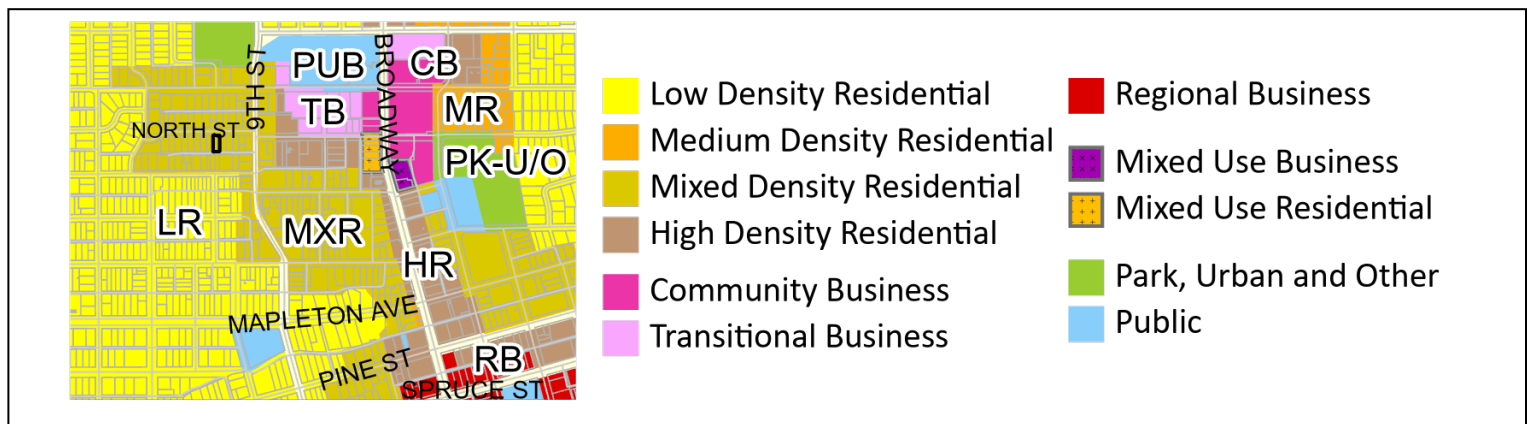
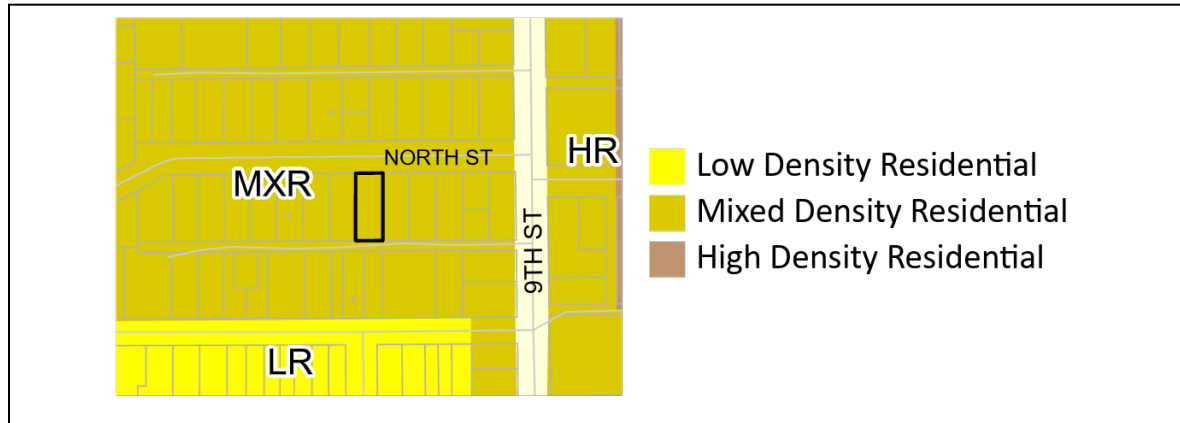


### Request #3

#### 750 North Street / MXR Area

Initiated by property owner/representative



### Request:

The applicant submitted both a land use and policy amendment to pursue the concept of establishing “high community benefit” criteria to allow increased density for one site as a pilot. If this could be designated a Neighborhood Infill Pilot Project as described in the BVCP, it could lead to wider applicability in areas throughout the city that are designated Mixed Density Residential (MXR).

The concept of “high community benefit” would provide an opportunity for resident and non-owner occupied landowners considering redevelopment to choose ways to better meet BVCP values and city goals involving: affordable housing-especially middle income-goals; offsetting neighborhood impacts; meeting or exceeding energy efficiency goals and maintaining neighborhood character.

The Neighborhood Infill Pilot Planning Project was introduced in the comprehensive plan in the 2015 update process to be able to explore creative approaches to meeting city goals, especially focusing on affordable housing. The scope of such a project is not defined in the plan. If there is support to explore a path to implement the high community benefit concept, a very limited scope could likely be addressed

within the mid-term update, otherwise the pilot project would need to be further explored as part of the planning department work plan in coming years.

**Staff Recommendation: No**

Staff recognizes that the Neighborhood Infill Pilot Project concept was developed and included in the comprehensive plan to explore creative ideas such as this. If there is interest by the decision-making bodies to pursue the concept, it would need to be scoped and prioritized as a project on the planning department work plan. This work is beyond the scope of the mid-term update.

**ANALYSIS:**

**1. Consistent with the purposes of the mid-term update?**

No. The applicant is seeking amendments to the Mixed Density Residential (MXR) land use designation to conditionally allow higher densities within this land use. The concept suggests a new policy direction for the Mixed Density Residential land use that has not been evaluated as part of a planning process. If explored through a pilot planning process, the concept would likely require zoning changes or a special ordinance as well as community engagement to consider options, assess impacts and determine appropriate applicability to other parts of mixed density residential areas. This work is beyond the scope of the mid-term update.

**2. Consistent with the current policies in the BVCP or relevant subcommunity or area plans?**

Potentially. The BVCP includes policy direction to allow for additional intensity for permanently affordable housing in Policy 7.11, however new regulations have yet to be developed.

*Policy 7.11 Permanently Affordable Housing for Additional Intensity: The city will develop regulations and policies to ensure that when additional intensity is provided through changes to zoning, a larger proportion of the additional development potential for the residential use will be permanently affordable housing for low-, moderate- and middle-income households.*

Should there be interest by the Planning Board and City Council to further consider the proposed changes as a Neighborhood Planning Pilot project, staff would assess the degree to which the criteria for a Neighborhood Planning Pilot project are met and the necessary resources and scope of a potential project. Criteria include:

- A high level of interest on the part of the neighborhood residents and an organization that will work with the city and sponsor the plan or project
- Recent trends that have created changes in the neighborhood and identified imminence of change anticipate the future
- Desire to address neighborhood needs and /or improvements through creative solutions
- Agreeableness to identify solutions for community-wide goals and challenges as well as to address local needs
- Interest in addressing risk mitigation and building community capacity and the ability to be more self-sufficient and resilient; and

- Demonstrated interest on the part of the neighborhood residents and organization to test and apply innovative, contextually appropriate residential infill, ...while considering area of preservation.

**3. Compatible with adjacent land uses and neighborhood context?**

Potentially. The land use surrounding 750 North Street is Mixed Density Residential (MXR), defined as an area close to the downtown and high-frequency transit that emphasizes a mixture of housing types and densities as well as preservation of the current neighborhood character.

**4. Was the proposed amendment requested or considered as part of a recent update to the Comprehensive Plan or other planning process?**

No.

**5. Is there any change in circumstances, community needs or new information that would warrant the proposal be considered as part of this update?**

No.

**6. Are there enough available resources to evaluate the proposed amendment (city and county staffing and budget priorities)?**

No. Staff recommends this type of amendment would be best considered as a discrete planning project or in conjunction with zoning code changes, when resources are available.



# OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN



## BOULDER VALLEY COMPREHENSIVE PLAN 2020 MIDTERM UPDATE: REQUEST FOR REVISION

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1) Type of Amendment (check all that apply):

Land Use Map Amendment

Planning Areas Map Amendment

Service Area contractions or Minor Changes to the Service Area Boundary

Other Map Amendment

2) Please provide the following information

a. Brief description of the proposed amendment:

**The amendment requests a land use definition change for Mixed Density Residential (MXR) throughout the City and also requests the opportunity for a Neighborhood Planning Infill pilot project per the criteria on page 110 BVCP 2015 Update in a specific location (750 North Street) adjacent to the Alpine Balsam project Area Plan. Through both of these requests we propose establishing “High Community Benefit” criteria for evaluating all projects that pursue additional density within the MXR land use zones throughout the City. Please see criteria below.**

b. Brief reason or justification for the proposed amendment:

**The amendment provides an opportunity for resident and non-owner occupied landowners considering redevelopment to choose ways to better meet BVCP values and stated City goals involving: 1. Affordable housing-especially middle income-goals, 2. Local Solutions to Affordable Housing, 3. The Climate Emergency, 4. Transportation, 5. Public Health, 6. 4.08 Energy-Efficient Building Design, and 7. 4.07 Energy-Efficient Land Use**

a. Brief description of location of proposed amendment (including address or approximate coordinates):

b. Size of parcel: \_\_\_\_\_



# OUR LEGACY. OUR FUTURE.

**BOULDER VALLEY COMPREHENSIVE PLAN**



3) Applicant:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

4) Owner:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

5) Representative/Contact:

Name: **David Adamson Goose Creek Community Land Trust (Owner/Applicant), Danica Powell (Consultant) Trestle Strategy**

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

6) Does the applicant have a development application or some interest in a property that in any manner would be affected by this amendment proposal? (If yes, please explain):

**Yes, David Adamson is one of 10 owners of 750 North St. LLC which is seeking a special ordinance to be the first pilot, ahead of the Mid-Term Update.**

**Goose Creek Community Land Trust currently owns no parcels but hopes to receive gifts of land, as one of potentially other Community Land Trusts involved in these pilots. The job of the land trust (s) would then be to steward the created communities to help ensure their public benefits (especially affordability and sustainable transportation)**

**March 3, 2020**

**SUPPLEMENTAL INFORMATION TO BE SUBMITTED WITH REQUEST FORM**

**1. Narrative** addressing the details of the proposed amendment, including: 1) reason or justification for proposal, and 2) its relationship to the goals, policies, elements, and amendment criteria of the Boulder Valley Comprehensive Plan (maximum 500 words).

**Proposed amendment to MXR Land use map description:**

|                                 |   |
|---------------------------------|---|
| Mixed Density Residential (MXR) | <p>Characteristics and Locations: <b>MXR areas surround downtown in the Pre-World War II older neighborhoods and are located in some areas planned for new development. Additionally, in older downtown neighborhoods that were developed with single-family homes but for a time were zoned for higher densities, a variety of housing types and densities are found within a single block. The city's goal is to preserve the current neighborhood character and mix of housing types and not exacerbate traffic and parking problems in those older areas. Some new housing units may be added.</b></p> <p><b>For areas designated for new development (outside of the Pre-WWII neighborhoods), the goal is to provide a substantial amount of affordable housing in mixed-density neighborhoods that have a variety of housing types and densities.</b></p> <p>Uses: <b>Consists of single-family and multi-family residential units. May include some complementary uses implemented through zoning.</b></p> <p>BVCP Density/Intensity: <b>6 to 20 dwelling units per acre or additional dwelling units per acre for projects in conformance with the Neighborhood Planning/Infill Pilot process on page 112 of the BVCP and that include the further specific criteria elsewhere (and contained in the Goose Creek Community Land Trust application).</b></p> |
|---------------------------------|---|

## **High Community Benefit Criteria for Neighborhood Planning/Infill Pilot projects**

- Located within 1/2 mile of high frequency bus transit line
- Decrease in parking/onsite cars from existing conditions (more community, less cars)
- High level of affordability -low and middle income housing and utilizes existing best practices for income qualification, asset qualification and appreciation
- Replicates existing neighborhood form and density
- Replaces outdated, energy inefficient, low performing buildings
- Meets form and bulk standards of zoning
- Meets solar shading standards
- Provide alternative transportation, fossil fuel vehicle parking restrictions, and significant trip reduction commitments (example: 3-4 shared electric pool vehicle, Ecopass per person, shared bike fleet, no private fossil fueled vehicles, parking management through lease/HOA, etc.)
- 100% renewable, near net zero efficiency
- Alternative land use model (i.e. community land trust, 99-year lease, etc)
- Community housing management plan, examples include:
  - Residents/Homeowners sign a land lease containing low carbon transportation commitment
  - Car share program is managed and funded
  - Neighborhood parking impacts are managed
  - Like coop residents, homeowners receive training and support (financial, budget, conflict management, maintenance, good neighbor plans )

## **CHAPTER 5 - SUBCOMMUNITY AND AREA PLANNING**

### **BVCP - Page 111-112**

#### **Area Planning**

Area plans are developed for areas or corridors with special problems or opportunities that are not adequately addressed by comprehensive planning, subcommunity planning or existing land use regulations. Area planning is initiated as issues or opportunities arise. Area plans are generally of a scale that allow for developing a common understanding of the expected changes, defining desired characteristics that should be preserved or enhanced and identifying achievable implementation methods. While area plans generally focus on mixed-use areas of

change, they may be developed for residential neighborhoods if such areas meet the criteria for selection below.

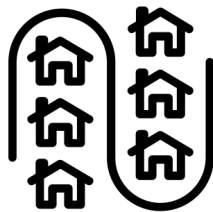
### Criteria for Selection

The criteria for selecting the priority for the development of subcommunity and area plans are:


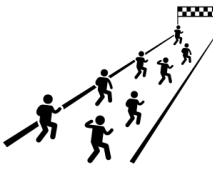


- Extent to which the plan implements the comprehensive plan goals;
- Imminence of change anticipated in the area: loss of previously affordable housing/gentrification through sale/scrape/redevelopment
- Magnitude of an identified problem; over ½ of Boulder's workforce commutes in. 2014 Housing Preference Survey indicated ⅔ of in-commuters would prefer to live near where they work
- Likelihood of addressing a recurring problem; this method creates all or nearly all deed restricted/appreciation moderated housing
- Cost and time effectiveness of doing the plan; and
- Extent to which the plan will improve land use regulations, the development review process and the quality of public and private improvements.

### Criteria for Determining a Neighborhood Planning/Infill Pilot Project (page 112)

Outcomes of a neighborhood infill or planning project may include, but are not limited to, area plans, regulations, new residential building types or other outcomes. The criteria for establishing a neighborhood planning/infill pilot include:

|  |  |
|--|--|
| A high level of interest on the part of the neighborhood residents and an organization that will work with the city and sponsor the plan or project; |  <p>Yes, significant neighborhood outreach has been conducted to date, and will continue.</p> |
| Recent trends that have created changes in the neighborhood and identified imminence of change anticipated in the future;                            | Yes, see articles and BVCP policies below  |
| Desire to address neighborhood needs and/ or improvements through creative solutions;  | Yes, see requirements and creative solutions above   |



|  |   |
|--|---|
|  |    |
| Agreeableness to identify solutions for community-wide goals and challenges as well as to address local needs;   |  <p>Yes! See Community Benefit criteria</p>  |
| Interest in addressing risk mitigation (e.g., addressing potential hazards) and in building community capacity and the ability to be more self-sufficient and resilient; and   | <p>Yes! See Community Benefit criteria</p>  |
| Demonstrated interest on the part of the neighborhood residents and organization to test and apply innovative, contextually appropriate residential infill, including but not limited to <b>duplex conversions</b> , cottage courts, detached alley houses, accessory dwelling units or small mixed-use or retail projects, while considering areas of preservation. | <p>Yes, duplex conversion!</p>             |

## **BVCP Policies:**

### **4.07 Energy-Efficient Land Use**

The city and county will encourage energy efficiency and conservation through land use policies and regulations governing placement and orientation of land uses to

minimize energy use, including an increase in mixed-use development and compact, contiguous development surrounded by open space.

#### **4.08 Energy-Efficient Building Design**

The city and county will pursue efforts to improve the energy- and resource-efficiency of new and existing buildings. The city and county will consider the energy consumption associated with the building process (i.e., from the raw materials through construction), improve regulations ensuring energy and resource efficiency in new construction, remodels and renovation projects and will establish energy efficiency requirements for existing buildings. Energy conservation programs will be sensitive to the unique situations that involve historic preservation and low-income homeowners and renters and will ensure that programs assisting these groups continue.

#### **7.02 Affordable Housing Goals**

The city will study and consider substantially increasing the proportion of housing units permanently affordable to low-, moderate- and middle-income households beyond our current

goal of at least ten percent of the housing stock for low and moderate incomes. The city will also increase the proportion of market-rate middle-income housing, as described in the Middle Income Housing Strategy. These goals are achievable through regulations, financial subsidies and other means. City resources will also be directed toward maintaining existing permanently affordable housing units and increasing the stock of permanent affordable housing through preservation of existing housing.

#### **7.01 Local Solutions to Affordable Housing**

The city and county will employ local regulations, policies and programs to meet the housing needs of low, moderate and middle-income households. Appropriate federal, state and local programs and resources will be used locally and in collaboration with other jurisdictions. The city and county recognize that affordable housing provides a significant community benefit and will continually monitor and evaluate policies, processes, programs and regulations to further the region's affordable housing goals. The city and county will work to integrate effective community engagement with funding and development requirements and other processes to achieve effective local solutions.

## **7.06 Mixture of Housing Types**

The city and county, through their land use regulations and housing policies, will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities to meet the housing needs of the low-, moderate- and middle-income households of the Boulder Valley population. The city will encourage property owners to provide a mix of housing types, as appropriate. This may include support for ADUs/OAUs, alley houses, cottage courts and building multiple small units rather than one large house on a lot.

## **7.07 Preserve Existing Housing Stock**

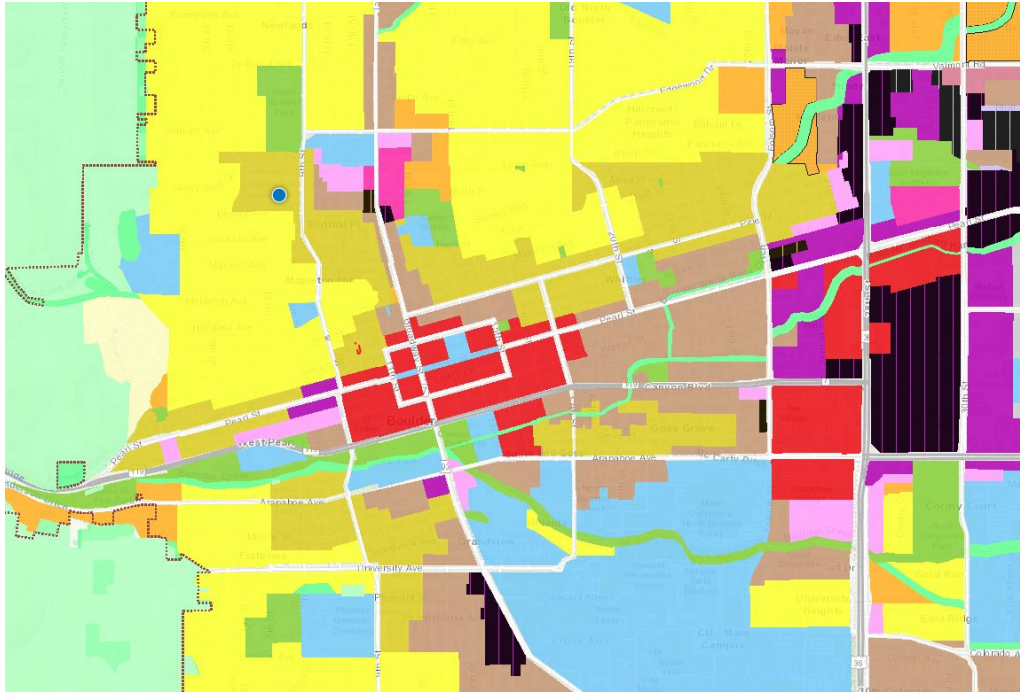
The city and county, recognizing the value of their existing housing stock, will encourage its preservation and rehabilitation through land use policies and regulations. Special efforts will be made to preserve and rehabilitate existing housing serving low-, moderate- and middle- income households. Special efforts will also be made to preserve and rehabilitate existing housing serving low-, moderate- and middle- income households and to promote a net gain in affordable and middle-income housing.

## **7.09 Housing for a Full Range of Households**

The city and county will encourage preservation and development of housing attractive to current and future households, persons at all stages of life and abilities, and to a variety of household incomes and configurations. This includes singles, couples, families with children and other dependents, extended families, non-traditional households and seniors.

**2. Location map** showing size and context of the area proposed for amendment, including relationship to surrounding roads, existing and planned land uses, natural features, and present Comprehensive Plan designations. Dimensions should be 8 ½" x 11" with color or grayscale contrast suitable for photocopying. Visit the City of Boulder's interactive mapping site, [maps.bouldercolorado.gov/emaplink/](https://maps.bouldercolorado.gov/emaplink/), to take a screenshot or print a PDF of an area proposed for amendment.

Proposal is for all MXR land uses in the city





# OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN



## BOULDER VALLEY COMPREHENSIVE PLAN 2020 MIDTERM UPDATE: REQUEST FOR REVISION

1) Type of Amendment (check one): ☐ Policy Amendment ☐ Other Text Amendment

2) Please provide the following information

a. Location of policy or text in comprehensive plan (check one):

- I. Introduction
- II. Plan Organization & Implementation
- III. **Policies:**  
Which section? Choose one  
Write in policy number: \_\_\_\_\_
- IV. Land Use Map Descriptions
- V. Subcommunity & Area Planning
- VI. Master Plan Summaries & Trails Map
- VII. Urban Service Criteria & Standards

- 1. Intergovernmental Cooperation & Growth Management
- 2. Built Environment
- 3. Natural Environment
- 4. Energy, Climate & Waste
- 5. Economy
- 6. Transportation
- 7. Housing
- 8. Community Well-Being & Safety
- 9. Agriculture & Food
- 10. Local Governance & Community Engagement

b. Page number of proposed amendment: \_\_\_\_\_

c. Brief description of initial ideas for proposed amendment:

**The amendment requests a land use definition change for Mixed Density Residential (MXR) throughout the City and also requests the opportunity for a Neighborhood Planning Infill pilot project per the criteria on page 110 BVCP 2015 Update in a specific location (750 North Street) adjacent to the Alpine Balsam project Area Plan. Through both of these requests we propose establishing "High Community Benefit" criteria for evaluating all projects that pursue additional density within the MXR land use zones throughout the City. Please see criteria below.**

d. Brief reason or justification for the proposed amendment:

**The amendment provides an opportunity for resident and non-owner occupied landowners considering redevelopment to choose ways to better meet BVCP values and stated City goals involving: 1. Affordable housing-especially middle income-goals, 2. Local Solutions to Affordable Housing, 3. The Climate Emergency, 4. Transportation, 5. Public Health, 6. 4.08 Energy-Efficient Building Design, and 7. 4.07 Energy-Efficient Land Use**

3) Applicant: Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**March 3, 2020**

**SUPPLEMENTAL INFORMATION TO BE SUBMITTED WITH REQUEST FORM**

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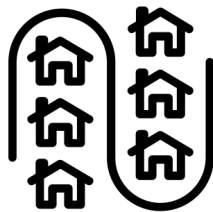
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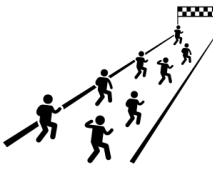


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