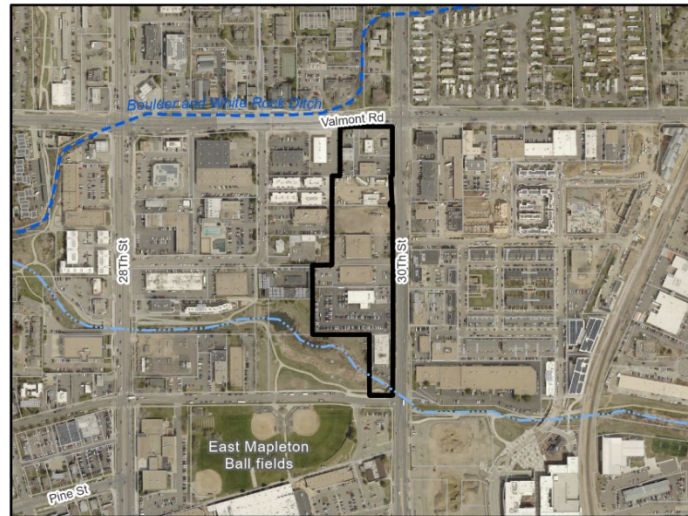


What's Happening?

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.

The city and county are currently considering changes as part of a mid-term update. The mid-term update is a routine process to ensure the BVCP is up-to-date.

Included in this process is consideration of Land Use changes to implement Phase 2A of the 2007 Transit Village Area Plan (TVAP) which includes properties along the west side of 30th Street between Valmont and Pearl. Implementation of the rest of Phase 2 (east of the railroad tracks) is anticipated at a later time.

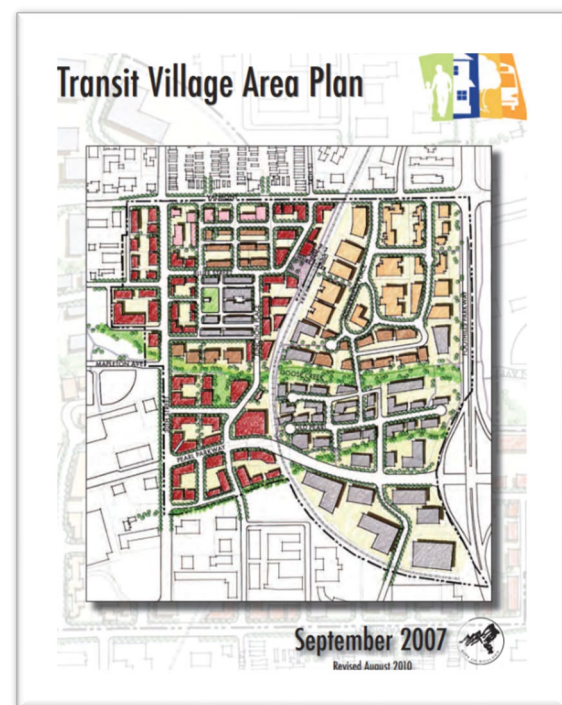


Background

The Transit Village Area Plan (TVAP) was developed to outline the city's vision for the future of the 160-acre Transit Village (now typically referred to as Boulder Junction) and guide long-term development of the area. An area planning process provides the opportunity for the community to evaluate and shape its expectations and goals for the area in anticipation of significant changes. It also ensures public improvements will be in place.

The Vision outlined in the plan describes "The Transit Village area will be:

- A lively and engaging place with a diversity of uses, including employment, retail, arts and entertainment, with housing that serves a diversity of ages, incomes, and ethnicities.
- A place that is not overly planned, with a "charming chaos" that exhibits a variety of building sizes, styles, and densities where not everything looks the same.
- A place with both city-wide and neighborhood-scale public spaces. A place that attracts and engages a broad spectrum of the community, not just people who live and work here or come to access the transit in the area.



- A place that emphasizes and provides for alternative energy, sustainability, walking, biking and possible car-free areas.”

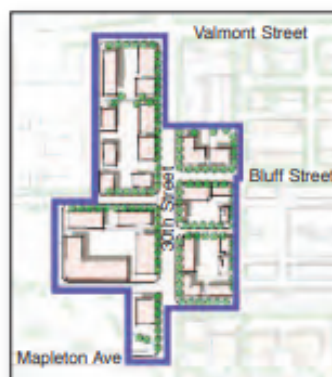
Phase I of the plan includes areas on the east side of 30th Street to the railroad tracks; Valmont Road to Walnut Street. Redevelopment of Phase I largely complete. The TVAP Implementation Plan indicates Phase 2A can move ahead when evaluation of alignment options and design of a Bluff Street connection west of 30th Street has been completed and funding identified. The city and neighboring property-owners are currently working together to finalize the design and funding. Additionally the city purchased land in this area to relocate [Fire Station #3](#) and will be constructing a new station.

From the 2007 Transit Village Area Plan:

30th Street Corridor District

Currently the 30th Street Corridor District is mostly zoned transitional business (BT1). The west side of 30th Street is predominantly automobile-oriented retail or storage uses; the east side of 30th Street is predominantly mixed-use, urban storefronts.

With a change to a mixed-use designation, the district will evolve to take on the character set by the Steelyards project: a mixture of commercial and residential uses in two- to three-story buildings located along the street, with parking behind, supported by a network of new streets and alleys. The vision is to transform 30th Street into a business main street, with neighborhood and community-serving retail, restaurants, commercial services and offices. New transportation connections, wide sidewalks, first-floor storefronts, pedestrian-scale architecture, street trees and furnishings, and on-street parking will help create a more pedestrian-friendly 30th Street. New housing will most likely be located internally to properties, away from 30th Street, and will range from townhouses to higher-density apartments.



Thirtieth Street will evolve into a business main street.

What's Proposed?

Land Use Changes: west side of 30th Street properties between Valmont Road and Pearl Street

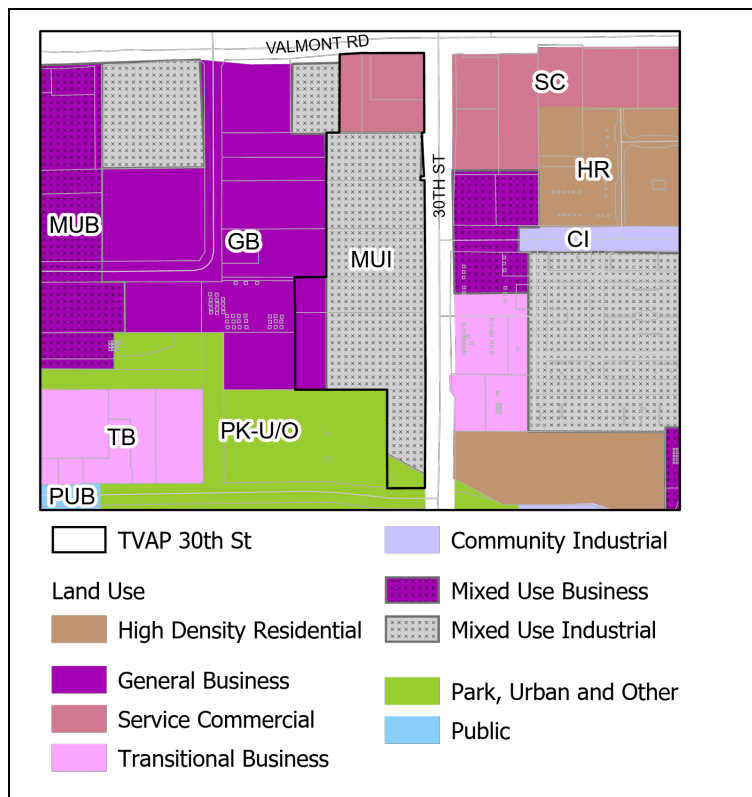
For this area, TVAP recommends the following:

- BVCP Land Use Change: from **Mixed Use Industrial** to **Mixed-Use Business** to encourage redevelopment to a mixture of commercial and residential uses.

What's the BVCP Update Process?

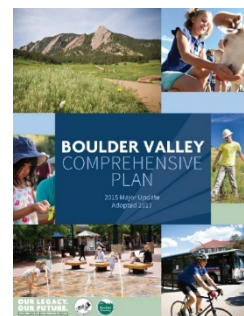
While the BVCP land use changes for this area are relatively straight-forward based on the adopted Transit Village Area Plan, city staff will be finalizing recommendations for all proposed changes over the next few months (Oct.-Nov. 2020). In order to keep community members safe, we are not conducting 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: Jean Gatza 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 to receive e-mail notification for meetings, engagement opportunities, or other information regarding the BVCP Mid-Term Update [here](#).

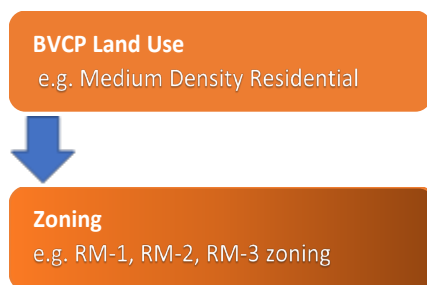


Helpful Background Information

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.



What is the difference between Land Use and Zoning?



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.