

What's Happening?

We are in a mid-term update to the [Boulder Valley Comprehensive Plan](#) that land use changes that align with the policies and direction of the plan.

What's Proposed?

6500 Odell Place

City staff is working with Boulder Housing Partners, the city's housing authority, to assess a potential land use change for the currently vacant parcel at 6500 Odell Place to support permanently affordable housing.



This evaluation will determine if a land use designation change to support housing in this location aligns with the Boulder Valley Comprehensive Plan, Gunbarrel Community Center Plan goals area and vision for the area. **The proposed land use changes is from Mixed Use Industrial (MUI) to High Density Residential (HR).** Rezoning to align with the land use would follow in a subsequent process.

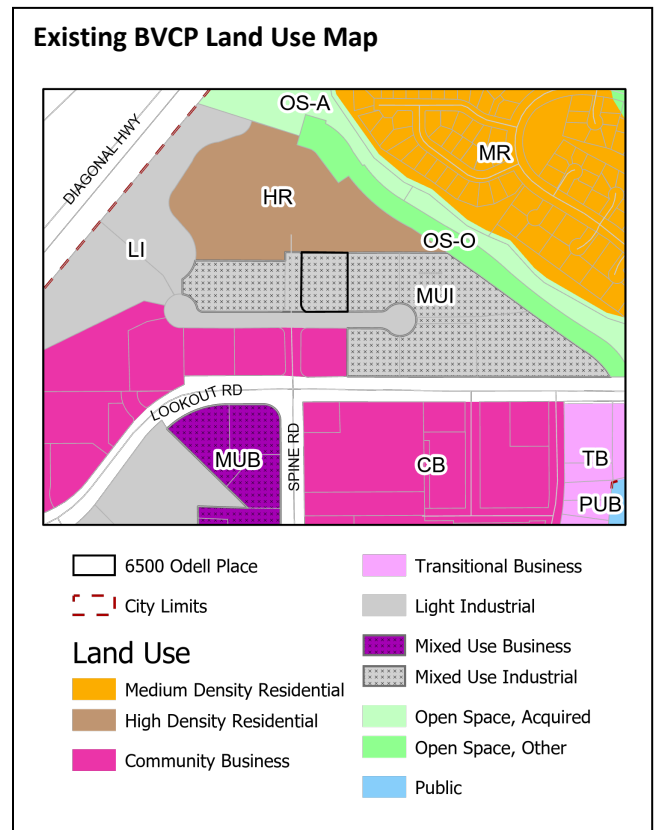
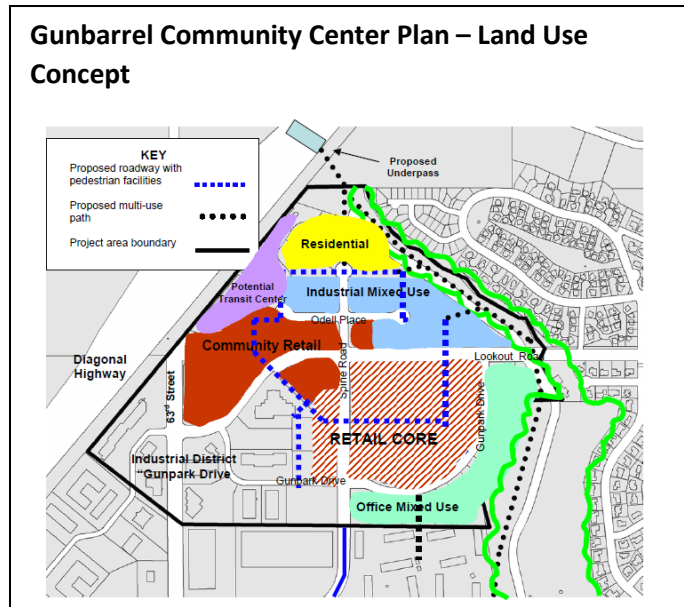
Evaluation and Initial Findings

- The site is adjacent to multi-family housing to the north and is close to retail services at Spine and Lookout Roads. Currently vacant, this change would not displace existing industrial businesses or uses.
- The land use plan described in the **Gunbarrel Community Center Plan** calls for adding new residents in close proximity to the retail core and for a mix of residential and light industrial uses in this area. An objective of the plan is to provide an appropriate mix of housing densities and types that is compatible with the surrounding neighborhoods and provides affordable housing to workers in the area and to support the retail uses and bring day and evening activity into the commercial center.
- The site is approximately one acre in size. The estimated range of potential new units is 20-35 and would be further defined through the rezoning process should the land use change be approved.
- The site is within the city's urban service area and is served with city utilities, public safety, and is within walking distance to retail services and transit service. Additional households would not negatively impact schools: Heatherwood Elementary, Platt Middle, Boulder or Fairview High School.



View of vacant site at 6500 Odell Pl looking North

- While residential uses are allowed under the current Industrial General zoning, the site does not meet the 2 acre in size threshold for site review – a requirement for consideration of residential in industrial areas.



What's the BVCP Process?

The proposed change will be considered based on compatibility with the goals and policies of the Boulder Valley Comprehensive Plan, the Gunbarrel Community Center Plan, potential impacts or benefits to nearby areas, and community feedback.

City staff is assessing the proposed change and want to hear community feedback on the initial evaluation and findings described above. In order to keep community and staff members safe, we are not conducting in-person meetings or events. New information will be posted regularly on the [Project Website](#). Please provide feedback on the [BeHeardBoulder](#) Online Engagement platform or send comments or questions directly to staff via e-mail to Jean Gatzka at 303-441-4907 or gatzaj@bouldercolorado.gov.

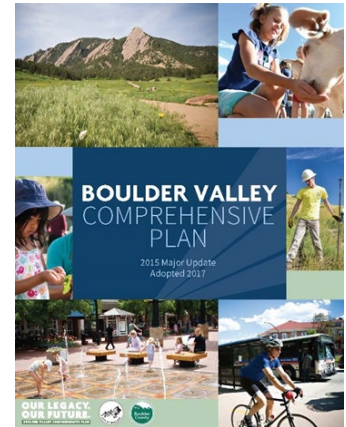
Planning Board and City Council Public are anticipated to take action on the proposed changes by the end of 2020. Sign-up [here](#) to receive e-mail notification for meetings, engagement opportunities, or other information regarding the BVCP Mid-Term Update.

Helpful Background Information

The Boulder Valley Comprehensive Plan (BVCP) is used by the City of Boulder and Boulder County to guide planning decisions that shape the Boulder Valley. The plan helps the Boulder community create and preserve a sustainable future and a high quality of life.

Alpine-Balsam Implementation Information:

<https://bouldercolorado.gov/planning/alpinebalsam>



What is the difference between Land Use and Zoning?

BVCP Land Use

e.g. Medium Density Residential



Zoning

e.g. RM-1, RM-2, RM-3 zoning districts

BVCP Land Use designations outline the desired future uses as adopted on the BVCP Future Land Use Map and described in the comprehensive plan.

Zoning provides the specific regulations for uses, density, built form, and character specific to an area to implement the comprehensive plan. For example, for each BVCP land use, there are several zoning districts that can be applied to reflect different neighborhood character or other urban design goals.

When and if the BVCP Land Use changes, the zoning can then also be changed to reflect the future vision.