

# MODULE TWO: INDUSTRIAL AREAS

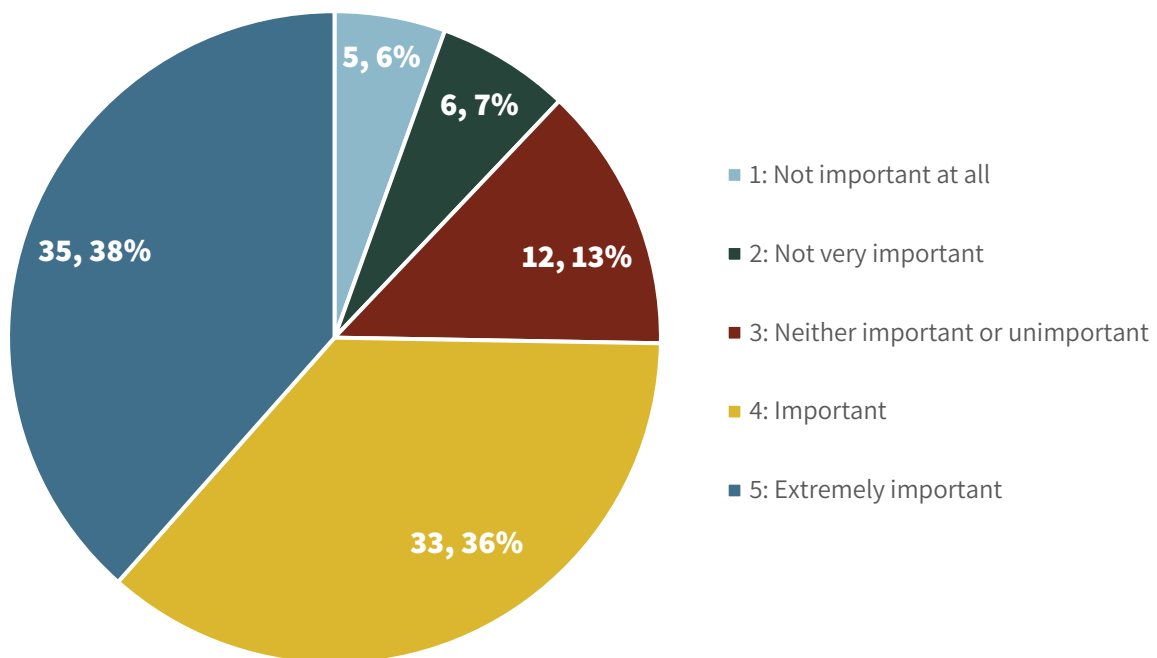
## QUESTIONNAIRE RESPONSE SUMMARY

### INTRODUCTION

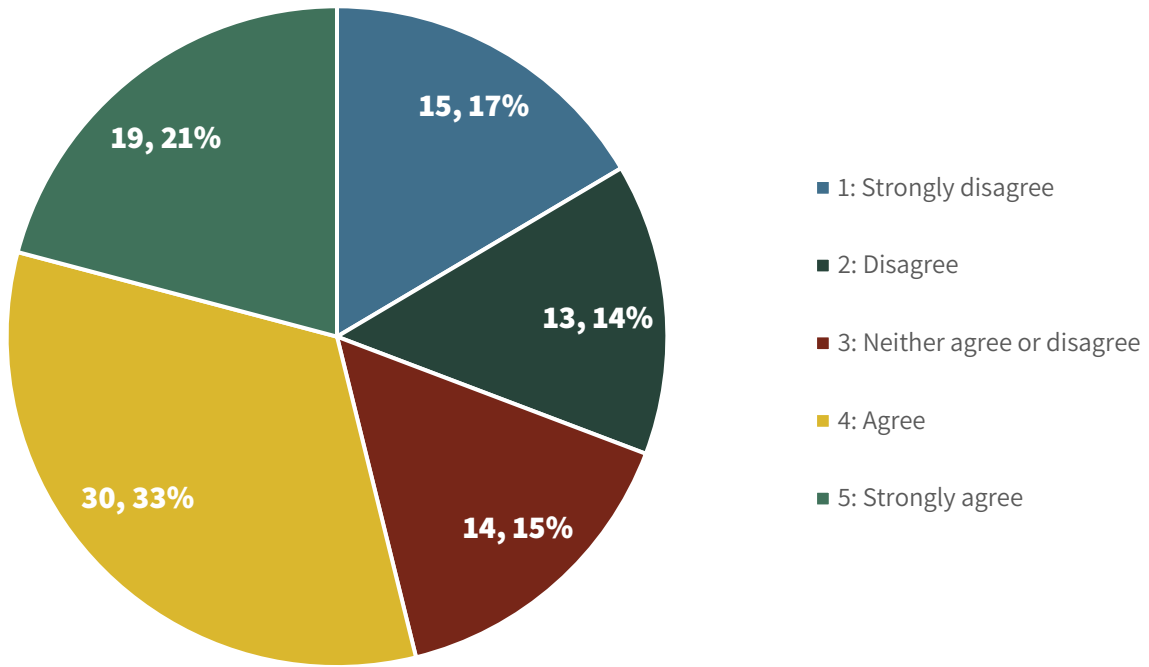
For Module Two of the Use Table and Standards Project, City of Boulder staff is looking at ways to better align the Boulder Valley Comprehensive Plan guidance for businesses and housing in the city’s industrial areas with the uses that are allowed in the Land Use Code. To better understand what changes might be necessary to offer a mix of uses, locate housing in appropriate places, and support industrial businesses, staff developed a short questionnaire to obtain public input before developing draft ordinance changes.

The questionnaire was open from August 31 through September 22, 2022. It was promoted through the Planning & Development Services monthly newsletter, on City of Boulder social media accounts, on Nextdoor, and through direct email outreach to stakeholders. In that time, **91 responses** were received. The following document summarizes the responses submitted and includes the detailed answers to open-ended questions.

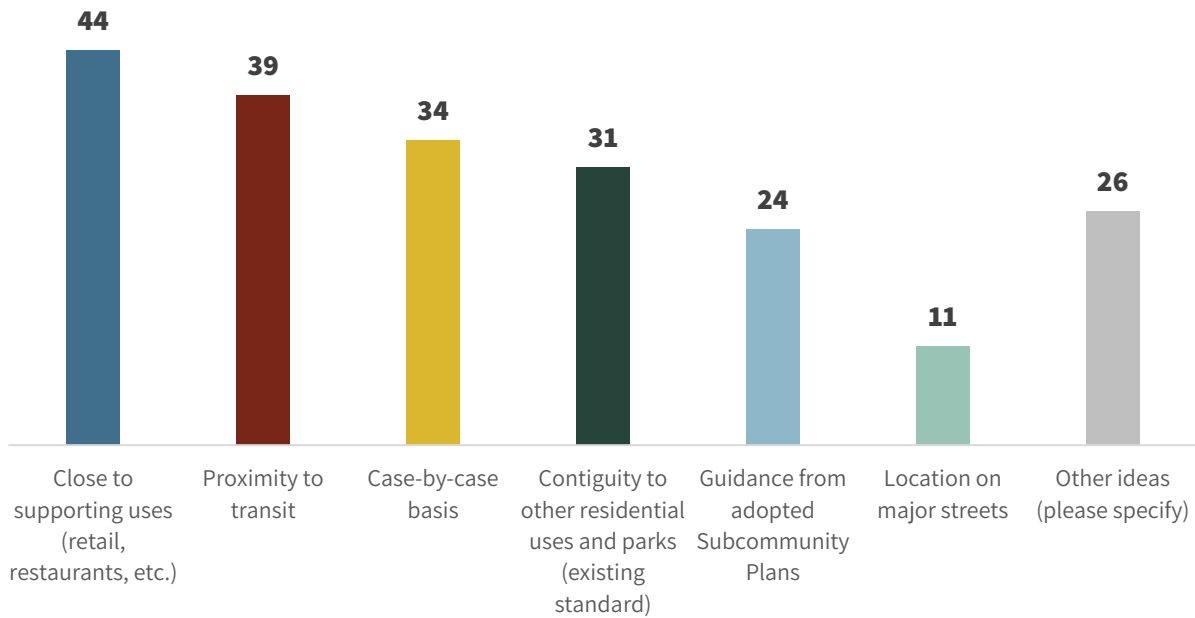
### Q1: HOW IMPORTANT IS IT TO YOU TO RETAIN SPACE FOR INDUSTRIAL USES IN BOULDER?



**Q2: DO YOU AGREE WITH THE FOLLOWING STATEMENT? HOUSING SHOULD BE ALLOWED IN INDUSTRIAL AREAS.**



**Q3: IF HOUSING IS ALLOWED, HOW SHOULD THE CITY DETERMINE WHICH SITES ARE APPROPRIATE FOR HOUSING IN INDUSTRIAL AREAS?**

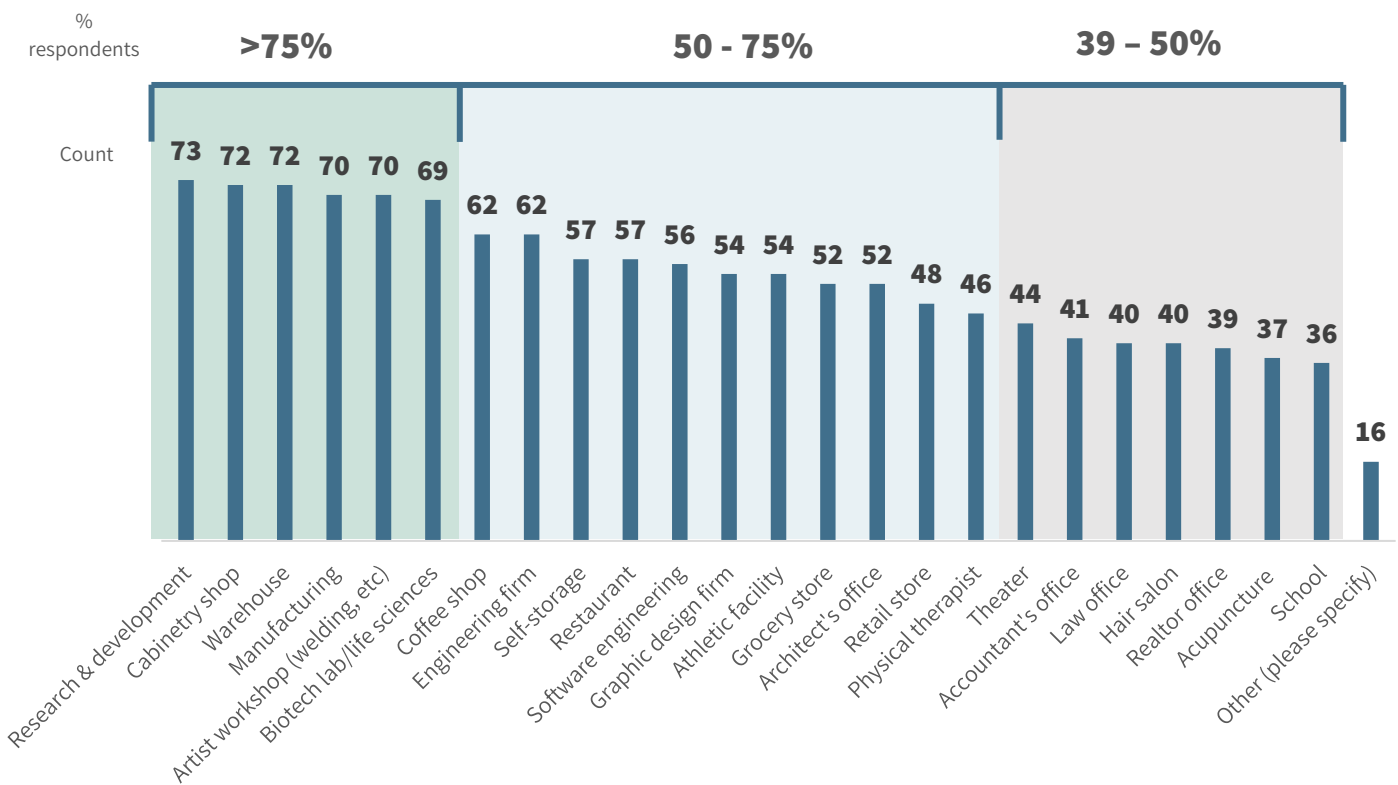


Other ideas (please specify):

- Should be by right in the industrial zones- keep it simple and let the owners decide what is feasible
- At a maximum height and located where it does not obstruct views of foothills and mountains and is a similar height to adjacent residential neighborhoods.
- Request only clean industry with little to no environmental impact beyond footprint. Responsible health safety for any surrounding residential areas.
- Since schools (private/independent as well as public) should be allowed housing should be allowed near schools.
- Should be allowed if it doesn't negatively impact the availability of actual industrial space, for instance by allowing taller buildings.
- Not case by case. Make rules and get out of the way. Less regs more beds.
- I don't think it should just be based on toniguity to residential or open space. Other things are important including 15 minute neighborhood (walkable to grocery, parks, retail, services). Allowing and incentivizing Mixed use developments and affordable housing. Allow Live/Work uses by right. Encouraging housing types that fit the missing middle or other typologies that aren't built in traditional multi family developments. Are part of a larger development that has neighborhood serving or service industrial uses.
- Certain distances away from industrial uses that might be detrimental to health due to air quality/pollution, noise pollution, light pollution
- Allowed by-right up to specified density; in lieu of parking; etc
- The city should not decide, private citizens should be free to choose.
- Is the idea of industrial still relevant in today's world? The original zoning had to do with public health, the businesses listed above could easily be accommodated in many mixed developments.
- Don't allow it
- Perhaps some of the residentials added be reserved for those who work in the industrial buildings. Benefits: Less traffic on the streets, walkability, bikeability etc.
- I'd be interested in allowing housing in industrial areas but am sick to death of Boulder's single focus on "affordable housing" to the exclusion of everything else. We have more housing than anything else — we're getting rid of our creative spaces, our unique retail, our beloved and unique spaces in favour of affordable housing. Where are all these new people going to actually do things — create, shop, recreate? Boulder is going to be a solid block of condos and apartments before long, while having to travel out of town to do anything at all.
- artist studios and live/work space
- Pollution (including noise) risks to potential residents
- Industry is not retail shopping. you have that confused. Industrial is NOISEY and should be kept separate from housing son neighbors dont complain. You have a GIGANTIC facility at IBM you should be suing that. there is enough space there to satisfy all boulders industrial needs. Remember Industry " economic activity concerned with the processing of raw materials and manufacture of goods in factories. "
- Several current industrial zones like the one at Yarmouth on the West side of Broadway are eyesores and often not well maintained as well as being incongruous with existing business and residential areas that surround them. The one behind the Shell station attracts people that litter etc.
- Safety.... Air quality, etc. Types of industry in proximity, community need for housing

- Replacing low value/intensity industrial sites such as storage units, garages and large parking surfaces
- Not in favor of this. The residence will complain of smell, noise etc. Look at the complaints that we see from people who live on the hill and near Chataqua. They complain.
- Industrial areas are hard to come by but are sorely needed. Housing needs should not overtake or limit some industrial areas being protected for local businesses to use.
- depends on circumstances
- I do not support a lot of housing in industrial areas.
- Let the development market (builders and investors ) propose solutions and bring to city review. All zones allowed , if folks want to live near airports, industrial effluents, traffic, noise etc they should be free to do so, but no complaining allowed. The market will price these personal choices. The city shouldn't be deciding winners and losers
- meeting any of the above standards should be sufficient

**Q4: WHAT TYPES OF BUSINESSES DO YOU THINK ARE APPROPRIATE IN INDUSTRIAL AREAS?**



Other (please specify):

- All of these uses work in the iG zone.
- Independent/private schools
- Again clean industry with little environmental impact- engineering, design firms, software, data processing, fulfillment/call centers, non residential warehousing, non food distribution centers (amazon,

walmart, target, UPS, Fedx), healthcare R&D, healthcare management organizations/regional offices, banking, real estate, large insurance company headquarters. Let's reduce the crazy ever rapidly increasing high tax burden on property owners and bring in clean low impact industry rather than letting all towns and counties arounds us benefit instead. Enough with property tax increases with reduced services, unwanted high population density, more crime, overuse/parking unavailability/destruction of open-space , unhealthful and unacceptable Boulder valley EPA air quality for 6+ years due to unsustainable poorly planned high density population growth with high increase in vehicles with same high density population in a valley which traps polluted air. You are seriously degrading people's health and quality of life, literally destroying all the positive attributes and reasons people have for decades pursued Boulder. When is enough high density and low income housing enough????

- Breweries; Certain types of training/schools such as trade schools - welding, blacksmithing, glassblowing and related businesses. Small scale services, such as grocery, food & beverages, targeted to serve workers at industrial businesses are desirable to limit commuting.
- Let the city CITY. People over prudish regs.
- private schools. There are very few places where private schools can go, including pre schools, day care, elementary and high school uses. They are complementary to industrial and would also provide school options near employment. Museums should be allowed and performing arts in Industrial.
- A school might be fine as long as the industrial uses nearby do not increase health risks of children due to pollution exposure or heavy vehicle/truck traffic near the school
- Any clean business
- INDUSTRY. "economic activity concerned with the processing of raw materials and manufacture of goods in factories."
- This area need more restaurants, many have been driven out and replaced by dentists or financial advisors.
- Any healthcare (vet, chiro, PT, etc)
- Manufacturing, Fabrication, and Design
- All of the above, except schools of any type for kids under 16. Vocational 16 and above should be allowed anywhere in these zones
- government offices (such as for fingerprinting, etc) would also be a good fit
- Repair shops, like car repair; natural food companies; small and medium sized manufacturers; and artist workshops, especially for sculptors, printmakers, and painters who work on a large scale should be the focus of industrial zones. Special consideration should be given to smaller, local businesses. The wealthy IT and Biomed companies and real estate firms that specialize in those industries are buying everything for their offices. This is driving up rents beyond the means of many existing local companies. Limit restaurants and bars so the Industrial zone does not become a major hospitality center.

## Q5: DO YOU HAVE ANY OTHER COMMENTS YOU WOULD LIKE TO ADD?

The final question was open-ended for additional comments. The comments generally aligned with the following categories of topics. See the table below for the full responses.

- Residential
- Retail
- Subcommunity planning
- General
- Industrial Businesses
- Research and development
- Mixed Use
- Redevelopment
- Property values
- Schools
- Office
- Transportation
- Height
- Restaurants
- Airport

Category	Comment
Schools	With housing you need supporting services like Schools, daycare and restaurants. Private and parochial schools and pre-schools are desperate for affordable space, IG zone fits that. Publicity schools do not have the funding to do small neighborhood schools, independent schools fill that walkable and small gap.
Mixed Use	MIX USE SPACES ARE THE MOST INTERESTING AND BEST PLACES TO LIVE.
Schools	As public schools are allowed (with review) in IG zoning, so should independent/private schools be allowed. These schools are far smaller than public schools and fill an educational gap for students with learning differences or other issues that keep them from thriving in a larger school environment. Allowing these schools in IG zones, especially in places where they will be near housing and retail helps create walkable, cohesive neighborhoods.
Residential	I generally support allowing residential uses everywhere, but with industrial zoning, I think it should only be allowed as accessory to an industrial use. There is such a demand for housing that I could see apartments and condos taking over industrial zoned areas. Let's allow more residential units to be added in residential areas (ADUs, duplexes, etc). We need industrial areas! Functional, full service towns need places where cars can get repaired, inexpensive (or less expensive) manufacturing can happen, where lawn and tree service companies can store their trucks, and for warehousing. And places with less redevelopment potential will hopefully put some downward pressure on rents. I think there are other uses listed in the previous question that should be allowed as an accessory use as well such as retail, coffee shops, and restaurants.
Height	Do not allow development to exceed existing height limits no matter what the “community benefit” is. The people voted on the height limits and staff or Council should not be finding ways around them. Otherwise it seems like a breach of trust by our elected and appointed officials.
Schools	We should allow private schools because they do provide support services to potential housing in iG zones and make neighborhoods walkable.
Property Values	Please protect property values in established single family neighbors through maintenance of existing zoning.  Please protect the existing property values of city property owners who pay the bulk of our taxes.

	<p>Where is the city council and Boulder Valley Comprehensive Planning council's responsibility to these mainstream single family property residents who pay the majority of city taxes versus others who wish to be and have never paid to be residents here and think they are entitled and demand to live here without equally saving and paying to live here. If you continually abuse this tax base you will and are steadily losing it.</p> <p>Invite you to survey this key owner population's needs and input not just survey your BVC plan goals which a very large part of the existing population is not in alignment with. Let's start supporting tax paying residents who have earned their place in Boulder.</p>
Residential Schools	<p>Housing in the different zones cuts down on commutes, traffic, and air pollution. Independent schools support housing and fill a neighborhood size school gap that public schools can't. Independent schools should be allowed anywhere public schools are allowed.</p>
Research & Development Restaurants Height	<p>Often I feel an undercurrent in Boulder zoning discussions where it seems like everything needs to be "cool." There are a lot of land uses that aren't cool or beautiful looking, but necessary to support the functioning of a city, like warehouses, industrial kitchens, and auto mechanics. Industrial areas should be retained for uses like these.</p> <p>As well, industrial areas are the appropriate place for the university start-ups that need lab space, like in the biotech, space, optics, and clean energy sectors. These have a greater chance of success when they're able to be near the university to use its shared facilities (eg, cleanroom, microscopes), rather than needing to locate in surrounding cities.</p> <p>I'm for allowing restaurants and coffee shops to serve the people who work in the industrial areas.</p> <p>Finally, these would be good areas to allow taller buildings than Boulder has traditionally.</p>
Residential	<p>I support very flexible zoning to allow people to live-work-play close to their homes, regardless of their type of work or income level. "Industrial" areas do not have to be dirty and dangerous if well designed. Creating desirable, yet lower income housing near some, and certain types, of industrial uses might help alleviate some in-commuting.</p>
Mixed Use General	<p>More mixed. Upzone 1-3 blocks into adjacent from all existing mixed or commercial districts. BAN downzoning. Get a move on with it, we're the least progressive "progressive" city in the world. Come on Karl! Push!</p> <p>Cheers Nick Fiore</p>
Residential	<p>We simply need more housing, preferably close to mass transit and walk-able. Measuring existing conditions of noise and air quality should be performed to determine places that may be inappropriate for housing and certain businesses. Once housing is built enforce no increase in noise, air pollutants, etc.</p>
Research and Development Residential	<p>The city should evolve to a number of reasonably self contained neighborhoods, each with mix of uses, with a walkable center connected to other neighborhoods by frequent transit. "Industrial" no longer conjures up heavy manufacturing nor offensive processing, much of which is off-shore anyway, so housing is not an inappropriate neighbor. High paying industries in the biotech or IT sectors should be given preference over simple warehouse space, as the latter is already migrating to regional facilities near airports and interstate highways. (Tech workers are better able to afford the expensive housing market skewed by a half century of growth limits). Finally, housing for the missing middle,— attached</p>

	duplexes, tri and 4 plexus, cottage courts, low rise apartments etc— should not only be encouraged in industrial zones, but also be retrofitted into existing monolithic single family districts.
Redevelopment	There are already A LOT of structures that are already up and not being used around town and in the county. Why build more?? USE WHAT WE HAVE FIRST. I'm always stunned at the city's virtue signaling about caring for the environment while allowing the destruction of perfectly good structures just to rebuild (why not just modify and upgrade?). What a waste of resources! Let's use what we've got!!! And, please do not cover another single blade of grass with concrete. Thank you!!
Schools	we should allow private schools because they do provide support devices to potential housing in iG zones and make neighborhoods walkable
Mixed Use	I think most of these uses (with the exception of software engineering of larger office spaces) should be allowed and would create more 15 minute neighborhoods within the industrial zones. Use review and zoning prevents many great neighborhood and business serving retail, non profit and commercial uses from opening in industrial areas, which makes them auto focused and single user driven. I have a lot of experience with Use Reviews (museum, hemp extraction, private school, gym) in Industrial and I would love to share some of the challenges and discuss ways to create more opportunity to mix in uses in our industrial zones. danica@trestlestrategy.com
General	Making a neighborhood comfortable is more important than controlling every usage.
Residential	<ul style="list-style-type: none"> <li>- given the housing shortage, I think allowing more housing to be built near boulder's low- nuisance industry should be a high priority.</li> <li>- Updates should consider a holistic view of housing and land use; I think specifically about housing and parking. In general, we should seek plans where workers can live near their workplace (assuming that workplace is relative not nuisance creating - compare an aerospace contractor vs an oil refinery). Boulder mostly lacks the latter outside of waste disposal industries.</li> </ul>
General	There should not be limits to how land is used, let the market decide. Give humans the freedom to live, work, and start businesses where it makes sense for them.
Transportation Residential	I'm very lucky to have a good engineering job in one of Boulder's industrial zones. I can bike to work and there are lunch options within biking (but not walking) distance. Getting the cars off the road and out of the city is my biggest concern. We just dont have room for them. Higher density, walkability, and bikability should be our primary goals. Industrial zones provide jobs and services we need more. We need to bring down the cost of housing by increasing the supply. But that housing has to be livable and that means mixed use w/ transit and w/o cars.
General	Are we trying to fix 21st century problems with 20th century solutions?
Residential Mixed Use	In general, my feeling is uses should be ones that minimally displace industrial uses (such as upper-floor housing that allows for parking shared with workplaces), or that are small-scale services/retailers complementary to the industrial uses (either services for employees, such as coffee shops and lunch places, or services for businesses, such as accountants and lawyers).
Residential Mixed Use Restaurants	So I want to make sure industry is important in Boulder, because it's one way to generate jobs. If everything is residential but no economy, then how can anyone live here with money? The reason I say I support residential in industrial areas is because I am thinking of the location between Valmont, 30th street, and the railway. That area represents a beautifully mixed use area for workshops, businesses, and residential, all of which work in



Retail

perfect harmony there, as far as I can tell. If we can replicate that in the other industrial areas, where they are mixed use, using industrial and residential and finding the appropriate industrial businesses within residential, then I would say it would work out perfectly.

Additionally I listed restaurants and coffee shops as potential businesses in these districts. Allow me to explain. If we add a lot of residential in addition to adding more industrial businesses, then it seems befitting that we also add some amount of local stores for the local dwellers. People need to eat lunch right? Say you forget to take a lunch with you to the workshop, and let us say that you walk over to work, because you happen to live in this district, where are you gonna get lunch? You walked to work, so no car trips, and a walking over to another the nearest restaurant would just eat up your lunch break. But a local sandwich shop or coffee shop only a block away? I'd take advantage of that. And if you have residential, that means those restaurants can stay open for reasonable hours with local customers and families who don't have to drive and cause traffic just to get to the 28 29 30 street district.

I also selected grocery store, but I'm thinking more like a mini-grocery store, one that has all the basic essentials of any King Soopers or Safeway, but on a smaller scale, something that local residents can walk to buy an emergency food item, and walk on right back. Benefits? A de-clogging of all the other grocery stores, making the others less crowded and less overfull. I saw these in Ireland and found them very helpful when I needed a small emergency meal. I know I would totally use one if such a thing existed near where I live.

As for question 3, I hesitated to mark residential for location to major streets: the reason I hesitated to mark that is because I think that businesses should be along major streets rather than housing so as to foster commercial development and community. But maybe I misunderstood what that statement meant. I put down continuity to residential parks, if applicable, and I put down the idea that maybe some of the residential added should cater exclusively to those who will work in the specific industrial district. If some of the residents in some of the new residential don't work in the residential district, then those residential should be located near public transit areas in order to help facilitate ease of transportation. It would save a lot of traffic on main streets (i.e. someone living on other side of Boulder or worse one of the outlining suburbs, causing all the local Boulder residents to suffer with more congested traffic headaches).

This only works if you reduce the amount of required parking while also making the location accessible to public transit. I'm not saying get rid of all the parking; I'm saying make parking minimal if applicable, otherwise you waste space. As long as the new industry, and ideally residential with some commercial, I think we have the potential into increase Boulder's economic input and output as well as it's community.

Now this could be me idealizing a situation. This situation only works if the area and industrial businesses truly lend themselves to such a makeup. If the city can craft such a makeup, then I think it can work. All I ask is that the city not waste space. If planned and designed efficiently it might create a part of Boulder that truly thrives economically and takes on a unique life of its own.

This is of course my ideal, and I doubt everyone shares it. And who knows, it might not

	even be perfect, but maybe some of what I share may help the city grow in a positive direction, even if only some of my answers end up as a mix. I hope my contribution to this survey as a Boulder resident may be of great service to the Boulder government. Thank you.
General Residential	Could we please prioritize just letting the market dictate what we need? Other cities have industrial space that is used by artists or designers to make live/work spaces, or evolving areas that are creatively repurposed into unique spaces. That is what makes a real, and an interesting, place to be. It's really hard to find any genuinely interesting places in Boulder since all the city seems to care about is letting space be repurposed for affordable housing.
Airport	The airport property should be considered. We don't need it, it makes no money, it's not used in emergencies and it's a huge noise and air polluter.
Transportation	Make parking maximums and apply to all developments, new and old. Way too much empty paved space in Boulder.
Residential	We need to stop limiting housing. let people decide if they are willing to live next to industrial businesses.
Residential	Boulder has far too much in incentivization of new high-wage tech and industrial development. This is precisely what is driving the lack of affordable housing in Boulder and the unsustainable pressure on and overuse of Open Space lands. It is ruining our City. Stop it!!!
Subcommunity Planning	relying on the sub-community plan is important. Not all areas are the same. North Boulder's Art district is different than industrial space in Gunbarrel. It always needs to be a suggested list that could be changed in the future
Residential	There are areas where housing could be added that don't interfere with views. For example, all the storage areas on East Arapahoe could be turned into housing.
Residential Airport	Yes, use the airport property for housing.
Residential	I'm against building rental housing in industrialized zones where this housing will be effected by light and noise pollution or possibly even exposure to contaminants.
General	What about capping or lowering enrollment at CU Boulder
Residential	Affordability would be a big topic to consider in the addition of residential space for the local community.
Office	Any professional office should have the ability to set up in an industrial area if they so choose - it's just not usually a choice professionals like lawyers and architects usually make
Residential	You run into trouble when you start mixing noisy industry with housing. Be careful .
Restaurants	Please promote more restaurants etc. The armory changes were a huge let down. We have no grocery stores etc.
Transportation	Allow building owners to have less parking and more space for their operations.
Residential	The most important issue is housing density. Some recent projects, like the one in front of Celestial Seasonings, is far too dense.
Industrial Businesses	We are currently in Gunbarrel but need a little more ceiling height and cannot find a new space in Boulder County to move to so we are being forced out which is frustrating as we are a local small business and would like to be able to continue to work in Boulder vs having to commute as we will have to do starting next year. Boulder needs more accessible flex space / warehouse space available for local businesses like us to continue to grow

	without having to move out to the I25 corridor or Denver. Honestly it's been extremely frustrating.
Redevelopment	My main concern is losing our current commercial space. We are in a building that needs to be demolished, yet many small businesses in our building would have no place to go. I want to find a path where our businesses can be part of the redevelopment conversation and have assurance that we can maintain our businesses at our same location, where many of us have been for over 30 years.
Retail	we need a large grocery store in north boulder. It is ridiculous to keep adding housing and forcing residents to go to 28th and Iris, contributing to bad traffic. Lucky's Market is insufficient to serve northwest boulder. I would like to see a Safeway-type market in an industrial area in NW Boulder
Residential	Housing above light industrial buildings should be considered as a mixed-use option given the lack of space in Boulder...we need to get creative. Industrial should be considered primary use with added residential (i.e. on top floors) as a best way to use space and make housing and entire projects viable.
Industrial Businesses	Its nice that we do have some industry in Boulder and I'd like to see it remain.
Residential	The Work - housing imbalance should favor more hoisting , mixed use in these industrial zones. Any new industry of say 250 or more (tbd) should be required to build or pay for housing , or subsidize housing development as part of the business permitting. Have we not learned the impact that 1500 highly paid google employees have had on housing stock prices in town
Housing Office Retail Restaurant Industrial Businesses	I would oppose adding housing near any manufacturing or repair shops that emit unpleasant odors or noise. Office space for business unrelated to manufacturing should be seriously limited or our Industrial zones will be overtaken completely by overpriced office parks. Any retailers or hospitality businesses should be limited to small establishments that would serve workers employed in the Industrial zone or people living in the housing that has been approved for construction. Landlords and developers will target the most lucrative audience and price rents accordingly. This will continue to squeeze out the smaller, local industrial businesses. INDUSTRIAL ZONES SHOULD SERVE INDUSTRIAL BUSINESSES FIRST AND FOREMOST.
Residential	Many industrial uses create noise and smell that would not be well tolerated by residential neighbors. This conflict should be avoided by ensuring there is low-cost industrial space for those small businesses and artist workshops that exist because they *cannot* work in the garages/basements of residential areas.
Residential	We need to create opportunities to blend Industrial with Residential. Where there was a clear divide previously, the need to integrate the two is becoming important to supporting housing opportunities and create more accessory use option for IG businesses to grow their revenue.
Residential	I'm encouraged that housing is being considered for an approved use in this zone. Truly, residential should be allowed in all zones so that we have a better chance of meeting our housing needs. ADU's and tiny homes should be allowed as well.
Industrial Businesses	Please, no more self storage.