

# Boulder Valley Comprehensive Plan (BVCP) Action Plan

## 2015 Major Update to the BVCP

*September 5, 2017*

The **Action Plan** serves as an implementation tool of the BVCP and outlines the actions needed to implement policies that are currently not addressed through other plans and programs. It establishes the timing and priorities for new program initiatives, planning projects and regulatory changes to implement this major update – before the next major update. It is intended to be flexible and responsive to city goals and resources. Each action item has varying levels of timing, complexity, and resource needs, but almost all projects will entail community engagement and public participation.

The BVCP Action Plan is adopted by City Council after each Major Update and revisited alongside the council work plan and budget process – in this case in early 2018. It creates a framework to help council set priorities for new initiatives or programs, planning projects and regulatory changes to implement the major update to the BVCP. The county is sent a referral and invited to identify those actions, projects or other implementation activities in which they wish to participate. The county may also propose new or additional collaborative actions for city consideration during the major update.

The Action Plan does not include reference to work being led by other departments that may implement the plan or that will be part of other efforts (e.g., the Transportation Master Plan, Open Space Master Plan, Economic Sustainability Strategy, other items on the Housing Boulder work plan, or ongoing core services in Planning, Housing & Sustainability department).

The Action Plan table includes:

- **Action Item:** The type of work to be done.
- **BVCP Topic & Chapter:** The focus area addressed and the BVCP chapter (and policy).
- **Lead Department:** The department that will oversee the initiative, recognizing most work is collaborative with other departments, organizations, businesses, and community members.

- **Timing:** The year to initiate the project based on priorities within the work plan:
  - **Near-term: 2017-2018**
  - **Mid-term: 2019-2020**
  - **Long-term: 2021+**
- **Level of Effort:** An estimate of staff time and resources and council and community effort needed to complete the work.
- **Status:** A note about whether project has been started.

### Ongoing and Near-Term Actions

The following ongoing and near-term projects are underway or will be initiated and continue into 2018:

- 1) Alpine-Balsam Area Plan, including coordination with Boulder County regarding the Iris and Broadway site.
- 2) Coordination with CU on next steps for planning for the CU South site mainly focused around utilities studies.
- 3) Modifications to the Inclusionary Housing Ordinance.
- 4) Land Use Code Amendments to address height modifications through Site Review (up to City Charter 55-foot height limit) and address the affordable housing community benefit.
- 5) Land Use Code Amendments for accessory dwelling units (ADUs).
- 6) Initiating Neighborhood Plan/Residential Infill Pilot Project.
- 7) Initiate Land Use Code Amendments to address Enhanced Community Benefit/Site Review, including some other Code amendments prioritized from the ongoing list.

## BVCP Action Plan

ACTION ITEMS	BVCP TOPIC & CHAPTER	LEAD DEPT.	TIMING	LEVEL OF EFFORT	STATUS
<b>SUBCOMMUNITY &amp; AREA PLANNING</b>					
<p><b>Develop an area plan for Alpine-Balsam, possibly with county-owned site at Iris and Broadway.</b></p> <p>The city will use the foundation of the guiding principles, strategies, and performance criteria in the Alpine-Balsam Vision Plan, outline the desired character of redevelopment, including its character and scale, land uses, streets and parking, and other aspects of the public realm. Additionally, staff will coordinate with Civic Area / Central Area planning efforts and the City Facilities Assessment and the county. Use innovative and creative community engagement processes, as recommended through the Public Participation Working Group’s process and Alpine-Balsam Vision Plan.</p>	<p><b>Subcommunity and Area Planning, Ch. V</b></p>	<p>PH&amp;S: Planning</p>	<p>Near-term</p>	<p>High</p>	<p>Started</p>
<p><b>Coordinate on CU South next steps.</b></p> <p>The city will define an ongoing public engagement process for future coordination and planning for the site with CU and the county using the BVCP land use designation and guiding principles to guide that process and to work toward an annexation agreement (intergovernmental agreement) with CU.</p>	<p>Ch. III, Sec. 1 (Policy 1.05) <b>CU South Guiding Principles</b></p>	<p>PH&amp;S: Planning coord. with Public Works utilities</p>	<p>Near-term <i>(ongoing)</i></p>	<p>Medium</p>	<p>Started</p>
<p><b>Determine a neighborhood planning/infill pilot project.</b></p> <p>The plan notes that a self-selected neighborhood may move forward according to the criteria in the plan and interests in certain outcomes, including addressing housing types that may be appropriate as infill in residential areas of Boulder. Outcomes of the neighborhood infill or planning project may include but are not limited to area plans, regulations, new residential building types or others. While the survey supported all infill types (e.g., Accessory Dwelling Units (ADUs), detached homes on existing lot, duplex conversion, or cottage court style units), responses varied by neighborhood.</p>	<p><b>Subcommunity and Area Plans, Ch. V</b></p>	<p>PH&amp;S: Planning with CMO</p>	<p>Near-term</p>	<p>High</p>	<p>Not Started</p>
<p><b>Begin phase 2 of the 2007 Transit Village Area Plan.</b></p> <p>The city will determine when to begin Phase 2 of Transit Village Area Plan (TVAP) – for the area east of the tracks and west of 30<sup>th</sup> Street. The Implementation Plan for TVAP notes that Phase 2 will occur after Phase 1, 10 to 15 years after plan adoption. The plan calls for: reassessing TVAP Phase 2 plan land uses, determining if any adjustments are necessary for the Boulder Junction area, developing a plan for providing public improvements in Phase 2 and a market study for land uses, and beginning Phase 2 land use and zoning changes. Property owners would be part of the effort.</p>	<p><b>Subcommunity and Area Planning</b></p>	<p>PH&amp;S: Planning</p>	<p>Mid to Long-term</p>	<p>Medium to High</p>	<p>Not Started</p>

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<p><b>Develop an area plan for 55<sup>th</sup> Street and Arapahoe Avenue.</b></p> <p>Use the policies identified in the BVCP for neighborhood activity centers to develop an area plan for the area near 55<sup>th</sup> and Arapahoe focusing on the future mix of uses that may be appropriate. Develop a public engagement process that includes businesses, residents and neighbors and property owners. Coordinate with East Arapahoe Transportation Plan project to ensure compatibility between mobility options and land use.</p>	<p><b>Subcommunity and Area Planning,</b> Ch. V</p>	<p>PH&amp;S: Planning</p>	<p>Mid-term</p>	<p>High</p>	<p>Not started</p>
<p><b>Prioritize other future area plans.</b></p> <p>Based on the policies of the plan for mixed use centers, the city will identify other neighborhood centers or mixed-use commercial areas where area planning should be done accomplish BVCP policies. The city will prepare community engagement plans that include affected and interested parties and neighbors. Areas that may be planned for over a slightly longer time horizon include: (1) East Walnut area, east of 33<sup>rd</sup> Street / South of Pearl Street, (2) Basemar Center, (3) Meadows Center, (4) Table Mesa Center, and (5) Diagonal Plaza.</p>	<p><b>Subcommunity and Area Planning,</b> Ch. V</p>	<p>PH&amp;S: Planning</p>	<p>Long-term</p>	<p>Medium</p>	<p>Not started</p>
<p><b>Update and expand the subcommunity fact sheets and maps.</b></p> <p>Using input from surveys and community meetings, staff is compiling a summary planning sheet for each subcommunity that identifies issues, needs and desires. Staff is cataloging the information and adding it to the existing subcommunity fact sheets and online storymaps.</p>	<p><b>Subcommunity and Area Planning,</b> Ch. V</p>	<p>PH&amp;S: Planning</p>	<p>Long-term</p>	<p>Low</p>	<p>Started</p>
<b>LAND USE CODE UPDATES TO SUPPORT BVCP GOALS INCLUDING HOUSING</b>					
<p><b>Update Inclusionary Housing Ordinance.</b></p> <p>The city will amend the ordinance to include a middle-income housing requirement in addition to the 20 percent requirement for low- and moderate- income households, add incentives for on-site units, increase the ceiling on the annual adjustment and introduce a staff-level design review.</p>	<p><b>Housing Affordability and Diversity</b> Ch. III, Sec. 7</p>	<p>PH&amp;S: Housing</p>	<p>Near-term</p>	<p>Medium</p>	<p>Started (<i>complete in Oct.</i>)</p>
<p><b>Amend the Land Use Code for building height (up to City Charter 55-ft.) including affordable housing community benefit.</b></p> <p>The city will review and update site review criteria to provide clear guidance on height and intensity (floor area ratio) of land uses and to address relationship of building height (up to the City Charter 55-foot height limit) as an incentive in exchange for community benefits that further community objectives such as affordable housing beyond that otherwise required by the underlying zoning. The process will include technical and economic analysis and community outreach. It will be completed by July 2018 (the expiration of the building height ordinance).</p>	<p><b>Design Quality and Place-making (Height),</b> Ch. III, Sec. 1 (Policy 1.11), Sec. 2 (Policy 2.35, Building Height)</p>	<p>PH&amp;S: Planning</p>	<p>Near-term (finish July 2018)</p>	<p>Medium to High</p>	<p>Started</p>

ACTION ITEMS	BVCP TOPIC & CHAPTER	LEAD DEPT.	TIMING	LEVEL OF EFFORT	STATUS
<p><b>Amend the Land Use Code for accessory dwelling units (ADU).</b></p> <p>The city will identify incremental changes to encourage accessory dwelling units with the goal of promoting a diversity of housing opportunities in the city. The five areas include:</p> <ul style="list-style-type: none"> <li>• Simplifying current regulations;</li> <li>• Modifying the saturation requirement to increase it;</li> <li>• Providing flexibility in limits to unit size;</li> <li>• Removing or modifying the parking requirement;</li> <li>• Exploring location-specific implementation.</li> </ul> <p>Staff will engage the community prior to preparing a proposal for public hearings.</p>	<p><b>Housing Affordability and Diversity</b> Ch. III, Secs. 2 (Policy 2.11) and 7 (Policy 7.06)</p>	<p>PH&amp;S: Housing with Planning</p>	<p>Near-term</p>	<p>Medium</p>	<p>Started</p>
<p><b>Amend the Land Use Code, Site Review Criteria for enhanced community benefit and to achieve more affordable housing.</b></p> <p>For land use or zoning district changes that result in increases in density or intensity of development beyond what is permitted by underlying zoning, the city will develop regulations and incentives so that new development provides benefits to the community beyond those otherwise required by the underlying zoning. Develop a scope of work that includes reference to Policy 1.11 and the benefits identified therein, addresses technical and economic analysis, and includes a process for community outreach and collaboration. Develop regulations to ensure that when additional intensity is provided through changes to zoning or variances to zoning requirements, a larger proportion of the additional development potential for the residential use will be permanently affordable housing.</p>	<p><b>Design Quality and Place-making (Community Benefit),</b> Ch. III, Sec. 1 (Policy 1.11)</p> <p><b>Housing Affordability and Diversity</b> Ch. III, Sec. 7</p>	<p>PH&amp;S: Planning</p>	<p>Near-Term <i>(may start with building height item but take longer to finish)</i></p>	<p>Medium to High</p>	<p>Not Started</p>
<p><b>Prioritize and ongoing list of potential Land Use Code amendments.</b></p> <p>The city has compiled a list of potential Land Use Code amendments based on input from staff, Planning Board, the community, and council. Many of those changes relate to aspects of the Code and regulations that are not yielding desired development outcomes, either procedures or technical provisions (e.g., parking, use tables, site review criteria beyond community benefits). In fall 2017, staff, Planning Board and Council will again evaluate proposed amendments on the list and prioritize work to be done to accomplish community goals identified through the BVCP and as part of separate efforts. The list of Proposed Changes to the Land Use Code will go to Planning Board and then council as an information packet to invite prioritization.</p>	<p><b>Housing Affordability and Diversity, Design Quality and Place-making</b></p>	<p>PH&amp;S: Planning</p>	<p>Some code changes Near-term, others Mid-term</p>	<p>High</p>	<p>Not Started</p>

ACTION ITEMS	BVCP TOPIC & CHAPTER	LEAD DEPT.	TIMING	LEVEL OF EFFORT	STATUS
<p><b>Amend the Land Use Code BR-1 &amp; BC-2 to encourage future housing opportunities in the Boulder Valley Regional Center.</b></p> <p>The city will explore how to allow and incentivize additional diverse housing types in the Boulder Valley Regional Center while addressing other community priorities such as high quality urban design and walkable places. This work will entail additional community, business, and property owner engagement. Code amendments may address standards in these districts such as parking, open space, connections, mixed-use, mobility, community benefits and building scale for each zoning district. Amendments may include revisions to the BVRC design guidelines or potential for form-based plans and codes.</p>	<p><b>Housing Affordability and Diversity, Jobs/Housing Balance,</b> Ch. III, Sec. 2 (Policy 2.18)</p>	<p>PH&amp;S: Planning with Housing</p>	<p>Mid-term</p>	<p>High</p>	<p>Not Started</p>
<p><b>Amend the Land Use Code for Light Industrial Areas and General Industrial (IG) zoning district.</b></p> <p>The city will include the public and stakeholders in a process to analyze and modify criteria to encourage residential and retail infill in IG zoning districts. Reevaluate contiguity requirements and encourage residential development in locations near services, retail and transit. Maintain existing allowed industrial uses. Allow additional limited retail and foster redevelopment into walkable mixed-use “industrial districts”. Address other standards for the IG district such as shared parking and open space. Consider modifying review procedures for any residential project in an IG zone (e.g., Site Review).</p>	<p><b>Housing Affordability and Diversity, Jobs/Housing Balance,</b> Ch. III, Sec. 2 (Policy 2.21)</p>	<p>PH&amp;S: Planning</p>	<p>Mid-term</p>	<p>High</p>	<p>Not Started</p>
<b>METRICS &amp; OTHER ITEMS</b>					
<p><b>Update the BVCP Natural Ecosystems Map.</b></p> <p>The city will assess the current data and criteria used in the Ecosystems map to determine relationship with the city’s current Ecosystem Services. Provide this information in conjunction with the Open Space Mountain Parks (OSMP) master planning process.</p>	<p><b>Resilience Natural Environment, &amp; Master Planning</b></p>	<p>PH&amp;S: planning with OSMP and others</p>	<p>Mid to Long-term</p>	<p>Low to Medium</p>	<p>Started</p>
<p><b>Refine BVCP indicators.</b></p> <p>In coordination with the city’s new online dashboard, establish a process for narrowing, measuring, and using indicators to track progress and understand when major changes to the BVCP may be needed.</p>	<p><b>Metrics for Plan</b> Ch. I, BVCP Indicators</p>	<p>PH&amp;S: Planning with City Manager’s Office</p>	<p>Long-term <i>ongoing</i></p>	<p>Low to Medium</p>	<p>Started with CMO</p>