONOMICALLY VITAL	Commercial Area Vibrancy	Local Business and Industry	The future of work/ office	Role of CU in our Community	other?
	Keep the shops on/around Pearl Street full (even if have to subsidize). Empty store fronts is depressing experience.	Circular economics for small local businesses! Showcasing their work.	Increase minimum wage about what was just passed	Require CU to commit to no more than current student pop.	
	Attend to environmental impacts of business and industry.	Support growth of Boulder's scientific and technical start-ups and small businesses.	We need a more economically diverse community. How can we redistribute wealth.	The Hill neighborhood near CU can get pretty rowdy - parties. Fireworks, broken glass in the street (frat blight) It would benefit from more enforcement and more constructive communication with students	
	If crime and addiction is not addressed downtown, there will be no more downtown. I won't bring my children to Pearl anymore.	Full transparency from businesses on environmental impacts and accountable plan for reducing footprint.	Increase minimum wage again.	CU is the cancer Boulder. Cap enrollment down to 22,000. STOP CU South.	
	Incentivize commercial building owners (office) to convert to better uses (needed)	Resource partnerships between public and private and nonprofit sectors to engage in creative placemaking projects and development.	Economically vital = SPANISH: Desde un enfoque porta justicia social = restaurativo redistributivo	Couldn't there be much more collaboration between city and CU?	
	Demonstrate circular eco dec via micro-grids @Superior and Boulder County	The City of Boulder will assess and simplify regulations of food and farm related land uses in order to improve variety and availability of nutritious food outlets and a more sustainable food system.	Operating under a principle of placing value on people, their time and skills involved in caring labor	Change from being a detriment to being an asset	
More amenities and community spaces in Gunbarrel (surrounding areas) for socially thriving, walkable, bikeable communities. More transportation options and bike safe. Protect rural look, feel and farms.			CU is the economic engine of Boulder		

What is your big idea for Boulder's future?

Build 2 houses in the middle of the street with a bike/walk path between. Creates 2 coldsacs and more housing
Big, innovative Public Art!
Limit new development to owner occupied
Services not more houses
I would love to see Boulder as an arts mecca. Somewhere that tourists know they can plan on an "arts day" - visit public art and galleries, buy art and go to the theater/ symphony- all at a world class level
Area III Planning Reserve on N 28th - the perfect place to make this land available for housing that workers can live in
Mitigate impact of N. Boulder development on HW36/28th St traffic (Jay Rd to Lee Hill). Reduce 55MPH speed limit to less than or equal to 45
Restrict traffic in the city like London or create your own program to reduce driving in the city by half.
Let's innovate a new generation of strategies for meeting the basic needs of the whole community! I'd love to collaborate. I've been working for the last few years on addressing and articulating the market pressures tat influence the cost of basic well-being, and I firmly believe all people deserve access to security and opportunity. Alex Bernat
A higher threshold of permanently affordable housing
Reduce governmental oversight and reduce to bioregional hubs with micro-economic zones. Reduce regulation on ag (small-scale producers)
Boulder owned and operated affordable housing in the planning reserve
To address unhoused/drug issues through comprehensive addiction services with housing for everyone, to bring in professionals for live social work, bottem up looking @ models of training etc. (Check LA Skid row services)
How do I want to see Boulder change? No more growth, no more autocratic rule by progressives, do not let go of the height limit, do not let go of the blue line, No CU south, NO CU enrollment growth
Keep Boulder County (and Boulder) special - protect rural and ag lands per the BCCP despite pressures to devlop and build build build. Current residents do not want unchecked growth. It's happening too much here now. Longtime residents keep Boulder County special.
Remove sales tax on food.
13 year old: Sky trains!
All residential zoning converted to mixed-use.
Encourage increase of building height by expediting review of applications which redevelop a lot by adding at least one story. (Will need to get rid of or increase current building height limit)
Close the airport
Child: a mall with good places to shop
More multi-use zoning - mixed commercial and multi-family residenital
Reduce food waste to reduce methane emissions in landfills.
Eliminate SF zoning and height limit
Affordable living
Smooth and reduce red-tape around iterating and testing initiatives and ideas. Create a think-lab to generate and measure ideas.
12 year old: More kid friendly things like interactive museums and outdoor musical instruments
Area III: focus on more housing for workers/middle class! Nurses, construction workers. But make sure its not frenetic.
Water conservation. Convert turf! Don't remove trees!
Promoting opportunities to bring affinity groups together with intention for leadership and community involvement
Responsible development of Area III in N Boulder
Install and maintain fire hydrants all along HWY 93 and HWY 170 across Foothills
Relationship with Jeffco such that RMMA air traffic is either rerouted or shut down. Too many useless planes flying over
Food access and not charity

Affordable and accessible areas for elders to socialize and be meaningfully involved

Don't give up on having Boulder be a sustainable electric city with microgrids for reliability and self-generated power for resilience - at the very least have community centers (South Boulder rec rebuild?) that can be emergency community resources as climate disasters grow more common.

Have resources and programming for folks who just moved to Boulder

I love the bus to the airport. This feels like a unique thing and Boulder's in a unique situation to provide transportation access that is just as easy where is there demand that can be filled? Do demographers have that info? A lot of us don't want to rely on cars so much- how can we have public transportation that is better for everybody?

City-wide Upcycle program (like Ridwell bus tax subsidized)

Better programs that allow people to meet and support their neighbors - a connected community is a resilient community. Ie a city-owned flock of ponies that travel to different neighborhoods and provide low stakes meet up opportunity

Population x # of cars / constant. Eg double the population -> 1/2 cars

Unique development and land use that makes the most out of the land/environmental/resource - like green or cool roofs, creative flood mitigation and lawns, rooftop gardens and so on.

Extend the light rail from Denver and connect Boulder, Longmont and Fort Collins to reduce auto useage. Get more transit to/from Boulder to te ski resorts!

Child care network of volunteers that help working mothers from low income homes care for their children while they work. Combined with training for improved parenting practices and financial literacy.

I really want the Longmont to Denver train to come way faster. I think it would invigorate East Boulder and cut down on all the car trips to Denver. I would use it every week. Please!!

Get rid of zoning with a referendum, replace with deeds and other land use codes similar to Houston Texas. At least permit greater density and infill development.

Free public transit and train to Denver. More affordable housing.

Duplexes in all zones and overlays.

Turning unused parking lots (getting rid of parking minimums) to build infill affordable housing without creating more sprawl- this can reduce commutes, diversify Boulder's population and allow for more 15-minute vibrant communities within Boulder

Focus on placemaking! Open streets and school streets around town to foster community and walkability. Economic development focused on walkable streets!

The plan to east 100% local if we need to!

Add an "information environment" element to BVCP alongside built and natural environments. Emphasive importance of: tecnology for emergency management and comms. Open data for transparency. Public comms off of propriety platforms.

Have small scale multi-family plans (2-12 units) be pre-approved to help smaller scale developments. Get progress done quicker. The pre-approved plans should mimic the architecture and stage of Boulder's histoic and most popular neighborhoods (Mapleton Hill, Whittier, West Pearl) See South Bend, Indiana as example.

9 and 11 year old: All electric cars and homes that don't use gas and no litterings.

Boulder County land is regenerativly zones. No pesticides. Supports local food production. Also ADU's are commonplace and families can pair up to grow food, share childcare responsiibities, driving, meals etc.

Work with older adults who would like to work. Small single senior housing.

Boulder is a model city for local organic sustainable regenerative practices from food to transportation to social health and well-being etc. A place where the beauty way is celebrated and reparations taken seriously as we are all inhabitants for a short while on this blue jewel.

Bigger sidewalks and bikelanes everywhere.

In which parts of the city might height limits be relaxed or eliminated? Perimeter? North, east, south? Would create an opportunity to establish a new "city center" designe for the future. Perimter of the flatirons. Perimter would reduce commute times from outside city and minimally increase demand on existing infrastructute within the city. By perimtere I envision Area III planning reserve, 63rd between Valmont and Arapahoe and CU South.

Get off XCEL. Go all renewables. Safe water for all. 100%.

Shutting down the airport and building dense housing and multi0use buildings there.

Scholar who attends to our big questions that need foresight?

Best option to get around is no longer my car.

More affordable coffee shops and better safer places for teens so that we are able to be downtown with friends and not always be around adults and wine/beer

We love Boulder but we hope Boulder becomes more affordable. It is impossible to buy a house in Boulder for a middle-income family. Even renting is expensive.

Make it easy for older and other adults to rent out rooms in their homes via Nesterly and Silvernest

A fully circular climate change resilient city and county. Farms, land, people, community. Drought and fire prepared, permaculture inspired and within more development on undeveloped lands

Insist all new development be human scale and beautiful.

Separated bike lanes w/both directions next to each other like Vancouver

Free public transportation - echargers in neighborhoods

A non-profit electric and broadband municipal utilities that maximizes production so we won't be reliant on a transmission

Justice for all

Free public transportation and more affordable housing

Convert airport to diverse, family friendly, mixed-use, mixed-income neighborhood

Childs life is filled w/support, joy, regular meals and integration

1. Would be nice to see zoning focus more on form and character than use 2. Increase height as you move further east.

Please create more quiet spaces in open space for quiet contemplation and access to those who move slow and don't have sharp reaction/responses. This means multi-purpose trails with out mechanical vehicles.

Develop N Boulder Art District including medium sized music venue

SPANISH: Tengamos un proceso que permita a todas las comunidades vivir con dignidad de vida. Para ello hagamos politicas publicas solidarias, resturativas y redistributivas. Comencemos con una reforma migratorita eso posibilitaria tinamizar la economica y resolver problematicas como la crisis de vivienda, etc.

Online Responses

Use AI to create a parcel-specific summary of the development review requirements for each property (zoning: bulk plane, building coverage and FAR; historic preservation review; floodplain mapping; transportation corridors). Take it one step farther and use AI to provide the required process and sequencing for a project.

Use AI to simplify code sections!

Right now the goal for affordable housing is 10%. Raise it to 20%.

Biking infrastructure.

Great a downtown 2nd floor art live space 'canopy' and move first Fridays to downtown

Stop allowing homeless encampments, stop panhandling

we need to do more to make bicycling and sustainable modes the norm for Boulder. Too many people remain autocentric in this area, even while wanting to protect some kind of natural habitat. If we can't do more to reduce our transportation related carbon emissions, we are going in the wrong direction. It's fine to grow and densify, but at the same time we need to assure everyone has access to local parks and paths to get to to great mountain and outdoor areas.

Fire the city manager for the city of boulder

Open space is Boulders best asset and my top priority. Creating more public access to open space, recreational opportunities and infrastructure ensure an active, connected and grounded community.

Pedestrianize more streets similar to Pearl. Make it a place thriving for pedestrians, cyclists, and those who have limited mobility options. De-centralize the role of the car in Boulder

Stop putting up pylons EVERYWHERE in town and feeling like you need to eliminate lanes. Bikes and cars can work together just fine - these terrible changes are hardly warranted. You continue to drive density while eliminating infrastructure for transportation. Stop it!

Get rid of the flashing blue light and cameras that are in front of the court house. This permanent "temporary" structure is a total eyesore and needs to be removed. The area will never be beautiful until you do this because no one wants to sit near an area that looks like a police checkpoint. Disgusted that this has arbitrarily been left in-place forever. BLEH!

Stop making the roads congested by taking away lanes. Boulder has wonderful bike paths that put bikes out of harms way. The plastic poles (traffic calming) are a huge distraction and my neighborhood is a mess! Park East streets experience near accidents every day now. Stop wasting money on this distracting crap and just put speed bumps in. give us our lanes back and let the bicyclist use the bike pads. I haven't heard a single person say they're gonna start riding their bike when they would've driven their car now that the lanes are being taken away. They just say they're thinking about moving out of Boulder. you're ruining our investments and wasting our tax money trying to make this town into something it's not.

Safe community spaces with no encampments

I believe we can provide services for the homeless AND keep our public spaces clean and open to the public. The creek path and civic area is dirty and disgusting.

Consensus building in neighborhoods about visions for their spaces 30 years from now. Generating solutions together, from the ground up, instead of forcing solutions on citizens and labeling them obstructionist if they balk.

At a time when the community thrives in hate, find ways to unify the community - celebrate each others' cultures and help folks see past their hate due to differences. But, don't let this be led by hate (i.e., we can disagree on topics, but someone's hatred over who I am or control over what resources I have access to cannot be disagreed upon). Find ways to make it a common action to learn about what we don't know, acceptance over tolerance, etc.

Also, invest in local agriculture. Prices have skyrocketed, which makes purchasing local food so expensive. Find ways to invest in local agriculture to help drive down the operational costs, and therefore drive down the prices, while still allowing farmers to have a meaningful wage that allows them to enjoy use and enjoyment of local resources. Whether that's helping to subsidize labor costs, providing healthcare for farmers and employees, or tax credits for keeping food local - get folks excited about keeping food grown local.

Make door-to-door times for transit faster. Most trips take three to four times longer than the same trip by car. Currently, people will not take transit unless there are no other affordable options. If we want to get people out of their cars, the trip times need to be reduced. Traffic light priority and bus stop balancing need to be implemented more widely. There need to be one-seat north-south routes that avoid the slowness of downtown. An example would be to extend the Bound route to Broadway and Greenbriar and solve the "Skip loop" problem in South Boulder by creating two-way service on the loop and along Broadway. Similar solutions should be implemented in North Boulder.

Make more open space trails accessible for seniors eg allow e-bikes on single track for seniors

Forget about the interests of individual wealthy single-family home owners and understand that we can unlock the value in our neighborhoods' land best by allowing and incentivizing gentle density upgrades.

Keep the South Rec/Community Center

Less density

Get people more connected at the neighborhood level. In an emergency it will be our neighbors we will help first. Get emergency plans in place for every neighborhood, run drills if needed (this has been done in 'earthquake country' when I lived there). In short, prepare the whole area for anything since, at this point, anything can happen. Let's be ready.

Don't change much. Slow down growth. More open spaces. If you are going to develop, make it redevelopment - make better use of the areas that weren't developed well originally.

I want to see more people be able to afford to stay in Boulder, especially young families. I rent and we are constantly wondering if we will have to move away and have long commutes into our jobs. I would love more density and perhaps exploring "costs" associated with empty or unused homes as there are many in my neighborhood that act as second or seasonal homes. Also, definitely want more protected bike lanes and bike safety please.

Mass public housing developments with mixed income residents

While diversity of housing types and price points are desirable, very important to protect established lower density and more historic neighborhoods from excessive densification and change in character.

That it becomes a leader in what makes a community work well without disrespecting the preciousness of the land.

Better policing of the homeless. Halt the spread of bike lanes at the expense of cars (like what's happening on Iris) since it just clogs up traffic when 95% of the time there aren't any bikes on the lane so it's wasted space. More roundabouts to help with traffic flow rather than putting up lights and stop signs everywhere. And for the love of God please do something with that empty building on 19th & Walnut that's been sitting empty FOREVER. I believe the city purchased it to potentially put a rehab facility or homeless shelter in or something, but nothing has been done and it's SUCH A SHAME to be sitting there rotting for no reason.

Also, an easy fix for the homeless folks hanging out in front of the court house on Pearl St charging their phones and blasting music...turn off the power to those outlets! Problem solved. Not sure why no one has thought of that yet.

Get a grip on the drivers of unsustainable growth! As an eagle-eyed Boulder native and an independent economic development policy and program evaluator, I'm an expert on what, exactly, needs to be done! Contact me!

I think we need to provide for people who have no indoor space to live but that it is untenable to have people lining the creek and filling parks with tent cities that have no bathroom facilities and so are a public health hazard. I think the city should have a designated camping area that is well run, includes restroom facilities, and enlists residents in managing it.

Maintain the trails of the OSMP system.

Subsidize the disposal of compostable materials so that people will actually disposed to recycle these materials.

Stop cramming people in Boulder. You are ruining this area with mega tall buildings, tons of cars, no buses, no tennis courts or pools, crowded open space and AWFUL rec centers. Build epic rec centers and stop catering to rec cyclists!! Save South Rec and stop hiring people that do nothing.

We need to focus on retaining the special qualities of Boulder - preserving mountain views, maintaining safe, clean and quiet neighborhoods, supporting unique local businesses, maintaining existing infrastructure like streets, bike paths, public spaces and parks and open space trails. We need to stop densifying Boulder to accommodate everyone who'd like to live here. Instead we should significantly increase RTD Flatiron Flyer service frequency and speed to Denver and major stops between. Some people will always choose to live farther and commute so we need to make it easy, and fast for them to take the bus (and maybe train someday).

The Boulder Valley has reached its biological carrying capacity as evidenced by the poor air quality we have now. Adding to the population will only make this worse. We need to recognize that the majority of people who live or visit will have cars because they want to go to the mountains. Electrification of vehicles should be a top priority.

Get rid of homeless camping. It is unsafe and discourages other important Boulder values - like finding community in parks. Residents avoid areas of where homeless encampments are - they are potentially dangerous in many way. Also, although it is appropriate to have affordable housing alternatives in Boulder, it should not be forwarded at the expense of other valuable interests; like keeping the vibrant airport community alive and well, making all areas as high density as possible, making exceptions to the 5-story/65' height limit, etc.

Better and more tailored transportation options for seniors accessible with a standard bus pass. The transfers required to get around town are problematic for older residents. Point to point drop off, a 'recreation' bus that runs to trailheads and rec centers, smaller more frequent bus service.

Address noise pollution and treat it as seriously as air, light, and water pollution. We have "dark skies" ordinances, but what about "quiet streets and neighborhoods"? Noise is pervasive in our city and has gotten worse. Some of the most disruptive and harmful noise is being produced by selfish drivers who have intentionally modified their vehicles to be as noisy as possible. This is pollution, and it is harmful — not to mention disrespectful — to our community. We've done right protecting open spaces and their ecosystems, but we have not cared enough for our human spaces to make them as quiet as possible. So, I would like to see Boulder seriously tackle noise pollution — we have the right to peace and quiet during all hours of the day, and more should be done (especially on our streets) to ensure that.

Work with our representatives and senators to implement gun safety measure. The King Sooper shooting still looms large :(

30% of the population are students who are often new to the area and might not stay very long. That's a mayor disruption for the 70% of the population. How do we make it less so?

Use existing structures before building new ones.

Stay to the height limit so gathering areas aren't dark and cold

Growth needs to be limited, no sprawl like what is proposed for the airport (by the way, who authorized the city to sue the FAA?), and the north area 3, while taking some action to help people that work in the community to live near their work. For example, teachers, health workers, police, firefighters should be provided a housing stipend every year they work at a facility in Boulder to be used either for living in Boulder (one month's rent or mortgage payment for example) or commuting if they live outside of Boulder (a certain amount per mile). Where would that come from? Oh, I don't know...how about start with the \$750,000 that was somehow scrounged up in the budget to sue the FAA!

Better fire mitigation in the foothills off Valley Lane & Lee Hill

bring back the plan (which went by the wayside) of light rail from denver to boulder to longmont

Stop the building without any traffic studies. Broadway is a disaster

Please bring back composting in public places, shops, and restaurants. Please bring back curbside home composting of non-food items.

Emphasis on walking, biking, and bussing. Make it easier to get from point a to point b by these methods instead of by car.

Remove all DEI/PC initiatives and govern color/gender/income/ethnic blind.

Not lose a small town feel. Balance between housing and how many units can be supported by the limited amenities like roads and rec center. Traffic is awful and I don't think cars are going away. So many people have to make multiple trips and biking/transit is not always possible and not realistic for the elderly.

Have CU provide "affordable" and "adequate" parking for the growing number of CU students! I live in Aurora 7 across from Williams Village, and students that either don't want to pay for parking or there isn't parking available, park in our neighborhood for FREE! CU doesn't provide FREE parking on or near campus, why do the residents that live near the multitude of students that live near residents? THIS needs to change! Our neighborhood applied for a parking permit program and were denied. This is ridiculous that CU continues to up their enrollment without regard to providing enough parking! Again, some students don't want to pay for parking OR there simply isn't enough parking.

I'd like to see a CAP on CU enrollment to be a percentage of the total population of Boulder. If CU continues to grow, that leaves not much room for people to live here and work here. This ties into affordable housing too! If landlords buy property and charge whatever they want, this leaves no room for others.

Carefully evaluate the number of people an environmentally sustainable Boulder can support and limit development, jobs and population to that number.

Create a High Social Benefit zoning overlay that creates diversity of all types in all zones, prioritizes our work forces and creatives and reduces private auto mobility. Here are the links to the project narrative and our attempt to do this during the last cycle: <https://drive.google.com/file/d/1-D3wr4nM0eFLO1pd5lFBGuJDFks-opM/view?usp=sharing>
<https://drive.google.com/file/d/1t8ejvPoVUzMJq4-HGjMNTOV0P7H-CmbD/view?usp=sharing>

Can we meet to discuss? I recently sent email to Brad M and others.

Preserve what we've got--specifically, the natural environment that resulted from previous efforts such as the "green line."

Connect CU, the Hill, and Downtown by moving Broadway underground and creating a walkable and bikable space on the surface.

Treat the people who are tenting across the community before putting them into housing with low income families. Such housing is NOT a substitute for treatment. Families deserve better from Boulder, no matter how poor they are. My best hope is that the homeless drug and mentally ill will be treated and no longer a blight on the community. Then our public spaces will be usable again and our downtown will thrive again. We cannot afford to lose any more of our business, especially the locally owned or those catering to our citizens.

Critical habitat areas that are truly protected and not open to recreation.

Protection of neighborhoods. There are places where density is a good idea, and places where it is not. Don't turn our neighborhoods into dense disasters.

quality of day to day life vs commercial growth/wealth/CU power

An underage club that appeal to middle and high school students, keeps them engaged as citizens of the broader community, and gives them safe opportunities to be together in an inclusive way (not some parent's basement or parties at houses with out of town parents). A variety of social events on the weekend evenings - perhaps a few different sections to appeal to different kids including dancing, movies, etc, and coffee shop/homework and hang out atmosphere during the day/week. Kids in Boulder have an experience much similar to college, though often even more intense in terms of partying and they are really being robbed of their childhood. In my opinion, they really just want to be together and not overly or directly supervised.

Since BMOCA is moving from downtown to NoBo, the nonprofit Handweavers Guild of Boulder would like to explore creating Colorado's first Textile Art Center in that location, filled with local - national exhibits, classes & workshops for kids & adults, field trips, hands-on demos, Farmers Market activities, handcrafted textile arts for sale, etc. Who could we contact to explore further? (From Denise Perreault, founder of Art Parts & 38 year member of HGB: contactsecretary@handweaversofboulder.org). Thank you.

Make planning and building and zoning more equitable. Big development firms should not have more leinency and advantages than the single family trying to add on to their home or build.

Drug dealing is rampant; our government embraces this with allowing needle handouts and garbage size sharps containers. How about getting rid of the dealers and sending the message that drugs are not available here? The addictions fuel theft, especially of bicycles. All of this road transformation to accommodate bikes is not working because bikes continue to get stolen. So many of those thefts go unreported so you can't just look at the "numbers".

Outside of a couple areas, Boulder isn't very walkable. There are few places where you can walk to grocery stores and restaurants/cafes easily. Outside of a few protected paths like Foothills Blvd, Boulder doesn't feel safe to bike in either - tons of aggressive vehicle traffic moving quickly in narrow roads. The urban walking trail system isn't very well-connected either, outside of Boulder Creek Path and its connections. Flatirons access aside, it's honestly way easier to access city and dirt trail running in many parts of Broomfield than in Boulder.

For a city that gets a lot of its identity from being sustainability, transit, and recreation-oriented, Boulder's day-to-day experience with these things (again, other than the easy access to the mountains) is actually quite poor in comparison to the surrounding suburbs.

Growth is out of control in Boulder. The character of the city is lost. Developers have run amok and have been given free reign in the name of 'affordable housing'. It is not possible for everyone on the planet that wants to live in Boulder to do so. Please consider the quality of life of the existing long term residents before the desires of those that want to move to Boulder.

Keep open space around the City, don't over develop (which I believe is already happening), keep the integrity of existing neighborhoods, and stay on top of the homeless problem (as you seem to be doing lately - thank you!).

That we become the least-paved, most biodiverse, non-toxic, rain and grey-water harvesting, tree-dense, housing-dense mid-size city in the West.

Confirm Boulder's commitment to Open Space and Height Limits and begin conversations after it is clear that they are not negotiable.

A place where all people of socioeconomic backgrounds can still live in town. Upper class of society still needs trades people, and local help to run this town. Let us stay here and fuel business. Since there is no mass transit into boulder and all local roads are being reduced for bike lanes, commuting here is becoming less and less desirable.

Stop the destruction caused by dense tall development preserve the view of the mountains and the unique features. We don't need to tear down affordable buildings and replace them with dense expensive monstrosities

Raising awareness and have a ration of eating, providing access for people with food, insecurities and lack of access for free fruit and produce and distribution for people in need lower income housing creating sustainable windfarms and solar farms using technological advancements for South automated vehicles for pick up and drop locations using digital assets – your technology, with digital infrastructure for a cryptocurrency backed behind a token that provides the access with a charity, creating a fungible asset for people to have a play to earn one game like bejeweled, but with fruits
Creating opportunities to raise awareness with FOML, token, and the fruits of my labor
Contact me today!
I'd love to create & work for the city of boulder I've been here for 10 years making an impact daily in the community

1. Enhanced engagement for actual problem-solving. 2. Enhanced coordination between departments. 3. With carrot/stick approach to reducing vehicle usage, a little more carrot and less stick, please. 4. Review Housing First as just a first step and not a sufficient answer on its own. 5. More oversight for institutions that house vulnerable populations wither or not they are businesses or nonprofits. 6. Better usage of boards and commissions to coordinate community engagement. 7. More affordable houses for middle-class families and less focus on building complexes that aren't want young families want.

The survey shouldn't focus on picking from all good ideas; rather, it should be about coordinating all of them. The choices are not mutually exclusive. Problem-solving and ideas for problem-solving should be our focus.

The vision for a connected transportation network is great, but it will fail until the city gets property crime (particularly bike theft) under control (just read Nextdoor daily for a dose of the problem). I would love to live in a city like Amsterdam where biking is the predominant mode of transport. However, we actively choose not to bike to places we could because bike theft is too rampant. I urge the city to think holistically about how to make alternative modes of transport more attractive not just with the presence of protected routes but also good lighting, enforcing the rules around bike paths and illegal camping to make transit paths safer for community members (including children), and ensuring property is less likely to be stolen once arriving at the destination. It's all connected and the infrastructure you are building won't be used to its potential unless the safety / security side of the equation is addressed in a meaningful way.

Lets stop scraping off and rebuilding new. We need to look at fixing what we have and using it to its utmost.

Stop the growth! Boulder has been ruined by the runaway growth allowed by city officials. Boulder took the responsible and farsighted action to conserve thousands of acres as open space and parks, and because of that there is little room to expand. So be it - live with it and stop trying to cram as many people as you can into the city's limited space.

Let's get those trains rolling that we voted in so many years ago.

Please, please, please do something about the rampant (bike thefts, break-ins, personal aggressions, etc) crime and homelessness!

We need a comprehensive plan to provide enough housing for all income ranges, including for people who are currently unhoused.

The city had the idea of neighborhood communities. In SE Boulder, we're missing that opportunity. We could use more restaurants. I'd love to see the SW portion of Hogan Pancost turned into a boardwalk with food truck stalls. There are so many games on the weekends nearby and having food vendors would be a boost. We also need to keep that floodplain. The west side is all marsh. An elevated deck could be used for tables and gathering space, while food vendors could set up shop nearby in the parking lot or along the couple strips of hardened land. It sounds like the S. side is going to be covered in cement for tennis courts. I'm very concerned about how that would impact the floodplain and the marshlands that are already there. I would think purchasing the properties along S. Boulder Rd between the Church and Manhattan Dr. would make more sense for a tennis complex. Or just allowing public access to the existing facility at CU Boulder South and expanding that.

City and county need to make a commitment to removing encampments from parks and open space, and stop encouraging new transients to come from elsewhere. Then we'll be able to help our own citizens who need assistance getting back to health and shelter.

Stop trying to make the city affordable for anyone wanting to live here. Focus on keeping the population capped at around 100,000. We don't want Boulder to become the next Silicone Valley.

Better mass transit. The bus system is slow and has been taken over by unhoused people. My adult children don't want to use the mass transit and neither do I. It's a shame.

Using existing un used buildings into affordable living spaces

Please bury power lines as soon as possible.

Allow for a greater presence of horses in the community.

Stop allowing massive, ugly apartment buildings to be crammed into our city. Do something for the middle class. Give us back the road money that was stolen and pave our streets. Stop massive overspending on bike paths and do something that helps working people. And, for God's sake, quit road dieting. The majority don't want it. It's a giveaway to the idle rich.

Stop growth. Putting more people into boulder is not sustainable. If Boulder truly wants to have housing options for lower income workers in the city there needs to be some type of rent controlled housing. Current city council seems in bed with developers

No fracking, preservation of views and open space, more liberal policy about occupancy and ADUs to address housing, better bus connections to eliminate traffic congestion on 28th Street. No more ugly, expedient buildings but only beautiful, view preserving structures meant to endure

Maintain/keep open space buffers. We now have enough density. Keep building heights low.

I don't care about Boulder, but within the County there is so much restriction on building and land use on private property that it's absurd. Only the super wealthy can live there. All of the talk about housing diversity, supply and affordability is largely in direct conflict with these policies. Not saying let's pave the county but take an overall look at what makes actual sense.

Implement strict enforcement of laws and policies so the community can take back our town's Crown Jewel's. Ever since Visit Boulder removed the Boulder Creek path from its website (what an embarrassment), it's been obvious that certain parts of our town have been taken over and our leaders have done very little to change it. Most people understand that it's the addicts and the mentally ill that are causing the majority of the problems, yet our leaders simply refuse to acknowledge that, and instead lump them in with "the homeless", and trying to solve the world's - the global - homeless crisis, rather than attempting to repair our little town.

Recreate Central Park so we have a world class stage and the spectator area spans all the way across the Farmers Ditch, utilizing all our lawn space for this venue.

Preserve the traditional Boulder

Stop building huge/over 4 story

Slow down expansion

Look at what is built and see if it is totally occupied- if not then fill in a different way. Office space can be used for more than offices

Preserve the green belt

Educate folks on xeriscaping

Start giving tickets for speeding, road rage, reckless driving everywhere

Educate drivers better on courteous driving-give rewards. Our society has become volatile so that it is intimidating to go anywhere

Campaign for kindness/respect-not being first or strongest-whole community -more attention to honor all ages and diversities

Stop cramming so many people into a finite space. We are losing the character of Boulder. Crime, traffic, and the displacement of wildlife through densification.

Rent control

Great public transportation with free and frequent bus service around the CU area. Thirteen years working at UNC Chapel Hill showed me how great free local buses are. The free Chapel Hill/Carboro buses were paid for through property taxes.

Stop development that destroys our environment — we have no need for fracking, sprawl or wasting resources (e.g., residential lawn watering; unused commercial space; mega-mansions) — Get it Together!!!

The county needs better inter-city transit. I live in Superior, which I love. But, there is really no way to easily get into Boulder without a car. If I drive, it takes 22 minutes to get to the Pearl St Mall. If I take a bus, door to door, it takes an hour to an hour and a half. This is ridiculous. With a bike, it's about the same as a bus. I don't know if improved transit will get people out of their cars and improve traffic/reduce carbon emissions, but the current system definitely WILL NOT get anyone out of their cars. I'm motivated to use transit and it's a disaster! There is a chicken and egg problem here - people can't abandon their cars until the transit system actually works.

Lower property taxes. The quality of services have improved in the past decades (I have lived here for 36 years), but the improvements are dwarfed by the increase in property taxes.

I've worked on multiple Comp Plan updates professionally and have lived in Boulder for almost 50 years. The Comp Plan is virtually useless in its current form and we should abandon the update and start fresh. The current plan has many contradicting "priorities" and can be used to justify approving or denying almost any project or change. It's time we were mature enough to accept that our priorities, if we can agree on them, have trade-offs that we must accept. Do we want to become a small dense city (change strategy to accomplish climate/housing/transportation and other goals) or maintain our suburban character (strong perceived quality of life for those who can afford it)? Let's have the courage to have tough discussions about our community's direction.

Limit Growth

Stop cramming more people into less space. If I want to live in Denver or NYC I can move there.

Making our downtown core (Civic Center around the bandshell, public spaces on 13th / Pearl, etc.) more contemporary, safe, clean, and something we can be proud of as a community. I grew up here, was gone for 15 years, and moved back five years ago, and can't believe how unsafe and littered and unpleasant these areas have become (not only the downtown core but so many areas of the main creek path and its parks). I have great compassion for the unhoused people in our community and the challenges they face to find support and services, but feel like we have to prioritize keeping our main, public spaces usable for the broad community and visitors.

Limit mansion sizes; preserve/maintain open spaces; install security cameras in public areas to prevent/solve crimes; move more unhoused people into treatment, housing, and workforce; provide trash and recycling at all trailheads and along more public bike paths; fund more litter removal efforts

Enforce building height limits so that everyone can enjoy our beautiful mountains not just those who are able bodied!

Developers smell money, liberals want diversity. Together we get too high density, too much traffic, and overcrowded areas. Look at Austin TX 50 years ago vs now. That is the path developers and far left progressives are taking us down.

One of the biggest factors in instability in Boulder is high, unsustainable rents, forcing tenants to move when the next unreasonable rent increase comes. Since rent control is illegal, we need other ways to address greed-based rent increases, such as a Tacoma style ordinance. That would require landlords to give tenants relocation funds when they raise the rent above 5%. We also need to look at a vacancy tax, to address the affordable housing crisis Boulder faces.

Boulder was a far better place 30 years ago with fewer people and less traffic. Big idea is growth control!

More affordable housing

Scrap the height limit. That will enable us to have more housing at all price points. As much as we like our views, we can't keep Boulder Boulder if it takes \$1M to buy a house here and BVSD keeps hemorrhaging students. We will continue to see sprawl and our friends moving East. We should not be Palo Alto.

Transform North Boulder into a vibrant retail and arts district by replacing underutilized industrial spaces (storage units, aging auto shops) with active storefronts and community gathering places. Focus on family-friendly retail development and enhanced safety measures to create a welcoming gateway to the Flatirons that serves local residents and attracts visitors. We need fewer vacant lots and more spaces that contribute to a thriving, safe neighborhood economy.

Get rid of the SER framework. It's too difficult to understand. More arts and culture.

Make Boulder clean and beautiful. Medians are unkept. Streets need upgrades.

Eliminate encampments

Bikes vs pedestrians. Both are important, but are bikes have made walking on paths dangerous. License electric bikes and scooters as well as minor riders.

City Council does not listen to the community. Isris is prime example.

Recreation centers need enhancements. Indoor tennis court should be one priority.

Let neighborhoods have strong voice on zoning changes to their communities.

Control CU's growth in Boulder.

I don't have any transformation ideas but would like for Boulder valley to focus on wildfire preparation and mitigation. More needs to be done to help prepare for the inevitable.

Light rail from Louisville (and beyond) to a south Boulder location with electric vans and cars to take commuters to and from work in Boulder.

I loved the idea of a gondola connecting the Hill (Limelight Hotel) with downtown.

Find a way to make bike parking secure. Secure bike garages? This will encourage more bike riding without worrying about where you park and how much you have to do to secure your bike.

Boulder has become a place a no longer recognize or like. The city council has a misguided idea of what the majority of us want. We do NOT want high density. The city council has a fantasy that if you don't build parking, or if you build high density low income housing people won't drive.

Also we need more tennis courts

Adopt a growth limit of some kind before we run of water and traffic jams increase.

My ideas are to limit the growth of CU and the city of Boulder. I am very concerned about the rate that the CU Boulder campus is growing. The city feels over crowded with students, and too expensive for students to find housing. I am concerned about how big Boulder is growing and how much do we want to grow. What is our goal; I would like a smaller Boulder rather than larger Boulder. Our quality of life is declining. I would like to stop the 55' height limit allowances that builders are negotiating. It is ruining our city.

Affordable housing while protecting undeveloped areas so when my kids grow up they can afford to live here

No more overwhelming developments. Respect the nature of the community, not the wish of the builders and developers. Stop the over building

Requiring parents to volunteer at their child's school for a minimum of 5 days per family. If work is missed, with pay, just like jury duty. Employers can seek reimbursement through the state. Obviously funding would need to be figured out. If student is on free & reduced lunch, and fees are waived for activities, require volunteer hours to be met. I think parents don't understand what teachers are having to deal with in their classrooms.

Joint planning not just between the city and the county, but also with the University.

It's clear that the growth of the university drives much of what is good, and bad, about change in the community. It directly affects congestion, housing affordability, quality of life.

It doesn't make sense that the city plan for the future without taking into account the University's plans, nor the University plans for its growth without considering its impact on its host community.

Follow the research in development (Elliot Sclar) as it connects to resources and quality of life.

Change the make up of the City Council so members come from different geographic areas of the city.

Boulder Valley's population (like that of the entire state) is aging out. Fewer younger people are choosing to live anywhere in Boulder County because they're drawn by the lower cost of living options in Weld County and other adjacent counties. As a result, BVSD school closures are imminent, the entry level workforce is shrinking, and Boulder County's overall population is shrinking. The BVCP needs to explicitly acknowledge this trend and prioritize housing, employment, transportation, and education solutions to address it.

As directives come down to the residents of Boulder, it is hoped that there is an introspection within and among those in the governing offices of Boulder. Our world is a different place from just a moment ago and the change for the divisive quality we experience could be seen during the pandemic when the UNDERBELLY of society showed its ugly, derisive, malcontent, degenerate, angry, immoral side.

Don't be so strict about historic preservation. Let the crappy old buildings go and ensure the ones that stay and are protected are actually useful (e.g., old bank building in central park?!?) This goes for creating ADUs and multiple units - let people make changes that helps affordability (not requiring parking spaces).

Try to limit density and height and growth.

Tiny homes in back yards

Get rid of single family zoning — heavily incentivize mixed use & denser development. Affordability will NEVER come, otherwise.

Big idea: make Boulder welcoming and safe for all. Our public spaces should not be made ugly and unsafe.

Keep up the work on creating great bike infrastructure! Additionally, I'd love to see more work around educating visitors to open spaces on how to care for our home and be respectful to others. How to leave no trace, and enjoy without disrupting the experience of others by using speakers on trails. I'd also love to see a city-wide clean up day twice per year that can address the litter around our parks and multi-use paths.

Stop allowing tech companies to establish in the city- they have not paid their dues in terms of infrastructure and housing impacts on our community. Think what Google did. The jobs/ housing imbalance needs addressing- not in terms of high density (gross) housing, but limit large companies and focus on small businesses only.

I currently live in Gunbarrel and it is an up and coming neighborhood in the Boulder area that I think will continue to grow in the future. However, public transportation from Gunbarrel to Boulder is very limited (one bus line that only runs every half hour). There used to be another bus line before the pandemic (I believe it was the J line) that has never returned. I would love for increased public transportation from Gunbarrel to Boulder. If not more lines, then at least to have the 205 running more frequently or stopping in more places.

Leave single family home zoning alone. Those of us who have chosen single family living are beginning to feel discriminated against especially if density in our neighborhoods increases. We did not choose to live in medium to high density and should not have it forced on us.

As a senior, although a very fit and active one, I avoid downtown Boulder because of safety issues (homeless, crime, dirt and mess), difficulty parking, and general sense of urban decay. I can go to nearby cities for dining, shopping, and entertainment; that is what I do. I chose to spend my money outside of Boulder. City Council needs to be reinvented and serve the Boulder community not its ideological agenda

The BVCP needs to end. It has a sprawled out unsustainable Boulder.

Need to change Boulder zoning to encourage more housing and retail to be built. Boulder is currently an empty office park with thousands of empty parking lots.

Not a big idea, but I do think the City and County should consider requiring (and funding?) all residences that have trash/recycling/compost service to have animal proof, specifically bear-proof, containers. We have taken over their homes and environs and it is incumbent on us to adopt behaviors and technology that keeps them (non-humans) safe and allows them safe passage through our habitations.

I am also very supportive of reproductive rights, family planning, and early childhood health. It is a fact that the higher the infant mortality rate is, the higher the birth/fertility rate is in a country. And the US has the highest infant mortality rate of all developed nations. Also, a child born in the US will consume more resources and will impact the environment more than a child from a low-income country. We need to gradually reduce our (human) population by reducing infant mortality, here and abroad, or nature will do it for us in a more horrific and rapid way.

Truly get off fossil fuels and truly ENCOURAGE and PERMIT renewable energy throughout Boulder Valley. Solar Wind Battery, new technologies - all things are needed.

Reduce privileged political progressiveness by amplifying the admission and voices of working students at CU.

Attract more native English speaking yet low wealth young families by converting two of the five trailer parks into affordable housing to attract lower middle class multi generation Americans.

Reduce government costs, energy usage and bureaucracy.

No cars in downtown! Make downtown a walk and bike only zone.

Put in a machine-built mountain biking system like Corner Canyon in Draper UT.

Boulder needs to figure out its priorities. There is little point to bike paths and park spaces if they aren't safe. We can either be a town that's a haven for unhoused and criminal activity or we can be an outdoor recreation, walkable and bicycle commutable community. The two cannot successfully coexist.

I would love to have access to a community center like they have in Superior, CO. It isn't a rec center but a place where people can gather for various small and larger community gatherings. They have game nights, open mics, meeting spaces for small groups, community events and more. I also would like to see Boulder leading the way with in projects that support sustainability.

Make it safe so that I can start taking my family downtown again.

I want to live in a city where more people bike and walk and take public transport. I want there to be incentives for employers in Boulder to hire Boulder residents to reduce commute times and distances. I want cleaner air. And I want to be able to afford to live here for a long time.

Rent stabilization, especially for mobile home parks.

See answer below.

Interconnection with natural environment

Getting paths & parks & streets cleaned up & returned to citizens to enjoy- the homeless situation is out of control & needs immediate attention. More services which enforce addiction & mental health treatment - not allowing the camping & harassing people passing by to continue & grow in numbers. Help this population choose help or leave by enforcing treatment when laws are broken.

Stop the massive in building, stop the 15m city idea. Stop messing with the arterial roads to create bike paths. We have a winter climate: the majority of people are not going to ride bikes to work or to the store or to get their kids to school for half the year. The Iris plan is going to be a nightmare for traffic and much of the neighborhoods are against it. The in building in North Boulder is going to make traffic on Broadway terrible. And the homelessness problem must be resolved in a different way: whatever you are doing is not working The encampments along the creek make using the creek path— once a jewel in Boulder- unusable. Boulder county needs to value its tax paying citizens and their safety and their children's safety. Otherwise you are going to drive people out of the city. Businesses are also leaving, either closing down or moving to Denver. The city should pay attention to why this is and work to encourage small businesses to stay.

For those who commute into Boulder, provide parking on the outskirts and have public transportation for in town travel. People living in new housing should work in Boulder, no commuting. Not sure how you do this.

Reallocate resources for the homeless so that my kids and I feel safe to use public spaces (library, parks, walking trails) because we feel unsafe currently and leave town to do aforementioned things.

I would love if Boulder pushed really hard for better transit options. This would be achieved by creating faster bus service around the city using dedicated transit lanes. Better connectivity to the airport using rail or bus service. RTD seems so be having issues and it would be best if the city created their own transit agency and expanded Hop services and added new service. I would love to see more car free streets and maybe a street car and transit streets.

I do not want to see Boulder become too densely populated. There is not enough water to sustain a much larger population. And the traffic on our roads would be too heavy.

Enforce the camping ban as a criminal offense against repeat offenders.

Please make bike lanes on the roads more safe. Add barriers like the Baseline path

1. Boulder could use more handicapped parking, and road crews must not stack snow in these areas when clearing the sidewalks and streets. The City of Denver allow FREE handicap parking in ALL downtown spaces. This would make it a lot easier - when you need to use the meter to get a parking receipt is a real pain if you have mobility equipment. There would not be a great deal of revenue loss and this would make the city MUCH more accessible to residents and visitors with mobility challenges. 2. We need more condos with elevators - most of the new condo developments are multistory which excludes those of us with cash to buy one but needing an elevator to access to upper floors. Might builders be incentivized to do this? 3. Outlaw panhandling downtown.

For Boulder to be a regional leader when it comes to water conservation and sustainability.

Boulder should be a model of sustainability. Improvements in safety and convenience of buses, and continued support for rental e-bikes and scooters, and planning to make them safer. Public buildings should have more renewable energy, and sustainable landscaping to make it clearer the cities commitment to sustainability and to decrease water use, and overall resiliency to at least some aspects of climate change

I would love Boulder to be safe. I'm tired of the homeless and feel like I can't enjoy half of the parks and bike ways. I'm tired of roads being overly bike friendly and then causing traffic congestion. Im a biker and like bike safety but you are going to far. Due to increased population it's making car traveling in Boulder horrible. Iris is going to be a travel nightmare. I feel Iris should be voted on prior to any changes. I don't feel like you are listening to all the citizens only a select few.

A train to Boulder from Denver.

Be able to work and live in Boulder. Safe to move around town in various modes including safe streets and not getting bike stolen when I park it.

Write a postcard to yourself sharing your hopes and dreams for what you want the Boulder Valley to be in 20 years

More fun stuff to do for kids and teenagers -13 yr old
Reduction in winter air pollution and smog from upwind sources.
Real translation of Boulder Plan to regulations that support farmers. Make it easier to process food, have farm dinners, eating more local
I imagine people walking and biking to their destinations in town, more affordable housing options, more beauty- natural and built so that we want to walk. More equity, more languages, more diversity overall. I would love to see more people (citizens) involved and engaged in decisions affecting our community.
Dear self, I hope Boulder is a good place for my children to live, work and play.
Circular economy, thriving arts, schools that take kids outdoors and adventuring everyday and for all ages. Protected grasslands and farms in the east supplying food and experience to residents. No more development on undeveloped lnds. Interenerational community connections. Drought resistant living.
I hope Boulder in 20 years is a thriving, diverse community that is resilient to climate impacts and lives in harmony with natural systems
More bus stops along main roads.
A better affordable living
Kid: more football
More community. No exclusion.
Less people. No progressives.
In 20 years, we will need housing and transport and energy for many old people with disabilities and special needs. Please work on renewable and sustainable energy, build paths for cycling and elder transport, density, help, safe. Comprehensive planning goes beneath the surface - pay attention to and remediate the mining legacy of coal, gas, uranium.
I am hopinh for affordable, beautiful, safe town where the weird, local and artistic is embraced. Where we continue to be a professive city that leads by example. And, one in which cultural offerings and workers thrive
I hope to see Boulder being an exampe for how community has thoroughly adapted to a changing climate while reducing consumption, reducing GHG emissions, strengthening community cohesion and overal healthier living for all inhabitants
Include everyone
A good affordabile place for anyone to live without needing a car or paying exorbitant rent. More fun things for young people to do and get involved with that's within walking distance more ways for them to get involved. Everyone housed!
More housing. More progressives.
Streets and places for people! More walkability and less congestion and traffic
I hope to see better regional transportation options to encourage less single-occupancy vehicles! I see Boulder as a vibrant community accessible and inclsuive for everyone with lots of green spaces and a source of innovative solutions!
A thriving city where people of all incomes can live. More bikeable and walkable (safely) and clean air.
I see myself living close to my kids who will be in their 30's and close to retirement. I hope we can all find housing and jobs that help us stay home.
A culturally diverse, climate responsible, interdependent, multi generational, thriving culture with emphasis on local, organic, regenerative agriculture and socially, mentally healthy inhabitants. The people's voices are heard and celebrated and corporate agendas kept at bay to fully be the People's Republic of Boulder
Walkability, bikeability. Places that are beautiful and welcoming with art recreation and retail integrated with employment and housing. The airport site is on its way to becoming some of Boulder's best neighborhoods.
Even more bikeable and bus stops. Train to Denver?
I hope Boulder Valley is as special as when I chose to live here. A balance that protects rural and open space so everyone can breathe.
Less grass and more wildflowers/native species to support native bugs and bees.
Every street built for people not cars
Keep trails open to everyone- more kids!
I can't wait to see a more hollistic and integrated appraoch to food systems and food access in the Boulder Valley

A hub of regenerative innovation with a thriving and engaged community. A model for other cities to learn from.
Genuine community traditions that engage artists and students and elders. We collectively care for our ecosystems.
Easier to build a modest house and harder to build mansions.
More bike lanes on the sidewalks, make North Broadway more vibrant, active, more welcoming and slightly more touristy aka another version of Pearl but different charm.
Kid: more parks and Boulder would be nice with more downtown
In 20 years I want Boulder to have a diverse housing portfolio with lots of affordable options so everyone can afford living in such a lovely place. Abolish zoning.
Traffic is down! More alternative methods of travel are embraced- pollution is down - air quality is great. Thank you Boulder Valley!
I hope for a Boulder that can house everyone. Be safe and welcoming for everyone regardless of race, ethnicity, gender, age, income level and that we have humane and comprehensive programs for drug issues.
I hope Boulder's downtown is vibrant and filled with more local shops and restaurants
A spotlight and global demonstration of regenerative systems and holistic living where humans, animals and soil can thrive
Net zero carbon emissions!
To become a community where driving a private vehicle is the least optimal choice for getting around. Bikes, walking and transit.
Increased small scale speciality retail to improve neighborhood livability and reduce surface parking
Accelerate HB-24-1313 and SB24 174 via multijurisdictional demonstration for microgrids
More than half of residents don't own a car. Students have furnished rentals. Land back for free housing to native scholars.
Build local non-profit utility (electric/broadband) that will use local generation and storage and good (incomprehensible)
Kid: more homeless people will have homes
More public transportation. Carpool app. Improved affordable housing w/walkable access.
A place where my sons (now 5 months) can bike safely and be connected to social and educational opportunities, where I don't feel out of place as an Asian. Where my low-income brother feels included is thriving w/autism resources.
A nice place to be retired.
More services, less housing
Double the population with higher density housing. Double the jobs with growing businesses.
A place where people of all incomes can live and play and feel at home without more sprawl and more art.
Programs to help young single mothers navigate and exit poverty. I would love in creating this effort create a community where we pair mentors with families in need. Maria Astuditto.
Projectagility@gmail.com
Support live music
Neighbors talk to each other and enjoy it
Kids: more houses for homeless people and food and water
A safer community where people are friendly and cooperative with more diversity
An innovative city that is able to accommodate a lot more people who want to live and work with. It is a city with a lot of vitality with a diverse arrange of businesses, housing types and ways to get around while still preserving the natural beauty we all enjoy
Less NIMBY and more YIMBY
A place of community where everyone feels welcomed and is able to live sustainably
Bike paths that are completely separated from cars and allow access in all directions and scenic and serene views. Mostly public transit to reduce number of cars.
A bike app to guide you door to door
Boulder becomes an affordable sustainable place for a multitude of life to thrive
This is a thriving community in a thriving ecosystem where all people have a basic right to security, well-being and opportunity. We've chosen to prioritize this set of values in all our systems and are proud to be a more equitable and diverse community than we've ever been
Return city Council meetings to Tuesdays!
Build down. Don't always think up. In Seoul Korea- large shopping areas under streets- apartments too that have walk out areas. 3 stories under street level. The areas are green and parklike.

Access to nutritious, affordable and culturally diverse food both grown and processed locally.
 More people, fewer cars, less pavement
 I hope my kids and grandkids can afford to live nearby. I want to visit with them often!
 Dear me: I wish to continue to live and afford to live in Boulder as I age and can age in place until whenever!
 1. Walkable, bikeable and transit rich town with grocery stores near neighborhoods, filled with nature, where everyone can live near where they need/want to go and electric bikes and low-speed vehicles are the dominant form of motor vehicle in town. 2. Twenty years ago, we planned for this and the arterial systems support it.
 Food access is integrated into every part of comp plan
 Future Boulder has permanently affordable home ownership all over the city. Our electric grid is backed with microgrids have storage and contribute to reliability and affordable rates
 SPANISH: Pueremos una ciudad amable, vivible, y solidaria

Online Responses

I hope the city will not become densely populated. There will never be enough housing in Boulder for all the people that want to live here. Boulder is an island surrounded by Open Space.
 I hope that BV continues to become more diverse and less car-centric.
 I want Boulder to continue to be unique and distinct from towns like Broomfield. I would like the city to be sustainable, balancing people and resources for the future.
 Dear self, as I write this, there was a large homeless and methamphetamine population. I hope that when you're reading this in 20 years, your grandchildren will say that they feel safe on the trails and don't have to worry about being harassed by homeless people and their camps and finding needles.
 I wrote this 20 years and hope that I am still living in the Boulder Valley. If so, it means that the community recognized that people who have built their adult lives here may not all have the means to live in the very expensive assisted living facilities typical to Boulder. It should mean the community helped my friends and I find a place where we could have both shared space for gathering and meals while having quiet, personal spaces to retreat to. We should be able to get most places we want to go on our ebikes.
 I can ride my bike along the boulder creek path and not see any tents, bike chop shops, meth heads, or fear for my life.
 A culturally vibrant, economically innovative and socially connected community.
 Not ruled by the nanny-state. People here value physical fitness, autonomy and privacy. The city stops making everything "safe" and stops putting up an excessive amount of signs around town. I dream of the speed limits returning to how fast they were before and a world with more trust and less cameras.
 Safe community spaces with no encampments
 In 20 years from now, I hope that Boulder is like it was 20 years ago when we had a beautiful creek that ran through town where we used to take our kids to play and picnic. I hope you can hike the trails of Chautauqua and find a place to park!
 Dear Future Self,
 I hope you see multi-generational living in all Boulder neighborhoods, and I hope these neighborhoods are all walkable with a variety of services. I hope everyone in Boulder can get everywhere by bike on paths and/or cement-wall-secured dedicated bike lanes. I hope Boulder has acquired a healthy chunk of city-owned land upon which permanently affordable housing exists ala the Vienna model. I hope we've figured out that our homeless population needs to be guided and supported (sometimes involuntarily) toward healthier substance use and life choices in order to live peaceful, satisfying, and community-responsible lives. I hope our energy infrastructure and battery storage technology has improved to support electrification of all that we want to electrify.
 I would like the Boulder Valley to be more diverse and affordable. I would like fast and frequent transit options. I would like it to be easy to walk everywhere safely within Boulder Valley. I would like to see more ways to connect with other Boulder Valley residents.
 3 thriving rec + community centers
 A small town that people enjoy living and recreating in.
 Hej! Great job participating with your neighbors and community to develop readiness plans! We developed flood and fire mitigation plans, created community food pantries and local food preservation facilities, got emergency ready, so we were prepared when we faced difficult times together. We mourned and celebrated together as we made it through these dynamic times. Love and preparedness wins!
 Dear me,
 Looking forward 20 years (2044), I hope Boulder can be more similar to what it was like 20 years ago (2004).
 Me
 Future self, I hope that Boulder remains an inclusive place and you're able to have your young family stay here.

A community which effectively balances environmental sustainability, economic vitality, historic preservation, and quality of life. Radical change in neighborhood density and character is not desirable.

Maintaining the height ordinance, bike paths and trails and open space is critical. Support higher and medium density housing in appropriate areas as along transit lines, existing higher density and mixed use locations. Continue to limit urban sprawl, which has been so successful in Boulder's History.

Less congested, Vibrantly alive and beautiful, full of communities of all sorts working together to keep Boulder Valley healthy (land, air, water, people) and beautifully connected with pride of place. Pretty much the same just with fewer homeless people and better condo/townhome developments. For first-time home buyers there really aren't many decent options in the condo/townhome space. Most of the developments here are super old, poorly maintained and have outdated amenities despite the high monthly HOA fees.

Isn't it amazing that we finally have a steady state (no more unsustainable growth) economy in Boulder effected by adequate checks and balances (at last!) on the myriad of pro-growth industry' predators and their political enabler\$ on the Boulder City Council, Planning Board and in the City's Planning and Development Department! Can you believe it? Recusals on Boulder City Council agenda item votes by Council members with conflict\$ of interest are finally being strictly enforced!

My old friend Ricky Weiser would be so proud. She cared about the visionary and protective-of-unsustainable-growth Boulder Valley Comprehensive Plan so much that she used to carry a copy of it around in her purse!

And Ruth Wright? Without Ruth we'd be living in Manhattan-by-the-Mountains by now! Blessings upon her!

The Boulder Chamber of Commerce? They should have stopped with the National Labs. Economic incentive\$ are unnecessary in over-hyped Boulder where there is inelastic demand for everything!

Future self, I hope you are living in a Boulder that has maintained some of its friendly small city feel and isn't overrun by concrete canyons of apartment buildings that are supposed to be walkable neighborhoods but actually hardly ever have pedestrians on them because they actually are pretty uninviting. I hope that there is enough housing--that some of the areas in East Boulder, perhaps some of the underutilized office park areas, have provided that, but as two-story apartment buildings. I hope that the Pueblo to Fort Collins rail system has become a reality (going through Boulder of course), and that this rail system has helped to reduce regional traffic. I hope that recent trends toward more and more property crime have been reduced.

A city that has maintained and improved its visual environment by adhering to building height restriction requirements and dark skies initiatives.

Clean air and water, more open space, LESS housing and CU paying taxes.

Hello from Boulder. It's amazing but 20 years ago Boulder realized it could be one of the first cities to limit its population and realize the dream of becoming a steady state economy that did not rely on endless economic and population growth to have a healthy city. Boulder government began working with other jurisdictions to direct new business and population growth to declining parts of the State and region. Economic development focused on supporting existing businesses, subsidizing housing for those that live here and supporting regional transit so commuters have easy non polluting access. Boulder developed a truly sustainable urban model that other cities began copying.

See above

I hope every decision is run through the city's EQUITY tool as a matter of course and without hesitation or fear of the outcome to ensure a more inclusive, just, and prosperous Boulder. True, and representative diversity on all boards and commissions, council and city staff positions

It's a beautiful day here today. So many people out on bikes or walking the multi-use paths and roadways, just a few silent cars on the main streets among the electric buses, trains, and trams. The views of the Flatirons are gorgeous! I'm so glad we can still see them from almost any spot in the city, and that they aren't blocked by tall, ugly buildings.

It was a good trip to the market downtown today -- so much fresh, local, affordable produce to choose from. Everywhere I visited, things looked clean and felt safe. I'm glad the city has better addressed vandalism, graffiti, trash, noise, smoking, open drug use, and general vagrancy. It feels good to be able to support unique, local businesses downtown again. I missed visiting them during and after the pandemic years when it felt unsafe and unwelcoming.

I'm glad I'm still able to afford living here in my own home during my retirement. I've worked hard to get here and don't want to be forced to leave.

Greetings

I hope Boulder Valley is a place for all people, regardless of age or income and everyone has equal access to enjoy and see our beautiful environment.

The postcard would be a series of unobstructed views of the mountains taken over the last 100 years and over the next 20 saying, "This is still Boulder". Instead though, it will probably be a picture the flatirons, next to one of the massive sprawl that unchecked growth and waived height restrictions blocking the flatirons will bring, and will read "Boulder. It was nice while it lasted".

Affordable, liveable for elderly, modern amenities & use of technology

affordable living
less traffic
less new building
small and beautiful
Exactly how it is now. No more growth
I hope that Boulder stays liberal, but it can be less rich and less white. I hope that affordability improves, as does homelessness. I hope for even more culturally varied, delicious restaurants. I hope for even better walkability, bikeability, and more frequent, reliable public transit, and that stroads will become a thing of the past.
Boulder has gone back to being more liberal as it was 40 years ago when I first moved here. We got rid of our cars because it is easier to get around town walking and biking, and that has created so much more community because we run into people all the time around town.
I hope Boulder is not so urban that the charm has been lost. I hope that the rec centers are still there and continue to be funded and improved. I hope small businesses still exist and the parks are not run down and full of encampments. I hope that there has been a realistic calculation of how many homeless Boulder can sustain and that services are provided for this number of people. I hope that other communities do their part is providing services and it is not all dumped on boulder while other communities enjoy clean parks and public spaces.
I want Boulder to preserve and enhance the iconic characteristics that make our community what it is: views of the undeveloped mountain backdrop accessible to all of us; ecologically functional and beautiful Open Space defining our city boundaries; a steady state economy that matches output to input without requiring continuous growth; a stable balance of housing and jobs; a transportation system that operates at a reasonable level of service at all times of the day; and, a responsive and responsible city government.
David ,isn't it great that Boulder overcame its hypocrisy to realize the promise of a city that is diverse economically, racially, generationally etc? That is walkable and bikeable with radically less private auto use? While being a model of a resilient, low carbon (2.5 MT/capita), beautiful place that inspires the rest of the world?
As close to what it was 20 or more years ago, before Eric Budd's "Bouler Progressives" wreaked havoc on the city and county governments, before the Polis administration imposed "densification" and destroyed home rule, and before CU's developers damaged the landscape and environment. We need to restore a city--free from illegal encampments, drug trafficking, filth and fentanyl overdoses.
There will be other communities developing a strong center to use for all similar purposes that we have in Boulder. We all should have water and safe utilities in all communities. We should cooperate in wildfire management and there should never be the causes that could start another Marshall fire, in which the richest but not the most culpable is carrying the burden.
I want to see a place that recognizes that there are limits to growth - limits to how much water we have. Yes, it's time to say no to too much growth.
I would like to see a vibrant community with thriving businesses, multiple restaurants, and a welcoming downtown commercial area.
Affordable community of diverse neighbors who value local. Increased open space protections. Pearl St returns to housing more local gems. CU respects its place in the community rather than dominating and degrading our community. Our children are interested in and can afford to remain here.
Writing from Boulder, a walkable town with vibrant independent businesses, kind and open people, and beautiful protected open spaces.
This town is so beautiful and vibrant! We've enjoyed inline skating along the expanded Boulder Creek Path, hiking & picnicking at Chautauqua Park, good food on the Pearl St. Mall, and participating in a community weaving project with local grasses on a giant outdoor loom at the Textile Art Center downtown. The city seems to have invested more in public art, so there are numerous sculptures and installations around town. More art galleries, too. And so many hiking trails! Can't wait to use the new 65+ senior ski pass at Eldora this winter - they installed an "Art In The Trees" ski trail across the mountain, and it will be fun finding the carvings & sculptures along the runs. Love this town and everything it offers to young & old!
Boulder still has open space and mountain trails and parks. The bike paths are directed onto smaller streets or away from pedestrians and cars. Shops and corner coffee tea breakfast thrive in neighborhoods. Schools are the community builders of each neighborhood. Traffic is safer and parking is no longer a problem as cars are smaller and quieter. Gas powered Leaf blowers are not allowed
Dear self, remember the Boulder of the early 2000's? Well, it is finally back. It is safe, vibrant, and drug free. It also has gotten rid of all the ugly bollards that somehow made folks feel safer in bike lanes. The vision pollution of excess signs and poles has disappeared. The apartment buildings that blocked all the views finally got lowered to 3 stories. We can see the sun and the foothills again! The trees at the old BCH site, where beautiful duplexes and 4-plexes were built- instead of city offices- finally have grown to a decent size. The council re-instated the requirement for green space around apartment buildings so folks have somewhere to sit among gardens and trees, kids have space to play. It was scary seeing all those buildings pop up with unaffordable housing. Luckily, some magazine downgraded Boulder's appeal and folks stopped coming. Rents dropped and things are a little more affordable.
I hope Boulder hasn't become San Francisco or Seattle. Clean up our city before it is too late.

Growth stopped.
Roads maintained.
Crime non existent.
Property taxes under control.
Less focus on popular issues and more focus on running a fiscally responsible government that prioritizes long term residents quality of life over the interest of developers and people that want to move here and make it just like the place they left.
Stop doing things like a multi million dollar bike path to Longmont when the jail sits unused and unfunded.
Focus on the tens of thousands of people that use the roadways for cars and less focus on the few hundred that use the roadways for bikes (mostly for recreation).
I want Boulder Valley to just like it is today - no more big development in and around the City.
Dear Self, so glad the municipal airport is still here. Not only that, but it is thriving with upgrades. If Boulder didn't have an airport, those "progressives" would have screamed and demanded to get one, all those years ago. Thankfully, they all left town. Sanity has returned.
I hope that I still recognize Boulder and want to live here.
I hope boulder can remain a place that I can continue to work and live. I moved here for CU and am slowly feeling more and more displaced due to exponential rise in costs. I hope my business of 17 years can find a pemeneant home to ensure we can stay in the area with rising costs.
Once upon a time you felt Boulder was a perfect home, but as I write this in 2024 the community feels increasingly entitled/fancy/wealthy in a way that is ever less welcoming. I hope that trend has reversed!
I would love to turn back the time 20 years ago before they started making buildings taller. There are too many people here and they all seem to have too much money.
Planting seeds for days of shade, that I will never see, providing more access for free fruits, and produce in need

I want Boulder to be a responsibly governed community that balances progressive ideals with fiscal responsibility and pragmatic approaches that address the real barriers to greater adoption of city objectives. I want the city to live within its means - avoiding the temptation to continually raise taxes to pay for new programs (making living in the city more expensive) and instead consistently reprioritizing how money is spent to get the greatest value per dollar. I also hope that Boulder can reverse the negative trends in health and safety in recent years. You can point to data that minimizes the problem but the community FEELS less safe than when I first moved here 20 years ago or even how it was pre-pandemic. Having kids out in the community and trying to foster their independence, safety is the foundation of everything, and you won't achieve the ideals of an inclusive, progressive community without it. Boulder in 20 years should be pragmatically progressive.

I hope I see buildings that were 20 years ago.
I'm hoping the crush of people, traffic and pollution has abated and there is a reversion to what Boulder Valley was like 50 years ago.
more trains
I hope Boulder and Boulder County will be a distant memory in 20 years! Can't wait to get out!

I want to see families here, so we need affordability, but not in the form of tiny homes or apartments that are tiny, yet cost more per month than my mortgage. Families need space, so we need to focus on keeping middle-class affordability, while also expanding lower-income affordability. This applies to Boulder and the surrounding communities, which are often as expensive as Boulder. I do hope we keep the open space and the regenerative farming in the county. We love to visit the local farms and purchase food from there in the summer. I'd like to see more connectivity between Boulder and nearby communities. It'd be nice to have a safe path to bike to Lyons or Longmont for the day, or even out to Erie. I hope all of these planned projects get complete long before the 20 years is up.
So glad that Boulder county expanded open space, bike paths along highways and roads, developed more multi- use trails, and resisted overbuilding homes and new high density housing on previously open land. We appreciate open space, not more housing.
I want Boulder to be as close to the Boulder I moved here to enjoy 40 years ago - small, friendly, hippie, weird.
Dear Amy, Remember when Boulder was a simply beautiful town? When people were friendly and cared about the greater good? Remember when all voices and opinions felt safe to express themselves? When saying you lived in Boulder didn't get the snide chuckle about how progressive a place it was and there were fewer tech billionaires and shamans flocking to our city? When middle class people could own a home? I know...it's a distant memory but a great one. Let's go BACK and respect our blessed land and people enough to create housing for those who have none (whether they "choose" to live in the streets or not - that serves no one) where the drug trade no longer thrives, and where life feels simple and joyful once again.
A thriving community - not a burned wasteland.
A community that has not lost it's connection to a rural society.

It's too late. Government has ruined the spirit of a majority of residents. The ones that go to work everyday, that live paycheck to paycheck. We don't want a 100 million dollar bike path down the middle of the diagonal. We just want to get to work easily then leave easily.

Dear Boulder

We bought our first and only home in 1992 on the eastern edge of the city in a suburban rural neighborhood. As I got older, I needed a place where I could afford to live and enjoy trails that are less busy. I will always miss the open spaces that I hiked with my beloved dogs. I hope that those places remain protected. I hope that local business can remain despite the influx of national chains. May the Blue line remain and out of town landlords be banned.

I'll be walking to the South Boulder rec center with my grandchildren to swim. After, we'll hop a bus to the 28th pedestrian area for lunch. We'll pick up veggies grown at a Boulder county farm for dinner and then take a hike in open space. Their parents will bike or bus home from their office in Boulder county.

The building has stopped, especially the non-descript-Cold War apartment buildings that went up in the 2020's. Thankfully, there's more landscaping with rocks, thus requiring less water. Developers have left the county and will no longer engage with Boulder due to the negativity

Boulder Valley remains local and regional not gobbled up by big corporate businesses so we end up being generically nothing.

Small local businesses are better supported and thrive.

Growth and infill are capped.

Diversity increases and thrives.

Open space, parks and rural agriculture thrive.

Boulder Valley not become a seasonal home locale of the very wealthy.

Safe and pleasant to walk on the Boulder Creek path and not see any tents.

In 20 years, I'd like Boulder to be less exclusive, much less geared toward wealthy consumers, much more independent business owners, more inclusive socially, culturally, artistically... much more free events full of arts/entertainment & celebration/ceremony and NOT associated with the corporate Pearl St Mall but in our parks and open space, where everyone qualifies to attend and participate, without having to spend gobs of money.

Boulder Valley is a gorgeous place to live. I hope to continue to believe this with a lighter touch of development especially tall buildings and densified neighborhoods. The west is unique in its wilderness and Boulder Valley has been beautiful and its nature protected but slowly this is disappearing. I hope this stops. We don't need trails everywhere and bike trails do not have to invade nature. I hope Haystack mountain is not developed I hope the reservoir never becomes an entertainment venue I hope the blue line is never removed and open space is not developed into affordable housing (which is really not affordable). I hope we have learned "bigger/denser is not better

I will be dead.

A Haven for wildlife.

People living by the golden rule.

Less people.

Better snow removal

Eliminate the bike paths

Licenses for bicycles and riders

Stop the crime wave.

Mental health and drug treatment centers that work.

No more Housing first

People walk and bike to do errands because it is safe. Good bus service in the evenings so people can go out to eat and drink without having to drive. Improvements in apps so renting a scooter or bike, or paying for parking is as easy as holding your phone/watch near and hitting "okay,"

I hope our open space is as splendid and vast as in 2024, and we have enjoyed walking 15 minutes, in safety, to our markets, health care, and community-building infrastructure. I trust that the wasted use of our lands, landscapes, and resources was controlled in 2030 as intended by our long standing local/regional and international visionaries.

The open space and parks here are a huge asset and I hope they still are as wonderful as back in 2024. I hope that Boulder finally realizes that denser neighborhoods are more livable neighborhoods, so people want to walk rather than drive, so that transit has a chance to work because more people live close to effective transit. That preserving a 3 story skyline is great if you are rich enough to have a view but a totally elitist concept for the majority of people who can't afford a view of the Flatirons from their living room. Density is the secret to a livable and sustainable community.

1. Less dense housing than is proposed by our politicians and activists. There is plenty of un-arable land in the county. 2. An increase in the quality and equality of opportunity; increasing equity can only be effected by individuals and the actions they take. Government can only meaningfully help in providing equality of opportunity. 3. The elimination of the Government monopoly on K-12 education. While poorly performing government schools cannot go out of business, poorly performing charter and private schools do go out of business.

My dream would be a Boulder Valley that's maintained it's beauty and outdoor recreation opportunities and has evolved away from the City of Boulder only being affordable to the wealthy and those lucky enough to qualify for and be selected for affordable housing programs. My hope is that the other communities in the Valley don't end up as unaffordable as Boulder.

City decides to limit grown and increase habitat for animals. Rail to Boulder and Longmont is completed.

A nice place to safely grow old.

In 20 years I hope to still be alive & able to get around the county with ease.

To bad you had to leave because it got too congested and overcrowded. Everyone would like to live on the beach in Hawaii, but that doesn't happen. Everyone would like to live in Boulder, and they made it happen! (and destroyed Boulder in the process).

Affordable and more diverse.

A nice place to raise a family and live in a house. Tear down all those 4 story condo's going up everywhere.

People from all economic backgrounds can live here

Friends have moved to Boulder because they can afford to do so and raise families here.

Dear Future Boulder,

I envision you as a safe, vibrant community where innovation and quality of life reinforce each other. I hope you've preserved the natural beauty and small-town character that drew so many of us here, while thoughtfully fostering an ecosystem where ambitious founders choose to build their dreams.

I dream of a Boulder where my son can safely bike (and park his bike) anywhere in the valley, where our trails and open spaces remain pristine and accessible, and where smart urban planning has created a more secure community while maintaining our town's unique character. I hope we've found effective solutions to homelessness that have made our public spaces welcoming for everyone.

May you remain a place where creative minds gather to solve big problems, where families feel safe and connected, and where growth is balanced with preservation of what makes Boulder special.

More density; higher buildings (selectively) to accommodate affordable living. More bike riders.

Beautiful small city of 100000

Surrounded by open space

CU is beautifully comprised and contained

Height limit has not been comprised

Recreation facilities adequate for the population

Good bus system which is well used by everyone

I hope that Boulder valley continues to have open space that can be enjoyed, and has taken preventive measures against wildfires, drought and other impacts of climate change. Without the open space and focus on recreation, Boulder valley would turn into just any section of the Denver metro area.

Hi, we are still living at in the Rocky Mountain foothills enjoying the outdoors with lots of clean air and water and reduced fire danger.

To feel safe on the creek path with less homeless issues. Hoping for better mental health and addiction resources for the homeless.

I hope you are still able to hike in Boulder. I hope you can move around the greater Boulder area in a way that minimizes impact to the environment.

I desperately hope that Boulder can keep its identity as a small, mountain town that has an abundance of offerings for health and fitness, with accessible trails. That it is not just another crowded suburb of Denver. I hope that CU stops growing and taking over Boulder as it's not a great neighbor - does not support the tax base. I hope that the people of Boulder clawed back CU South and kept it open space. I hope that the people of Boulder voted out the City Council that does not listen to the majority and voted in people who want to maintain Boulder as a small town

affordable housing available for workers, traffic under control, bike lanes for commuters, clean air & clean water

Hope it's not 100 degrees every day during summer

The median home price is under \$900,000. The streets are less crowded than they are today. The arts/entertainment/food/summer music scene is vibrant. CU is still a great college that is more affordable, for in state students, than it is now.

I hope Boulder can continue to be a leader in providing outdoor connections for residents and guests alike. This unique connection supports healthy bodies and minds.

I hope Boulder will be a place where folks from diverse heritages and backgrounds can live.

I hope that in the future my children can afford to live in Boulder if they choose.

Boulder will be safe to walk along the creek path downtown, free of homeless and drug paraphernalia. Safe to walk to parking after dark leaving Pearl St mall.

Hi me, Is Boulder still a place that people want to build their lives in? Is it still accessible to a variety of folks? Has Boulder grown so much that it is intolerable to live in?

The population is same as it is now.

Hope you can still see the Flatirons and I hope the city has not become one large dormitory for CU through increased density.

I hope the City of Boulder's drive toward higher density in the early 2000's doesn't negatively impact the livability that Boulder residents have enjoyed since the 1960's.

Having resided in Boulder 54 yrs and came from the Washington, DC area, I was mesmerized as we came down the highway into this picturesque place. NOW, after all the evolutionistic moments we have lived through, my HOPE and PRAYER is we can somehow reclaim the Boulder Aura of years past antithetical to our PRESENT MIASMA.

I hope we keep the feeling of a small town, friendly, free from traffic jams, kind. I hope we find ways to improve public transportation. That we continue to protect the environment and the outdoors. And that we figure out affordable housing so we and our kids can continue to live here.

People being open to change and accepting that Boulder needs to have real urban spaces.

I hope it will be a place where my grandchildren will be able to safely and affordably live and enjoy at least some of what was Boulder 20 years ago. It is disappearing rapidly.

We are a diverse, welcoming community with basic needs for all well met. We are open and peaceful with all people feeling welcome and using all our wonderful resources, both natural and man made (arts). We have affordable housing for all workers in boulder and business opportunities are shared by all BC communities so people can live and work in their own town. All people participate and are heard at all levels of community involvement. Nonprofits are well funded.

A thriving community with safe neighborhoods and healthy businesses.

Boulder Valley has been ruined most recently by people who have decided we need "15 minute" cities- we are not a European city, so stop trying to change what we have here. People who purchased a single family home should not have their neighborhood changed / densified because everyone wants to live here. Keep Brockett, Folkerts, Benjamin, Speer out of our business....they are not making Boulder "affordable"

I would love to still be living in the Boulder Valley in 20 years, but at this rate there is no way I will be able to afford that. I hope that Boulder can prioritize affordable housing so that it can continue to be a diverse, youthful community.

I want the city to feel safe for people of all ages, to reinvent itself as a vibrant, clean, and friendly space. I hope the apparently rampant public use of drugs and the crimes that go with that use have declined significantly. I hope the homeless problem has been improved by some approach other than the failed Housing First approach. I hope the city and country continue to invest in open space - both purchasing more and maintaining the space we have. I hope the city renews a commitment to recreation centers. That commitment seems faltering now.

Less cars, more people.
Less cars, more transit.
Less cars, less asphalt.

I understand the need for transportation projects to create more bike paths, improve streets, etc but can they retain more trees and plant new ones for the future? We need to plan for shade with the ever-increasing heat, and parts of Boulder are losing canopy and have too many paved surfaces

That whatever damage the orange goblin visits upon the natural world over the next 4 years is restored and repaired. I am more of a supporter and activist for those (non-human) that don't have a (human) voice in how their lives are diminished or their homes (ecosystems) destroyed. With approximately 2% of terrestrial wild flora and fauna in the world, we have shifted the baseline so far away from what it once was that we think what we see is "normal". I actively volunteer to restore and repair ecosystems and to help with wildlife connectivity because we are dependent on thriving and diverse ecosystems. If can't live and coexist with the natural world on its terms, we will not survive as a species.

I hope more young people will be able to live and raise families in Boulder valley. Its so expensive and exclusive that our community is currently filled with lonely old people in single-family housing. Please please increase housing and opportunity. do everything you can or people with GIVE UP.

i hope my daughter will choose to stay in Boulder - but only if its worth it for her.

Native English speaking low wealth families will flock to this town, bringing with them common sense, not privilege, a wide range of political ideals, not a single sea of judgemental progressiveness, and a keen balance between personal freedom and liberty for all.

Dear me, I hope that my children can afford to live here, if they choose to. I hope I can afford to retire here, if I choose to. I hope that we are all safe from wildfires. I hope that we have more walkable neighborhoods, with a local coffee shop and corner store where you run into people more on foot. I hope that we have more families in Boulder, which helps with neighborhood vibrancy and is important for social connection (as people tend to meet people through their kids, and come outside more and connect organically due to kids).

My hope and dream is that our community is thriving and Leading the way in sustainable indoor agriculture and affordable living solutions that honor all human beings, nature, and wildlife.

Hi Eric, I hope you're living the dream in Boulder, the city run off 100% renewable energy that continues to show other municipalities across the country how to take care of Mother Nature. I hope you're biking or taking other electric micromobility transport everywhere you go. I hope there are a bunch of ADUs and prefab Habitat for Humanity homes build in medium density that help alleviate Boulder's housing shortage. I hope you're still enjoying mountain biking but not having to drive to Hall Ranch to get some good trails — there's ample space for some rad machine built single direction mountain biking trails somewhere in the Boulder foothills. I hope there aren't homeless encampments still on Boulder Creek. Keep it real, Eric

I want the Boulder Valley to be full of trees, tiny farms, and lots of bicycles with designated no car areas and full views of the mountains.

Less crime and homelessness. A vibrant downtown with thriving restaurants and shops. Safe roads without potholes. Safe bike routes away from roads especially in areas of Boulder that are lacking them. Locked bike hotels throughout the city like they have in Europe. Light rail and more frequent bus schedules even on weekends.

It should be a refuge for people seeking a healthy place to be, but not one that excludes.

Hey Lynn,

Boulder will do this! It's too beautiful & special of a place to continue on this destructive path where homeless have the right to camp on our bike paths & parks with no consequences. This population needs serious help and Boulder is going to tackle it with compassion & clarity! Their goal & commitment to all the taxpayers is to return these beautiful spaces to the public for everyone's enjoyment while enforcing camping & loitering & harassment bans. When laws are broken, addiction & mental health treatment will be readily enforced. Believe this, funding will be made available for this top priority of yours & SO many neighbors.

It's a safe place, there is still open space to enjoy; the current tragic state of affairs regarding the homeless has been resolved and people are able to enjoy all areas of Boulder. It has not been development within an inch of its life and there are still thriving single family home neighborhoods. Small businesses will be able to thrive. Parking is available, and traffic has not come to stand still because the high density plans were stopped 20 years ago. The high schools will not be encircled with homeless camps. Individuals will not fear getting stabbed at Lucky's, not will council members conducting the city's business.

I wish Boulder could go back to less crowded streets and ugly housing popping up everywhere. This is destroying the character that once was. Boulder was magical, no more. I have been here 54 years and I never thought it would change so radically and not for the better. The people who served in the cc before served us well and took care of Boulder. Not now. I am disgusted.

Water is a finite resource. With climate change, where will Boulder resource its water for all the new housing?

I hope that when you look at Boulder now you see all the transit and walkable neighborhoods you dreamed of. I hope that vision zero is met and the city becomes more equitable for everyone.

There are safer bike path and less transient/homeless drug dealers in our parks

i would hope the City would be even more accessible, and it would feel safe for me to use the downtown parks I thought would be nice for walks when we moved here 2 years ago. I do not feel safe in them as a mobility impaired older woman walking by myself. Let's find space for our homeless neighbors, and have better patrols along the downtown trails so we can use them without being harassed.

A welcoming community for a diversity of backgrounds, socioeconomics, and ethnicities. A nimble community not stuck in its ways. A place where the majority of its workers do not have to commute in from nearby towns.

Less cars less congestion and a thriving downtown. Coordination between county and city in planning for better access to city. Open space programs that involve a diversity of people from different economic and ethnic groups. Active involvement of people in local government, symbolizing a thriving community.

That all the parks, airport, and greenbelt is still here and safe.

Boulder reviews and seeks feedback on past improvements.

That we limit growth and get some affordable housing (2,000 is not affordable for a small apartment)

That seniors don't get priced out.

Tax increases are fixed .. like no more 5% every 5 years.

I want housing and jobs for all age groups so they can live and work in the area.

What else would you like to know about Boulder today?

Where do residents buy their food?
Accessible rental units
Area 3 and N. Boulder
What can our infrastructure support? What metrics determine max capacity?
What is the ultimate build out population?
Where are the opportunities for work for the folks that live in Boulder? Where are the current Boulder residents working?
Percentage of new dwelling units that are owner occupied
What opportunity of adding permanently affordable housing has council missed in all their upzoning by not making it a requirement of the entitlement of more units
What innovative solutions can help with the next chapter of meeting the community's basic need?
Why aren't dogs allowed on restaurant patios?
How accessible is Boulder in terms of public transit? In comparison to other comparable communities?
Info about low income residents and affordable housing. Rent and ownership. Non-vehicular transit options to neighboring communities.
The city will support development patterns that preserve ag lands and decrease distance to food access. The city will support strategies and innovations that improve flexibility and affordability of connecting people to nutritious food. The city of Boulder will assess and simplify regulations of food fairly related land uses in order to improve variety and availability of a more sustainable local food system. City of Boulder will support climate efforts that improve food access and decrease city's carbon footprint. City of Boulder will support activities that both improve and advance economic development. Resources partnerships between private and non profit sectors to engage in creative placemaking projects and development. The city of Boulder will ensure access to affordable nutritious and culturally relevant food in all neighborhoods.
Where are opportunities for mixed-use, infill housing so more people who work in Boulder can live here and commute less. Zoning.
How does Boulder compare with other college towns in the US in terms of # of historic landmarks?
How micro businesses can thrive in Boulder
What is the average household size?
How many houses are empty?
How many bedrooms are empty?
Number of retirees
Average # years Boulder resident
Who is going to care for the boomers? Home health care aids are in short supply- medical pays \$19/hr to agencies. They can't afford rent in front range. Keeping elders in homes is best for them - but rest w/o care.

Online Responses
Indigenous history specific to the Boulder Valley
When do y'all plan on having a taco truck on every corner? ,g>
What is being done to stop bike theft
How to contribute to open space planning and development
Criteria to engage the public before some of these decisions are made around town. There is a lack of ability to engage with the city and less than honest employees giving one-sided feedback on all of your city projects - obviously always positive and in-favor. The community is not we'll represented.
I am curious about how much money is spent on homeless services. And the value we are receiving for the money.
What plans there are to build connection between the Latino and White communities.
How will we work with neighborhoods to create denser housing by attrition (old houses yield new, affordable 2- and 3-plexes) in a way that doesn't create resentment?
Are we really ready for anything?

What will it take to replace the SBRC with a new state of the art facility?

What is the value to residents in continuing to build out Boulder Valley at the expense of resident health. Air quality might be a good example of this challenge.

Yes! Why the city hasn't done anything with that abandoned building on 19th & Walnut!! Also, for a city that allegedly cares so much about its arts & culture, how are we letting a gem the dinner theater on Arapahoe close?

How to stop and reverse the recent horrendous State-level takeovers of local governments' right to local land use control? This has been an absolute outrage and it needs to stop!!!!

No questions.

Why there are so many employees that don't improve our city?

Who and how many people work or go to school in Boulder and wants to live in Boulder that currently doesn't? Are they students or faculty of higher education, employers, employees, and why don't they live in Boulder? What would it take for them to use an alternate mode or carpool to get here?

How we can highlight the many voices of our city's past authentically and fearlessly. And showcase Boulders rich history, good, bad, and ugly for a better more accepting future.

How will you ensure that this process is equitable to all (not just the wealthiest or most connected)? That the voices of the least heard are sought out and valued in this process? That what makes Boulder unique and special will be preserved, not sacrificed? That we won't "pave paradise and put up a parking lot" just to enrich more landlords? That we won't drive longterm residents out of their homes? That we will be respected and admired as a beautiful, clean, quiet, affordable, diverse, welcoming, safe, and sustainable city?

How can we make the whole city a 15 minutes neighborhood, while still maintaining the single-family houses character of most neighborhood? Seems like an impossible task, but one which I would really, really love to see happening

Why do we allow so much new building when there are empty buildings? What are we doing to reduce the poor air quality in the area? How is the middle class being supported by the Plan?

Who approves buildings and based on what? For example, how were the eyesores at 29th street where Macys was and whatever that thing is on 55th between Pearl and Arapahoe reviewed and actually approved? That is unbelievable. Also, how is it that commercial landlords are allowed to let their properties turn to blight? The building in the diagonal plaza and the shutdown restaurants on 28th street as examples and there are plenty more. Who allows this? I would not be able to let my property dilapidate like that, why are commercial property owners allowed to?

history of boulder and mountains around us

Why elected officials are doing nothing about noise. Other municipalities have closed or limited airports. Why not you? Don't hide behind the FAA.

What is the goal density/population and how will amenities and infrastructure be developed to support increased numbers of people.

I would like to know if the 2025 Comp Plan update will finally grapple with the ultimate size Boulder can support without destroying the qualities that we care about, or will this just be the next kicking of that can down the road?

How to listen to my neighbors (who are fixated on density as the devil) and find ways (data visualization....) for us all to work together to "create the more beautiful city our hearts know is possible". Property value, quality of life can be increased AND we can house our workforce, adult children, recent CU grads, creatives and entrepreneurs, native and african americans shut out of the area!

How we can get back to our foundations--preserving our natural environment.

I know a lot about the Boulder Valley as I have been here a long time. I want safety back everywhere and prosperous business districts and plant of open space to be preserved. Bigger denser communities should not replace what we have. The state has adequate other land to support newer communities to meet its needs.

impacts of supposed environmental practices such as fields of solar panels.

Why do you think all neighborhoods need to be dense?

What has motivated leadership to sell our city

How can we optimize empty office and commercial space to serve nonprofits who can't afford pricey Boulder rent, offer pop-up events for teens/youth, create low-income housing (like Denver's idea for private apts. with shared bathrooms & communal living rooms), and more places for indoor dancing beyond Avalon Ballroom in the cold months?

Unrelated: hey geologists, give us the timeline & circumstances that created the Flatirons. Indigenous local people: tell us the details of native life along the Boulder Creek as far back as your history can illuminate. Historians: who were the influential women beyond Hannah Barker who helped improve early Boulder?

Does the City interact with CU. Is there collaboration besides the conference center?

Why high density is being forced in established neighborhoods.

Enforce the law.

It would be interesting to determine what dollar amount per user is spent creating and maintaining bike paths for those that are commuting and not just riding for fun.

Why do we think that building more and more and more is going to reduce demand? It's not. Once you build that big development, you can't go back. You can't take back all the increased traffic, all the increased pollution, all the increased demand for water and electricity. And there will still be the same demand. That's what I'm curious about.

How you plan to eliminate ornamental and residential pesticide use and create affordable, dense, community-oriented housing for thousands more; including all the people that need to be able to live on farms to work farms around our town.

Concrete facts and figures that show honestly what Boulder needs to change and why.

I'm concerned about the Open Space being preserved and expanded

More historical governance, and landmarks upon the land that was taken from the natives

Why the emphasis on development? Does no one see the harm of pandering to developers?

Where am I going to live when I can't take care of myself anymore?

We need to understand plans for zoning, taxes and minimum wages. Some of the projected minimum wage increases make it tough to launch viable small businesses. We need to make that easier.

What are the programs to help small business owners?

What it would take to bury utility lines and assign fire safety officers to trails and campsites in the county.

History of horses in the area.

Why won't our representatives listen to what the majority of residents want or don't want?

How we can prevent the sprawl and fracking from nearby counties encroaching on Boulder county.

FYI I have been in Boulder for 45 years. I realize it'll never go back to what it was.-Unique and safe. The fact that Boulder can't gate a grip on the homeless situation is pretty sad to the community. The unabashed kowtowing to CU is embarrassing and is a county vs city issue as they're spreading out to Superior and who knows where else next. Someone needs to say "enough" to CU and let them know this is our county.

Why is it so difficult to enforce the laws we voted on and pass? Ie: camping ban and un-housed occupation/tents within 50 feet of our path system? It's saturated along Creek Path right now. How and why?

How can the general public be informed long before decisions are made without going to endless hours of meetings. Some government officials have chosen to make decisions without honoring community input. Many times it is standard procedure and the community has been restricted with input

Why does this happen?

Why do officials ignore the public?

Why aren't more traffic tickets given for aggressive, dangerous driving

How elected officials makes such terrible decisions. They are disregard of the population continues to be a real impediment to Boulder being a good place to live.

How the municipalities can help each other with water shortages, power outages, etc.

What are the plans to be efficient, effective and excellent at keeping the splendor for this and future generations?

Electric cars are becoming a thing and we'll only see more. How is the Boulder Valley thinking about/planning for this significant upgrade in neighborhood infrastructure?

Why some think that unsustainable growth is somehow sustainable.

Why are we dramatically increasing the population of the Valley?

Been here 55 years & wouldn't want to live anywhere else if it remains a beautiful city. Question: why does the downtown mall area of Boulder smell like garbage? Why aren't the alley ways kept clean?

Health & safety should insure cleanliness in open areas. Look at Tokyo as an example. Huge population yet clean & tidy. Hi

Wildfire prevention and management

I'd like to hear more about open space educational activities in Boulder Valley for adults who want to keep learning. I can seek them out (e.g. internet search) but can you make them more visible to the community? I like hiking with rangers, but rarely see them for example in the Boulder Reporting Lab.

Plans for improving traffic

Why the city and county governments are so dysfunctional

The power of Boulder county commissioners.

What are the serious options for adding housing? How much of that really needs to destroy single family neighborhoods? How much job growth is projected? What will that mean about housing prices, traffic, the environment? What are the regional effects of spillover growth. What limits are there to the University's growth?

Can open space land be taken?

Can neighborhood zoning be changed after citizens have bought based on information?

What can really be done to address the crime, homelessness, and drug use in our city?
Are underpasses really safer?
How realistic are the City of Boulder's (and DRCOG's) expectations that local housing affordability will materially improve even if 10,700 new units could be built in the next 7 years?
How did we get to this MOMENT in this psychopathological challenge .
What are the constraints on population growth? I've heard water and sewer treatment constraints but have never seen this validated. Very curious what the actual barriers to population growth and densification are, besides NIMBYism.
Why do leaders seem to care more about encouraging homelessness than ensuring a healthy community?
Why the particular approach to biking lanes (e.g., that on Baseline east of Will Vill) has been used. I find it very dangerous.
Why City Council seems so willing to flaunt what citizens want, as expressed in surveys.
what can BV do to attract and retain young families?
What options we have to remove vagrancy and attract more native English speaking young families?
Where are people moving to? Who are we losing in terms of demographics?
When we will get light rail in between our towns and Cities even if it doesn't go to Denver in the beginning.
How did the native peoples live in this place and can we bring back some of that?
Why the police are so scarce and why the homeless are able to continue openly camping along our beautiful bike path that many citizens just avoid now & don't allow children to play at library & other parks. I recently opened a business on the Hill & our homeless 'neighbors' openly drink & use drugs & harass students & families just walking to school & going out for food ALL day long. 7-11 is totally over run daily with the same people & often pets disturbing peace.
Why some of these plans - like high density building, 15m cities persist despite public opposition. What is an approach to the current and complex homeless situation that can actually work.
Can current residents in the north Boulder area sue the city for zoning changes that allow more density that they do not want.
Why aren't there more native plants used in landscaping around downtown and in Vity-maintained parks? The Building on the corner of 13th and Canyon would be perfect for native plant landscaping and as a demonstration area given the proximity to the bandshell and farmer's market. The downtown bus depot is another place to do this. Why isn't the nuisance landscaping code better enforced?
Some of the empty buildings around downtown, and the bus depot look terrible and do not welcome visitors to our city.
Can we have "net zero" growth? Growth that offsets any new water, energy, etc. demands by reducing those demands in existing development.
How are you planning to adapt to climate change? Water use, energy, fire mitigation, changes to wildlife and open space.

Boulder Valley Comprehensive Plan Update

Public Comments January 2025 (Jan 1 – Jan 21)

From: Erika Wey <boulderbroomfieldfsn@gmail.com>
Sent: Thursday, January 16, 2025 6:50:55 PM
To: King, Kathleen <KingK@bouldercolorado.gov>
Subject: New Data

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

Making sure this gets to your desk! :)

[\[Link: Boulder County Community Dashboard PDF\]](#)

Thanks!

¡Gracias!

Erika Wey

Pronouns | pronombres: she/her/ella

Cell: (720) 600-4561

www.bbfsn.org

Food Resources in Boulder and Broomfield Counties

Food Resource Calendar

Recursos alimentarios en los condados de Boulder y Broomfield

Calendario de recursos alimentarios

To: City Council and Planning Board
From: Macon Cowles
Date: January 14, 2025
Subject: Boulder Valley Comp Plan Update

Colleagues, I have participated in 4 major BVCP updates on either the Planning Board or City Council. I have three thoughts to frame your work, then 2 short ideas to give climate change and housing the priority they deserve.

Framing Thoughts:

First, **the BVCP is too long**, too many words to make very few commitments. I will make my point by attaching a Word Cloud created by ChatGPT using Chapter III, Sections 1 through 10—“Policies.” The only substantive word to emerge from the cloud of words is “Housing”—and have we really done a good job on housing these last ten years? Probably not.

Second, Rather than value-signaling on p.3, I suggest that the Comp Plan list **Action Items**, or “**Get Stuff Done**” on p. 3 at the very beginning of the BVCP. Declare what we wish to accomplish during the next ten years. Make a commitment that these things will be accomplished through the energy and talent of local governments between now and the next major update. “**Core Values**” that are on p. 3 of the current Comp Plan inform the adopted master plans, and therefore should probably go in Ch, VI Master Plan Summaries.

Third, **Resolve conflicting policies in the BVCP.** "Preservation of existing residential uses" (§2.12) and "Protection of Residential Neighborhoods Adjacent to Non-Residential Zones (§2.13) are policies that push in opposite directions from “Commitment to a Walkable & Accessible City” (§2.24) and "Sustainability as a unifying framework" (Core Values, p. 2). And “15-minute neighborhoods,” Strategy 6 in the [City’s 2024-2026 Strategic Plan](#), are not mentioned at all in the BVCP, despite our having talked about them for 20 years. There are many conflicting ornaments in the BVCP. Some of them need to be removed.

2 Goals of the Comp Plan that should be expressed and implemented:

1. Create missing middle housing in all residential and mixed residential land use designations.
2. Create a pilot in the Planning Reserve for creation of a 15-minute neighborhood with 1500 units that can come on line within 5 years—not eleven years that staff said it would take before any development at all.

Let’s come up with a great plan together.

From: Steve Pomerance <stevepom335@comcast.net>
Sent: Wednesday, January 15, 2025 9:40 AM
To: Mueller, Brad <MuellerB@bouldercolorado.gov>
Cc: Johnson, Kristofer <JohnsonK3@bouldercolorado.gov>
Subject: Re: question re 15 min neighborhoods

Hi Brad,

Thanks very much for this info. I will review it in the next few days.

So you know, I have looked up a lot of stuff on the internet, but I have yet to find anything that has actual statistics of people's behavior in suburban neighborhoods like Boulder has, meaning neighborhoods where you can still drive places, unlike, say, NYC or similarly dense cities, where driving and parking are just not realistic and most of the residential areas are high rises jammed together.

That's why I hope the City does something to see what real people in Boulder do when they have the option. So, for example, in Table Mesa, there are two grocery stores in the TM Shopping Center, and plenty of people who live within 15 minutes walking distance.

But, in all the times I've visited there, I can't say I've ever seen even one person carrying grocery bags or wheeling a wagon or cart outside of the shopping center parking lots.

But maybe my experience is not accurate to what's really going on...that's why some actual real on-the-ground statistics of real Boulderites would be worthwhile.

Steve

> On Jan 15, 2025, at 9:07 AM, Mueller, Brad <MuellerB@bouldercolorado.gov> wrote:

>

> Hi Steve,

>

> It sounds like you are aware that one of the questions that may be looked at as part of the BVCP update is 15-minute neighborhoods; you are no doubt also aware of its history in the current comp plan. So it remains vibrant part of the community discussion.

>
> There is a lot of literature about 15-minute neighborhoods, and like any research topic, you probably can find compelling data for a variety of viewpoints.
>
> There's an interesting paper from MIT about quantifying the 15-minute concept: [Quantifying the 15-Minute City](#)
>
> APA had a brief article recently that expanded the concept to a '20-minute suburb,' recognizing that many communities just don't have the density to make 15-minute neighborhoods a reality (though Boulder may be one that does): [Meet the 15-Minute City's Cousin: The 20-Minute Suburb](#)
>
> I would be hesitant to say that there is definitive data that is specific to Boulder, but that may be something that we work to better understand as discussions move forward. An interesting gross-scale look at various cities is here: [CNU Public Square](#) . And here is the map for Boulder County. This is obviously a very broad and general analysis, but provides a window into 15-minute access: [Boulder 15 Minute Map](#)
>
> Hope this finds you well, and we look forward to your engagement in the BVCP update. Best regards in the New Year!
>
> Brad
>
> -----Original Message-----
> From: Steve Pomerance <stevepom335@comcast.net>
> Sent: Monday, January 13, 2025 3:36 PM
> To: Johnson, Kristofer <JohnsonK3@bouldercolorado.gov>; Mueller, Brad <MuellerB@bouldercolorado.gov>
> Subject: question re 15 min neighborhoods
>
> External Sender Notice This email was sent by an external sender.
>
> Hi Brad and KJ,
>
> Does the City have any data or studies on the actual effectiveness of "15 minute neighborhoods"?
>
> For example, what fraction of people actually walk to do their food shopping? Or use a coffee shop? Or?
> And in what kind of communities? Dense cities? Low rise neighborhoods in big cities? Smaller cities with suburban neighborhoods? Etc.
>
> And are any of these studies local or actually done in Boulder? Like what is the percentage of people living within 15 min walking distance of King Soopers in Table Mesa, or Lucky's in North Boulder, that walk to do their food shopping?
>
> Thanks,
> Steve Pomerance

Public Comments December 2024

Formstack Submission For: BVCP Update Comments

Submitted at 12/03/24 5:46 PM

I'd like you to use Konveio to engage residents on drafted plans. And for doing internal reviews. They're a local company (Denver) with a platform explicitly designed to support the comprehensive planning process. There is literally no better way to involve the community on certain phases of the comp planning process.

Public Comments November 2024

From: No Reply <noreply@bouldercolorado.gov>

Sent: Thursday, November 21, 2024 12:20 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: stephanie bingham :- Inclusionary Housing/Middle Income Housing/Zoning for Affordable Housing

Preferred Form Language: English / Inglés

Name: stephanie bingham

Organization (optional):

Email: stephanie@binghamarts.com

Phone (optional): 7202605680

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 Council Members,

I am writing to express my concerns regarding the proposed new housing developments in our community. While I understand the urgent need to address the housing shortage, I believe that merely increasing the number of units is only a stop-gap solution to a much larger set of challenges facing our city.

A truly comprehensive approach to housing must go beyond simply adding supply. We need a full, integrated plan that addresses not only the number of units, but also critical issues such as public transit, active transportation, parking, amenities, and affordability.

Firstly, I strongly urge you to stop allowing developers to pay cash-in-lieu as a substitute for providing affordable housing. This practice does not address the core issue of affordability, and we need all new developments to include truly affordable units. It is essential that our growing population has access to housing that is both financially accessible and integrated into the fabric of our neighborhoods.

I also propose considering a zoning change that would allow for additional stories in new developments specifically designated for affordable housing. This would provide more units and ensure that affordable housing is prioritized, rather than being tacked on as an afterthought.

Moreover, as part of the revitalization of our neighborhoods, I encourage you to explore ways of supporting small businesses. Zoning adjustments that allow for bodegas, small mom-and-pop shops, and local businesses within residential areas can foster a vibrant, walkable community where people can live, shop, and work without the need for extensive commuting.

Additionally, I urge the council to consider incentives for large real estate holders to subdivide their properties and lease spaces to small, local businesses. This would create local job opportunities, promote economic diversity, and help to nurture a sense of community.

Finally, we must ensure that affordable housing developments are designed with the needs of all generations in mind, particularly the aging Baby Boomer population. This means ensuring that new affordable housing projects include features such as elevators and single-level living to accommodate the growing number of older residents. Accessibility should be a top priority in every new housing development.

In conclusion, simply adding more housing units is only one part of the solution. To build a truly sustainable and livable city, we must prioritize affordability, accessibility, and neighborhood vitality. I urge the council to consider these broader factors and develop a long-term plan that benefits everyone in our community.

Thank you for your time and consideration. I look forward to your response and hope that you will take these suggestions into account as you move forward with your planning.

Sincerely,
Stephanie Bingham

Formstack Submission For: BVCP Update Comments

Submitted at 11/18/24 1:01 PM

Where does the referenced "Questionnaire" live? Its not able to be found easily on this website or on Be Heard Boulder. Seems theres already a lack of transparency that wreaks of obstruction of steering. Will this process actually seek public input and actively implement it unlike one of the most recent surveys? Do better Boulder.

From: [Spenser W Havlick](#)

To: [Pomerance, Stephen](#)

Cc: [Boulder Valley Comprehensive Plan](#); [Mueller, Brad](#); [Johnson, Kristofer](#); [Dale Case](#); [Adams, Taishya](#); [Benjamin, Matthew](#); [Brockett, Aaron](#); [Folkerts, Lauren](#); [Marquis, Tina](#); [Schuchard, Ryan](#); [Speer, Nicole](#); [Wallach, Mark](#); [Winer, Tara](#); [Boulder County Commissioners](#); [Levy, Claire](#); [Rivera-Vandermyde, Nuria](#); [Tate, Teresa](#); bpearlman@bouldercounty.gov

Subject: Re: comments on the BVCP update re flood mitigation policies

Date: Monday, November 11, 2024 4:18:17 PM

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Steve P. and all,

These documents read well. I hope we hear if they were received and read.

On another issue along SBC we have the talent to challenge the CU / City tennis complex on and near the Hogan-Pancost property. Do we have the will and time to do so ?

The little I know about this issue strikes me as the city and Cu running roughshod over an investment and policy of wise and prudent flood plain management policy. The neighborhoods and we should be fiercely challenging this if we have the resolve to do so.

What are your thoughts?

Spense

From: [Steve Pomerance](#)

To: [Boulder Valley Comprehensive Plan](#); [Mueller, Brad](#); [Johnson, Kristofer](#); [Dale Case](#)

Cc: [Adams, Taishya](#); [Benjamin, Matthew](#); [Brockett, Aaron](#); [Folkerts, Lauren](#); [Marquis, Tina](#); [Schuchard, Ryan](#); [Speer, Nicole](#); [Wallach, Mark](#); [Winer, Tara](#); [Boulder County Commissioners](#); [Levy, Claire](#); [Rivera-Vandermyde, Nuria](#); [Tate, Teresa](#); bpearlman@bouldercounty.gov

Subject: comments on the BVCP update re flood mitigation policies

Date: Monday, November 11, 2024 1:47:46 PM

Attachments: Summary of SBC Issues--final 11-11-24.docx

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

RE: the BVCP update and flood mitigation policies

To: Brad Mueller, KJ Johnson, Dale Case

CC: City Council, County Commissioners, Boulder City Manager and City Attorney, and County Attorney

From: (in alphabetical order) Ben Binder, Allyn Feinberg, John Gerstle, Richard Harris, Spenser Havlick, Karen Hollweg, Margaret LeCompte, Gordon McCurry, Steve Pomerance, Steve Telleen

We recommend that Boulder Valley Comprehensive Plan policies be developed and implemented that incorporate the flood mitigation principles on which our recommendations for the South Boulder Creek flood mitigation project in the attached Memo are based, so that similar situations throughout the Boulder Valley can be avoided in future flood mitigation work, at least to the extent possible.

In brief, the solutions to the problems we identified with the current SBC flood mitigation project can be generalized and should be applied through the BVCP area. Here is a quick summary. The full discussion is in the attached Memo.

- Designing for just a “100-year” flood is inadequate, given climate change. Mitigation of larger floods should be the standard, as FEMA recommends.
- Non-structural approaches should have the highest priority. Alternatives to the SBC “big dam” approach were improperly dismissed; the non- structural work on the main Boulder Creek was effective and worked in 2013.
- Storms in all nearby drainage areas that could flood the same neighborhoods should be considered and included in the design process. The modeling for SBC using only a particular “design storm” was very misleading.
- When new design problems arise, they should not be ignored but addressed completely as soon as they emerge, including possibly

doing significant redesign of the whole project if necessary.

- Threatened and endangered species issues must be adequately mitigated. Only validated approaches should be employed.
- Adding fill dirt in floodplains can increase flood risk in downstream areas. The standard, as is generally required by law and regulation, should be to not increase risks in one area in order to reduce risks in another area.
- Early consultation with permitting agencies on flood mitigation designs should be the norm.
- Independent third-party reviews and audits, both financial and cost/benefit, of the progress at every stage should be the standard. The SBC project has become very expensive, costing much more than was anticipated.

Thank you for your attention to this critically important issue.

Ben Binder –MBA Cornell University; PE, PLS; Member Groundwater Protection Council; Recipient US Department of Energy Bright Light Award.

Allyn Feinberg – M.Arch., University of Colorado, (architecture); Boulder City Council, 7 years; Boulder planning board, 5 years; Boulder Landmarks Board 6 years; Boulder Open Space Board of Trustees, 10 years; Boulder Housing Authority, 4 years.

John Gerstle, M.S.C.E, C.E, Massachusetts Institute of Technology (Civil and Environmental Engineering); City of Boulder Planning Board - 8 years; Boulder County Planning Commission - 8 years; 52 years professional experience in water and natural resources management.

Richard Harris – PhD, University of Illinois (physics); Boulder Planning Board 5 years, City Council, 1 year; Boards of PLAN-Boulder County, Thistle Communities, Boulder Housing Partners; division chief, National Institute of Standards and Technology (retired).

Spenser Havlick – PhD, University of Michigan, (water resource management); Boulder City Council 23 years; Professor Emeritus of the College of Architecture and Planning at CU Boulder, and participant in the Natural Hazards Center at University of Colorado for ten years.

Karen Hollweg – MA (science education), Stanford University; Boulder Open Space Board of Trustees 5 years; Boards of Boulder County Audubon Society; CO Native Plant Society; CO Open Space Council.

Margaret LeCompte – PhD, University of Chicago, (sociology, education and research methods); Professor of Sociology and Education

University of Colorado (1990-2011), Founder and president of the CU-Boulder chapter, American Association of University Professors, 2005-2011.

Gordon McCurry – PhD, Geology Department, University of Colorado; Water Resources Advisory Board 2019-2024; Technical Advisory Committee member for South Boulder Creek (SBC) Flood Mapping 2004-2007, and for SBC Flood Mitigation 2018. Professional Hydrogeologist.

Steve Pomerance – MS Stanford University, engineering; MA University of Colorado, mathematics; Boulder City Council, 10 years; worked on Boulder's first flood planning effort; led on Boulder's Raw Water Plan to assess impact of climate change on water supply, 1987.

Steve Telleen – PhD, and MA, (biology), University of Colorado, EIS co-author for Colorado Western Slope Water Board: Red Cliff and South Fork of the White River Dam Projects.

Public Comments October 2024

From: [David Adamson](#)
To: [Boulder Valley Comprehensive Plan](#)
Cc: maramintzer@gmail.com; [Kencairn, Brett](#); [King, Kathleen](#); [Macon Cowles](#)
Subject: Re: Comp Plan Update/15 minute city
Date: Thursday, October 31, 2024 12:25:44 PM
Attachments: 8 Unit Summary 6-20-20 750 Pilot.pdf



20241031_David
Adamson_8 Unit Sum

Hi Kristofer!

Thanks SO much. I couldn't attend due to a family reunion but did fill out the good form mentioned below.

I also sent an email to Brad Mueller as we had started a conversation at the event out at East Boulder Rec. I include that, with its links below.

I would still love your advice about moving past the FUTILITY of continuing A BVCP that has fine values AND a zoning/land use that steadily undermines them. Can we move beyond the current "tyranny of moderation" that uselessly adds limited density while our land use policies continue to ratchet up land prices and transfer all land to the very wealthy?

I pray that I can contribute to building a movement that heads us decisively towards a [City for People as advocated by Jan Gehl](#) and his wonderful acolytes.

In community,
David Adamson

On Oct 3, 2024, at 3:08 PM, Boulder Valley Comprehensive Plan
<future@bouldercolorado.gov> wrote:

Hello David,

Thank you for your comments. You can find references to 15-minute neighborhoods in the current [Boulder Valley Comprehensive Plan](#),

specifically in Policies 2.24 and 6.19. Additionally, the underlying values of the 15-minute concept such as mixing uses, bike/ped connectivity, and providing public gathering spaces are weaved throughout.

We are getting ready to begin the next major update to the Comprehensive Plan starting with our first in-person engagement opportunity at the **Community Kick- Off event on Oct. 19 from 1-4 p.m. at the Dairy Arts Center**. We envision topic- based events and discussions with the community as part of our engagement process throughout 2025 and early 2026, of which 15-minute neighborhoods could be one subject. These will be opportunities for community members to provide input on a specific topic or set of related topics. The intention is to provide options for more targeted and in-depth conversations than may be possible during a typical open house event. We are still developing the exact type and cadence of our various engagement tactics for next year, and more information will be shared via the website (ABoulderFuture.org) as soon as it is available.

We hope to see you at the kick-off event and future engagement opportunities! Best regards,
kj

Kristofer Johnson, AICP, PLA Comprehensive Planning Manager (*Pronouns: He/Him/His*) [What's This?](#)



City of Boulder
Planning & Development Services

O: 303-441-4277

johnsonk3@bouldercolorado.gov

Department of Planning & Development Services 1739 Broadway | Boulder, CO 80302 bouldercolorado.gov

Formstack Submission For: BVCP Update Comments

Submitted at 10/30/24 2:52 PM

If there is one thing I would like the city to focus on it is continuing to make Boulder a great place for pedestrians and bicyclists. Please consider pedestrianizing other streets beyond Pearl or making them "car-lite"

Formstack Submission For: BVCP Update Comments

Submitted at 10/20/24 7:53 PM

1. Do not modify the 55-ft height limit. Protect our views. 2. Reduce spending on initiatives that are either unpopular (e.g., Iris and other street mods) or infeasible (e.g., municipal utility). 3. End consideration of converting the airport to housing; if you need to understand why, look at DoD projects and the near-certainty that the airport has been contaminated with PFAS. Generating soil will require extremely costly hauling and disposal, not to mention locating and importing suitable backfill.

From: [Mueller, Brad](#)

To: [Ed Byrne](#)

Cc: [Johnson, Kristofer](#); [King, Kathleen](#)

Subject: FW: BVCP

Date: Monday, October 21, 2024 8:41:37 AM

Attachments:

BC 2100 Draft proposal 20090921.pdf

ERB on BVCP 20171218.docx

Ed, it was good to see you at the event Saturday. Thanks for coming by, and I'm sorry you and I didn't have a chance to chat.

Thank you for sharing these thoughts. It is admittedly daunting to envision the long-term needs of the community and region, and I appreciate the model as one way of approaching that. We will need a lot of thinking as we move forward.

It sounds like you shared these with the team on Saturday, but I'm copying Kristofer and Kathleen for this, in case not (or if we can capture the idea differently).

Thanks, and I look forward to future conversations with you and others. Brad

From: Ed Byrne <edbyrne@smartlanduse.com>

Sent: Saturday, October 19, 2024 5:49 PM

To: Mueller, Brad <MuellerB@bouldercolorado.gov>

Subject: BVCP

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Dear Brad,

I enjoyed the BVCP open house today and dropped a couple of copies of the attached 2009 BC 2100 vision document Will Shutkin, several other planners and architects, and I prepared. I have participated in several BVCP processes since I arrived here in 1981, but the basic concerns I have remain: Boulder can't meet all her challenges within her corporate borders, or the borders of the BVCP, which stopped just short of the communities on our borders that house many of our workers. We need regional thinking that acknowledges what Boulder has gotten wrong, while seeking to collaborate with our commuter-shed – political boundaries notwithstanding. Let's look 100 years into the future, assess our resource limitations and dependence on vulnerable supply chains, and determine where our human settlement patterns need to focus in support of future transportation links and synergies.

Thanks for an interesting afternoon!

Ed Byrne
ED BYRNE, PC
2305 Broadway
Boulder, CO 80304-4106
Work: (303) 447-2555
Fax: (303) 449-2198
Cell: (303) 478-8075
e-mail: edbyrne@smartlanduse.com
web site: www.smartlanduse.com

ATTACHMENT CONTENT: BC 2100 Draft proposal 20090921.pdf

BOULDER COUNTY 2100 ("2100 BC")
VISION STATEMENT

It is the year 2100. Residents of Boulder County and their regional neighbors are 90 years into their pattern-changing experiment in sustainable community development. Guided by practical wisdom, sound science and an entrepreneurial spirit, they have evolved new land use and development patterns that reconnect them to thriving ecosystems and agricultural zones, support a variety of dense, walkable village centers and nurture a diverse population of young and old, low-income and affluent, and people of all races and creeds. Across the U.S., Boulder is seen as a beacon of the new, twenty-second century American community- climate-smart, nature-friendly, healthy and affordable, with a commitment to innovation as a way of life.

2100 BC PROJECT PROPOSAL

In 1967, the citizens of Boulder became the first in the nation to tax themselves to purchase open space to protect Chautauqua's meadows and mountain backdrop in the face of sprawling development. This was more than just a political feat; it was an act of innovation. of social innovation. that stopped short-sighted human settlement in its tracks in the name of ecological balance and the common good. This unprecedented innovation fostered a higher quality of life, while strengthening the city's reputation as a sustainability leader in the 21st century.

Today, the need for social innovation is even greater. Climate change, peak oil, food security, affordable housing, population growth and a host of other issues have upped the ante not only for Boulder County, but for every other U.S. city and region that takes its future seriously. As with Boulder's open space initiative of the 1960s, today's challenges boil down to decisions about land use. How will we develop and, in some cases, "de- develop" our region to adjust to a warming climate and oil price increases, while providing for sustainable food production, access to clean water, and creation of quality, affordable shelter to house a rising population? How will we do this in a way that actually enhances, rather than diminishes our overall quality of life and restores our ecosystems over the coming decades?

The answer to these questions and the path to 2100 BC must begin with a new forum for dialogue, one which fosters a conversation among citizens willing to move beyond ideology. one that embraces change as an opportunity to make our city, region and world even better. We will develop a more open-minded process that treats past and future, local and global, built and natural, public and private, and individual. community and regional perspectives with equal respect. 2100 BC will research and apply the best possible civic engagement and sustainability planning means and methods in a results-oriented approach that nurtures the free flow of ideas. values practical wisdom and strikes the right balance among competing views of the future. Standing on the shoulders of those visionaries who protected farmland and glaciers and designed river parks and pedestrian malls when others said it couldn't be done. 2100 BC will engage citizens in the on-going process of formulating a regional land use strategy that will permit us to thrive, not merely survive, in the face of new and unprecedented challenges.

ACTION PLAN

The central questions to be addressed by Boulder 2100 are: What do we want Boulder and the northwest metro region to become? How will we enact meaningful, effective, incremental land use and transportation reforms in a public policy environment that is resistant to change? Is change even possible, if it requires governmental approval of density within existing development, or elimination of existing land uses in favor of agricultural and ecosystem restoration projects?

Boulder 2100 will set in motion a continuous, century-long process of engagement, planning and action designed around these questions. With

its 100-year time scale and commitment to intergenerational responsibility, Boulder 2100 will create a model process for advancing adaptive, evolutionary community development. The task of the Coalition is to help the region be more intentional about how we come together as a community to address our current situation. This requires accurate data about what is going on, a vision for what we want to achieve and improved methods for conversing with each other while working together to achieve our desired future. We must also ensure the plan is fully developed and effectively implemented. Key tasks include instilling a regional mindset; fostering innovation and creativity; nurturing collaboration and partnerships across sectors; and securing funding. Boulder 2100 will serve as a hub, bringing many people and organizations together while enabling participants to initiate ongoing projects.

Phase I: Outreach and Formation of a coalition to guide the regional planning process (3-6 months, on-going)

Engage a wide range of regional stakeholders, including: founders of Boulder's open space program; The Boulder Community Foundation Serving Boulder County and Boulder County Healthy Communities Initiative (which evolved into Boulder County Civic Forum); Denver Regional Council of Governments; Boulder County Consortium of Cities, Urban Land Institute; Transition Boulder County; PLAN Boulder County; SWEEP (Southwest Energy Efficiency Project); Boulder Economic Council; Governor's Energy Office; local governments (City and County of Boulder; Lafayette, Longmont, Louisville, Broomfield, Superior, Erie, Nederland, Ward, Jamestown, Lyons); BVSD and SVVSD; CU and Naropa; Boulder Housing Partners; Boulder County Human Services; the Colorado legislature; regional Chambers of Commerce; Boulder Community Hospital and other regional hospitals; ethnic, seniors, and GLBT groups; Architects and Planners of Boulder; Sierra Club; non-profits; faith organizations; our farming community; Naturally Boulder; arts organizations; LOHAS entities

Phase II: Discovery (3-6 months, on-going)

Coalition steering committee develops internal process guidelines, project work plan and timeline; Research and select proven and new deliberative democracy and civic engagement models, including: Australia's and Stanford University's deliberative democracy methods; Corvallis, Oregon's Sustainability Action Plan, enhanced charrette methods

Phase III: Design (6-12 months, on-going)

Design and implement regional vision and plan development; Develop neighborhood, subcommunity, community and regional land use planning tools and methods, based on best-in-class methods from Richard Register (Eco-Cities); Congress for New Urbanism (Transect and Form-based Codes); Rocky Mountain Land-use Institute (Sustainable Development Code); Post Carbon Cities; Portland Sustainability Institute; Corvallis, Oregon (Sustainability Action Plan); Transit-Oriented Development, Smart Growth America; Sierra Club, and others

Phase IV: Implementation (6-12 months, on-going)

Implement the plan; Create Beacon Boulder land use plan for climate-smart, nature-friendly, healthy and affordable neighborhood, subcommunity, community and regional development

Phase V: Assessment and Refocusing Process (ongoing)

Assess progress in meeting original goals and objectives; refocus strategies as needed for corrective action; assess new challenges (political, environmental, economic, legal, etc.) for immediate and long-term potential impact; continue to engage citizens in all phases

ATTACHMENT CONTENT: ERB on BVCP 20171218.docx

To: cameraboard@yahoogroups.com

Subject: RE: [Daily Camera Editorial Advisory Board] December deadlines -- READ ME

Attachments: Ed Byrne (edbyrne@smartlanduse.com).vcf

Dear Erika,

My 12/18 Open Topic comments, ___ words:

In 1994, the City began its first "subcommunity" plan in North Boulder. The underlying notion was that the best way to unwind Boulder's autodependent, post-WWII human settlement pattern was to focus on discrete areas of Boulder that, over time, could become "primarily self-sufficient." In time, residents would be able to work, shop and play closer to where they sleep - without having to drive their car everywhere to do almost everything. Sixteen years later, the automobile still reigns supreme, even in North Boulder.

Progress is being made, but we keep kicking the tough decisions down the road (literally).

The BVCP properly identifies the need to reconfigure our neighborhoods to add mixed-use neighborhood and subcommunity centers strategically located along transit corridors and at transit nodes, but where do we begin? We believe the City should inventory and map the locations of residential rental housing. Unlike owner-occupied housing, these investor-owned dwelling units ought to be considered to be in play for land assembly purposes – an absolutely essential first step in the neighborhood and subcommunity center development process.

Transferable residential development rights (TDRs) have been an important tool for reducing sprawl in Boulder County. However, their limited flexibility has resulted in the mere relocation of large homes from the middle of nowhere to new locations at the edge of town. TDRs need to be re-calibrated so that a development right in the County can be traded for 5-7 affordable dwelling units in Boulder. TDRs can then be used to support development of walkable, mixed use neighborhood, subcommunity and transit centers within our existing, sprawling residential areas. The TDR concept should be evolved further to include transferable commercial development rights. This would allow commercial development potential existing in remote areas to also be concentrated along transit corridors, at transit nodes, and within neighborhood and subcommunity centers.

Fenno: "If we want to survive the realities of the next 50 years we cannot keep living like this. Reducing our energy use by 90% will require most of Boulder to let go of "stability" and embrace "change." Let's start making Boulder a walking city ASAP! Or something like that. (I need to know, after reading this, what I'm supposed to do)

Sparr: How about adding an anecdotal thought at the end of 2nd paragraph like.... "how are we going to re-introduce the small local neighborhood shops that are so loved by many?" This helps explain what our current zoning practices prohibit with our autocentric zoning? Their comp plan briefing outline makes it a priority but other policies will prohibit it. [ed. note - Euclidean zoning gets in the way]

Saporito: in the retail world, "the small local neighborhood shops that are so loved by many?" simply do not work in low density suburbs. (Remember there was a shop at Poplar and Wonderland?). We cannot simply advocate " mixed use walkable neighborhoods" without also promoting densities of at least 20-30 d.u./acre.

Ensign: advocate for raising the height limits and rezoning for denser living within city limits!

We don't need to be in the business of suggesting labels for geographic areas. It makes them easy to color, but it has little if anything to do with whether they work in an energy-efficient manner today, or might do so in the future. We need to blow up the hi-liters and enable planners to think, and stop coloring.

Where should people work, shop, play and sleep? Can we bring sprawl into better focus and create places where folks can do all of these activities of life more or less on a daily basis in roughly the same area without having to drive their car? Where are the urban centers and transportation corridors? Where are the transit hubs and the neighborhood centers now, and where should more of them be located so our future will function better?

help make Boulder a more neighborhood friendly, economically resilient, and environmentally sustainable community (and region), while serving as a model for how to reconfigure auto-dependent land use patterns everywhere.

Ed Byrne
edbyrne@smartlanduse.com

From: [Margaret LeCompte](#)

To: [Boulder Valley Comprehensive Plan](#)

Subject: to KJ Johnson--a one-word correction in the document just sent re recommendations for BVCP update

Date: Tuesday, October 15, 2024 2:25:35 PM

Attachments:

Ltr to KJ Johnson-BVCP- PROPOSED CHANGES TO THE BVCP TO ADDRESS FLOODING ISSUES.docx

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

Dear Mr. Johnson;

Attached you will find an updated letter containing our recommendations. One word was changed, from "evaluations" to "evacuations" in the section on recommendations for increasing public awareness and public education regarding flood risks.

With best wishes,

Margaret D. LeCompte, PhD

For the Committee of Informed Citizens

From: [Margaret LeCompte](#)

To: [Boulder Valley Comprehensive Plan](#)

Subject: Comments on the Boulder Valley Comp Plan Update

Date: Tuesday, October 15, 2024 11:07:50 AM

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

To: KJ Johnson, Project Manager, Boulder Valley Comprehensive Plan

From: Listed Signatories, Below

October 15, 2024

Re: PROPOSED CHANGES TO THE BVCP TO ADDRESS FLOODING ISSUES

We are a group of informed citizens who have serious concerns about the need to update Boulder's flood plain regulations to address the increased risk of flooding of existing buildings due to climate change, compounded by increased development in floodplains. **We have studied this situation extensively, and we strongly recommend that updated BVCP policies implementing our suggested changes be put in place immediately as part of the update to the Boulder Valley Comprehensive Plan; it is clear that flooding can happen at any time.**

As a reminder, Boulder is the most flood prone city in Colorado; it has 16 different streams and tributaries running through it. Therefore, there is good reason for making sure Boulder's policies are the most protective possible and, critically, that they deal with current and anticipated future flooding risks, and not be based simply on the now out-of-date historical flood data and mapping.

Recommendation 1: UPDATE THE FLOOD MAPS TO ACCOUNT FOR THE INCREASED RISK OF FLOODING DUE TO CLIMATE CHANGE.

Given what's happening with recent flooding in North Carolina, Florida, Georgia and elsewhere, it's past time for us to take into account the radical changes in our weather patterns caused by climate change. This may require significantly increased restrictions in floodplains to accommodate increased storm intensity and more frequent flood events that are highly likely in our warmer future. Even the Colorado Division of Water Resources' Rule and Regulations for Dam Safety (Rule 7.2.4) require that rainfall depth estimates be increased by 7 percent prior to calculating runoff to account for expected increases in rainfall over the 2020-2070 period. This also indicates the need for a review and update to be carried out every few years to stay up with new information on climate change impacts. This should include periodic updates for 25-, 50-, 100-year flood forecasts for the waterways that flow through Boulder. Further, building restrictions must be

commensurate with those flood frequencies and extent of predicted flooding that should be calculated for the lifetime of the new buildings.

Recommendation 2: FORBID USE OF FILL TO RAISE BUILDINGS OUT OF FLOOD RISK UNLESS IT CAN BE DEMONSTRATED THAT SUCH FILL WILL NOT CREATE ADDITIONAL RISK TO SURROUNDING AND DOWNSTREAM STRUCTURES, PEOPLE, AND THE ENVIRONMENT, WITH RISK BASED ON CURRENT MODELING FOR FUTURE RISKS, NOT HISTORICAL FLOODING.

In its 2023 Annual Report, FEMA’s Technical Mapping Advisory Council has recommended that rules regarding use of fill dirt to elevate new houses in high-risk flood areas should be changed because the practice can exacerbate damage to nearby homes. It also recommended that FEMA require communities to quantify the impact caused by adding fill on both flood and environmental impacts. If those impacts cannot be mitigated, the affected people and appropriate environmental agencies must be notified prior to permit issuance. Current City and County building codes do not *require* developers to consider how fill in new developments will impact flood and groundwater effects on surrounding properties. These codes need to be updated to include determination of such impacts on surrounding properties.

There are many examples of buildings that should not have been built within the City of Boulder, should not have been approved recently, or should not be under consideration for development. These include:

The “Waterview” housing project north of Arapahoe and west of Cherryvale which was within the South Boulder Creek floodway before fill was added to raise the property above the 100-year flood plain. The filled area will raise the water levels on surrounding properties and could lead to flooding on Arapahoe Rd and adjacent properties to the west. Yet it was approved because fill was allowed to raise the building itself “above the floodplain.”

“Peacock Place” is a 3.5-acre plot on 55th Street adjoining the Hogan-Pancost area’s 22 acres. Those 22 acres were finally annexed to the City for preservation as Open Space and floodwater retention. But the 3.5 acre adjoining site now is approved for construction of some 20 units of residential housing that are even closer to South Boulder Creek than the adjacent Hogan-Pancost property. Development will require substantial fill to raise the units above the floodplain. Like the East Boulder Rec center’s recently constructed and paved soccer fields, this development has a high likelihood of increasing both runoff and groundwater problems for the existing Greenbelt Meadows homes that are adjacent to the property.

Similarly, CU’s proposed development of residential units and major other buildings and facilities by the University at its 308 acres at CU-

South would be located right in the historic South Boulder Creek Floodplain. CU has required the City to fill in and raise a portion of this area above the 500 year flood level to house its proposed development. This will require a larger detention pond than the designers of the South Boulder Creek flood project anticipated to accommodate the increased runoff. Further, the dam will only control up to a “100 year” flood and is designed to be overtopped during larger flood events. This large campus development and associated “fill in” should not be allowed.

Recommendation 3: FORBID NEW DEVELOPMENT FROM INTERRUPTING OR DIVERTING GROUNDWATER FLOWS THAT WILL IMPACT PRIVATE PROPERTIES AND WETLANDS WITHIN AND ADJACENT TO NEW DEVELOPEMENT AND FLOOD MITIGATION PROJECTS, THE ECOSYSTEMS THEY SUPPORT, AND THE THREATENED SPECIES WITHIN THEM.

Our current building codes do not address this issue. It has not been addressed in many areas like those along South Boulder Creek, including Keewaydin Meadows, Greenbelt Meadows, and elsewhere within the City, where soil compaction and other obstructions in new development can block and divert groundwater flows, leading to increased basement flooding. Additionally, groundwater blockage potentially adversely affects wetlands by creating upstream surface pooling and downstream drying that affects threatened species, as, for example, those in areas around CU South.

Recommendation 4: PRIOR TO THE CONSTRUCTION OF ANY DAMS TO CONTROL FLOODING, THE CITY SHALL HIRE A QUALIFIED, FULLY INDEPENDENT ENTITY TO EVALUATE THE USE OF NON-STRUCTURAL ALTERNATIVES TO SUCH DAM OR DAMS FROM BOTH COST AND EFFECTIVENESS PERSPECTIVES. THE CITY SHALL NOT UNDERTAKE CONSTRUCTION OF SUCH DAMS UNLESS THE INDEPENDENT EVALUATION CLEARLY INDICATES THAT THIS STRUCTURAL APPROACH IS NECESSARY AND THAT NO NON-STRUCTURAL ALTERNATIVES WILL BE ADEQUATE. SUCH EVALUATION SHALL LOOK AT ALL UPSTREAM DRAINAGES THAT ARE POTENTIAL SOURCES OF FLOODING IN CASES WHERE MORE THAN ONE DRAINAGE EXISTS.

As the City demonstrated in its use of non-structural alternatives on the main stem of Boulder Creek where little damage occurred in the 2013 flood, the non-structural approach can be successful. But it was never seriously evaluated for South Boulder Creek. While the Utilities Department did evaluate floodproofing cost for a few buildings in the SBC Floodway in its 2015 Flood Mitigation Report, it only did so for those few buildings, and not for the actual list of structures in the floodway. So, it remains unclear how much it would cost for what level of protection. But the cost data that does exist suggests that floodproofing would be more cost effective than the proposed SBC dam, especially considering that the dam provides little to no protection if the floodwaters come from a different drainage than the one modeled. This might be, for example, a “100 year storm” over South Boulder and flowing down Viele Channel a major tributary of SBC. Were such a storm to occur, it would miss the planned SBC mitigation project almost completely, and the damage would be huge.

Recommentation 5: THE CITY SHOULD IMMEDIATELY IMPLEMENT A RANGE OF THE FOLLOWING “NON-STRUCTURAL” APPROACHES

Physical Improvements:

- Flood-proof critical buildings and structures located in high flood risk zones
- Elevate the bridges that will back up debris flow and cause additional flooding
- Prevent any landfill, as well as any facilities that use or store hazardous materials, such as gas stations and auto repair shops, from being located in flood conveyance zones
- Restrict all new human habitat construction in high flood risk zone
- Relocate highly vulnerable houses and other high-risk buildings
- Purchase “high water” vehicles to be used for emergency evaluations of injured, disabled or sick individuals
- Implement an early warning system for floods, using any and all media modalities to inform the public, individually and collectively, of imminent danger

Purchase flood-prone lands:

The city should increase funding to purchase additional riparian flood-prone land for use in absorbing flash flood peaks in these wetlands--as was done at the Hogan- Pancost property.

Educate the public:

- Publish up-to-date potential flood areas and hazard areas in easy-to-read maps
- Provide bank side photos and recent flood history information
- Establish flood evacuation routes and mark them permanently
- Establish personalized flood warning system for all residents and businesses located within each 100-year floodplain
- Use City utility bills to inform residents of risks and steps to take to avoid loss of life and property
- Convene neighborhood meetings to discuss and inform residents of flood issues
- Carry out annual flood evacuation drills
- Encourage residents to relocate documents and valuable items in upper levels
- Use social media to show YouTube videos of local past flood events
- Install water level markers in low level areas of the evacuation routes and other major streets. Use feet instead of meter levels for these markers.

Post flood evacuation options and flood history:

This should be done near doorways of apartments and rental units in the flood risk areas. Post flood evacuation options and flood history as CU did for family housing along Boulder Creek flood-prone areas. This is important to warn newcomers and visitors who may be unaware of the flood history and potential flood-related dangers in each of the flood-prone drainages within the City.

Provide residents options in case of a flood:

- Identify emergency flood evacuation centers for displaced residents
- Inform flood risk-prone residents how to prepare evacuation kits (grab and go)
- Make provisions to be able to assist seniors, people with disabilities, and little children to safety in case of a flash flood warning

We are submitting these recommendations as input for the planned update of the Boulder Valley Comprehensive Plan.

Sincerely yours,

Ben Binder –MBA Cornell University; PE, PLS; Member Groundwater Protection Council; Recipient US Department of Energy Bright Light Award.

Allyn Feinberg – M.Arch., University of Colorado, (architecture); Boulder City Council, 7 years; Boulder planning board, 5 years; Boulder Landmarks Board 6 years; Boulder Open Space Board of Trustees, 10 years; Boulder Housing Authority, 4 years.

John Gerstle, M.S.C.E, C.E, Massachusetts Institute of Technology (Civil and Environmental Engineering); City of Boulder Planning Board - 8 years; Boulder County Planning Commission - 8 years; 52 years professional experience in water and natural resources management.

Richard Harris – PhD, University of Illinois (physics); Boulder Planning Board 5 years, City Council, 1 year; Boards of PLAN-Boulder County, Thistle Communities, Boulder Housing Partners; division chief, National Institute of Standards and Technology (retired).

Spenser Havlick – PhD, University of Michigan, (water resource management); Boulder City Council 23 years; Professor Emeritus of the College of Architecture and Planning at CU Boulder, and participant in the Natural Hazards Center at University of Colorado for ten years.

Karen Hollweg – MA (science education), Stanford University; Boulder Open Space Board of Trustees 5 years; Boards of Boulder County Audubon Society; CO Native Plant Society; CO Open Space Council.

Margaret LeCompte – PhD, University of Chicago, (sociology, education and research methods); Professor of Sociology and Education University of Colorado (1990-2011), Founder and president of the CU-Boulder chapter, American Association of University Professors, 2005-2011.

Gordon McCurry – PhD, Geology Department, University of Colorado; Water Resources Advisory Board 2019-2024; Technical Advisory Committee member for South Boulder Creek (SBC) Flood Mapping 2004-2007, and for SBC Flood Mitigation 2018. Professional Hydrogeologist.

Steve Pomerance – MS Stanford University, engineering; MA University of Colorado, mathematics; Boulder City Council, 10 years; worked on Boulder's first flood planning effort; led on Boulder's Raw Water Plan to assess impact of climate change on water supply, 1987.

Steve Telleen – PhD, and MA, (biology), University of Colorado, EIS co-author for Colorado Western Slope Water Board: Red Cliff and South Fork of the White River Dam Projects.

From: Steve Pomerance <stevepom335@comcast.net>

Sent: Thursday, October 10, 2024 12:03 PM

To: Adams, Taishya <adamst@bouldercolorado.gov>; Benjamin, Matthew <benjaminm@bouldercolorado.gov>; Brockett, Aaron <brocketta@bouldercolorado.gov>; Folkerts, Lauren <folkertsl@bouldercolorado.gov>; Marquis, Tina <marquist@bouldercolorado.gov>; Schuchard, Ryan <schuchardr@bouldercolorado.gov>; Speer, Nicole <SpeerN@bouldercolorado.gov>; Wallach, Mark <wallachm@bouldercolorado.gov>; Winer, Tara <winert@bouldercolorado.gov>

Cc: Rivera-Vandermyde, Nuria <rivera-vandermyden@bouldercolorado.gov>; Tate, Teresa <tatet@bouldercolorado.gov>; Mueller, Brad <MuellerB@bouldercolorado.gov>; Johnson, Kristofer <JohnsonK3@bouldercolorado.gov>

Subject: 10,700 more housing units "needed by 2032"

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

To the Council:

A few things on today's Camera headline story about "10,700 more housing units needed by 2032"...

- 1) As I have pointed out to you before, DRCOG's projections are based on the State Demographer's, and those are simply "the future will be like the past..." So, although not meaningless, they really do not communicate much useful info IMO.
- 2) The concept of "need" is completely vacuous. What exactly is meant by this? What does DRCOG claim will happen if that "need" is not met. And what will happen of substantial difference if it is met? Or if it is more than met? And what are the implications for other levels of service, like roads, water, public facilities, etc.?
- 3) If DRCOG's point is that there will be a lot of jobs added and so Boulder ought to add more housing for them, then what makes more sense is to limit (via rezoning, etc.) the potential for new jobs. With close to 70,000 people already commuting in to Boulder, adding more jobs makes (less than) zero sense. And you will never reasonably come close to addressing the "need" created by those jobs, much less the need created by any new jobs.
- 4) If the point is to limit pressure on housing prices, then read the survey results I have attached below. With demand nationwide to move to the Denver metro area being in the range of >>50 million people, no amount of housing growth will make a dent in demand or prices. It's called "inelastic demand".
- 5) Even ignoring the above, traffic congestion is at the inflection curve in the hockey stick curve. It won't take much more to gridlock us

most of the day. Already, on almost every driving trip I do around town, I hit at least one intersection at LOS F.

- 6) And then there are the issues of air quality, water supply, overcrowding of parks and Open Space, etc., etc.
- 7) And of course CU's infinite desire to keep adding students, just increasing the demand for housing, and other impacts.

If you want to actually do something useful, here are some suggestions:

- 1) Raise the inclusionary housing requirement to its legal limit, from the current 25% to 50% or more.
- 2) Raise the jobs/housing linkage fee to what is necessary to supply affordable housing for those workers who need it. This means going from the current \$30/ft² for office development to what KMA suggested, probably \$130 or more.
- 3) Put in place requirements to maintain LOS for roads, water, etc., before allowing more to be built, and impact fees to ensure adequate investments in infrastructure and alternatives.

Finally, how about asking the citizens how much more growth they really want?

Regards,
Steve Pomerance

From: [Boulder Valley Comprehensive Plan](#)

To: [Karen Hollweg](#)

Subject: RE: Ideas we'd like to talk about at Oct. 19 BVCP event

Date: Tuesday, October 8, 2024 4:47:00 PM

Hi Karen,

Thank you for sending along this information. These are certainly two topics that will be important for the community to discuss as part of this next update. There will be an activity at the kick-off event on October 19 for attendees to identify and prioritize what they feel are the most important focus areas to be included in the Comprehensive Plan. Note, we will also be creating an online questionnaire that will parallel the kick-off event activities, so those not able to attend can still provide input. That will get posted to the aboulderfuture.org project website in the next two weeks.

Also, in the future, I ask that you send comments to the following email address, future@bouldercolorado.gov, rather than to me or individual staff. We have several people that will be monitoring the future@ email to better manage absences (sick, vacation, etc.) and it will be easier for us to track and consolidate community feedback. Thanks so much!

Best, kj

Kristofer Johnson, AICP, PLA Comprehensive Planning Manager (*Pronouns: He/Him/His*) [What's This?](#)



**City of Boulder
Planning & Development Services**

O: 303-441-4277

johnsonk3@bouldercolorado.gov

Department of Planning & Development Services 1739 Broadway | Boulder, CO 80302 bouldercolorado.gov

From: [Karen Hollweg](#)
To: [Johnson, Kristofer](#)
Cc: [alyn s feinberg](#); [Curt Brown](#); [Cindy Warren](#); dwkuntz@comcast.net
Subject: Ideas we'd like to talk about at Oct. 19 BVCP event
Date: Thursday, October 3, 2024 8:51:15 PM
Attachments:
BVCP Water 1-pager (003).docx
BVCP Wildfire 1-pager 9-5-24.docx

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

Hi, KJ

I've been working with a PLAN-Boulder Committee exploring Comp Plan update ideas in two areas:

- Water Supply and Demand

And

- Wildfire

As we meet and talk with community members about these, we become more and more convinced that they are important areas that need to be thoroughly discussed and ultimately included in the 2025 BVCP. The two attached 1-pagers summarize what we've discussed and heard so far.

We look forward to discussing these ideas/topics with you and others at your Oct. 19 BVCP Kick-off event.

Karen Hollweg

For the PLAN-Boulder Natural Resource elements Committee

ATTACHMENT CONTENT: BVCP Water 1-pager (003).docx

Boulder Valley Comprehensive Plan (BVCP) Update 2025: WATER SUPPLY AND DEMAND

The 20-year planning horizon for this update brings into play a number of issues that may have been viewed as less critical for 5-year updates. In addition, issues driven significantly by climate change, such as fire risk and water supply, must be considered in a new light.

Boulder has a very robust water supply, given the quantity of water rights, their seniority, and the fact that they draw from multiple basins. Our water supply generally has been viewed as sufficient far into the future and for population levels much greater than today. In addition, through various programs Boulder has reduced per capita water use by roughly 30% over the last two decades.

However, the longer planning horizon requires a new look at Boulder's water supply and demand due to several factors: (1) potentially significant increases in City population, through densification and possible development of new areas, (2) the effect of a changing climate on basin precipitation, higher temperatures, frequency of drought, increased evaporation from reservoirs and ditches, and higher evapotranspiration from landscaping and crops, and (3) the near certainty that Boulder's Colorado River supplies will be reduced under revision of Compact rules to address diminishing flows.

1. Increased residential water demand. Several city discretionary actions have the potential to add significant residential units during the planning horizon to the existing 47,000 units:
 - a. East Boulder Community Plan: 5,000
 - b. Transit Village: 1,400-2,400
 - c. CU South: 1,100
 - d. Williams Village II: 600
 - e. Alpine Balsam: 640
 - f. Area III Planning Reserve: 6,700
 - g. Airport redevelopment: 2,000

Some developments are more likely than others, but conservatively this represents a potential increase in residential units of almost 40%.

2. Climate change impacts on both supply and demand. Boulder's 2023 Water Efficiency Plan does not incorporate the potential impacts of climate change on supply or demand. It does, however, refer to the most comprehensive analysis of climate impacts to date: the 2019 Updated Boulder Climate Change Water Supply Assessment. This report examined water supply and demand under 7 scenarios of climate change, with a range of changes in precipitation and temperature taken from current national and international climate forecasts. Under the least favorable forecast (10% reduction in precipitation and a roughly 5-degree increase in temperature), outdoor water demand increases by 40%, and Boulder's demand reduction program is triggered every year, compared to no years under the current baseline, with more than 40% of years requiring substantial reductions.
3. Colorado River Compact revisions. Long-term drought and climate change is widely recognized as reducing average Colorado River flows below those anticipated by the Compact, thus requiring reductions in consumptive use -- a subject of ongoing and complex

negotiations. While reductions in use are certain, the magnitude, location, and timing of those reductions are highly uncertain. Nevertheless, forecasts for Boulder's Colorado River supplies should be cognizant of this reality.

All of this suggests that revision of the Comp Plan should be informed by an updated analysis of water supply and demand taking into account these factors.

ATTACHMENT CONTENT: BVCP Wildfire 1-pager 9-5-24.docx

Boulder Valley Comprehensive Plan (BVCP) Update 2025: WILDFIRE

What should the Boulder Valley look like in the next 20 years with respect to wildfire? In the last 20 years, we have had 44 wildfires in our City Open Space and Mountain Parks lands, and Climate Change experts tell us that we should expect even more into the future. What core values and key policies should guide our community as we move forward?

What we have learned so far

OSMP lands protect native ecosystems and biodiversity, and in areas where grazing, thinning and prescribed burns have been used to reduce wildfire risks, biodiversity has flourished. These practices have become a standard part of the work of forestry crews and will continue to be needed every year.

Invasive species have increased in our OSMP lands. In addition to reducing the diversity of native species, these weeds have increased wildfire risks and their management/control using an array of techniques (from hand-pulling and mowing/grazing to controlling spread of invasives and using constrained spraying with approved pesticides/herbicides) will continue to be a challenge as we move towards the end of the 21st century.

Private landowners have begun to respond to City regulations and recommendations, reducing wildfire risks on their own properties, by using fire resistant shingles, removing juniper bushes/trees, screening vents on roofs to prevent entry of embers, limbing up trees, regularly removing leaves and needles from gutters and around the home, and hardening the area within 5 feet of the foundation. However, these measures can be expensive and difficult for some homeowners to perform. Financial incentives and rebates have been initiated to reduce impediments and speed implementation, and field trips/in-person programs begun in collaboration with CU 10 years ago have been taken over by the City with funds from the Climate Tax. As both Fire-Rescue and OSMP build their capacity to support private landowners, faster implementation of fire-proofing should proceed.

Experiments testing new techniques at the Wildland-Urban-Interface have begun, and within the next 5 years, we should know whether a 30-foot swath of mown grasses can be effective and support native plant diversity. Additional experiments with appropriate evaluation should become a regular part of the City's strategies.

Areas needing much further attention – What can be done? What additional policies are needed?

Evacuation challenges remain. Phone notifications/reverse calls have improved, but the lack of major N-S and E-W thoroughfares in Boulder prevents smooth evacuation from large areas of town.

Human-caused wildfires dominate – measures for preventing them are clearly lacking.

Managing experience and expectations

Boulder is located within a mosaic of fire-derived landscapes ranging from prairie grasslands to foothills shrublands to montane grasslands and forests. Fire is a natural and essential occurrence in these ecosystems; hence, to live safely in this ecosystem, we must manage to allow periodic fire in our natural lands and keep our built environment safe. Managing wildfire risk is magnified given the ruggedness and elevation gradient surrounding Boulder.

The thousands of acres of grasslands and forests surrounding Boulder will require the focused and skillful use of prescribed fire and controlled burns in order to effectively reduce wildfire hazard and risk to the community. A concerted effort to inform the community on the benefits of fire as well as the threats will be crucial in instilling an understanding of what is necessary to protect the community from wildfire.

From: David Adamson <david@goosecreekclt.org>
Sent: Wednesday, October 2, 2024 3:49 PM
To: Johnson, Kristofer <JohnsonK3@bouldercolorado.gov>; King, Kathleen <KingK@bouldercolorado.gov>
Cc: Macon Cowles <macon@boulderhousing.net>; Tucker Horsch <horsch111@gmail.com>; maramintzer@gmail.com; Kencairn, Brett <KenCairnB@bouldercolorado.gov>
Subject: Comp Plan Update/15 minute city



20241031_David
Adamson_15 minute c

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

Hello Kristopher and Kathleen:

Thanks so much for your work on this.

Do you have any list of links to past work or what you are doing now?

I look forward to helping BHN with their wonderful support of 15 minute neighborhoods

I don't see it described in BVCP now (sorry if I am missing). Are ideas like these already part of your plan?
increasing density in the low density zones around the commercial centers especially by legalizing 5-10 units of condos or townhouses on single family lots,
mostly appreciation-moderated but with some high end units to avoid need for subsidy,
allowing mostly shared cars at new projects with no net increase in on- site or offsite parking forr new units,
discouraging cars in other ways with traffic calming,
with ever more limited and expensive parking,
with higher registration fees and requiring that all residents register cars in Boulder?
building bike infrastructure

I'm wondering if one of you would have time for a quick phone call to advise us how to best support your work?

Best,

David Adamson

<image002.png>

815 North St. Boulder, CO 80304

(303) 545-6255

Next project: www.750north.coop www.goosecreekclt.org

Sharing Boulder video podcast: <https://www.youtube.com/@sharingboulder/videos>

Hi Brad!

Thanks so much for your response.

I am doing great with my new hip and would love to grab a coffee or walk with you.

Specifically, I'd like to get your advice on making legal our approach-or anyone else's that will actually work- to create vibrant, family-friendly neighborhoods. Especially I would love your insight about **changing the frame** around adding workforce housing throughout the city+reducing private vehicle mobility to be a clear win for everyone.

And about pursuing ways to do this in and outside the BVCP. BVCP values (diverse, inclusive, welcoming, healthy community etc) are incongruent with giving land to the highest bidder in a city dominated by low density/car-dependent land use, encircled by Open Space, filled with other great amenities. It just ends up being our own version of Elysium! Incremental changes that have been started are an empty gesture (how many affordable units have been added or are planned in those RR etc lots? How many added by earlier Community Benefit program?).

Density must be much higher as we tried to show during Mid Term update in 2020 (see links below). BUT WITH car restrictions and with preferential marketing to existing job holders.

Next Steps to Address Housing Needs

The new Family-Friendly Vibrant Neighborhoods project builds on the changes adopted in 2023. It explores potential changes to the low-density (RL-1 and RR) and medium-density (RM-1 and RMX-1) zoning districts that can further expand housing choices and supply in a way that is consistent with current [Boulder Valley Comprehensive Plan](#) (BVCP) policies on density and neighborhood character. The density limitations for these zoning districts currently tend to result in the development of large single-unit homes.

More specifically, [City Council has asked staff](#) to explore changes that would:

Allow more duplexes along transit corridors in RL-1 and RR districts (won't help, not enough density)

Increase the number of housing units allowed on properties in RM-1 and RMX-1 districts. (Yes-must be in the 5-10 unit-with shared cars or other car limitations as we showed in 2018-2020 with Innovate for Impact Housing Pilot (see links below) . Do mixed income townhouse/condo, high end+ appreciation restricted projects. EG:)

Maintain "the existing character" (maybe can be done but define exactly what this means: big lawns, houses set far back from street, high land prices? This is a legacy of racist-car dependent model we don't want! We can have mountain views, quiet, safe, bike-ped, 15 min, diverse, welcoming, inclusive and market-built, by right mostly implementation) neighborhoods by applying the same form and bulk standards that are currently applied to single-unit detached housing to other housing types.

Public Comments September 2024

From: [Steve Pomerance](#)

To: [Johnson, Kristofer](#)

Cc: [King, Kathleen](#); [Guiler, Karl](#); [Mueller, Brad](#); [Ferro, Charles](#)

Subject: Re: proposed changes to BVCP density calculations

Date: Thursday, September 12, 2024 12:15:37 PM

Hi KJ,

Thanks for the prompt reply and for the info you provided.

As an almost 60 year resident of Boulder and having been involved in land use issues here since 1982, when I designed the Solar Access Ordinance, and having served 10 years on the city council, I am very disturbed with the current attempt to seriously change the meaning of the BVCP.

The density designations in the BVCP have always been our way of protecting ourselves and our neighborhoods from wholesale up-zonings done at the whim of a majority of the council- members who happen to be in office at a given moment. The BVCP is not the perfect device for this, but requiring at least the concurrence of the county commissioners is a LOT better than having nothing.

In my experience and memory, these land use designations have ALWAYS been interpreted in the obvious way — that 6 units per acre means 6 units are allowed on a 6 acre development site, i.e. a privately owned parcel for private use. I NEVER, EVER remember this being interpreted as 6 units per acre of private land, plus streets, parks, etc. (One friend calculated that in his neighborhood, this could easily mean 12 units per acre, not the 6 currently allowed by the BVCP.)

Nor would that interpretation make any sense. For example, if a block is surrounded by 25' ROWs, it would get less building allowed than one with a 4 lane street or a 2 lane one with bike lanes bordering it, and that would get less than one with a park nearby, etc., etc. And the determinations as to who gets hit with this extra density would be totally arbitrary as to what public land gets added to which private parcels.

As to you point about “broad, long term vision for the future”, if that were the only purpose of the BVCP, that would be one thing. But there is a much bigger and more important purpose IMO. That is — the BVCP protects the citizens. That’s why the county commissioners get a vote on changing the land use designations - to keep the council from going off the rails, like it is currently. And that’s why all the rules are in there, although they now are a total mess and some contradict others, etc.

One final point — all this noise about “solving the housing crisis” is total hogwash IMO. No one, not the Governor, not the Legislature, and certainly not the city council, have made even the most minimal effort to really determine how big the market is for housing in the Front Range of Colorado. The Legislature bases its decisions on what it gets from e.g. DRCOG, which bases its evaluations on what the State Demographer says, and their forecasts are based on the most primitive thinking: “The future will be like the past”. In other words, straight line projections. No one has made the slightest effort to truly evaluate the enormous size of the potential market.

The one survey I’ve found that tries to really do this found that the Denver area is the #1 place that people in the US say that they’d like to move to. That’s over 55 million people. So no one will solve that “housing crisis” by building more, at least not at any reasonable level.

And then there’s the impacts of all the growth. I can tell you that we already have LOS F on many of Boulder’s streets during the morning and afternoon, and it’s not just rush hour, but for hours on both sides. And there is NO realistic plan for dealing with this. The Iris Ave nonsense is just that, nonsense, and won’t solve anything but create more gridlock.

And Boulder’s water situation is also routinely ignored. Our supposed water resource person, with whom I met last year, just hand-waves when it comes to the serious issues with having 1/3 of Boulder’s water supply subject to the whims of the Lower Basin states. It’s true that we can pull water from East Slope rights that we currently lease out, and we are getting more efficient. But that won’t help the trees if we expand our population by a third or half, which is where we’re headed. Just WAY too much demand, plus there’s the issue of drying up the farms that currently depend on that water...

I would love to see more reality based planning, but the way we’re headed, I’m afraid that it will continue on the path of buzz word logic....

Enough for the moment, and sorry to bother you with all this... Steve

On Sep 11, 2024, at 4:58 PM, Johnson, Kristofer
<JohnsonK3@bouldercolorado.gov> wrote:

Hi Steve,

Thanks for the question and your patience while I gathered some relevant information.

As you know, some of the [Boulder Valley Comprehensive Plan](#) land use designations include a description of average density that should be maintained across the area. You can find a description of how these density measurements are intended to be applied on page 105 of the BVCP (page 110 of the PDF linked above). It states, "Residential densities range from very low to high density. It is assumed that variations of the densities on a small area basis within any particular designation may occur, but an average density will be maintained for the designation."

The discussion around how density is calculated for the land use designations is part of the Family Friendly Vibrant Neighborhoods led by Karl Guiler. He is

presenting a Matters item to Planning Board on September 17. You can find more information in the [September 17 Planning Board packet](#), particularly on page 8 of the related memo (page 28 of the linked PDF). As described in the memo, there are two ways of calculating density: (i) gross where public right-of-way, parks, etc. are included, and (ii) net where only the land area of individual properties is included.

The purpose of comprehensive plans and future land use maps is to establish a broad, long-term vision for the future and not to define specific regulations for individual sites. Zoning codes are used to implement the goals of the comprehensive plan and establish those more defined rules and regulations.

Given that context and the language from the BVCP above, it is reasonable to assume that density for the land use designations would be calculated using gross area and not only individual lot areas. In the case of development project reviews, it is more appropriate to use the area of the individual property in determining density calculations for zoning compliance and that is our current practice.

Hope that is a helpful explanation of our approach. Best,
kj

Kristofer Johnson, AICP, PLA Comprehensive Planning Manager (*Pronouns: He/Him/His*) [What's This?](#)



City of Boulder
Planning & Development Services

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

From: Steve Pomerance stevepom335@comcast.net Sent: Tuesday, September 10, 2024 11:33 AM

To: Johnson, Kristofer JohnsonK3@bouldercolorado.gov; King, Kathleen KingK@bouldercolorado.gov

Subject: proposed changes to BVCP density calculations External Sender Notice This email was sent by an external sender.

Hi KJ and Kathleen,

I'm trying to find the proposed/discussed changes to the BVCP as to how density is calculated for SF neighborhoods.

In particular, I've heard that there is a proposal to change the base area (from which the e.g. 6 units per acre) to possibly include things like streets, sidewalks, parks, etc., and not just the actual lot areas.

Can you illuminate me as to where I can find this stuff?

Thanks,
Steve Pomerance
303 447 8026