

# Boulder Valley Comprehensive Plan 2016 Community Survey *Summary Report*

January 2017

## OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN



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## INTRODUCTION AND METHODOLOGY

This report summarizes key findings from a random sample community online survey. This community input is intended to help guide and inform the 2015/16 update of the Boulder Valley Comprehensive Plan (BVCP), along with other feedback being gathered via other means as part of the Plan update process.

The 2016 BVCP Community Survey addressed a variety of topic areas that are important focus areas for the BVCP update, including reaction to potential land use plan changes for residential infill and non-residential, options for future housing choices, feedback on building heights, desired neighborhood improvements, developer requirements, and other related topics.

### Random Sample Survey

As implied by its name, the random sample survey was conducted among a random sample of Boulder Valley residents, using a postcard invitation to take an online survey, with a one-time use password printed on the postcard to ensure data integrity.

A total of 6,000 postcard survey invitations were mailed to a random sample of Boulder Valley households in October 2016, including households located in the City of Boulder and in unincorporated Area II. All households in the Boulder Valley were intended to be included in the sample frame, regardless of voter registration status, housing tenure, or other characteristics. Residents of the CU residence halls (zip code 80310) were excluded from the sample frame based on the City's past experience of very low survey response rates, as well as past administrative challenges in getting accurate dorm resident lists.

Recipients of the postcard could call RRC Associates to have a paper copy of the survey mailed to them; a total of 12 paper surveys were sent out. The survey instructions also included a note advising Spanish speakers to seek the assistance of an English-speaking household member or friend to help them complete the survey.

Two reminder postcards were sent to non-respondents, one in mid-November and the other in early December. The original deadline to respond, December 2, was extended in the second reminder postcard to December 11. The reminder postcards helped to prompt additional responses to the online survey.

Out of 6,000 survey invitations mailed, 382 were returned as undeliverable, while 5,618 were presumed delivered. A total of 623 surveys were completed in full or part. The net response rate (after excluding undeliverable surveys) was 11.1 percent. The ***margin of error at the 95 percent confidence interval is approximately +/-3.9 percentage points.***

The raw survey data were weighted to match the demographic profile of the adult household population in the Boulder Valley by age and housing tenure (own vs. rent), based on 2010 Decennial Census and 2009-14 American Community Survey data. The objective of the weighting was to ensure that the results are representative of the Boulder Valley population on key demographic characteristics, and are intended to fine-tune the specific answers to the survey. A summary of selected respondent demographic characteristics before and after survey weighting, as compared to the Boulder Valley population profile, is included at the end of the chapter summarizing the random sample survey results. Only weighted results are summarized in this report, unless noted otherwise.

The survey questions were grouped by topic area, including familiarity with the Plan, commercial/light industrial growth policies, building height, land use plan changes, options for future housing, neighborhood improvements, developer requirements, additional comments/suggestions regarding the Plan, and respondent demographics (for grouping purposes). Many of the survey questions were introduced with extensive background information, given the complex and sometimes technical nature of the issues being evaluated. A copy of the online survey questionnaire is included in the Appendix for reference.

In several sections of the survey, respondents were given the opportunity to provide open-ended comments about survey topics. The open-ended questions were frequently asked as a follow-up to a closed-ended question, intended to elicit more detailed input related to the issue at hand, while other open-ended questions were stand-alone questions. Altogether, this comment feedback provides a valuable complement to the quantitative results from the closed-ended questions; the comments provide rich context, nuance, detail and explanation. Nearly 300 pages of diverse, often lengthy and thoughtful comments were received from the random sample survey; this summary report attempts to illustrate some of the themes and flavor of some of the more general comment questions, but the reader is encouraged to read the comments in full to get a more complete sense of the richness and diversity of the feedback.

Key overall findings from the random sample online survey are summarized in the body of this report. In addition, the Appendices to this report include the following additional materials regarding the random sample survey:

- A copy of the survey questionnaire;
- Tabular summaries of the “random sample” survey results (both weighted and unweighted); and
- Verbatim comment responses to the open-ended questions.

## RESULTS OF RANDOM SAMPLE ONLINE SURVEY

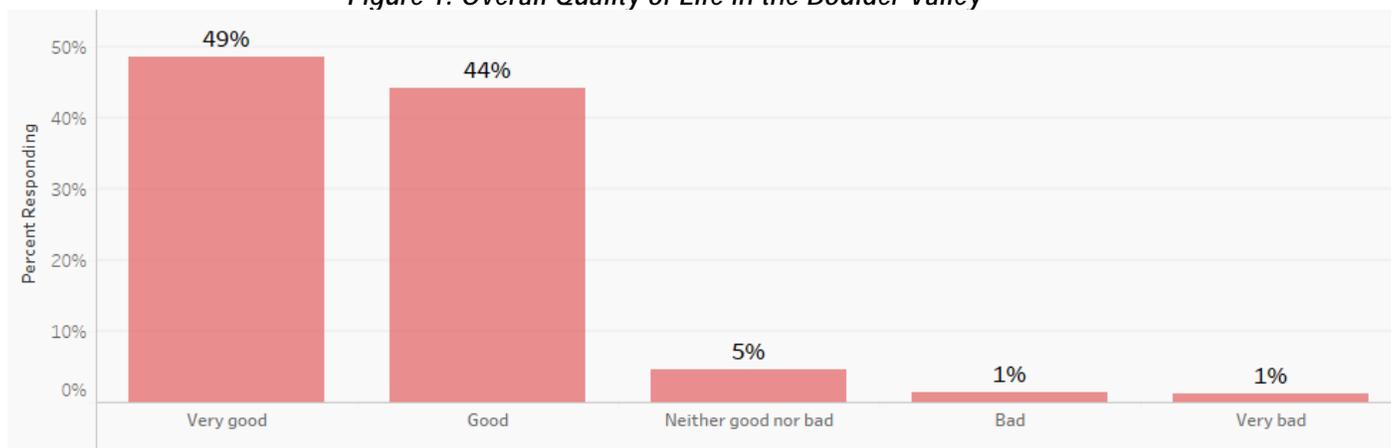
This section of the report summarizes key findings from the weighted results of the random sample online survey.

### Quality of Life and Familiarity with the BVCP

This section provides a brief summary of respondents’ opinions about the overall quality of life in the Boulder Valley, and their familiarity with the Comprehensive Plan and awareness of the discussions about the update now taking place.

- Overall quality of life in the Boulder Valley. Respondents answered very positively, with 93 percent indicating the quality of life in the Boulder Valley is either “very good” (49 percent) or “good” (44 percent), and small shares indicating it is “neither good nor bad” (5 percent), “bad” (1 percent), or “very bad” (1 percent). These results are nearly identical to the 2015 Comp Plan survey

Figure 1: Overall Quality of Life in the Boulder Valley

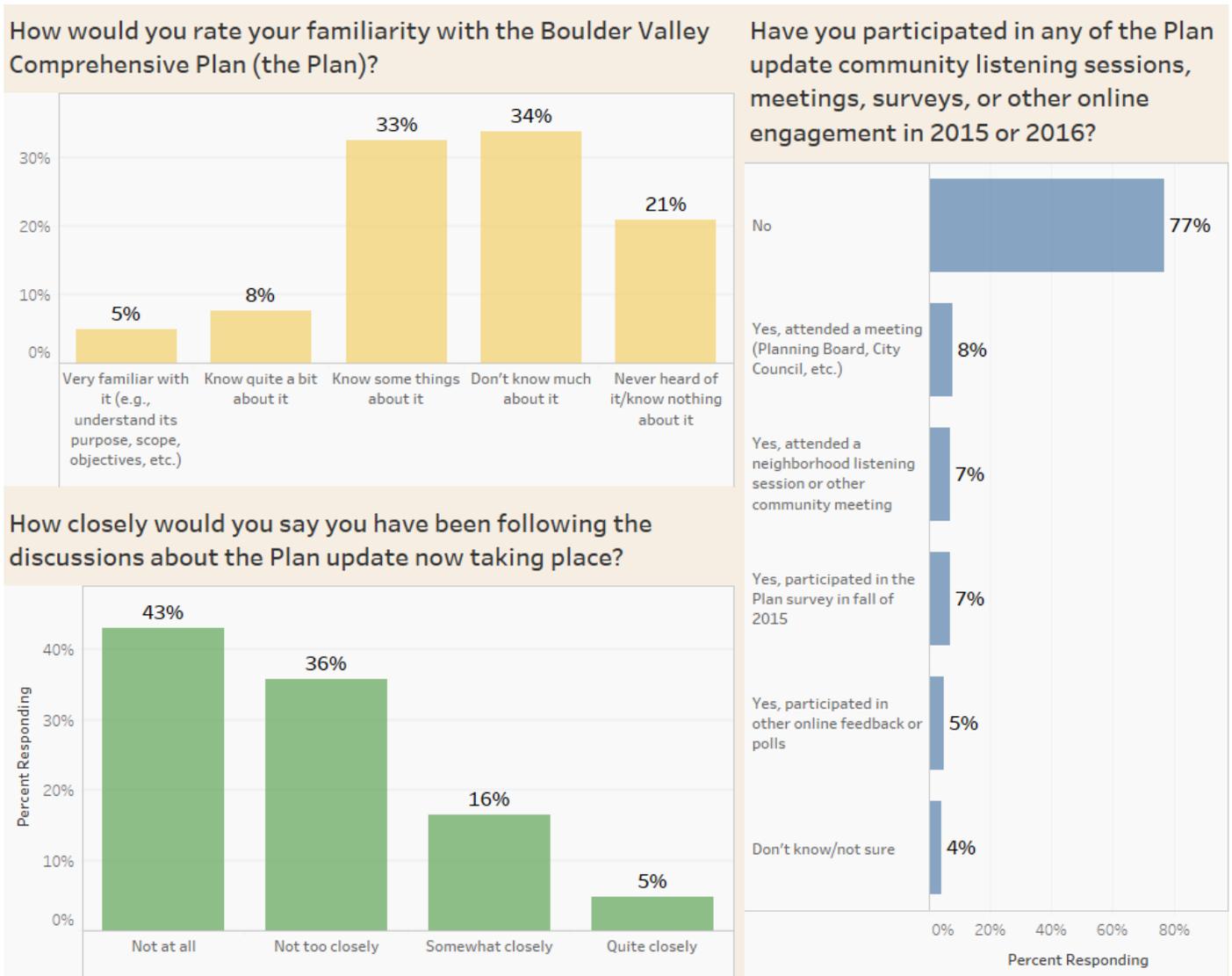


- Familiarity with the Boulder Valley Comprehensive Plan. Most respondents have a low level of familiarity with the Comprehensive Plan, with almost six in ten (55 percent) saying that they have “never heard of it/know nothing about it” (21 percent) or “do not know much about it” (34 percent). An additional 33 percent said that they “know some things about it,” while 13 percent indicated they are quite knowledgeable (“know quite a bit about it” – 8 percent, or “very familiar with it” – 5 percent).
- How closely have you been following discussions about the Plan update? Consistent with their lack of familiarity with the Plan, more than three in four respondents (79 percent) indicated that they are “not at all” (43 percent) or “not too closely” (36 percent) following discussions about the Plan update. About one in six (16 percent) are

following the conversation “somewhat closely,” and 5 percent are following it “quite closely.”

- Prior participation in Plan update input opportunities.** Three-quarters (77 percent) of survey respondents indicated that they have not participated in any other Plan update input opportunities, showing that the survey is gathering input from residents who have not done otherwise. Small percentages said they had attended a City Council or Planning Board meeting (8 percent), attended a neighborhood listening session or other community meeting (7 percent), took the 2015 Plan update survey (7 percent), or participated in other online surveys/polls (5 percent).

*Figure 2: Familiarity with BVCP and Prior Participation in Engagement*



### Perceptions of Recent Growth and Change in the Community

Perception of recent growth and change in the community. Respondents were asked to share their opinion regarding the general direction the community is heading in terms of redevelopment, growth and design. Results indicate that most respondents expressed a mixed reaction (58 percent), indicating that in some ways things are headed in the right direction but in other equally important ways the wrong direction. As well, slightly more residents think that the community is generally heading in the wrong direction (20 percent) than in the right direction (16 percent). An additional 7 percent didn't know or had no opinion.

Figure 3: Perception of Recent Growth and Change in the Community



In a followup question, respondents were asked if they had any comments on their response. A total of 508 comment responses were received. Following is a summary of some of the themes and flavor of the comments, grouped by response to the “right/wrong” direction question.

- Comments by respondents who feel that the community is “generally headed in the right direction”: In broad terms, the comments from those who feel Boulder is generally headed in the right direction tended to like the Open Space program, bike infrastructure, a healthy job base, and more concentration of development (so as to preserve Open Space and limit sprawl).

On the other hand, many of those who feel that Boulder is headed in the right direction nonetheless express concern that Boulder continues to grow more unaffordable as a place to live.

Following is a random sample of comments, for illustration (with the complete listing in the Appendix).

*Table 1  
Random sample of comments of those who feel “the community is generally heading in the right direction”*

- *“The community is provided denser development which provides more housing, services, and opportunities to people who live and/or work here”*
- *“I like the development happening, nice buildings, good businesses moving in. We need to improve our roads, and/or build a light rail system.”*
- *“Job base sustains a busy, healthy community. Entrepreneurial ideas abound, and residents have a choice of many neighborhood types. Boulder has kept itself distinct from the cities around it.”*

- Comments by respondents who feel that the community is “generally headed in the wrong direction”: The feedback from those who feel Boulder is generally headed in the wrong direction tended to center on too much growth, too much traffic, too many people, and too much density.

One interesting pattern in the comments for this question was that those who think Boulder is generally headed in the wrong direction were 1.3 times more likely to provide a follow-up comment on their choice than those who think Boulder is generally headed in the right direction. Additionally, the “wrong direction” comments tended to be lengthier and cite more specifics than did the “right direction” comments, suggesting very strongly held views by persons with this opinion.

*Table 2  
Random sample of comments of those who feel “the community is generally heading in the wrong direction”*

- *“Cost of living is too high due to high taxes.”*
- *“We generally disagree with the policies of increased density. They degrade the quality of life in Boulder. Boulder has always been an expensive place to live and increased density will not change this fundamental fact.”*
- *“Simple. The urbanization effort is killing the town.”*
- *“Boulder is too full. Traffic is miserable. The notion of infill and that everyone will take public transit has been proven false. I’ve lived here for 40 years and the growth has done nothing but ruin the community, taxing resources and turning a unique city with home grown businesses into any town USA with chain stores.”*

- Comments by respondents who have a “mixed reaction” about recent trends of growth and change: As noted previously, a little over half of respondents indicated a mixed reaction, with some things headed in the right direction and other equally important things headed in the wrong direction. These commenters tended to cite a combination of the themes noted above, including too much growth, but also the need for more housing for people who want to live in Boulder. The emphasis in many of these comments was in support of balanced growth, while maintaining the community/historic feel and the surrounding open space.

*Table 3*

*Random sample of comments by those who have a “Mixed reaction; in some ways things are heading in the right direction, in other equally important ways the wrong direction”*

- *“I understand that Boulder has to grow, and I like some of the new amenities in town, but I believe we are growing too fast, and there are too many big, box-like buildings going up. We need to preserve what makes this place special--the small-city feel and the view!”*
- *“Too much development of high density apartment complexes and hotels. For young workers this housing is great, however not too enticing for families. High density apartment complexes are not 'affordable.' Continue with open space acquisition and trail building, as well as bike/walk infrastructure.”*
- *“Wrong direction: 1) The Coop Housing debacle continues to be on the wrong track. The message has been loud and clear - while the Coop Housing concept is a good one - there is no confidence in the community that it will be enforced (like the over occupancy ordinance that is not enforced). Until this is addressed, the ordinance will not have a chance of being successful. 2) The Civic Area Master Plan is a hodge-podge of a 'little bit for everyone' and has continued to disregard the input from organizations like Historic Boulder regarding the Atrium Building and the Bandshell. 3) Municipalization has been a disaster. The city has spent millions of (our) dollars that could have been spent on working with Xcel and also could have been spent on other important issues facing our community - such as homelessness and towards reinforcing the value of the arts.”*
- *“Need more alternative transportation. Need no fossil fuels very soon. Need more support for poor children”*
- *“Right - Community is keeping unregulated growth from over running the area which makes for a relatively safe and clean community. Wrong - Government is implementing policies on the community based on ideologies and agendas that often don't reflect the best interests or wants of the people. Government vanity projects or desire to 'lead the country' are causing basic services from being intentionally ignored and costs of living and housing to be out of reach for many, including those who were raised here. Community is becoming more elitist, transient, congested and less livable for a greater portion of the community.”*

- *“Boulder is getting a bit tilted toward the upper class.”*
- *“Right direction; mixed use buildings. Wrong direction: not taking biking into more consideration. With more growth and the desire to reduce emissions, biking needs to be taken seriously. Ex Folsom street. That was /is a disaster for cars and bikes now. Everyone fought the Boulder creek path when that was built but can you imagine Boulder without it?!?!”*
- *“Wrong direction: Skyrocketing cost of housing and not nearly enough affordable housing options. Boulder has become increasingly exclusive and homogenous in large part because it is prohibitively expensive to live here.”*
- *“I am happy with the continued expansion of open space. I am happy with the changes on Broadway a few years ago. I support widening bike paths separating them from traffic. I am unhappy with the changes to allow higher density housing near 28th and Baseline. That area only has immediate walking access to a few grocery stores and the students need to walk on narrow sidewalks along 30th. It is not designed in the spirit of Boulder where access to interesting shops/walking areas is easy! (Also there is poor public transit access to this area.) I am unhappy with the Hill hotel change as well as the high structure that replaced the Daily Camera Building. I think it should not have gotten a height extension. We should be preserving the historical commercial districts like the Hill. I believe we should be expanding public transportation in Boulder. It only regularly services certain zones. It would be absolutely amazing to include some sort of public transit that operates away from traffic. (I.e. rail, gondolas)”*
- *“Right direction: maintaining open space surrounding Boulder, and maintaining building height regulations. Wrong direction: Google is coming, which will generate problems associated with over population and gentrification (e.g., excessive traffic; high cost of living)”*
- *“We should support some quality high density living which in turn creates walking communities and leaves open space to be shared by all.”*
- *“There has been an increasing emphasis on commercial development even as housing prices continue to increase. In spite of any good intentions on having bike-to-bus scenarios, this disparity between jobs, income, and housing costs are leading to an exponential increase in traffic.”*

## Commercial and Light Industrial (Non-Residential) Growth Potential

A series of questions asked respondents to identify their priorities and preferences related to commercial and light industrial growth and related policies. The survey presented introductory language about current plan policies, including local and regional projections for housing and job growth, and the importance of finding an “appropriate balance of used in the right locations and intensity,” in advance of the various questions about those topics. This section summarizes the findings from these five questions for city-wide policies and three questions for specific areas in the City.

**Following is the full text of the explanatory text regarding commercial and light industrial growth:**

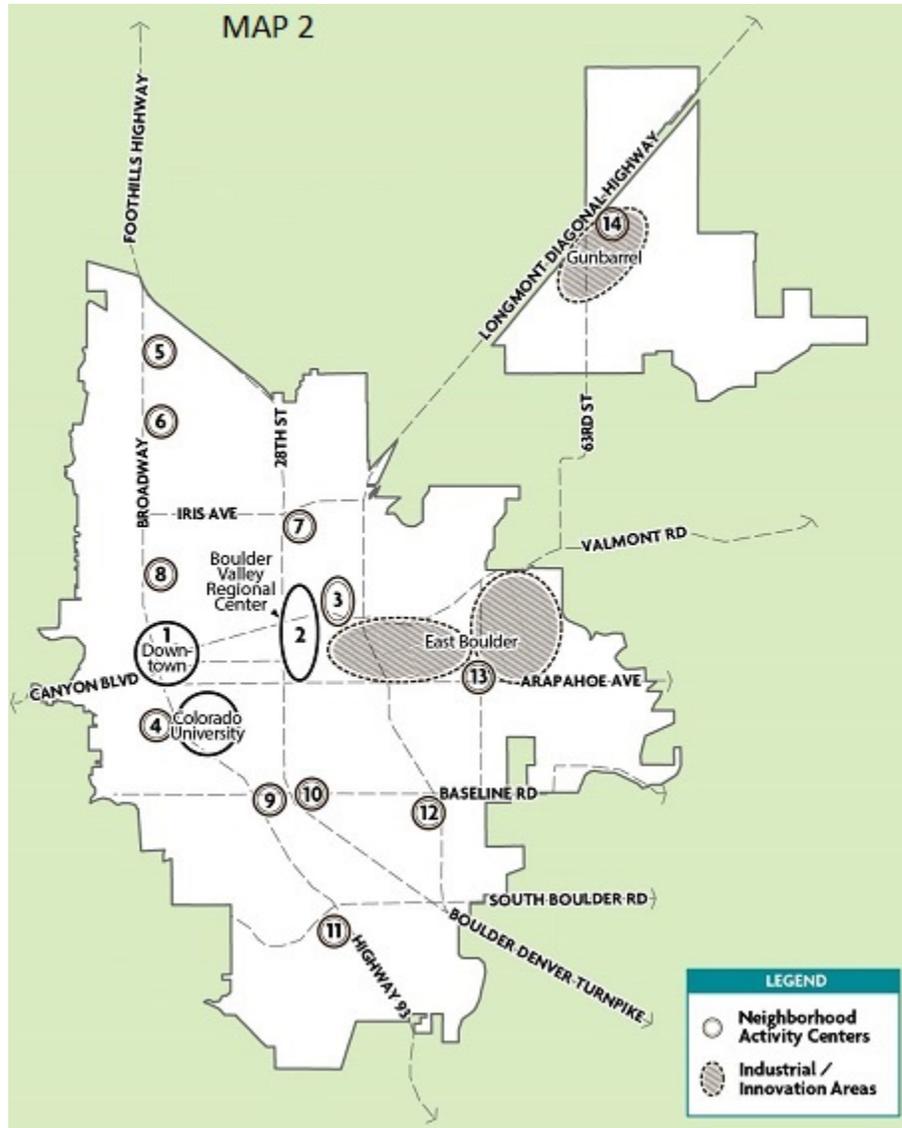
*The current Plan recognizes Boulder’s role as a regional employment center and identifies areas within the city to accommodate future commercial growth. Most commercial and industrial growth is projected to occur in Crossroads, East Boulder and Gunbarrel in areas designated for future “Mixed Use,” “Business” and “Light Industrial.”*

*Commercial and industrial growth provides for additional jobs, economic opportunity, and tax revenues; and conversely will increase in-commuting and create traffic congestion, additional housing demand, upward pressure on housing prices, and demands for city services.*

*As a result of community feedback and in light of the trade-offs related to commercial and industrial growth, the city is exploring a range of land use changes, policies, and tools to address the growing imbalance between jobs and housing generally. Please indicate your level of support or opposition for each approach to change zoning for future commercial and industrial growth potential (not to change existing commercial and industrial spaces).*

Following is the map that was provided in the survey to orient respondents to the areas of interest for this question.

Figure 4: Survey Reference Map: Neighborhood Centers and Light Industrial Areas



**City-wide Policies (see Figure 5)**

- 1) Maintain the current policy for existing commercial and industrial growth potential: Reaction to maintaining the current policy for non-residential growth potential was evenly split: 40 percent opposed it, 40 percent supported it, and 20 percent was neutral.
- 2) Retain and protect service industrial and small businesses in light industrial areas: Strong support was observed for retaining and protecting these businesses. Eighty-four percent of respondents supported it, 12 percent were neutral, while only 4 percent was opposed.
- 3) Reduce commercial and light industrial growth potential: Half of survey respondents (49 percent) indicated that they support reducing commercial and light industrial growth potential. On the other hand, 33 percent opposed reducing this potential, while 17 percent was neutral.
- 4) Reduce commercial and light industrial growth potential somewhat, while also shifting potential to allow for more housing: Stronger support was seen for reducing commercial/light industrial growth potential when paired with allowing more potential for housing. In this scenario, 63 percent offered support, while 25 percent opposed (12 percent was neutral).
- 5) Adopt a non-residential growth management system: Survey respondents generally supported adopting a policy to limit non-residential growth in the City. Sixty percent was in favor, 26 percent was in opposition, and 14 percent was neutral.

**Figure 5: Support/Opposition for City-Wide Potential Modifications to Commercial/Light Industrial Zoning**



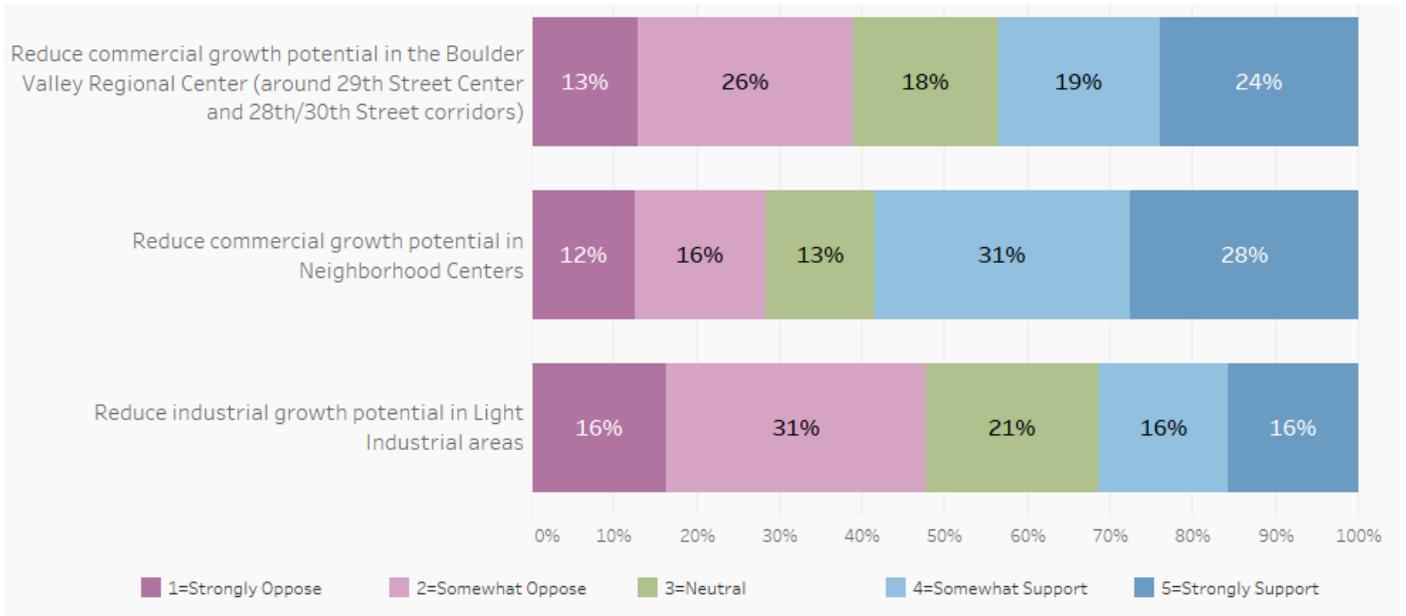
**Policies for Specific Areas (see Figure 6)**

- 1) Reduce commercial growth potential in Boulder Valley Regional Center. Reaction to this idea was split, with 43 percent supporting, 39 percent opposing, and 18 percent neutral.
- 2) Reduce commercial growth potential in Neighborhood Centers. Generally, support for this idea was noted in the survey responses. Fifty-eight percent was in favor of reducing commercial growth potential in neighborhood centers, while 28 percent was opposed to this limitation and 13 percent was neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for reducing commercial growth potential in Neighborhood Centers. Specific results show the following patterns:

- a. Greater support is observed for residents of East Boulder (72 percent support), North Boulder (71 percent), and Gunbarrel (66 percent).
  - b. Similar levels of support/opposition as compared to the overall results are seen for residents of Central Boulder-South of Arapahoe (59 percent).
  - c. Greater opposition is noted among residents of Central Boulder-North of Arapahoe (40 percent oppose), Southeast Boulder (39 percent), and South Boulder (35 percent).
  - d. Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.
- 3) Reduce industrial growth potential in Light Industrial areas. More survey participants were opposed to this potential reduction (48 percent) than were in support of it (32 percent), while 21 percent of respondents were neutral in their opinion.

*Figure 6: Support/Opposition for Commercial/Light Industrial Zoning Modifications in Specific Areas*



A total of 264 follow-on comments were recorded on the survey related to commercial and light industrial growth policies and zoning. A random sampling of those comments is presented below, showing a diverse set of opinions among survey respondents, but generally emphasizing the importance of balancing commercial/light industrial growth with housing units (particularly affordable units) for the workers in those developments.

*Table 4*

*Random sample of comments: Do you have other comments about non-residential (i. e., commercial, office, light industrial) growth policies and future job growth?*

- *“Allow businesses to locate in any area that pays wages that allow people to live locally.”*
- *“Growth' isn't worth anything if the tradeoff is a reduced quality of life. Boulder's unemployment rate right now is 3.5% compared to 4.6% nationally, which is amazing. The worst it's been in recent years was 7.9% in 2010, compared to 9.6% nationally, and that's right after the Great Recession. We're fine on the jobs front; let's make sure Boulder stays an amazing place to live.”*
- *“I think we need to keep a balance and perhaps we could think about more employment coming in agricultural ventures rather than industrial ventures.”*
- *“it seems that once google committed to move to Boulder, rents and housing prices have gone through the roof. I've heard that up to 3000 employees could be moving here. Housing prices in CA are so much more costly than Boulder, and it seems landlords and owners are raising local prices to meet the CA expectations. non-residential growth should focus on small local businesses rather than encouraging large corporations to locate in Boulder. Boulder has been a great incubator for local talent and should continue to encourage that kind of growth.”*
- *“No”*
- *“The development of new commercial space needs to be balanced with new housing so we don't just create a commuters and traffic nightmare.”*
- *“Too much growth. Ugly buildings. Too dense, too high, with too little setbacks and green space. Too much added traffic. Ruining Boulder generally. Strong negative impact on Boulder Valley.”*
- *“We obviously need job growth here, but need to manage it well, looking at the environment, parking, and traffic. Go slow.”*
- *“You need to build higher, not out. Sprawl will kill Boulder. Repeal the building height limit (or increase the building height limit) and build up. Trust me, I grew up in Austin. That city is a sprawling mess. A few people losing their coveted views of the mountains is worth a better land management policy for the future. If people want to see the mountains, they can go hike out west.”*

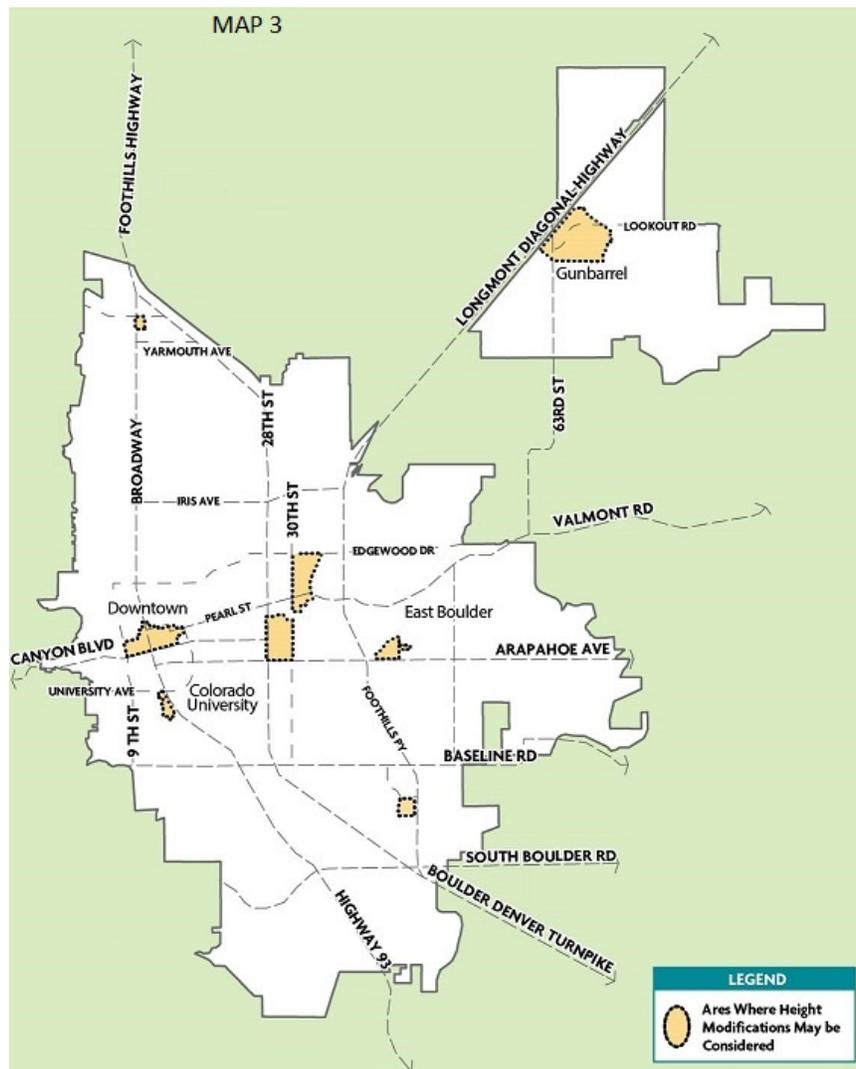
### Building Height in Mixed Use and Non-Residential Areas

A section of the survey queried respondents about their opinions on building height limits and potential modifications in mixed use and non-residential areas.

**Following is the full text of the explanatory text regarding building height:**

*The City Charter limits building heights in Boulder to a maximum of 55 feet and zoning regulations determine allowed heights for specific areas. Height modifications to allow taller buildings can be allowed through the development review process (i.e., site review). In response to community concerns about such height modifications, the city has an ordinance in place through April 2017 that limits heights taller than 35 feet (up to 55 feet) to specific areas as shown in Map 3 (those with a plan in place or that have had public process, such as Downtown, Boulder Junction, etc.).*

Figure 7: Survey Reference Map: Areas Where Height Modifications may be Considered

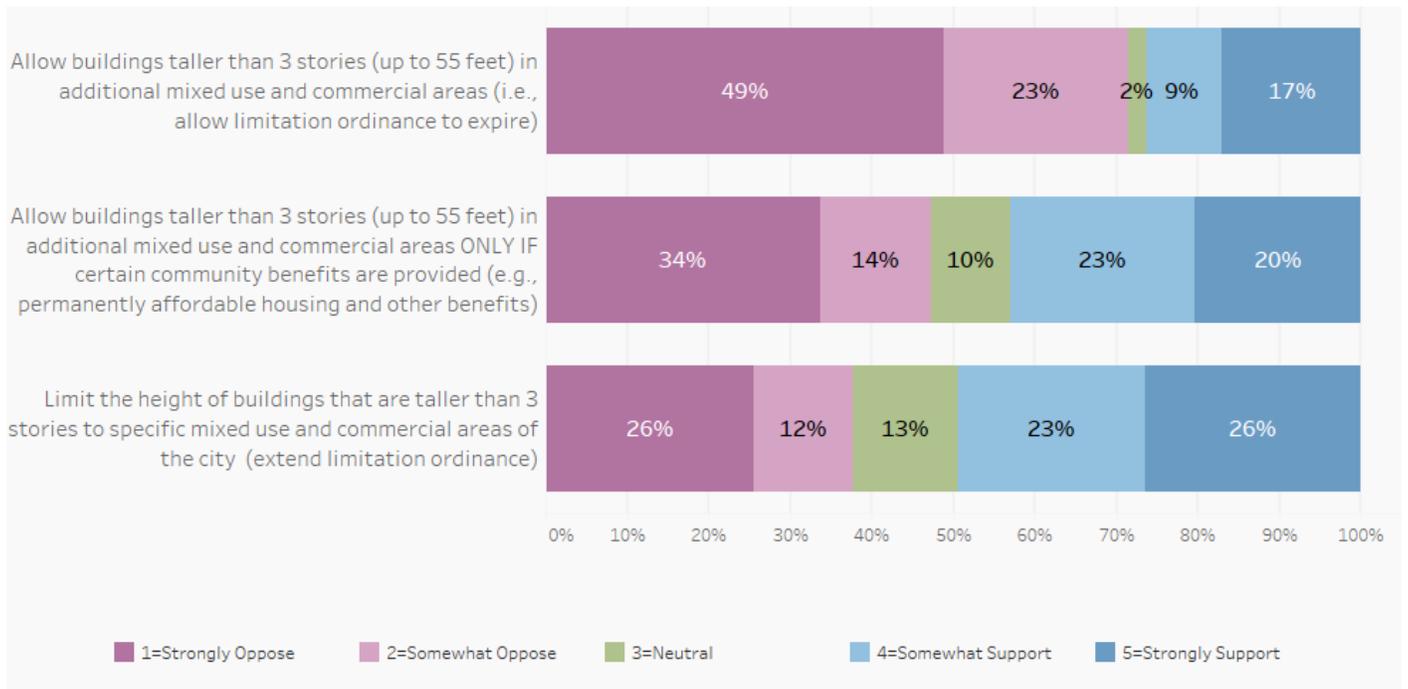


1. Allow buildings taller than 3 stories (up to 55 feet) in additional mixed use and commercial areas. Generally, respondents opposed allowing buildings up to 55 feet in additional locations in the City. Fully 71 percent survey participants were opposed to allowing these buildings in additional locations in the City, while only 26 percent was in support (2 percent neutral).
2. Allow buildings taller than 3 stories (up to 55 feet) in additional mixed use and commercial areas ONLY IF certain community benefits are provided (e.g., permanently affordable housing and other benefits). Reaction to this scenario was more balanced, though more opposed the idea (47 percent) than supported it (43 percent). Ten percent responded with a neutral opinion.
3. Limit the height of buildings that are taller than 3 stories to specific mixed use and commercial areas of the City. Limiting the location of taller buildings was supported by 49 percent of survey respondents and opposed by 38 percent. 13 percent was neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a mixed level of support across the City for limiting building height to specific areas of the City. Specific results show the following patterns:

- Greater support is observed for residents of East Boulder (80 percent support) and North Boulder (67 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of Central Boulder-North of Arapahoe (52 percent support).
- Greater opposition is noted among residents of Central Boulder-South of Arapahoe (48 percent opposed) and South Boulder (47 percent).
- Support and opposition were about equally split in both Southeast Boulder and Gunbarrel (in each subcommunity, about 40 percent support and 40 percent oppose).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.

Figure 8: Support/Opposition for Building Height Options



In a follow-up question, respondents were asked if they had any comments on their response about building heights. A total of 287 comment responses were received, with a variety of feedback related to opinions of building height. Following is a random selection of comments from those received.

*Table 5  
Random Sample of Comments About Building Height*

- *“Building heights should be increased east of Folsom or 28th, and more or less unlimited east of Foothills Parkway.”*
- *“I have lived in a large city for much of my life. One of the reasons I chose to move to Boulder was its abundant natural beauty and smaller scale.”*
- *“If possible, limit it so that the beautiful views of the mountains are maintained from any area in Boulder.”*
- *“Leave the VIEWS!!!!”*
- *“Questions are confusing. Going higher is OK east of 28th, a bad idea downtown and west of Folsom”*
- *“The height of the new Daily Camera building is a travesty.”*
- *“When taller buildings are allowed, even within the zones on map 3, larger setbacks from the road and larger sidewalks must be required. Just look at cities that do and don't require larger setbacks, you'll see the advantages to everyone, not just pedestrians.”*

## Housing Mix and Locations

Another survey topic was the potential for changes to the land use plan that would allow additional housing types in certain locations. This section reviews the results from the questions about housing mix and location.

**Following is the full text of the explanatory text regarding housing mix and locations:**

*The 2015 Comprehensive Plan Survey identified a greater diversity of housing types and price ranges as the highest priority action. The shortage of affordable housing in Boulder—especially for the workforce and middle income households—was identified by the community as a critical need, and diminishing housing affordability is making it harder for Boulder to be the diverse and inclusive community it strives to be.*

*Future residential growth under the current Plan will result in new housing mostly in mixed use commercial areas in Central Boulder and Boulder Junction and otherwise distributed in centers designated for “Mixed Use” or “Residential Medium or High” along major corridors such as 28th Street or near Downtown. However, at the current rate of housing growth of one percent average per annum, the future housing potential will be exhausted before 2040.*

*Increasing the potential for housing in commercial centers, light industrial areas, or along commercial corridors such as 28th Street provides opportunities to create more permanently affordable and market rate middle income housing, contribute to diversity and social equity in the community, and better balance the future mix of jobs and housing. Conversely, such housing growth could also create additional demands for services and infrastructure (such as open space, parks, streets and utilities) and concerns of adjacent neighborhoods about compatibility and overall community character. The next few questions address housing options.*

*To meet future diverse housing needs, Boulder is exploring changes to the land use plan that could allow additional future housing (e.g., townhomes, rowhomes, stacked flats, live-work units) in certain locations noted below and new standards and incentives to ensure that a substantial amount of any future new housing is permanently affordable to low and middle incomes. What is your general level of support or opposition for new housing?*

1. Maintain future housing potential for approximately 6,750 new housing units in Boulder (including CU dorms). Reaction was mixed to this question, with more supporting the concept (47 percent) than opposing it (34 percent), while 19 percent was neutral.
2. Allow additional housing potential in Boulder (i.e., more than the 6,750 projected units). This scenario garnered more support (52 percent) than opposition (38 percent), while only 9 percent was neutral.
3. Allow additional housing potential in Boulder only if a substantial amount of any future housing is permanently affordable to low and middle incomes. Support for this scenario (60 percent) outweighed opposition (27 percent), with neutral opinions at 13 percent.

Looking at the responses to this question by the subcommunity where the respondent lives shows a mixed level of support across the City for allowing additional housing only if a substantial amount is permanently affordable. Specific results show the following patterns:

- Greater support is observed for residents of East Boulder (76 percent support), Southeast Boulder (72 percent), and South Boulder (66 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of Gunbarrel (60 percent support). Residents of Central Boulder-North of Arapahoe were highly neutral for this question (35 percent neutral).
- Greater opposition is noted among residents of Central Boulder-South of Arapahoe (53 percent oppose), North Boulder (40 percent).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.

Figure 9: Support/Opposition for New Housing Options

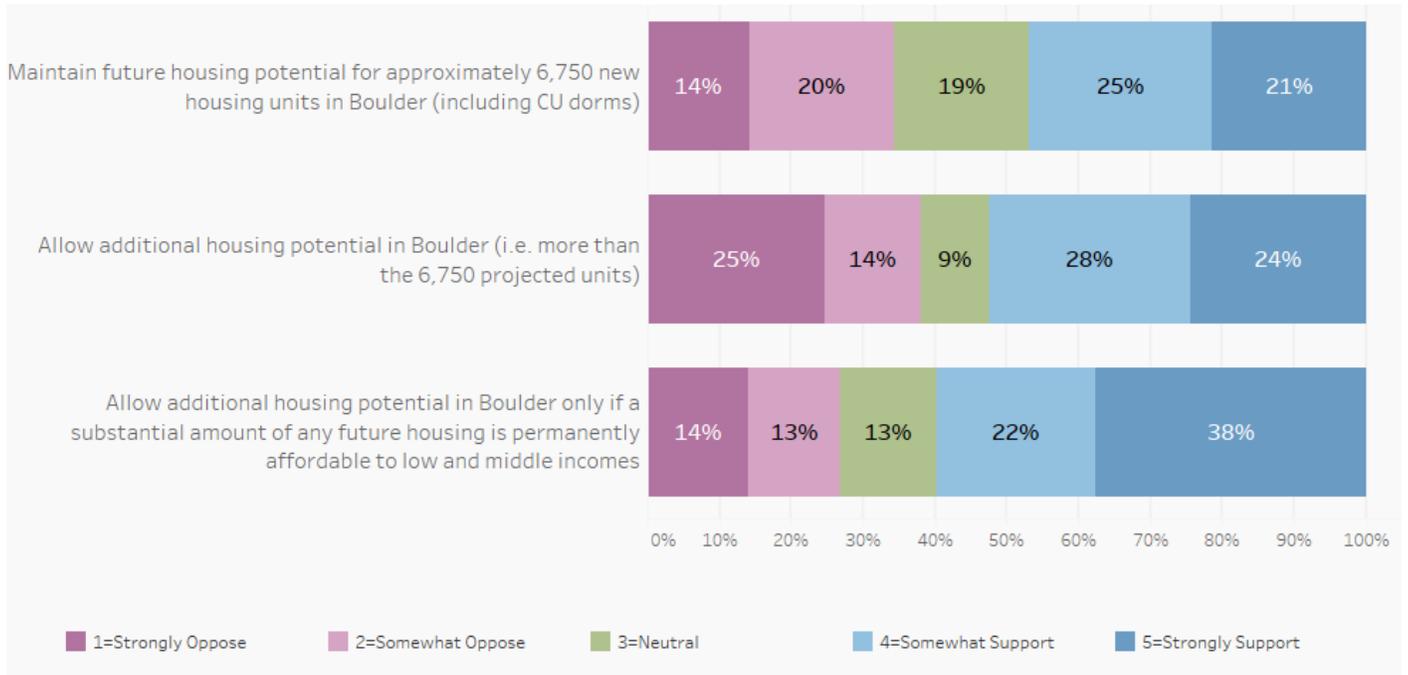


Figure 10: Example of Potential Light Industrial Changes

Example of a **Light Industrial Area** that takes a former parking lot and warehouse building and includes an active street, ground level uses (e.g., a café/deli), improved landscape and furnishings, and a mix of uses including housing in the background



BEFORE

Source: <http://www.greenbridgerealestate.com/recentTransactions/industrial.php>



AFTER

Source: StudioINSITE

*Figure 11: Example of Potential Neighborhood Center Changes*

Example of **Neighborhood Center** showing active ground level and outdoor uses, live-work where housing is above retail and work space, landscaping, pedestrian features, and transitions to residential neighborhoods with smaller, lower intensity uses



*BEFORE*

Source: <http://www.cororealty.com/news/aldi-coming-riverstone-mill-shopping-center>



*AFTER*

Source: StudioINSITE

Four examples of potential approaches to future housing in certain locations were queried on the survey. The responses to those four approaches are presented here.

- 1) Change the Boulder Valley Regional Commercial Center (29th Street Center and 28th/30th Street corridor) land uses to allow more housing such as apartments and townhomes. Respondents were generally supportive of this scenario, with 67 percent voicing their support and 23 percent registering opposition (10 percent had a neutral opinion).
- 2) Change land uses in Neighborhood Centers to allow for a variety of housing such as townhomes, rowhomes, and housing mixed with retail uses. A similar level of support was recorded for this idea (70 percent support), while 21 percent opposed it and 8 percent was neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for changing land uses in Neighborhood Centers. Specific results show the following patterns:

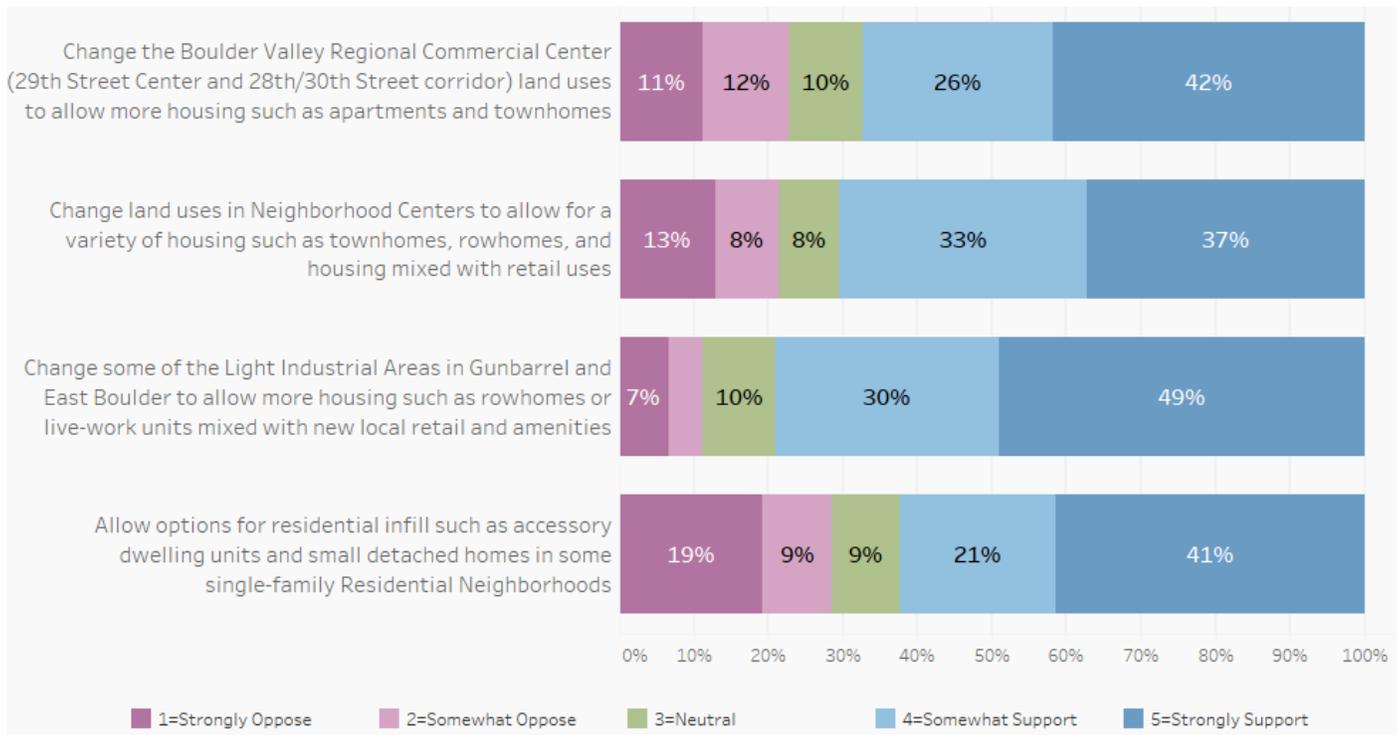
- Greater support is observed for residents of East Boulder (84 percent support) and Central Boulder-North of Arapahoe (80 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of South Boulder (77 percent support), Central Boulder-South of Arapahoe (67 percent), and Southeast Boulder (65 percent support).
- Greater opposition is noted among residents of Gunbarrel (43 percent oppose) and North Boulder (42 percent).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.

- 3) Change some of the Light Industrial Areas in Gunbarrel and East Boulder to allow more housing such as rowhomes or live-work units mixed with new local retail and amenities. Of the four housing approaches presented, this one had the highest level of support (79 percent). Eleven percent were opposed and 10 percent was neutral.
- 4) Allow options for residential infill such as accessory dwelling units and small detached homes in some single-family Residential Neighborhoods. This concept garnered the lowest level of support across the four ideas, though the majority still supported it (62 percent). Twenty-nine percent opposed residential infill and 9 percent was neutral.

Looking at the responses to this question by the subcommunity where the respondent lives also shows a mixed level of support across the City for options for residential infill. Specific results show the following patterns:

- Greater support is observed for residents of Central Boulder-North of Arapahoe (73 percent support) and East Boulder (71 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of South Boulder (65 percent support) and Southeast Boulder (63 percent support).
- Greater opposition is noted among residents of Central Boulder-South of Arapahoe (46 percent oppose), North Boulder (43 percent oppose), and Gunbarrel (36 percent oppose).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.

Figure 12: Support/Opposition for Land Use Changes to Allow for More Housing



## Options for Residential Infill

The survey presented specific ideas for potential residential infill options. The four possible options were shown with graphic images and sketches, which are included in the report below.

**Following is the full text of the explanatory text regarding residential infill options:**

*Some residents have voiced concerns about changes to established single-family neighborhoods, such as newly-built large homes. Others have expressed a desire for changes to create more diverse housing types, such as allowing for more accessory units. The following questions explore different types of infill in neighborhoods than what current policy and regulations allow. The overall amount of square footage allowed on a lot would not be increased. The city would like to understand what options residents think are appropriate or not in single family neighborhoods. (Note: if there is support for these options, they may not be allowed in all single-family neighborhoods but would be further explored for appropriateness in select areas and regulated accordingly.)*

*Do you generally support or generally oppose the following types of housing options (not styles) for areas that are primarily single family, low density neighborhoods in Boulder (such as Newlands, Whittier, Wonderland Hill)? Please look first at the photos illustrating each type and then rate your level of support or opposition for that type.*

- 1) Either Attached or Detached Accessory Dwelling Unit (ADU - a unit located on an existing single family lot, either attached to the primary unit or detached). Reaction to this option was somewhat supportive (62 percent), with 27 percent of survey participants opposed and 10 percent neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for attached or detached ADUs. Specific results show the following patterns:

- Greater support is observed for residents of East Boulder (77 percent support) and Southeast Boulder (75 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of Central Boulder-North of Arapahoe (65 percent support), Central Boulder-South of Arapahoe (62 percent), South Boulder (61 percent support), and Gunbarrel (61 percent).
- Greater opposition is noted among residents of North Boulder (44 percent opposed).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.



***These examples show options for detached ADUs above garages.***

Source: (1) [www.accessorydwellings.org](http://www.accessorydwellings.org)

(2) [www.paloaltoforward.com/considering\\_building\\_a\\_secondary\\_unit\\_in\\_palo\\_alto](http://www.paloaltoforward.com/considering_building_a_secondary_unit_in_palo_alto)



Source: StudioINSITE

- 2) Detached alley house or small lot detached home on an existing single family lot (a separate unit on a single lot), not increasing overall amount of square footage allowed. The response to this scenario showed a fairly similar reaction to ADUs, with 62 percent in support and 30 percent in opposition (9 percent neutral).

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for detached alley houses. Specific results show the following patterns:

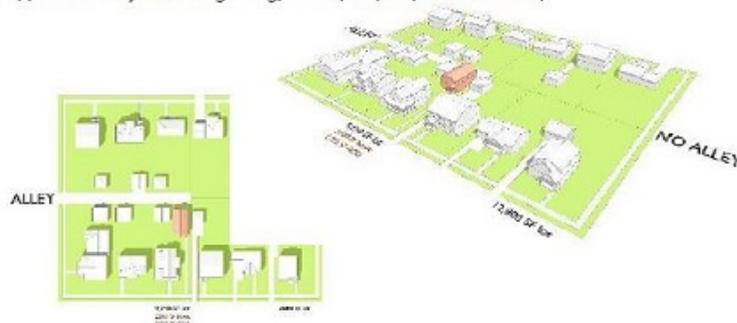
- Greater support is observed for residents of East Boulder (75 percent support), Central Boulder-North of Arapahoe (75 percent), and Southeast Boulder (71 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of Central Boulder-South of Arapahoe (58 percent support), South Boulder (61 percent support).
- Greater opposition is noted among residents of Gunbarrel (45 percent opposed) and North Boulder (44 percent).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.



**These examples show 1) two small houses on the same lot and 2) a small unit that is located behind the primary unit (this is larger than a standard ADU)**

Source: (1) [http://www.vargasgreenan.com/sitebuilder/images/portland\\_open\\_house\\_514\\_v2-610x398.jpg](http://www.vargasgreenan.com/sitebuilder/images/portland_open_house_514_v2-610x398.jpg)

(2) <https://accessorydwellings.org/2016/05/13/satishs-adu/>



Source: StudioINSITE

- 3) Duplex or duplex conversion (a paired set of street facing units on a single lot), not increasing overall amount of square footage. A somewhat stronger level of support was noted for this option (71 percent). Sixteen percent of respondents were opposed while 12 percent was neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for duplex/duplex conversion.

Specific results show the following patterns:

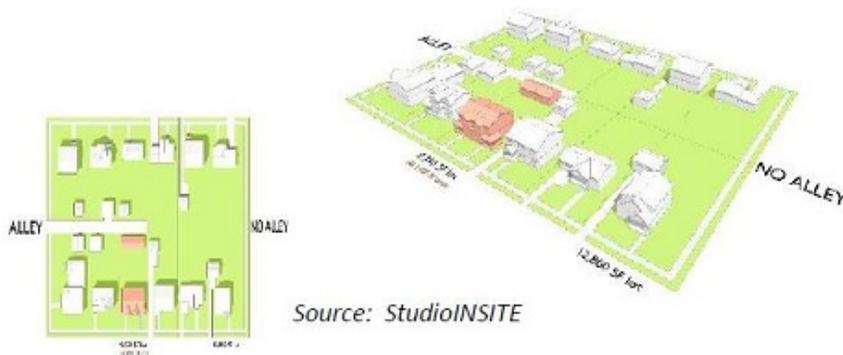
- Greater support is observed for residents of East Boulder (91 percent support), Central Boulder-North of Arapahoe (81 percent), and Southeast Boulder (87 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of South Boulder (69 percent support). Residents of Gunbarrel were highly neutral on this option (29 percent).
- Greater opposition is noted among residents of Central Boulder-South of Arapahoe (35 percent oppose), North Boulder (28 percent).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.



***These examples show 1) a stacked duplex and 2) a side-by-side duplex.***

Source: 1) <http://i1.wp.com/habitatskc.flywheelsites.com/wp-content/uploads/High-Point-2B.jpg>

2: <http://admblog.co.nz/density-done-well-not-just-downtown/> (Portland, OR)



Source: StudiINSITE

- 4) Cottage court (a courtyard- oriented set of units, up to 2,000 square feet each), which could be on a larger lot or combined lots. Of the four residential infill options presented, this one was the most popular. Overall, 73 percent expressed support while 15 percent was opposed. Twelve percent was neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for cottage court units. Specific results show the following patterns:

- Greater support is observed for residents of Central Boulder-North of Arapahoe (89 percent), East Boulder (86 percent support), and Southeast Boulder (84 percent).
- Similar levels of support/opposition as compared to the overall results are seen for residents of Central Boulder-South of Arapahoe (76 percent support) and Gunbarrel (69 percent).
- Greater opposition is noted among residents of North Boulder (26 percent opposed) and South Boulder (20 percent).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.



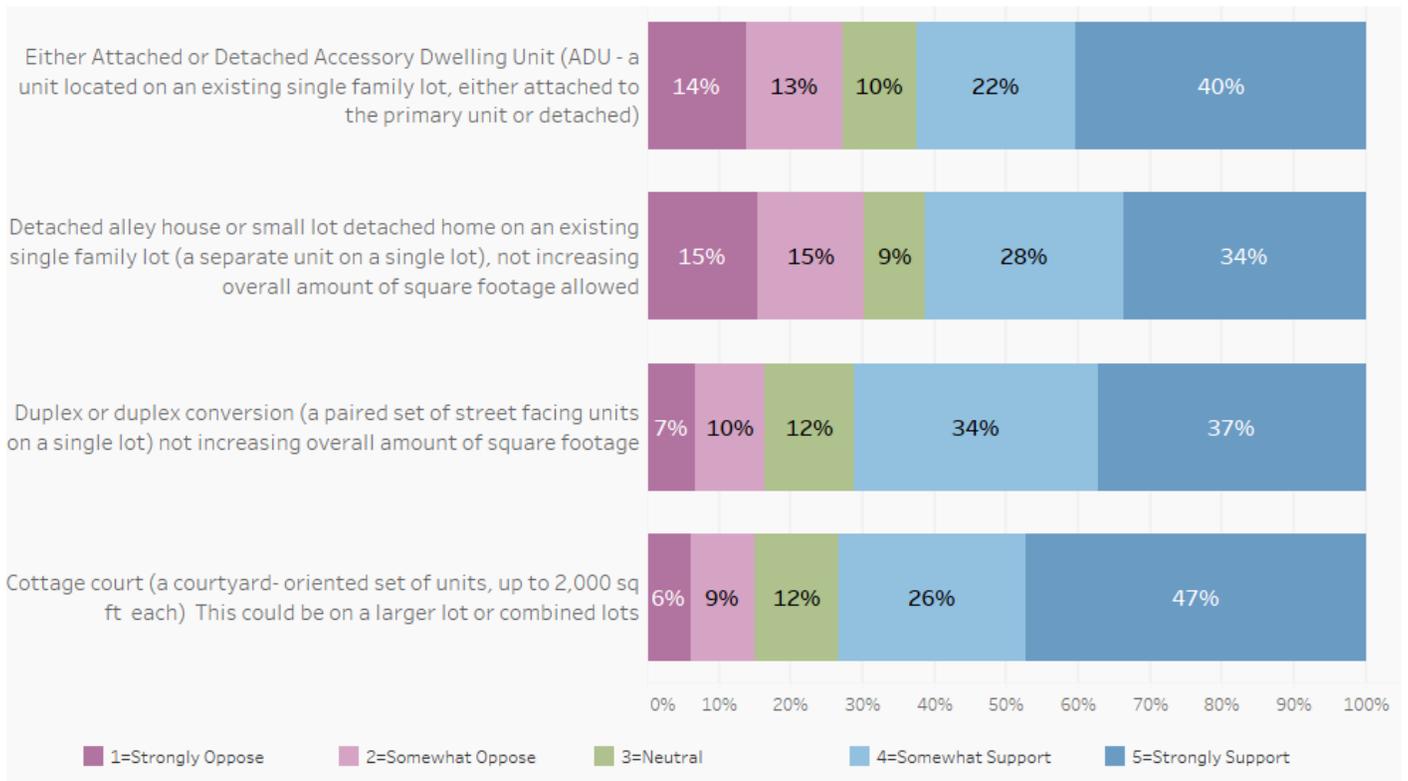
*This example shows a cluster of cottage court units.*

Source: [www.greenspur.com](http://www.greenspur.com)



Source: StudioINSITE

*Figure 13: Support/Opposition for Residential Infill Options in Established Single-Family Neighborhoods*



Survey respondents could contribute other ideas for residential infill options. Overall, 138 comments were submitted for other options, as summarized in the randomly selected comments presented below.

*Table 6  
Random sample of comments regarding other ideas for residential infill options*

- *“Allow true mother-in-law units in SF zones. That means allow but verify annually. Family = OK”*
- *“Co Op of more than 6 persons”*
- *“Do we really want to pack all of us in here like sardines?”*
- *“I am in favor of literally any type of housing that allows for more units to decrease rent costs.”*
- *“I would support infill housing STRONGLY if we had a municipal government capable of enforcing zoning”*
- *“micro units in all areas.... small housing units (no cars). Allow max units in ALL areas especially”*
- *“Opposed to all infill housing I did not buy in this community to be surrounded by infill housing. I”*
- *“some tiny house developments. We need housing diversity in style, size, type and affordability”*
- *“Tiny Houses and small houses are absolutely needed to add housing that is affordable”*

## Size of Homes in Boulder

A related section of the survey asked respondents about their opinion of the size of homes in Boulder and related regulations. The introduction text to the section was as follows: *“Currently the size of new homes is limited based on the size of the lot. These regulations have a much bigger effect on smaller lots than on larger lots, which still allow for larger homes to be built. Do you generally support or generally oppose the idea of further limiting the size of future homes built in Boulder?”* Three different scenarios were presented for respondents to offer their opinions.

- 1) Limit future house sizes in Boulder, in general. The feedback to this question shows that many survey participants were neutral about limiting future house sizes in general (24 percent). Forty-five percent support limiting future house size and 31 percent oppose these limits.

Looking at the responses to this question by the subcommunity where the respondent lives shows a mixed level of support across the City for limiting house size. Specific results show the following patterns:

- Greater support is observed for residents of East Boulder (62 percent support) and North Boulder (59 percent).
  - Similar levels of support/opposition as compared to the overall results are seen for residents of Central Boulder-South of Arapahoe (48 percent support), Central Boulder-North of Arapahoe (44 percent), and South Boulder (43 percent). Southeast Boulder residents were highly neutral (29 percent).
  - Greater opposition is noted among residents of Central Boulder-South of Arapahoe (43 percent opposed, even though a higher share also supported) and Gunbarrel (39 percent).
  - Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.
- 2) Limit future house sizes only on large residential lots. This tactic also elicited a high proportion of neutral responses (25 percent). Slightly more responded that they support this limitation (41 percent) than opposed it (35 percent).
  - 3) Change regulations so that larger lots can have two or three smaller homes rather than one very large home. Two-thirds (69 percent) of respondents supported this change, while 24 percent opposed it and 6 percent were neutral.

Looking at the responses to this question by the subcommunity where the respondent lives shows a general level of support across the City for allowing two or three smaller homes. Specific results show the following patterns:

- Greater support is observed for residents of South Boulder (80 percent support), Central Boulder-North of Arapahoe, and East Boulder (80 percent of each).

- Similar levels of support/opposition as compared to the overall results are seen for residents of Southeast Boulder (68 percent).
- Greater opposition is noted among residents of North Boulder (38 percent oppose), Central Boulder-South of Arapahoe (35 percent) and Gunbarrel (38 percent).
- Sample sizes in Palo Park, Crossroads, and University of Colorado were too small for this analysis.

**Figure 14: Support/Opposition for Restrictions on Future House Sizes**



A follow-up question asked if respondents had other ideas or suggestions to address impacts on neighborhoods 157 responses were gathered, including the following as a random sample of ideas presented by survey respondents.

*Table 7  
Random sample of comments: Other strategies to address impacts  
of large houses on neighborhoods*

- *“Better regulation of occupancy, configuration of new units to bring student tenants to certain neighborhoods, retirees to other neighborhoods, and families to other neighborhoods. Don't try to support all population groups with services for all groups in all areas of Boulder.”*
- *“I believe the neighborhoods should have a say in what the city plans. I know they voted on this, but it is only fair!!! Especially for the people who own homes and have lived in the city for a long time. What they did on Mapleton hill, on 4th street, is an eyesore. It took away the integrity of the neighborhood by building those gigantic, ugly homes where there used to be open space. Awful! I feel for the home owners over there.”*
- *“It's not the people that are the problem but the traffic associated with them. We need to not only get people out of their cars but reduce the number of vehicles per family. If we reduced cars denser neighborhoods would be acceptable.”*
- *“observe what wildlife exists in undeveloped land, before deciding to wipe it all out with new buildings”*
- *“There are places in Boulder with truly giant homes, such as on Alpine and Balsam east of 19th, and in Newlands. I would like to ensure that whatever modifications to increase density (e.g. allowing more square footage on lots) is used to allow more families to live affordably, and not to let the very wealthy build even larger houses on lots than they can now.”*

## Community Benefit from Development

Interest exists in understanding how residents feel about granting development increases in density or height, in order to accomplish community goals.

**Following is the full text of the explanatory text regarding community benefit from development:**

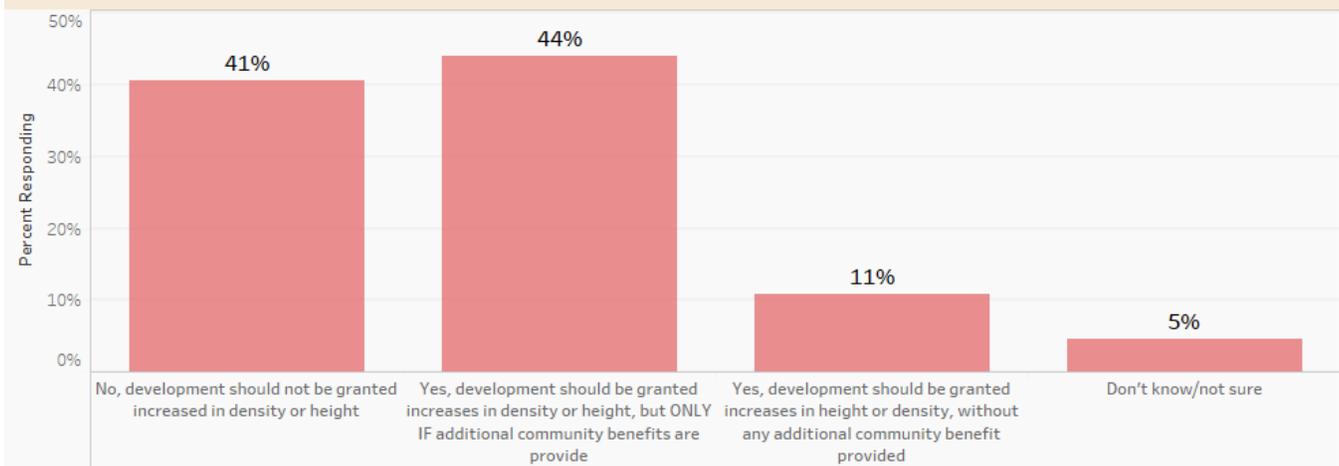
*Current development criteria require projects to meet requirements and provide certain features (i.e., affordable housing, open space, energy conservation, fees to pay for infrastructure and services, multi-modal transportation options, quality design, historic resources). As part of the comprehensive plan update, the city is exploring ways to better define the additional community benefits that would be required when properties are granted increases in density through additional height or zoning changes.*

*Do you think development should be granted increases in density or height, and, if so, should additional community benefits, over and above current requirements, be provided by such development?*

Overall, 41 percent of respondents indicated that development should not be allowed increases to density or height. Fifty-five percent were okay with granting development such increases – 44 percent said it should be allowed but only if additional community benefits are provided, and 11 percent said it should be allowed without additional community benefits. Five percent responded, “don’t know/not sure.”

**Figure 15: Development Increases in Height/Density and Additional Community Benefits**

Do you think development should be granted increases in density or height, and, if so, should additional community benefits, over and above current requirements, be provided by such development?



Those respondents who indicated that additional community benefits should be provided in exchange for height and density allowances were asked to select from a list of potential additional community benefits, above and beyond what is already required. Respondents were asked to rank up to five benefits from a list of 11 possible options.

- Most Popular Community Benefit. Far and away the top community benefit from development is additional permanently affordable housing for low and middle income households (34 percent selected it as the number one benefit). Several other benefits were less of a priority, including energy efficiency improvements beyond what is required (13 percent); additional accessible and useable open spaces (11 percent), neighborhood-serving retail and services (also 11 percent); cultural and art facilities, such as venue and performance spaces, community public art and murals (9 percent); that the development is close to a high-frequency transit corridor (7 percent).
- Top Three Community Benefits. When the top three selections are combined, the same factors remain important: additional permanently affordable housing for low and middle income households (61 percent selected it as one of the top 3 benefits desired) and energy efficiency improvements beyond what is required (41 percent) were the top two benefits desired. Other desired benefits from development that made it into the top three include additional accessible and useable open spaces (34 percent); non-profit space or affordable commercial space (30 percent), neighborhood-serving retail and services (26 percent); that the development is close to a high-frequency transit corridor (25 percent); and cultural and art facilities, such as venue and performance spaces, community public art and murals (21 percent).
- Top Three Community Benefits by Subcommunity. Some observations by subcommunity of the community benefits from development are described below.
  - Additional permanently affordable housing is more important to residents of East Boulder (72 percent chose it in their top three benefits), South Boulder (68 percent), and Gunbarrel (73 percent).
  - South Boulder (56 percent picked it in their top three) and Central Boulder-North of Arapahoe (47 percent) residents indicated that energy efficiency improvements beyond what is required was particularly important.
  - Additional accessible and useable open space is disproportionately important to East Boulder (57 percent chose it as one of their top three) and Southeast Boulder (61 percent).
  - Central Boulder-North of Arapahoe and Gunbarrel are more likely to select a non-profit space or affordable commercial space (43 and 42 percent, respectively).
  - Neighborhood-serving retail and services were disproportionately selected by North Boulder (50 percent), Southeast Boulder (36 percent), and East Boulder (33 percent).

- That the development is close to a high-frequency corridor is more important to residents of North Boulder (45 percent selected as one of top three) and Central Boulder-North of Arapahoe (32 percent).
- **Top Five Community Benefits.** Combining the top five selections from the list results in similar findings: 77 percent selected permanently affordable housing as one of their top five benefits, followed by energy efficiency improvements beyond what is required (51 percent); additional accessible and useable open spaces (also 51 percent); non-profit space or affordable commercial space (46 percent); that the development is close to a high-frequency transit corridor (40 percent); neighborhood-serving retail and services (38 percent); and cultural and art facilities, such as venue and performance spaces, community public art and murals (37 percent).

*Figure 16: Development Benefits Desired*

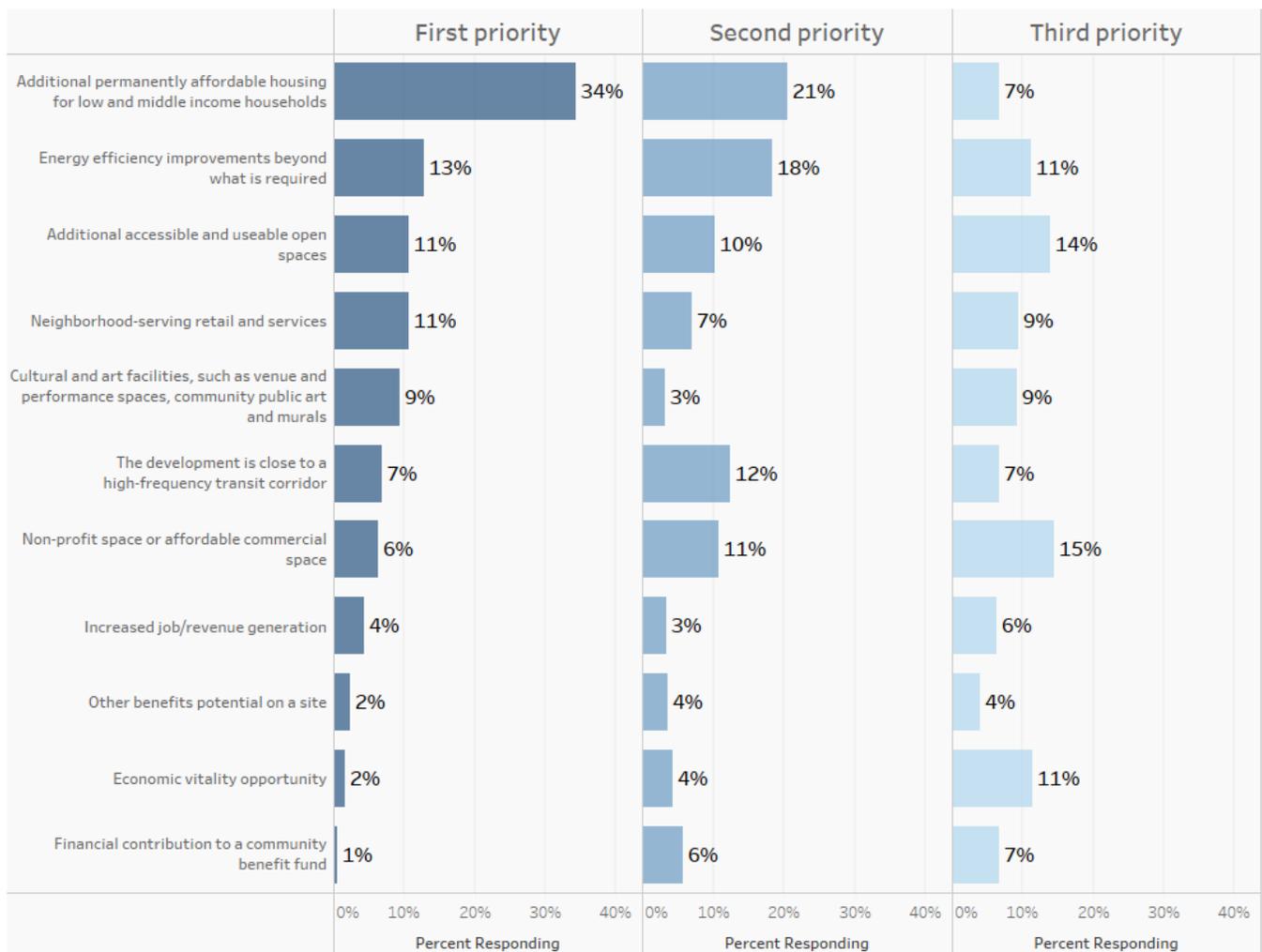
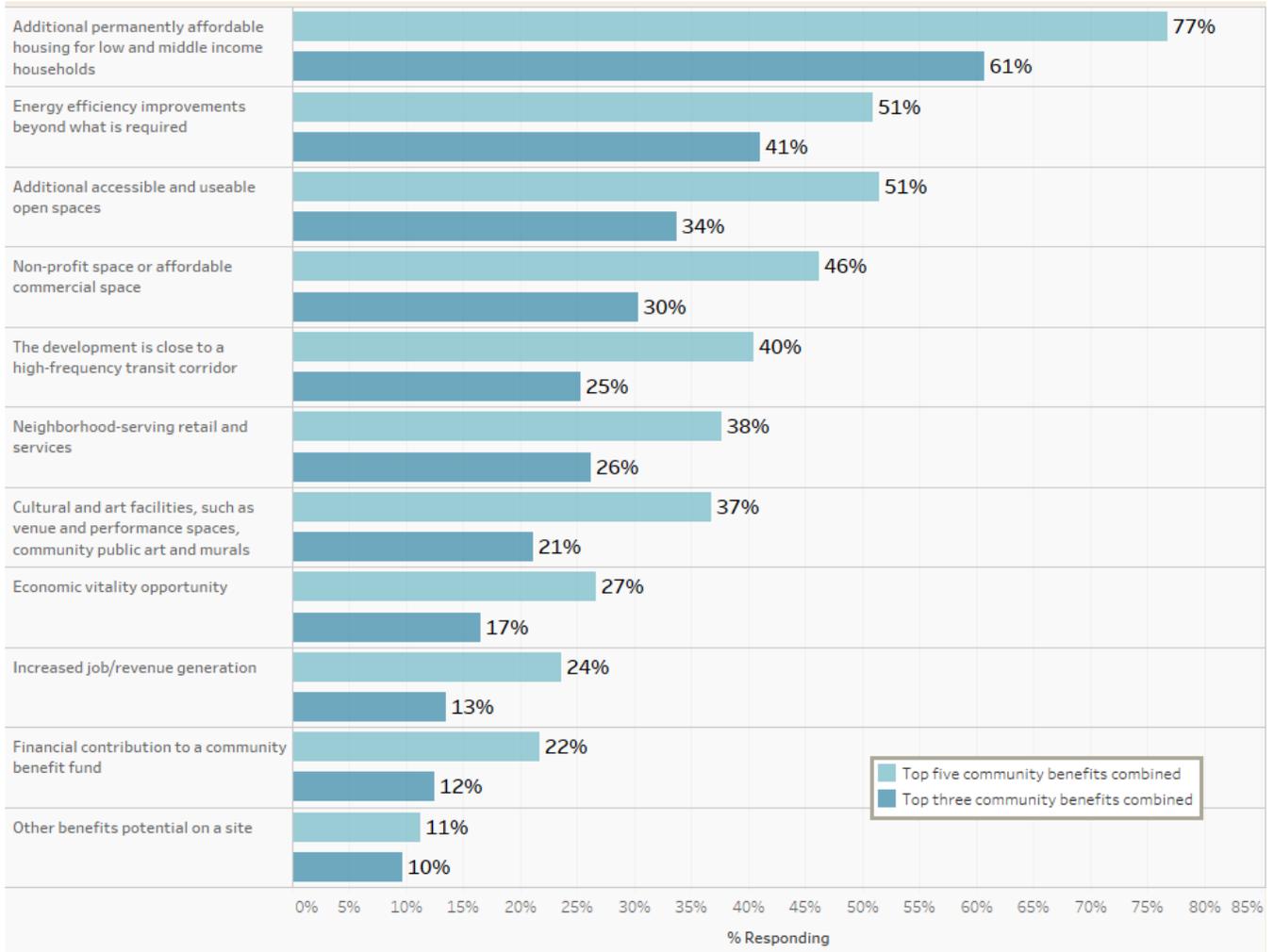


Figure 17: Development Benefits Desired – Top Three and Top Five Combined



- Additional community benefit from development. In an open-ended question following up on the development requirements question outlined above, respondents were asked what additional examples of “community benefit” are important. A total of 33 comment responses were received. Following is a random sample of comments, for illustration (with the complete listing in the Appendix).

*Table 8*

*Random sample of comments: Other community benefits from development are important?*

- *“Again, live where you work spaces are the natural way to go AND INCLUDE AFFORDABLE CHILD CARE FACILITIES. Women and families simply MUST have child care close to work. This just makes sense and eliminates family stress. Making neighborhoods creative, sustainable, restorative, and regenerative is healthy and enhances a thriving quality of life.”*
- *“I don't know how realistic this is, but some sort of benefit that displaces the effects of the space on current residents. I.e. if property values go up because of the development and homeowners have to pay more property tax or landlords charge renters more in rent subsequently, there needs to be some way for the development to offset this unintended externality. And it can't just be through services like affordable spaces or through community benefits like donations or energy efficiency. It has to go directly to those affected residents so they can stay where they live.”*
- *“More parking downtown”*
- *“Perhaps the requirement of additional benefits should be enforced on a project-by-project basis. Some projects might provide great benefit to the community without checking off a set list of criteria and shouldn't be disqualified from implementing increased height or density just because they don't meet a prescribed list of benefits. Also, if a developer is going to be providing many community benefits then the City should consider reducing the Impact Fees for that project, as those community benefits provided would inevitably reduce the community impacts.”*

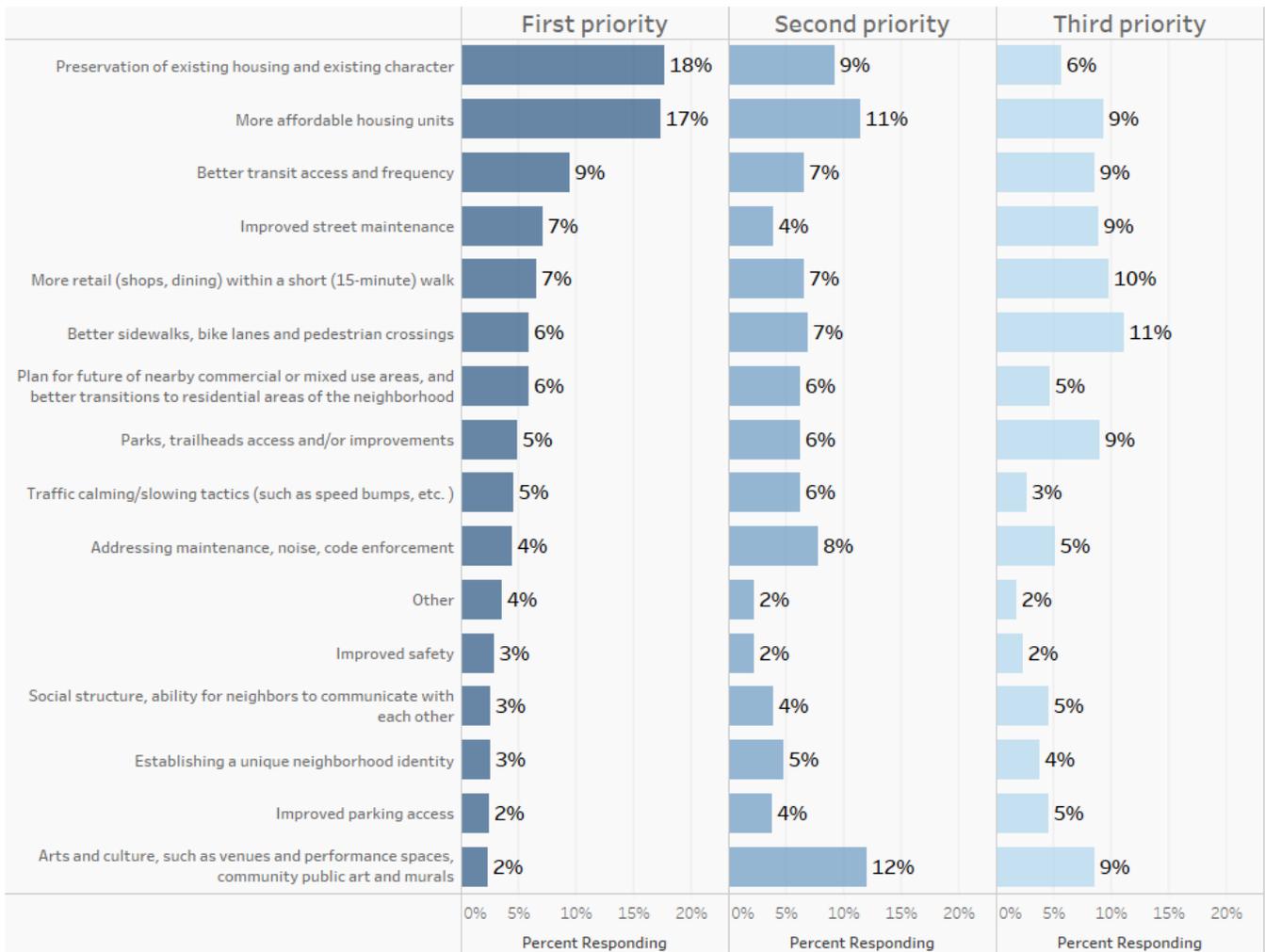
## Neighborhood Improvements

One section of the survey was devoted to neighborhood issues, particularly suggestions for what might make the respondent's neighborhood better. The survey presented 15 ideas for neighborhood improvements, and respondents were asked to select and rank order up to 8 of the improvements that they would like to see in their neighborhood.

- **Most Popular Neighborhood Improvement.** Two factors emerged as top priorities for neighborhood improvements: preservation of existing housing and existing character of the neighborhood (18 percent selected as their top improvement) and more affordable housing units (17 percent). Several other factors were more distant, including better transit access and frequency (9 percent); more retail (shops, dining) within a 15-minute walk; improved street maintenance (each 7 percent); better sidewalks, bike lanes, and pedestrian crossings; plan for future of nearby commercial or mixed use areas (each 6 percent), parks, trailhead access and/or improvements; and traffic calming/slowing tactics (each 5 percent).
- **Top Three Neighborhood Improvements.** When the top three selections are combined, the same factors remain the top two: more affordable housing units (37 percent selected it as either the number one, two, or three improvement) and preservation of existing housing and existing character of the neighborhood (32 percent). Four other attributes were clustered closely together: better transit access and frequency; better sidewalks, bike lanes and pedestrian crossings; more retail (shops, dining) within a short (15-minute) walk; and arts and culture, such as venues and performance spaces, community public art, and murals (each 22 to 23 percent).
- **Top Three Neighborhood Improvements by Subcommunity.** Some additional analysis of the top three neighborhood improvement by Subcommunity resulted in the following observations.
  - The subcommunities that most value the preservation of existing housing and existing character are Central Boulder-South of Arapahoe (56 percent listed it as one of their top 3), Gunbarrel (51 percent), and North Boulder (45 percent).
  - Subcommunities that most value more affordable housing units are Central Boulder – North of Arapahoe (52 percent listed it as one of their top 3) and South Boulder (46 percent).
  - Southeast Boulder most wants more retail within 15-minute walk (37 percent) and plan for future nearby commercial or mixed use areas (30 percent).
  - East Boulder desires more retail within 15 minutes (49 percent) and better sidewalks, bike lanes, and pedestrian crossings (42 percent).
  - More retail (shops, dining) within a short (15-minute) walk (25 percent) and arts and culture (27 percent) are important to residents of South Boulder.
  - Addressing maintenance, noise, code enforcement is a priority for Central Boulder-South of Arapahoe (48 percent).

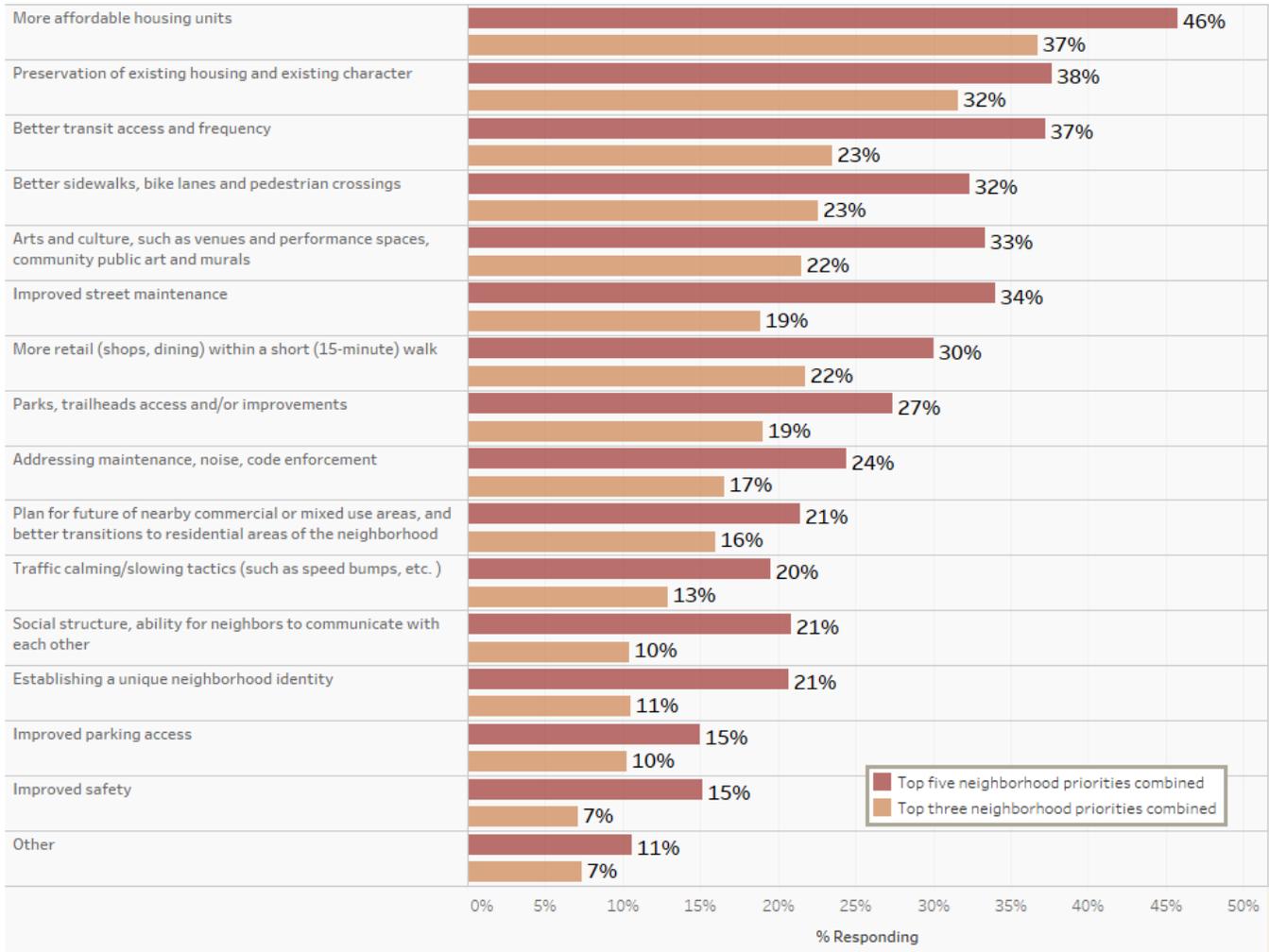
- Better transit access and frequency are priorities for Central Boulder-North of Arapahoe (45 percent) and Central Boulder-South of Arapahoe (43 percent).
- Gunbarrel residents were more likely to express a desire for improved street maintenance (40 percent) and for parks, trailhead access and/or improvements (36 percent).

Figure 18: Neighborhood Improvements Desired



- **Top Five Neighborhood Improvements.** Combining the top five selections from the list results in similar findings. The most common things that would make the neighborhood better are more affordable housing units (46 percent selected it as one of their top five improvements), followed by preservation of existing housing and existing character (38 percent); better transit access and frequency (37 percent); improved street maintenance (34 percent); arts and culture, such as venues and performance spaces, community public art and murals (33 percent); better sidewalks, bike lanes, and pedestrian crossings (32 percent); and more retail (shops, dining) within a short (15-minute) walk (30 percent).

Figure 19: Neighborhood Improvements Desired – Top Three and Top Five Combined



*Table 9  
Random sample of comments: Other ideas for neighborhood improvements*

- *“A community house or meeting place with some indoor rooms for winter would be nice.”*
- *“Connect a bike trail to Gunbarrel”*
- *“Goose Creek has several LARGE TREES that will fall soon and need to be taken down. WHEN they fall the power lines will come down and yards/houses could be damaged. Also, the creek needs to be cleaned up from trash and debris as well as the drain outlets need to be improved and/or repaired.”*
- *“In Old North Boulder that are ball fields that sit empty 90% of the time. That space should be used more. Also, Boulder makes sure the streets are plowed at the expense of the bike lanes and the sidewalks are never cleared. No wonder no one walks anywhere. Why should the city plow the streets and not the sidewalks?”*
- *“More street lighting on side streets. Add sidewalks to these streets. (east Gunbarrel.) This is part of the improved safety category.”*
- *“Repeal the solar sun ordinance.”*
- *“We live on a RTD route, near empty buses go past all the time with one or two riders. Why have huge buses in our neighborhoods with so few riders? Speeding drivers on our street continue to be a problem with little enforcement from BPD. Also we live between two elementary schools (what could possibly go wrong?).”*

## Additional Comments or Suggestions Regarding the Plan

The final question on the survey asked if respondents had any additional comments or suggestions to offer regarding the Plan. A total of 245 comments were received, many of which were comparatively lengthy and detailed. Respondents most commonly took this question as an opportunity to state or re-emphasize concerns that the Plan should address. Many themes apparent in other survey results were reiterated, including concerns regarding \*\*\*housing affordability, transportation, growth and change, neighborhoods, open space, and so on. Following is a random sample of the comments for illustration, with the complete listing including in the Appendix.

Table 10

*Random sample of comments: "Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?"*

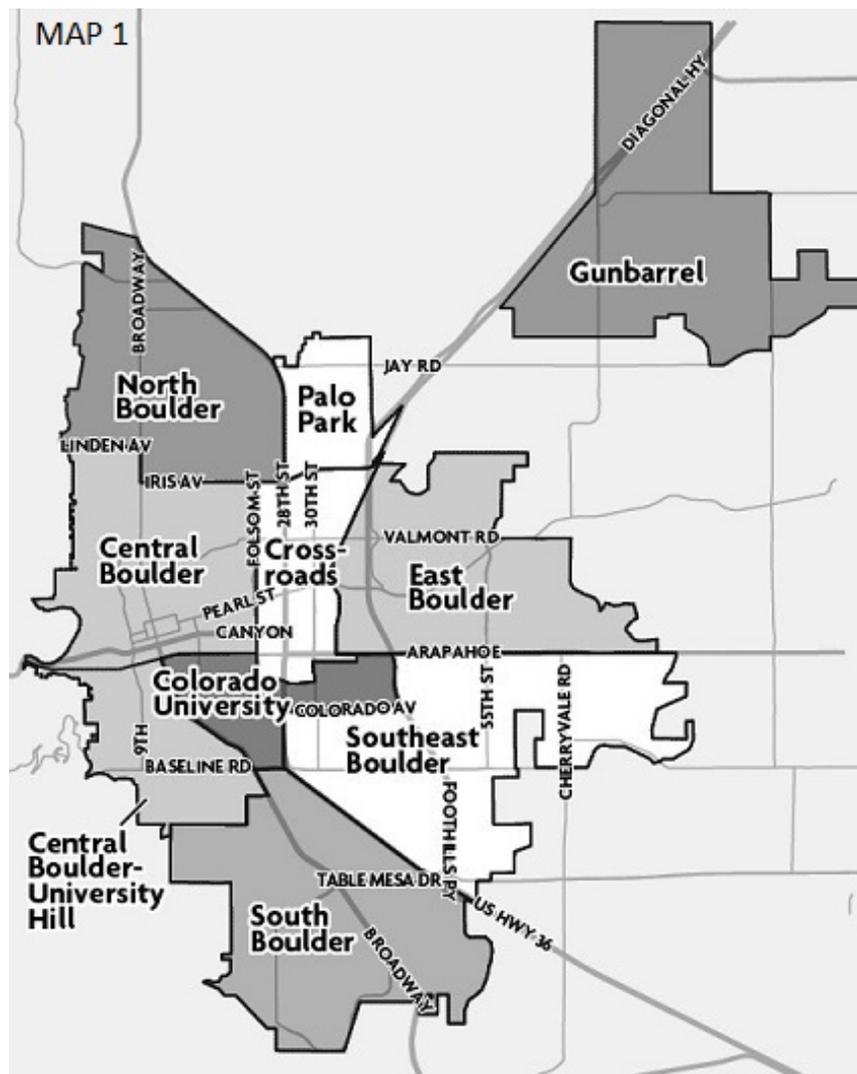
- *"Boulder cannot grow forever. Back in the 1970's it was generally agreed upon that the maximum population that Boulder could sustain without compromising the quality of life was 100,000. We went beyond that in the year 2000 and, as a result, the quality of life has indeed been deteriorating. Shoehorning in more people and jobs isn't going to make it any better. Growth, even under restraint, over time is a place called Manhattan. Is life any better or more affordable there?"*
- *"Employers in Boulder should pay wages so that their employees can live in a walkable radius of their location. This would eliminate the need for 'affordable' housing."*
- *"I don't think the BVCP should ignore the fast growth of CU as a pressing factor in our city pressures for development, housing and jobs balance, traffic, and so forth. That it is pressing for a hotel at Broadway and University is a reflection of its hubris. Can pressures be brought to bear on this concern?"*
- *"I wish this addressed Boulder County as well as the city. Most growth will be outside the city limits, and there is more to be lost and gained there."*
- *"Lack of affordable housing and increased urban growth have made my husband and I decide to leave the area within a couple of years when he retires from CU."*
- *"No more money for open space until the city parks are improved. Pearl street is very unfriendly to the handicapped, ie wheelchair and mobility scooters. also unsafe due to panhandlers."*
- *"Please no height restriction changes. Density is hard to deal with because of the additional traffic. These roads were built for traffic of 40 yrs ago."*
- *"Thanks for doing the survey."*

- *"This is a better questionnaire than previous ones but for many of the choices I wanted to better qualify my answers. For example: ADUs for existing homeowners' family, but not everywhere especially not for student housing. The choices were not fine grained enough. CU is adding to our problems. Let them provide housing on campus. Only a partial push poll which is an improvement. Keep it up. You can do better."*
- *"When i moved to Boulder in 2010, i was pleasantly surprised at how happy people are/were here. I had lived in Chicago and DC previously. Both cites have high populations, traffic and density. These things make people stressed and unhappy. I don't think you realize what you are doing (the unintended outcomes of changing Boulder) and when you do....in 10 or 20 years, it will be too late to turn things back. SO THINK VERY CAREFULLY. Are you only thinking about the quantity of life here or are you also thinking about quality. If you are thinking also of quality, you will need to get more psychologists types. Larger populations destroy a sense of community. How can you retain this sense of community? This is harder than just looking at increasing the number of housing units."*

## Respondent Demographics

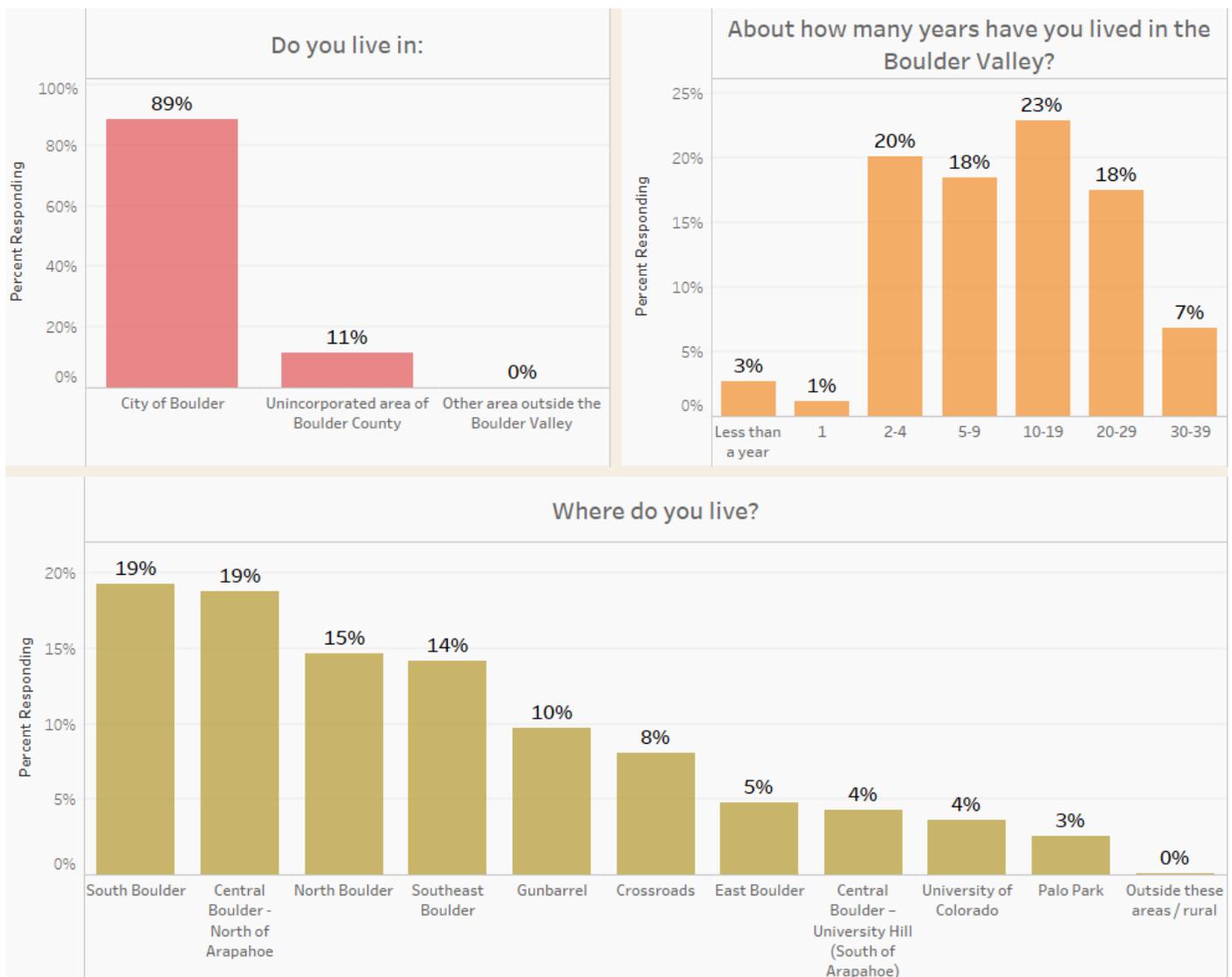
This section of the report summarizes the demographic characteristics of respondents to the random sample, invitation-only survey. As noted in the Methodology section, the raw survey data were weighted to match the demographic profile of the household population in the Boulder Valley by age and housing tenure (own vs. rent), based on 2010 Decennial Census and 2009-14 American Community Survey data. A description of weighted demographic profile is provided below, followed by graphical illustrations of the results.

- Subcommunity:** Nineteen percent of respondents live in Central Boulder – North of Arapahoe, another 19 percent live in South Boulder, while 15 percent in North Boulder, 14 percent in Southeast Boulder, and 10 percent in Gunbarrel. Smaller shares of respondents reside in Crossroads (8 percent), East Boulder (5 percent), University of Colorado (4 percent), Palo Park (3 percent), and other areas/rural (less than 1 percent). The map that was included in the survey accompanying this question is shown below.



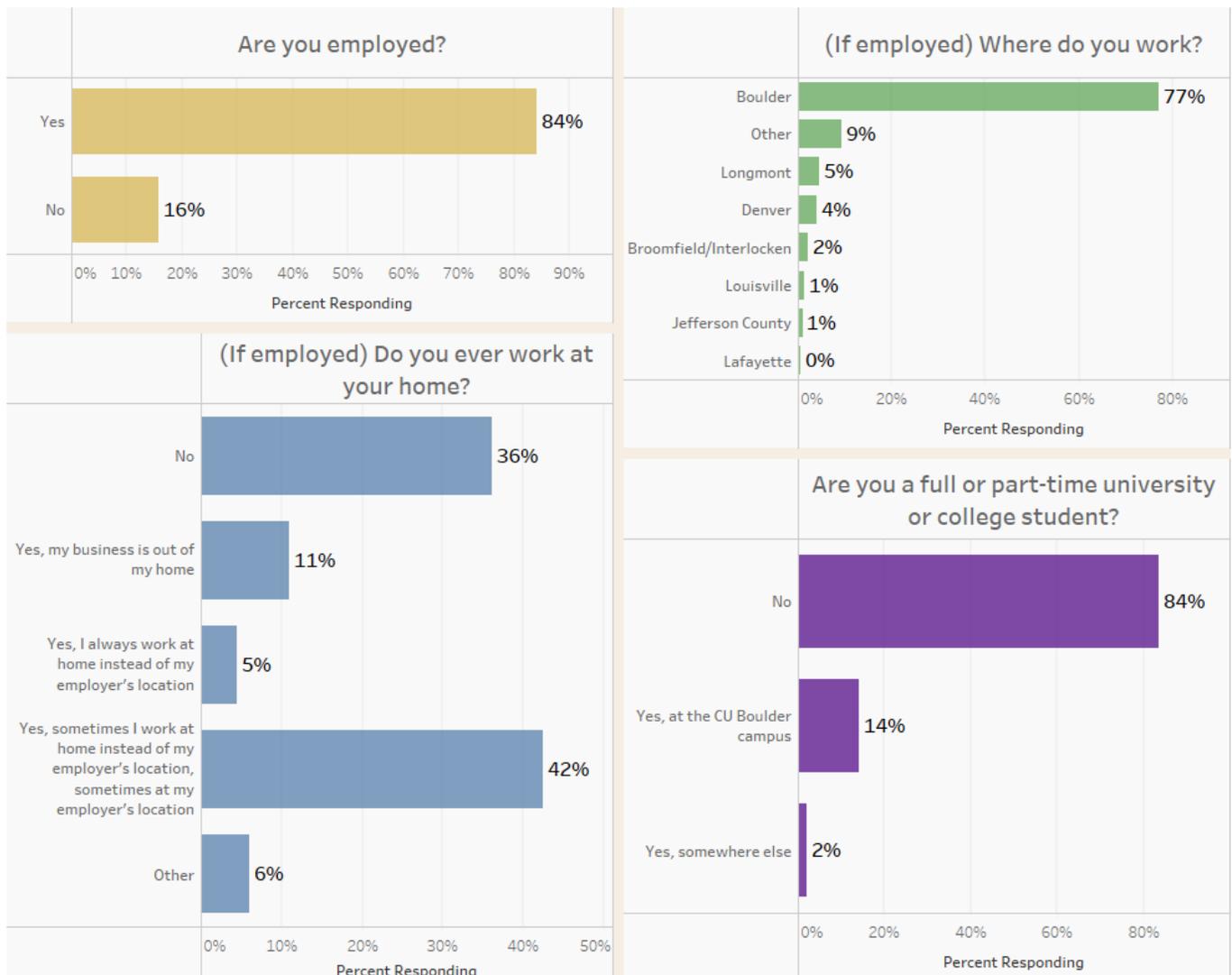
- **Place of residence (city/county):** The majority of respondents live in the City of Boulder (89 percent), with a minority residing outside the city limits in unincorporated Boulder County (11 percent).
- **Years living in the Boulder Valley.** Respondents had lived in the Boulder Valley for a diverse range of time, from less than a year to more than 40 years. The average length of residency was 16.2 years, with a median of 12 years.

Figure 20: Place of Residence



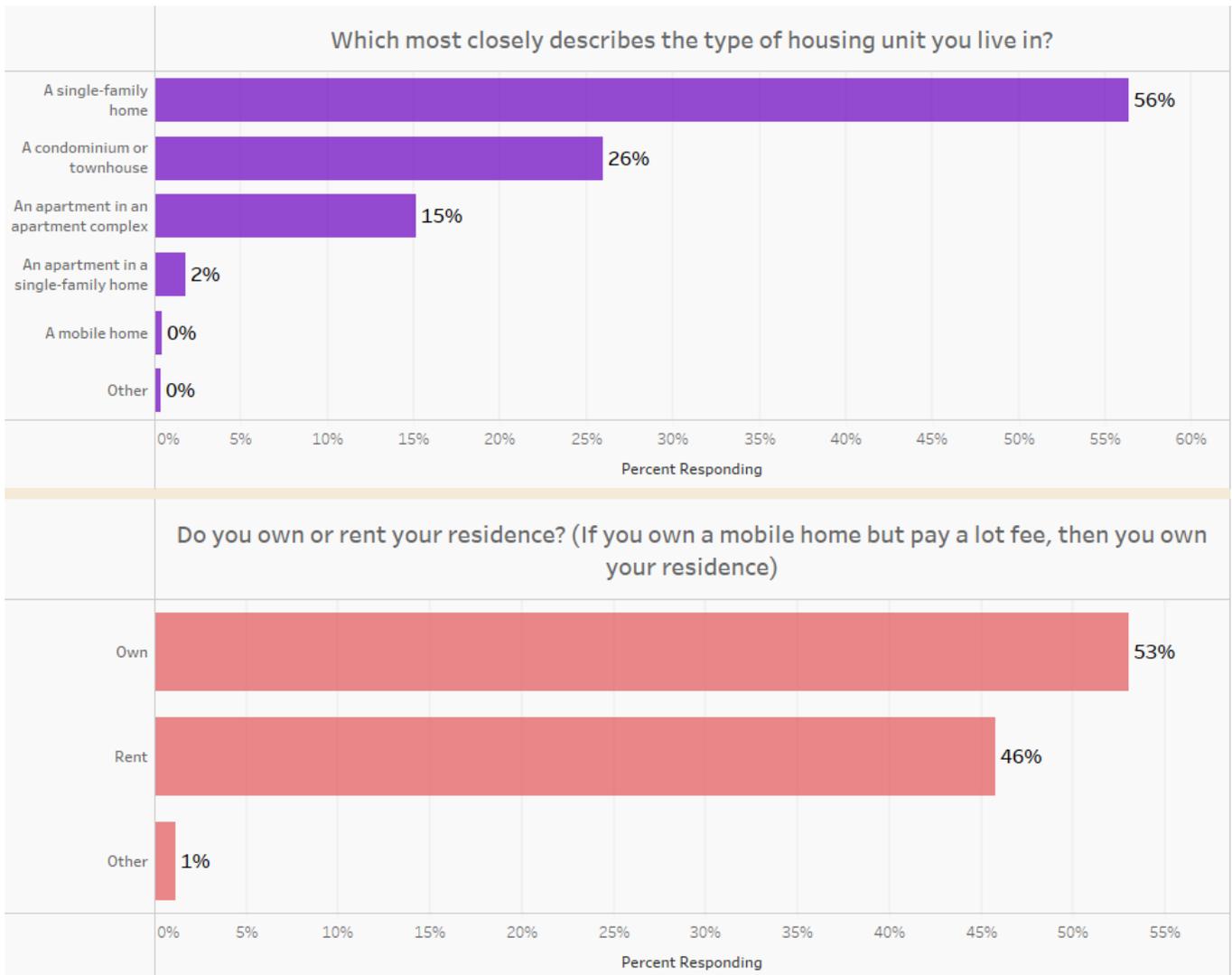
- Employment status.** Five out of six survey respondents (84 percent) are employed, while 16 percent are not employed. Among those who are employed, most work in Boulder (77 percent), with 23 percent working in array of other communities (including Longmont, Denver, and other locations). Fully 58 percent of those employed work at home at least some of the time (including 42 percent who work partly at home and partly at their employer’s location, 11 percent who run a business out of their home, and 5 percent who always work at home instead of their employer’s location), while only 36 percent never work at home.
- University/college students.** Fourteen percent of survey respondents are students at CU, 2 percent are university/college students elsewhere, and 84 percent are not university/college students. Note that students living in the CU residence halls were intentionally omitted from the survey sample.

Figure 21: Employment Characteristics and Student Status



- **Type of residence.** More than half of respondents live in a single family home (56 percent), while most of the others live in a condo/townhome (26 percent) or an apartment (including 15 percent in an apartment complex and 2 percent in an apartment in a single-family home). Small shares live in other housing types, including a mobile home or other living accommodations.
- **Housing tenure.** A little more than half of respondents own their residence (53 percent), and a little less than half are renters (46 percent).

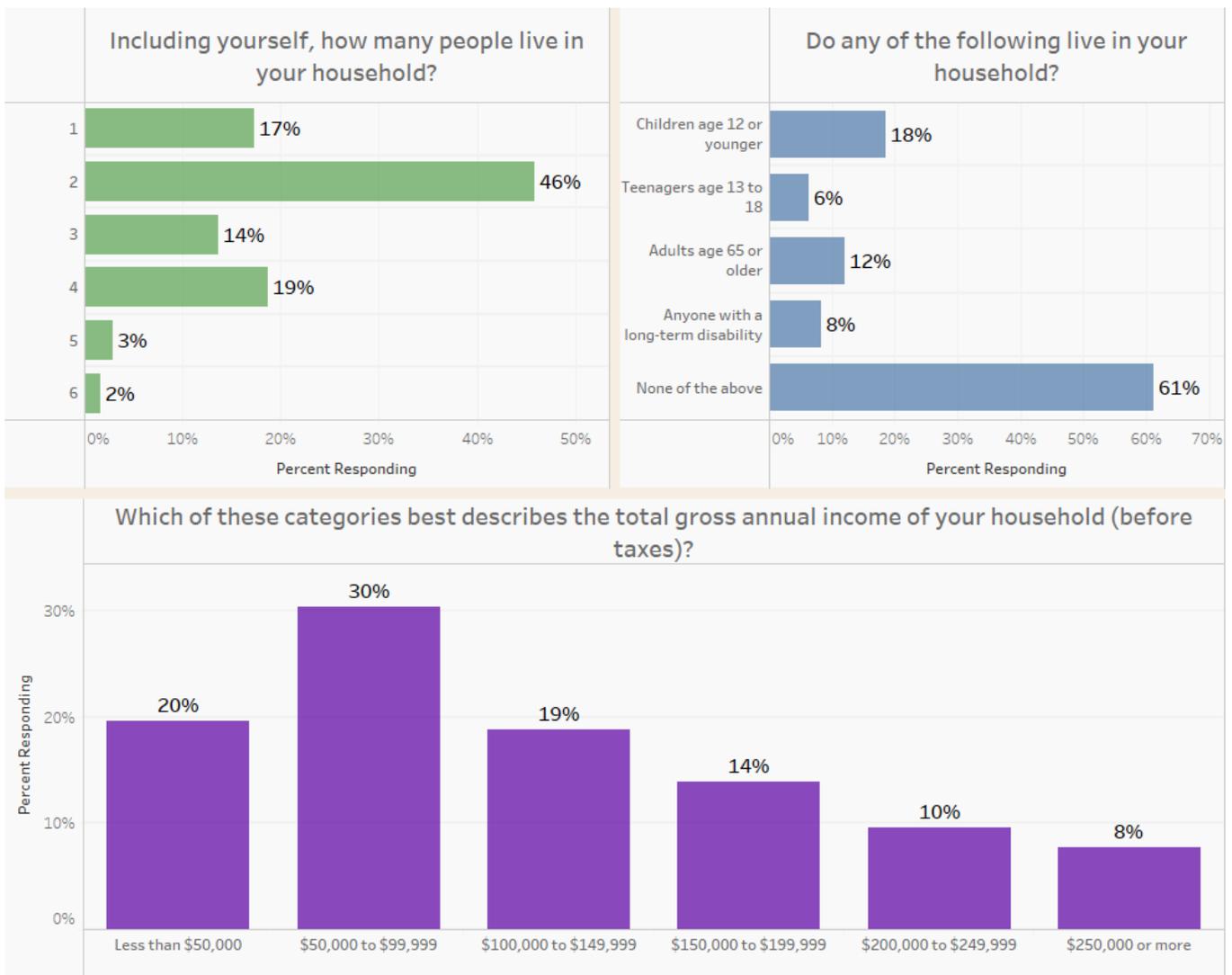
Figure 22: Housing Characteristics



- **Household size.** The average household size was 2.5 persons, with 17 percent living in one-person households, 46 percent in two-person households, 14 percent in three-person households, 19 percent in four person households, and 5 percent in five or more person households.

- Household composition.** Twenty-five percent of respondents have children 18 and under living in their household (including 18 percent with children age 12 or younger and 6 percent with teenagers age 13 to 18). Twelve percent indicated the presence of adult(s) aged 65 or older at home, and 8 percent of households include someone with a long-term disability.
- Annual household income before taxes.** About two-thirds of households indicated a household income level of \$150,000 or less: 20 percent earning less than \$50,000, 30 percent in the \$50,000 to \$99,999 range, and 19 percent in the \$100,000 to \$149,999 range. Additionally, 14 percent earn \$150,000 to \$199,999 annually, with 10 percent in the \$200,000 to \$249,999 range and 8 percent earning \$250,000 or more.

Figure 23: Length of Residence, People in Household, and Household Income



- **Age.** The age distribution of survey respondents includes 6 percent aged 20 to 24, 38 percent age 25 to 34, 15 percent aged 35 to 44, 14 percent aged 45 to 54, 14 percent aged 55 to 64, 12 percent aged 65 to 74, and 1 percent aged 75 or older. The average age is 43 years and the median age is 40 years.
- **Race.** The majority of survey respondents are white (95 percent), with 4 percent Asian or Pacific Islander and 3 percent other.
- **Hispanic origin.** Six percent of respondents are of Chicano/Chicana/Mexican-American, Latino/Latina, or Hispanic origin.
- **Gender.** Finally, the gender distribution is equally split, at 50 percent female, 50 percent male.

Figure 24: Demographic Characteristics

