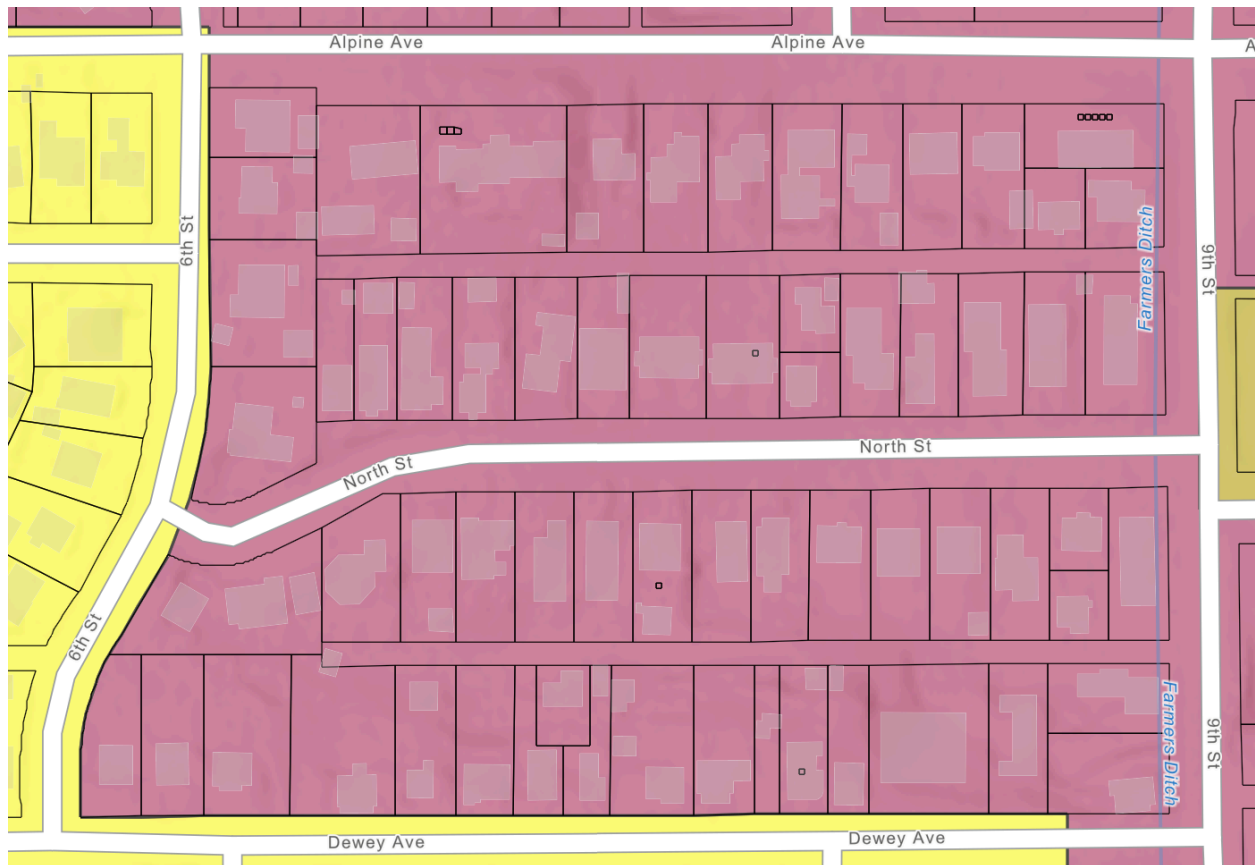


Draft Boulder “People First Development” Pilot Challenge Enabling Ordinance

Whereas the pilots to be proposed in the initial Pilot Zone (North St. block of 9th to 6th, Alpine to Dewey):



- Will reflect the Core Values expressed in the Boulder Valley Comprehensive Plan (BVCP), especially as an example of compact development, sustainability, support for diverse, inclusive, welcoming community and getting around without a car.
- Will express many housing and sustainability policies of the BVCP (see full list below):
 - EG: .07 Energy-Efficient Land Use
 - 7.01 Local Solutions to Affordable Housing
 - 7.02 Affordable Housing Goals

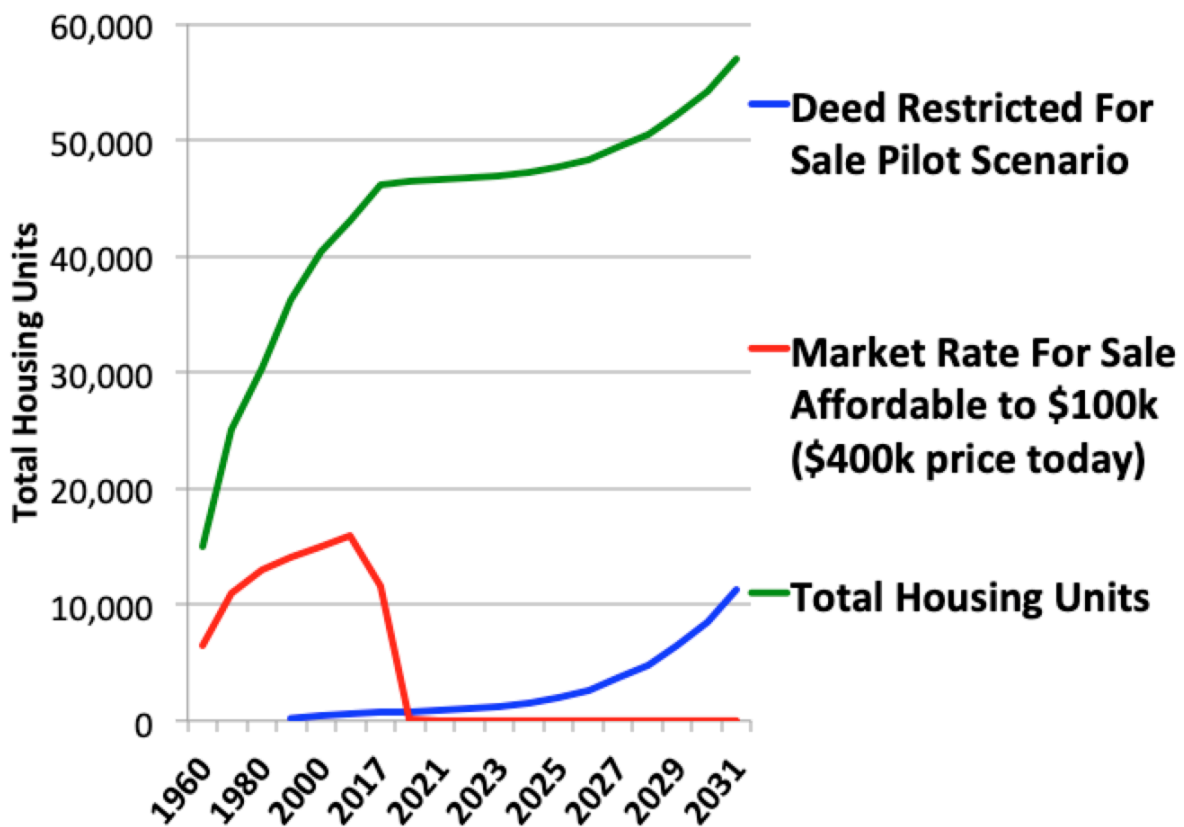
- 7.06 Mixture of Housing Types
- 7.09 Housing for a Full Range of Households
- 7.11 Permanently Affordable Housing for Additional Intensity
- 7.15 Minimizing Displacement
- 7.16 Market Affordability
- Housing Policies:
 - Fifteen Minute Neighborhoods
 - Maintain the Middle
- Will implement the Neighborhood Planning/Infill Pilot Project for project meeting its criteria (p 112 of BVCP) described and elaborated [here](#) to describe the high community value to be provided.
- Provide a highly replicable, market-based, low-subsidy approach to providing this community benefit that minimizes obstacles to local resident adoption.
- Will meet the underlying land use description of the MXR land use classification:
 - “The city’s goal is to preserve the current neighborhood character and mix of housing types and not exacerbate traffic and parking problems in those older areas. Some new housing units may be added”

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

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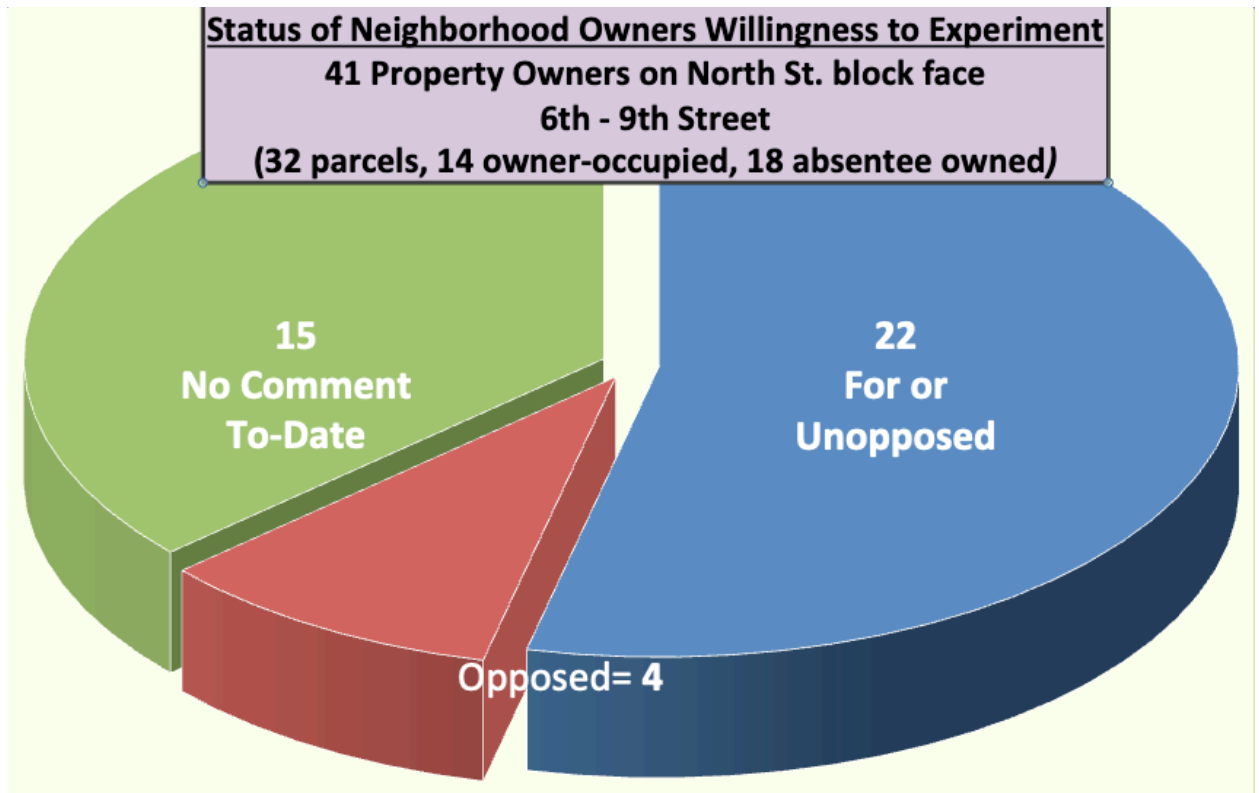
- Will allow no more occupancy, or very similar occupancy, (8 people or families; ~16 people) to what would be possible as a legal coop (15 people in the RMX-1)
- Provide a low subsidy, rapidly attainable way to house current in-commuters to reduce pollution, carbon emissions, congestion and therefore increase public safety and public health, promote worker productivity, business health and City sales and property tax revenues
- Provide options that will help elderly residents age in place and afford rising property taxes, house adult children and support their retirement. If investor owned, this redevelopment option can convert rental units to for sale units which supports community cohesion, civic vitality and retention of employees and experienced community members.
- Comprise an innovative and timely response that if replicated broadly could help meet the global [Climate Emergency](#) recognized by the City of Boulder as requiring immediate action:
- And **WHEREAS**, in [2018, the 4th Annual National Climate Assessment](#) was released and illustrates the massive threat that climate change poses to the American economy, our environment and climate stability, and underscores the need for immediate action to address a climate emergency at all levels of government”

- Whereas there has been an almost complete disappearance in the market availability of moderate and middle income for sale housing in the City over the last 10 years (as predicted by the City's housing authority, Boulder Housing Partners in its [2014 Strategic Plan](#) noting net loss of some 900 affordable housing units per year),



- Whereas, the City's Middle Income Housing Strategy creates a goal of generating 1000 deed restricted middle income for sale units by 2030,
- Whereas the need to successfully implement Policy 7.09 Housing for a Full Range of Households has become particularly evident amidst the Covid 19 Pandemic when support for essential workers has proven inadequate in many ways,

- Whereas, during many years of community engagement involving email, private meetings, potlucks, holiday dinners, presentations at public venues, innovations in housing development have been widely advertised and have demonstrated substantial local and community support,



- And whereas the aging mostly multi-family existing structures in this area could be repurposed to provide for sale workforce housing bringing added diversity, vitality and community connectedness to a mixed density Boulder neighborhood,

And whereas these pilots will be developed and approved using a process [further elaborated here](#) which draws on the City's extensive community of amateur and professional development experts, "front loads" public engagement early in the project design process and encourages public participation in the design process, and provides for input from City Council and relevant City Advisory boards,

Therefore,

A small program of housing development and transportation improvement pilots may be developed as described above to demonstrate:

- Potential lessons for future development
- Streamlining of innovation in this area
- Ways of better performing public engagement of development projects

So approved by Council, City of Boulder....