



Community Planning & Permitting

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Staff Memo for Docket BVCP-25-0001

BOULDER COUNTY PLANNING COMMISSION

December 17, 2025, 1:30 p.m.

All public hearings and meetings will be offered in a hybrid format where attendees can join through **Zoom** or **in-person** at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder.

Public Meeting – Public Testimony will not be taken

Staff: Hannah Hippely, Long Range Planning Division Manager

Docket BVCP-25-0001: Boulder Valley Comprehensive Plan Major Update

Work session on the ten-year major update to the Boulder Valley Comprehensive Plan

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BACKGROUND

The city and county share a common goal of directing urban development to urban areas, preserving the distinction between the urban nature of the city and the rural character of the county, and limiting the outward expansion or sprawl of the city. These concepts are spelled out in the Boulder County Comprehensive Plan (BCCP), but the BVCP more clearly defines how these common goals will be implemented within the BVCP planning area. The

Claire Levy County Commissioner Marta Loachamin County Commissioner Ashley Stolzmann County Commissioner

elements within the BVCP that implement this vision are the Planning Areas Map, annexation polices, and the Future Land Use Map and associated polices regarding development. The city and county have many other goals in common, and the BVCP establishes a framework of collaboration to address issues that cross jurisdictional boundaries. These are addressed in other polices of the plan.

PLANNING AREAS MAP AND ASSOCIATED POLICIES

The planning areas approach has served the community well by defining the Boulder Valley Planning Area and the areas within it that may be annexed by the city and those that are to remain unincorporated. This is a defining component of the BVCP and has been instrumental in realizing the vision for the Boulder Valley. No significant shifts in this approach or the designated areas is being proposed as part of this update.

However, the map should be updated. Changes anticipated to the map include reflecting annexations that have occurred, minor corrections, and the results of the community change request process.

The Planning Areas Map works alongside specific policies in the plan to implement the goals. Policies describe the each of planning areas on the map and explain their eligibility for annexation, the provision of facilities and services by the city, and the rural or urban character of each area.

BVCP policies require the provision of adequate urban facilities and services as a prerequisite to new urban development and the BVCP identifies the City of Boulder as the provider of such services within the Boulder Valley. Annexation to the city is necessary to obtain the full range of urban facilities and services for any New Urban Development within Area II. Within Area III, the BVCP intends to preserve rural land uses and character and avoid over-intensive rural development.

These concepts have existed in the BVCP since its adoption; however, this process has identified areas where updates are needed, including updating the Area I, II, III designation titles and descriptions to increase the readability of the plan and updating the policies related to New Urban Development and Over-Intensive Rural Development in the plan.

New Urban Development is currently defined in the BVCP as:

- a. All new residential, commercial and industrial development and redevelopment within the city; or
- b. Any proposed development within Area II (subject to a county discretionary review process before the Board of County Commissioners) that the county determines exceeds the land use projections and/or is inconsistent with maps or policies of the Boulder Valley Comprehensive Plan in effect at that time.

Section b. of this definition is problematic as it is unclear which land use projections are intended to be utilized; neither the city nor the county maintains land use projections for this area. The rest of the definition is unclear and would require research and discussion to determine the outcome, staff believes that a simpler description can and should be developed. A factor in considering the need for a revised definition is that many of the properties in Area II are around 50 years old, and the next 20 years could see proposals to upgrade or redevelop them. Having an updated understanding of what New Urban Development is and what must be annexed into the city to occur will help guide the future of these areas.

Applicable within Area III, Over-Intensive Rural Development is described as an otherwise permitted land use proposal that would have an impact of urban intensity. This protects the rural character of the county and the distinction between urban and rural areas by allowing land use activities permitted by county zoning only if they remain appropriate in a rural area and ensuring that unincorporated areas are not a competing location for urban development and that leap-frog development of urban uses into the county does not occur. The plan provides a list of items to be considered in deciding that a proposal is over-intensive: traffic, structure size, number of users, hours of operation, outside lighting, water needs and wastewater flows, impacts extending outside of the property boundaries, compatibility with surrounding land uses and the availability or lack of other more appropriate sites for the proposed activity. The plan also requires referral to the City of Boulder when an over-intensive rural development analysis is triggered

How, when, and by whom the determination regarding whether a proposal is over-intensive is not defined in the plan, and historically, this has been a decision of the Planning Commission and the Board of County Commissioners during discretionary land use review processes. The role of the city referral is also not defined in the plan. An update to the factors to be considered, the role of the city comments in the determination and clarification on the procedure for deciding if a project is over-intensive would improve the usefulness of this section of the BVCP.

This is the first discussion between staff and decision makers on this topic and any and all feedback is welcome at this time however, staff is looking for specific feedback on the following questions.

1. When change occurs on properties within Area II, what should be considered to determine if a project is considered New Urban Development?
2. Is there anything you would add or change to considerations for determining over-intensive rural development.
3. How should decisions regarding new urban development and over-intensive rural development decision be made?
4. How would you factor the city referral in this decision making?

FUTURE LAND USE MAP

The Future Land Use Map (Map) depicts a conceptual future land use pattern in the Boulder Valley. Future planning and zoning efforts and decisions by the city and county regarding development applications will be guided by these designations and ultimately determine the future uses on individual properties.

A point of needed clarification that arose out of the discussions in September was how the designations applied to unincorporated areas interact with current county zoning. Staff intend to make clear in the BVCP that while Area II remains unincorporated, future land uses in the area will be determined by county zoning, the Land Use Code and any future planning efforts. Should proposed changes be determined to be New Urban Development and require annexation (as directed by annexation polices), the city's decisions regarding annexation and zoning will be guided by the Future Land Use Map designation.

Future Land Use concepts have continued to evolve, and updated versions are described in Attachment A. A 'proof of concept' diagram is also provided in Attachment B, to show how the designations could be applied within the Boulder Valley, but this does not represent a draft version of the Future Land Use Map. The designations relevant for county decision makers include Neighborhood 1, Neighborhood 2, Open Space, and Rural Lands.

Within Area II, the city is the primary decision maker on the Future Land Use Map, although the Board of County Commissioners do have the option to call up changes for consideration. The concept contemplates applying Neighborhood 1 or Neighborhood 2 within these areas.

Within Area III, all four decision making bodies are decision makers on the Future Land Use Map.

The bulk of the land within Area III is city open space, and an Open Space designation is in development and would be applied to properties where either the city or the county has an ownership interest in property and where those interests guide the use of the property.

The remainder of the lands within Area III include a variety of uses, development patterns, and county zoning. What guides future land uses in this area is by county planning processes, the uses permitted by county zoning, and polices in the Plan intended to preserve rural land uses and character of this area. The Rural Lands designation under development continues historical practices, clearly articulates that approach, and reminds us why this designation matters. All of these concepts exist in the current plan, but there is no associated land use designation. Creating the designation expresses these concepts in a simpler way.

This is the second discussion between staff and decision makers on this topic and any and all feedback is welcome at this time however, staff is looking for specific feedback on the following questions.

1. Has the iteration of this concept moved in the right direction?
2. Do you see any gaps or have specific concerns with this direction?

POLICIES

In addition to the policies related to annexation and development discussed already the BVCP contains policies that cover a variety of topics as is typical of a comprehensive plan. Since its adoption in 1977 the BVCP has evolved to include more than 200 polices which can be challenging to interpret in put into practice. It has been a goal of this update to simplify the plan and make it easier to use and understand, ensure policies establish an aspirational vison for the future, and reduce redundancies.

Policies within the BVCP that include the language ‘city and county’ require approval from the county adopting bodies because these are policies the county is agreeing to layer on to our already adopted policies expressed in other county plans. The inclusion of the county in policies that closely match our adopted policies creates confusion about the policy's purpose within the BVCP. Staff are proposing that we consider the following when deciding if the county should join the city in adopting policies.

1. Does the policy offer something not addressed in county adopted plans?
2. Is the BVCP the correct plan to address policies not covered in county adopted plans or is the identified gap better addressed by updating county-wide plans?
3. Do we understand the practical implications for the county in joining a policy?

While we propose to be judicious in joining city policies and the revised plan may have fewer joint policies, it is not the intent to limit city and county cooperation to only joint policies. There are many issues and areas of policy alignment between the city and county. Often these areas of overlap are on topics that do not respect jurisdictional boundaries and where collaboration and collective action is necessary. Establishing a policy of collaboration on common issues will simplify the plan and allow flexibility in collaboration over time.

Staff is asking for feedback on this approach.

1. Does the overall approach to policy development seem appropriate?
2. Is staff considering the right things when deciding to jointly adopt policies?
3. Are there any topics which decision makers think are critical to highlight joint action on in the BVCP?

RECENT ENGAGEMENT UPDATE

The Community Assembly completed its work focused on 15-minute neighborhoods. The Report of Community Assembly on 15-Minute Neighborhoods is included in, found in

Attachment C. While 15-Minute Neighborhoods are by nature an urban concept, the assembly did include people from unincorporated Boulder County as the city is a go to location for county residents to find goods, services, and employment.

The report on the results of the Statistically Valid Survey was completed in November and is attached in Attachment D.

Both of these documents will be utilized by staff in the drafting of the plan.

MEETING DATES AND MILESTONES

City Planning Board and City Council have a joint meeting on the BVCP on December 11. For decision makers interested in learning more about this, a link to the city staff packet for this meeting can be found [here](#).

The table below outlines remaining meeting dates for the four policy-making bodies: City Council, Planning Board, Board of County Commissioners, and Boulder County Planning Commission. Staff are providing this summary to help policy makers anticipate upcoming discussions and understand the timing and focus of each meeting. It is also intended to help the adopting bodies anticipate key milestones as staff finalize the draft Comprehensive Plan update.

2025

Date	Bodies*	Meeting	What to Expect
Dec. 16	BOCC		County will focus on preliminary policy and land use direction where they apply specifically, to the county.
Dec. 17	PC		See above

2026 (dates tentative and subject to change)

Date	Bodies*	Meeting	What to Expect
Jan. 15	CC	Public Hearings: Area III- Planning Reserve Community Needs Assessment and Community Change Request Review	- Review community needs and determine if they are of sufficient priority to consider a Service Area Expansion Plan (Step 3 of Area III-Planning Reserve process). - Review Community Change Requests and determine which should be considered further as staff draft the Comprehensive Plan update.
Jan. 20	PB	Public Hearings	Same two items as the Jan. 15 meeting above.
Jan. 21	PC	Public Hearing	Review Community Change Requests that apply to Boulder County

Jan. 27	BOCC	Public Hearing	Same item as the Jan. 21 meeting above.
Mar. 26	CC & PB	Joint Study Session: Draft Plan & Land Use Map Review	Last opportunity to provide significant feedback on draft plan and future land use map before adoption cycle. Draft is anticipated to be available for community review from March 2-April 3. use map before adoption cycle. Draft is anticipated to be available for community review from March 2-April 3.
TBD	PC & BOCC		
Early Apr	CC, PB, BOCC, PC	4-Body Informational Meeting	Last opportunity to provide significant feedback on draft policies and future land use plan elements that apply to both the city and county.
Jun. 4	CC & PB	Joint Public Hearing (hearing only, no deliberation or vote)	Review final plan and future land use map and receive community feedback through the public hearing.
Jun. 16	PB	Deliberate & Vote	Discuss and vote on final plan and future land use map.
Jun. 18	CC	Deliberate & Vote	Discuss and vote on final plan and future land use map.
TBD	PC	Public Hearing	Review final plan policies and future land use map elements that apply to Boulder County, receive community feedback through the public hearing, and discuss and vote on final plan.
TBD	BOCC	Public Hearing	Same item as the Jul. 15 meeting above.

Bodies*

CC = City Council

PB = Planning Board

PC = Boulder County Planning Commission

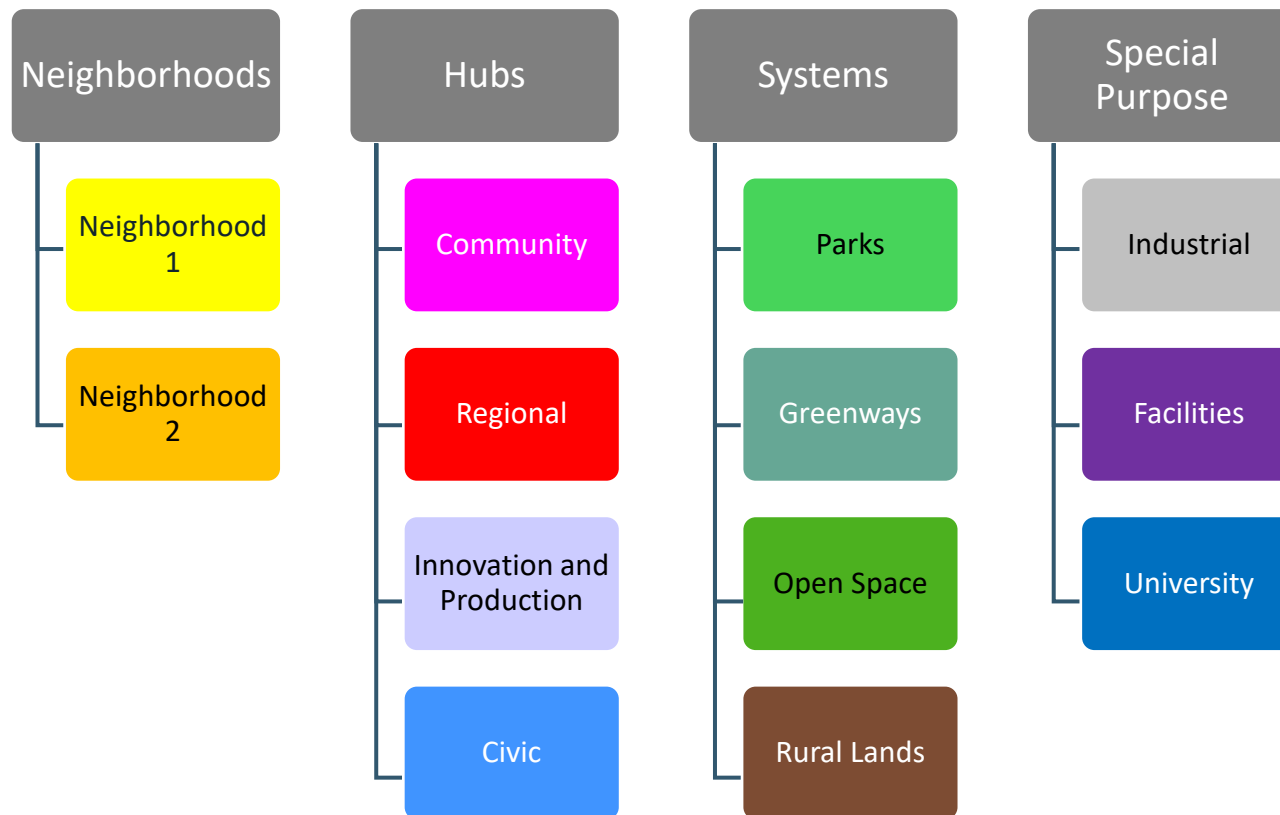
BOCC = Board of County Commissioners

DRAFT

Future Land Use Framework

A clear and distinct set of future land use classes and designations allows the community to:

- Coordinate land use and infrastructure planning that reflects desired outcomes for how people live, work, move and connect;
- Prioritize resources, investments, and improvements where they are most needed and effective;
- Support a balanced community where multiple functions are more broadly distributed and each type of place can thrive based on its role;
- Provide greater opportunity for different use, scale, and intensity that is resilient and responsive to external changes.



DRAFT

Rapid Response Equity Assessment

The Rapid Response Equity Assessment Tool Method was performed on the draft definitions for each proposed future land use designation.

For each future land use definition, the project team asked the following questions:

- Who benefits?
- Who is burdened?
- Who is missing or excluded?
- What unintended consequences might occur?
- How can equity be improved?

Across all future land uses, increased housing diversity, mixed-use development, and mobility improvements offer strong equity benefits, particularly for lower-income residents, renters, shift workers, people with disabilities, and community members who rely on transit or need access to jobs and services within walkable areas.

However, several land use types carry risks of displacement, rising rents, loss of small businesses, and exclusion of communities of color if implementation and policy do not intentionally address affordability, cultural belonging, and community representation. **Key findings highlight the need for targeted policies and implementation strategies that proactively mitigate these risks and ensure benefits are broadly shared.**

Class | Neighborhoods

Neighborhoods are primarily residential areas and are one of the building blocks of the Boulder Valley's character and housing choice. They can vary in density and scale; however, the focus of neighborhoods is livability.

Land Use Goals

- Create more housing opportunities
- Enable diverse housing options to fit multiple lifestyle needs
- Provide community amenities and gathering spaces
- Encourage small-scale neighborhood-serving commercial opportunities that enhance walkability

Environmental Goals

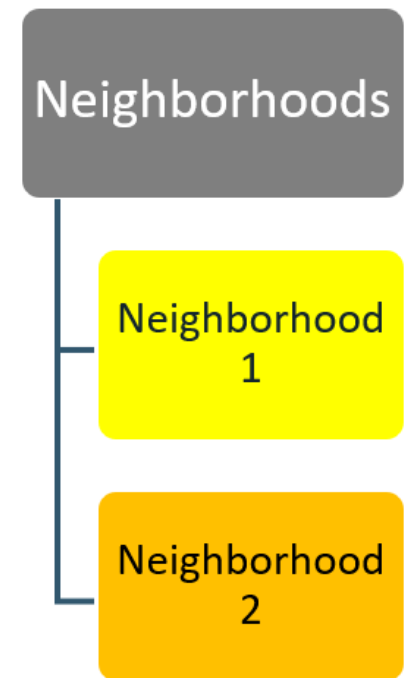
- Enhance pervious areas to support water quality and natural ecosystems
- Maintain and expand the urban tree canopy and other nature-based climate solutions
- Create opportunities for more resource-efficient housing types

Mobility Goals

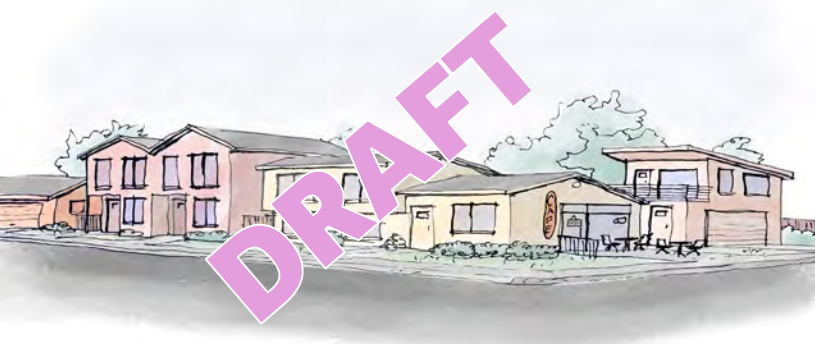
- Improve walkability to neighborhood amenities and services
- Enhance the network of low-speed streets for safe and convenient walking, riding or rolling.
- Incorporate fast, frequent, and reliable transit within neighborhoods to local destinations and regional transit networks
- Achieve Vision Zero goals

Equity Goals

- Increase access to housing choices for all
- Increase access to business opportunities
- Improve accessibility for travelers of all abilities
- Reduce reliance on cars for local trips



Neighborhood 1



What it is:

These neighborhoods are primarily residential, featuring a mix of single-unit homes and small-scale multi-unit housing types designed to be complementary to existing neighborhood scale, with opportunities for businesses and community uses such as dining, services, schools and places of worship.

Why it matters:

Neighborhood 1 maintains the charm and scale of our neighborhoods while making room for a wider variety of housing types. Allowing more home type options can offer more opportunities for individuals at all phases of life and a spectrum of income levels that need more options than those currently available. Neighborhood 1 encourages a variety of housing choices that are complementary to the primarily small-scale residential character of existing areas.

What you can expect:

Uses

Primary	Residential	Detached Unit; Attached Unit; Group Living
	Residential	Multi-Unit
Supporting	Commercial	Retail; Personal services; Office; Food & Beverage; Maker, Artisans & Innovation
	Civic	Government, Healthcare & Institutional
	Other	Recreation; Urban Agriculture

Urban Design

Buildings in these neighborhoods are typically moderate in scale, maintaining a residential form and rhythm, generally two to three stories with massing, setbacks and architectural details that are harmonious with the surrounding neighborhood.

Street-level frontages are designed to engage the public realm, with clearly defined front doors, porches, stoops and windows that create a sense of connection between homes and the street.

Individual private green spaces, such as yards and gardens, provide personal outdoor areas, while occasional shared gathering spaces and courtyards foster social interaction and a sense of community.

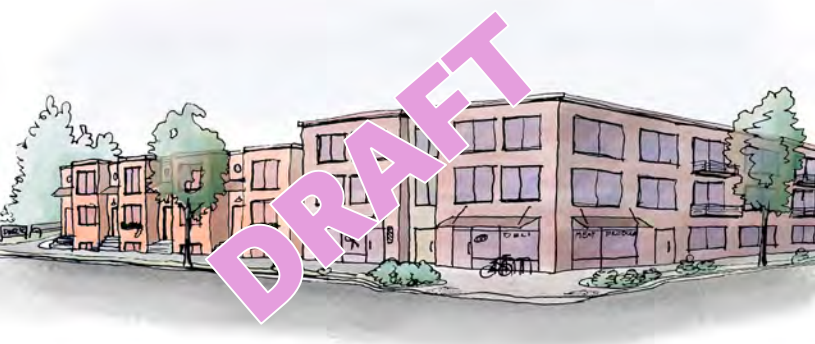
Mobility

What does it do? A safe and comfortable multimodal environment which provides convenient access to residential homes and connections to the wider transportation network.

What does it feel like? Sidewalks, paths and street trees support short trips and access to nearby parks, schools and small businesses.

Curb Activity? The curbside is typically used for parking and delivery and may include bike lanes and micromobility parking.

Neighborhood 2



What you can expect:

Uses

Primary	Residential	Attached Unit; Multi-Unit; Group Living
	Residential	Detached Unit
Supporting	Commercial	Retail; Personal Services; Office; Food & Beverage; Lodging; Vehicle Related; Maker, Artisans & Innovation
	Civic	Government, Healthcare & Institutional
	Other	Recreation; Urban Agriculture

Urban Design

More urban residential form with buildings that are generally 3 to 5 stories in scale, compact and create a continuous street frontage.

Structures may occupy larger portions of their lots, with limited setbacks and shared open spaces such as courtyards or plazas.

The overall form emphasizes efficient land use while maintaining a comfortable pedestrian scale through thoughtful building design and streetscape elements.

What it is:

These neighborhoods feature a mix of housing types in a moderately dense, walkable setting with taller and larger buildings, shared spaces and opportunities for neighborhood-serving businesses and community uses such as dining, services, schools and places of worship.

Why it matters:

Neighborhood 2 provides opportunities for more people to live close to jobs, schools, parks, shops and mobility options. They give people more options for how and where they live. Whether someone is living alone, with roommates, or raising a family, this area offers choices for a wide range of community members.

Mobility

What does it do?	Provides a safe and comfortable multimodal environment that provides convenient access to both residential uses and adjacent small-scale commercial areas.
What does it feel like?	Streets often include sidewalks, bike lanes and transit stops integrated into the neighborhood fabric.
Curb Activity?	There is typically more variety on these curbsides. They are more strictly managed for parking, and a greater focus is placed on space for transit, micromobility parking, and deliveries.

Hubs are mixed-use centers, ranging in scale and expectations for activity. Hubs can be organized around nodes or along corridors. They act as anchors for surrounding areas and bring together housing, commerce, services, public spaces and mobility choices.

Land Use Goals

- Encourage a variety of economic activity
- Expand housing choices through infill and redevelopment
- Connect community members and Boulder businesses
- Enhance cultural and civic life

Environmental Goals

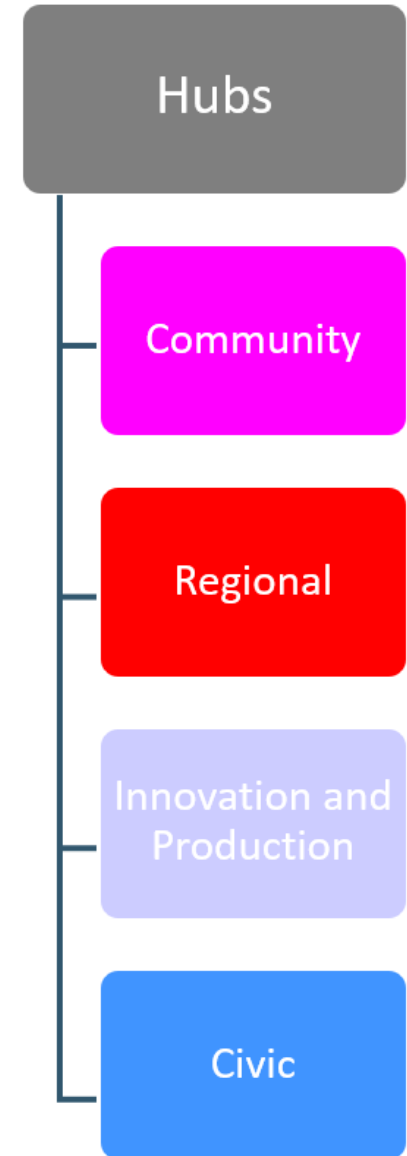
- Preserve open lands by focusing higher intensity development at key locations
- Support resource-efficient building types
- Enhance and expand urban canopy and natural infrastructure into urban locations

Mobility Goals

- Provide safe, multimodal connections for all ages and abilities that prioritize transit, pedestrian, and micromobility access.
- Create walkable pedestrian-oriented streets
- Incorporate fast, frequent, and reliable transit from local destinations and provide connections to regional transit networks
- Manage curbside demand to improve access and parking
- Achieve Vision Zero goals

Equity Goals

- Support diverse living and working choices for community members
- Support Boulder businesses
- Improve real and perceived safety
- Create reliable connections between where people live, work, play and gather



Community Hub



What you can expect:

Uses

Primary	Residential	Multi-Unit; Group Living
	Commercial	Retail; Personal Services; Food & Beverage
Supporting	Commercial	Office; Entertainment; Lodging; Vehicle Related; Maker, Artisans & Innovation
	Industrial	Research & Development
	Civic	Government, Healthcare & Institutional
	Other	Recreation; Urban Agriculture

Urban Design

Community hubs are moderately to highly dense areas with a mix of building types and sizes, generally 3 to 5 stories in scale that accommodate homes, shops, offices, restaurants and community spaces.

Buildings are arranged to create an active street frontage, setbacks accommodate spillover space for activated commercial and community activity, pedestrian-friendly facades and public gathering spaces that encourage social interaction and activity throughout the day.

The design emphasizes a vibrant, human-scaled environment that can support a variety of uses.

Mobility

What does it do?	A safe and comfortable multimodal environment which provides convenient access to commercial uses and transit services.
What does it feel like?	Streets prioritize access to the hub and easy pedestrian and micro-mobility movement within the hub making them convenient for daily needs, social activities, and work.
Curb Activity	These areas support a wide range of curbside uses, prioritizing social spaces, commercial activity, transit, micromobility parking, and loading.

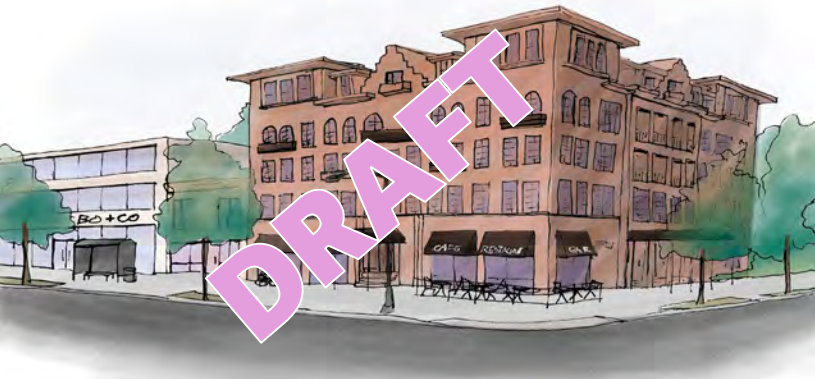
What it is:

These active hubs bring together a wide mix of homes, shops, restaurants, services, offices and community spaces. They are designed to serve not just the immediate neighborhood, but the broader community as well. This is where people come to run errands, meet friends, attend events or work.

Why it matters:

Community Hubs help bring people together and support a strong local economy. They offer places to live, work and gather, all within a walkable, vibrant environment. They provide space for small and medium-sized businesses, local services and a range of housing types.

Regional Hub



What you can expect:

Uses

Primary	Residential	Multi-Unit
	Commercial	Retail; Personal Services; Office; Food & Beverage; Lodging; Entertainment
Supporting	Residential	Detached Unit; Attached Unit; Group Living
	Commercial	Vehicle Related; Maker, Artisan & Innovation
	Civic	Government, Healthcare & Institutional
	Other	Recreation; Urban Agriculture

Urban Design

Regional hubs are high-density, mixed-use areas featuring taller buildings that accommodate a wide variety of uses.

Structures are often multi-story and arranged to create an active, pedestrian-friendly streetscape with public plazas and open spaces that encourage social interaction.

Setbacks accommodate spillover space for activated commercial and community activity. The overall form emphasizes efficient land use while maintaining a lively, human-scale environment at street level, supporting a wide variety of daily activities in close proximity.

Mobility

What does it do?	A safe and comfortable multimodal environment which provides convenient access to commercial uses including local transit services.
What does it feel like?	Streets prioritize access to the hub and easy pedestrian and micro-mobility movement within the hub allowing residents and visitors to move between work, shopping, dining and entertainment without a car.
Curb Activity	These areas support a wide range of curbside uses at a greater intensity than the Community Hub, prioritizing social spaces, commercial activity, transit, micromobility parking, and loading.

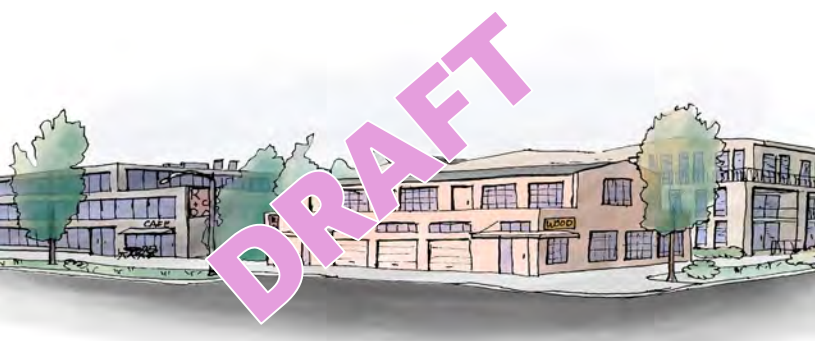
What it is:

Regional Hubs are major destinations for the Boulder Valley and beyond. They are busy, high-energy places where people come to work, visit, shop, dine and live and support both daytime and nighttime activity. They include a mix of stores, restaurants, entertainment venues, offices and housing, often in taller mixed-use buildings. A regional hub is the kind of place where someone can live upstairs, work down the street and meet friends for dinner without needing a car.

Why it matters:

Regional Hubs are a key part of the economy. They bring together jobs, retail, services, tourism and housing in one walkable, well-connected area. They support large, medium and small businesses, help reduce commuting and offer a vibrant mix of uses that serve the whole region.

Innovation & Production Hub



What it is:

Innovation & Production Hubs are live/work neighborhoods that integrate many of Boulder’s workplaces with new housing choices. These areas support important industries and provide opportunities for businesses to start and grow. They also offer dynamic living options that are well-connected, close to jobs and amenities.

Why it matters:

Innovation & Production Hubs are essential to the Boulder Valley’s innovative economy and entrepreneurial future. They support existing and emerging industries, encourage startups and small businesses and create harmony between working, living and making. These areas offer an anchor for talent and investment in the region. These hubs offer choices for a range of community members who appreciate the character of working neighborhoods and want to live close to active places of work and innovation.

What you can expect:

Uses

Primary	Commercial	Office; Maker, Artisan & Innovation
	Residential	Attached Unit; Multi-Unit; Group Living
	Industrial	Research & Development; Light Industrial
Supporting	Commercial	Retail; Personal Service; Food & Beverage; Vehicle Related
	Other	Urban Agriculture

Urban Design

Innovation and Production Hubs feature a diverse mix of building types and sizes that accommodate commercial, light industrial, office, research, and residential uses, including live/work spaces.

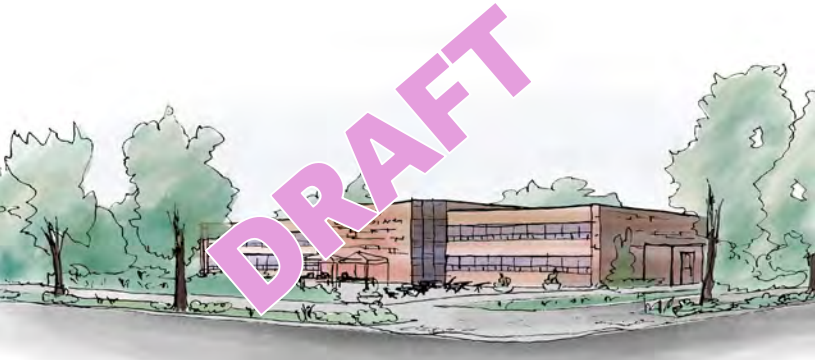
Buildings vary widely in height and form, ranging from smaller workshop-style structures to larger multi-story facilities that support flexible work environments and housing.

The overall design emphasizes functional layouts with adaptable spaces, active street edges and shared amenities that foster collaboration and innovation.

Mobility

What does it do?	A safe and comfortable multimodal environment that supports both workers and residents.
What does it feel like?	Streets accommodate walking, biking, transit and vehicle travel. The street network prioritizes safe, convenient circulation for all users, linking workspaces, housing, transit and nearby amenities.
Curb Activity A9	Curbside uses are designated to meet a wide variety of demands. Freight and delivery access is well-integrated to serve production and research uses without disrupting pedestrian areas.

Civic Hub



What you can expect:

Uses

Primary	Residential	Attached Unit; Multi Unit; Group Living
	Civic	Government, Healthcare & Institutional
Supporting	Commercial	Retail; Personal Services; Office; Food & Beverage
	Other	Recreation; Urban Agriculture

Urban Design

Civic Hubs are typically medium- to large-scale areas centered around prominent public buildings, such as civic campuses, recreation centers or libraries, often paired with open plazas, courtyards or landscaped gathering spaces.

Buildings are designed at a human scale to feel approachable, with articulated facades, varied materials and mixed-use edges that support complementary services like small retail, cafes, or offices.

Residential uses may also be incorporated into the area or buildings. The overall form emphasizes a cohesive and accessible environment that encourages community interaction and reinforces a distinct sense of place.

Mobility

What does it do?	A safe and comfortable multimodal environment which provides convenient access to civic uses through walking, biking and transit connections.
What does it feel like?	Street layout encourages circulation within the hub while connecting seamlessly to surrounding neighborhoods, making it a convenient and welcoming destination for community members.
Curb Activity	Curbside areas are designed for a variety of needs bike lanes, and transit stops facilitate easy access for all users, while on-site or nearby parking is provided to support visitors arriving by car.

What it is:

A Civic Hub is a community-focused area centered around public places such as municipal buildings, hospitals, schools, recreation centers, libraries or cultural institutions. They are often designed to serve as a gathering place for the neighborhood or city. The core function of these areas is community-serving, while also offering places to live, work and shop, encouraging civic life and social activity.

Why it matters:

Civic Hubs serve as focal points for community life, providing spaces where people can gather, access public services, and participate in cultural, recreational, health and educational activities. By combining public facilities with complementary uses, these hubs strengthen social connections, foster a sense of place and support vibrant, inclusive neighborhoods.

Systems define the Boulder Valley's distinct sense of place. While these systems may not all be connected on a map, they make up the framework that a community relies on for healthy, meaningful and sustainable living. These are the backbones of how the city and natural environment interconnect.

Land Use Goals

- Maintain the urban and rural characteristics that define the Boulder Valley
- Enhance opportunities for connection with nature
- Support spaces for social interaction
- Maintain a healthy agricultural community

Environmental Goals

- Improve climate adaptation and resilience by thinking of systems holistically across the Boulder Valley
- Recognize the critical link between urban and natural systems
- Maintain and enhance natural areas that increase biodiversity, protect water resources, sequester carbon and perform other ecosystem services

Mobility Goals

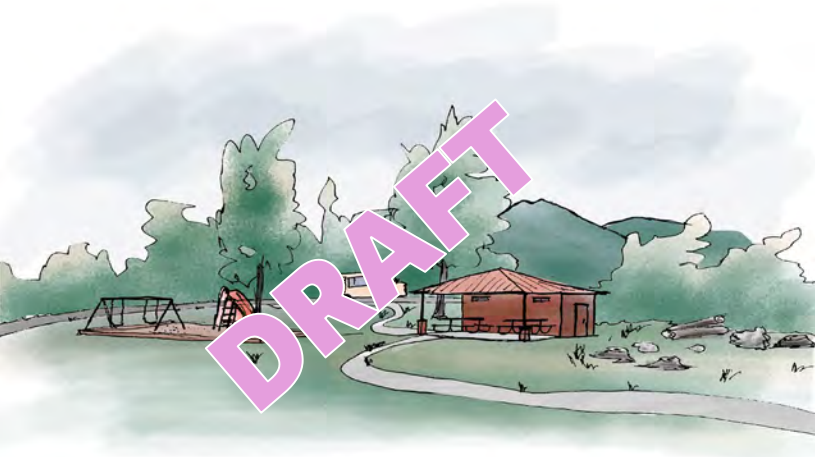
- Provide safe, multimodal connections for all ages and abilities that prioritize transit, pedestrian and micromobility access
- Maintain safe, low-intensity road networks that support rural travel needs, focusing significant commuter travel onto primary multimodal corridors and minimizing impacts on the surrounding landscape and natural environment
- Achieve Vision Zero goals

Equity Goals

- Ensure community spaces and services are dispersed throughout the Boulder Valley
- Focus resources on underserved areas
- Ensure rural residents have fair access to essential services, connectivity and opportunities while preserving the distinct identity of rural communities



Parks



What you can expect:

Uses

Primary	Other	Recreation
Supporting	Commercial	Food & Beverage; Retail; Entertainment
	Other	Urban Agriculture

Urban Design

Parks are designed to balance passive space, recreation and natural features.

Landscapes include lawns, trees, gardens, playgrounds, sports fields, and pavilions arranged to create welcoming, safe and accessible areas for all ages.

Pathways, seating, and activity areas are laid out to encourage movement, social interaction and passive enjoyment, while preserving natural elements and views that enhance the city's green character.

What it is:

Parks are recreational and passive spaces within the city such as playgrounds, sports fields, pavilions, landscaped areas and walking paths. These areas are designed for public access, enjoyment, physical activity and mental health, and support climate resiliency. Parks also offer supporting and complementary uses to promote activity and social gathering.

Why it matters:

The parks system enhances community health, provides green space in the city and supports mental and physical well-being. It also helps manage stormwater, reduces urban heat island and fosters social interaction.

Mobility

What does it do?	A safe and comfortable multimodal environment with inclusive access for all users.
What does it feel like?	Streets and pathways will support safe and comfortable walking, rolling and riding with clear connections to surrounding neighborhoods and trail networks.
Curb Activity	Parking and transit stops will be thoughtfully integrated to balance accessibility with the goal of encouraging active transportation.

Greenways



What it is:

Greenways are areas adjacent to Boulder Creek and major drainageways that help manage and mitigate flood and support multifunctional landscapes, recreation, active transportation and/or ecosystem services.

Why it matters:

The Greenways system is a key feature of the community's flood mitigation strategy but also offers opportunities to enhance community and environmental health including ecosystem services, ecosystem functions and biodiversity. Greenways also provide access to nature in the city and support mental and physical well-being, help reduce urban heat island effects, play a key role in regional, off-street, pedestrian and bicycle networks, and fosters social interaction and connectivity.

What you can expect:

Uses

Primary	Civic	Utility Operations
Supporting	Other	Open Space; Recreation

Urban Design

Greenways are associated with Boulder Creek and major drainageways. These linear spaces are designed to manage creek and flood waters while weaving natural systems into the urban fabric that also encourages recreation and mobility activities.

Their design emphasizes continuity, ecological integrity, and accessibility. Built elements, such as paths, trails, bridges, lighting, seating and interpretive signage, are integrated sensitively into the landscape to support recreation and movement that works with the natural character

Native plantings, restored riparian zones, and shaded gathering areas create comfortable, scenic environments that invite both movement and pause. The overall design balances human use with habitat protection, creating a cohesive public realm that connects neighborhoods through nature.

Mobility

What does it do?	Provide safe, comfortable, continuous and scenic routes for walking, rolling and riding that connect neighborhoods, parks and major destinations.
What does it feel like?	Multi-use paths are accessible and offer an off-street alternative that promote low-stress recreational and commuter travel by pedestrians and micromobility users enhancing connectivity across the community.
Curb Activity	Curbside areas near greenway access point may include car parking, bikeshare stations and places to park bikes and other small mobility devices.

Open Space



What it is:

The Open Space system is protected by the city or county either through direct ownership, conservation easements held on private land, or other contractual obligations like annexation agreements. Open Space is managed for specific purposes including preservation and restoration of natural habitat, water resources, scenic views, agriculture and passive recreational uses. These areas also serve, in part, as the foundation of the Boulder Valley's local agriculture community.

Why it matters:

The Open Space network forms the foundation of the Boulder Valley's philosophy of compact urban development surrounded by intact rural and natural lands. It provides an accessible connection to nature and rural character and contributes to the mental and physical well-being of the residents, workers and visitors of the Boulder Valley. Critically, these lands serve as the foundation for the area's ecological health, supporting local wildlife and help community resilience to climate change.

What you can expect:

Uses

Primary	Other	Open Space; Agriculture
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Urban Design

Open space areas are characterized by a deliberate absence of urban development. The landscape itself is the defining feature, shaped by natural landforms, vegetation, and ecological processes rather than buildings or infrastructure.

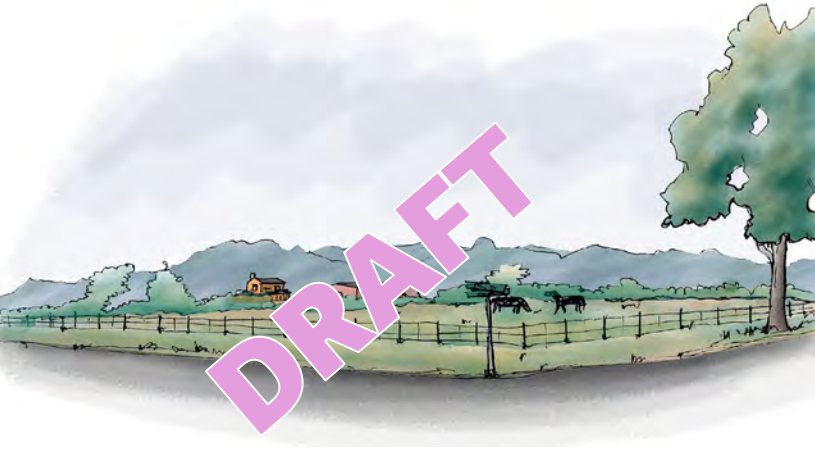
Where structures exist, such as trailheads, agricultural facilities, operational buildings or small shelters, they are minimal, functional and designed to blend into the natural setting.

The emphasis is on preserving scenic views, healthy ecosystems and the sense of openness that distinguishes these lands from the built environment.

Mobility

What does it do?	Safe and comfortable multimodal access to open space trailheads. Walking, biking and micromobility is allowed on designated trails, viewing areas and educational sites.
What does it feel like?	Agricultural and ranching operations access open spaces through service or maintenance routes designed to minimize environmental impact.
Curb Activity	Parking for cars, bikes, micromobility and bikeshare is provided at or above the curb. High-use trailheads also include curbside areas for transit or shuttle pick-up and drop-off.

Rural Lands



What it is:

Rural Lands are the unincorporated areas of the Boulder Valley that are expected to remain in the county's jurisdiction for the length of the planning horizon and include a variety of land uses and county zone districts. Future land uses in these areas will be guided by county planning processes, the uses permitted by county zoning, and policies in the Plan intended to preserve rural land uses and character of this area.

Why it matters:

Retaining rural land supports local food systems, land based economic activities, and cultural heritage. These lands shape urban growth integral to the creation of a compact development pattern and community identity. These lands provide a sense of place for both urban and rural areas of the Boulder Valley. Maintaining the rural character of this area prevents it from being a competing location for urban uses, and reduces the pressure to convert rural lands to urban uses. This prevents sprawl, and leapfrog, non-contiguous and scattered development.

What you can expect:

Uses

A variety of uses as allowed by county zoning at intensities supportable in and compatible with a rural area. More intensive uses are subject to a discretionary review process.

Urban Design

In rural land the design can vary widely often reflecting the time period of the development of specific area, the economic activities of the area, and the land itself.

Mobility

What does it do?	Primarily oriented around vehicular access to residences, farms, and other established uses. Agricultural equipment, freight, and service vehicles are accommodated as well as secondary recreational uses which are viable and safe.
What does it feel like?	The road network is used by people driving, biking or taking transit in and out of the city.
Curb Activity	Lower curbside demand with the exception of bicycle facilities along roadways

Class | Special Purposes

Special purpose areas represent significant community assets and/or unique opportunities for Boulder’s governance and economy.

Land Use Goals

- Support essential services and facilities to provide high quality of life for community members
- Support education, research and employment that sustain Boulder’s economy and meet community needs.

Environmental Goals

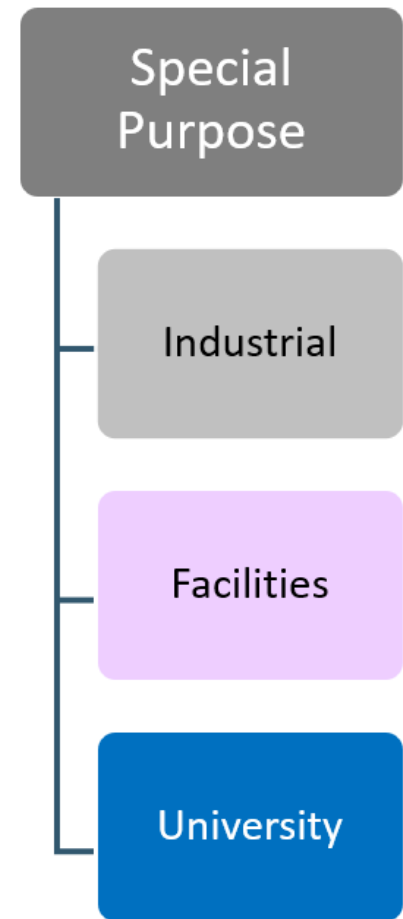
- Promote sustainable building and operational practices that minimize resource use, reduce emissions, and protect surrounding natural systems.

Mobility Goals

- Provide non-motorized connections through connected networks to and within the special purpose for pedestrians, bicycles and other micromobility options
- Maintain safe, low-intensity road networks that support the special purposes while focusing significant commuter travel onto primary multimodal corridors
- Incorporate fast, frequent, and reliable transit from local destinations and provide connections to regional transit networks
- Achieve Vision Zero goals

Equity Goals

- Foster inclusive access to jobs, education and services
- Ensure these areas offer the potential to benefit all members of the community



Industrial



What you can expect:

Uses

Primary	Commercial	Vehicle Related; Maker, Artisans & Innovation
	Industrial	Research & Development; Light Industrial; Heavy Industrial; Warehousing & Distribution Facilities
Supporting	Commercial	Office; Food & Beverage;

Urban Design

Industrial areas feature a wide range of building types and scales, from single-story warehouses and manufacturing facilities to multi-story processing or office structures.

Buildings are generally designed for functional efficiency, with large footprints, high ceilings and spaces for equipment, storage and operations. Open areas are primarily allocated for truck circulation, loading docks and parking, with minimal green space except where required for buffering, landscaping or stormwater management.

The overall form prioritizes operational needs over aesthetic considerations, while maintaining a clear, organized layout that supports industrial activity.

Mobility

What does it do? A safe and comfortable multimodal environment which provides convenient access to industrial uses. Freight and delivery vehicles are prioritized within the area.

What does it feel like? Connections to regional transportation routes are prioritized, supporting the movement of goods and services, while separating heavy vehicle traffic from more pedestrian-oriented areas.

Curb Activity Curbside uses are designated to meet a wide variety of demands while honoring the operational nature of these areas.

What it is:

Industrial Sector lands have and will continue to serve the community's needs for more intensive manufacturing, processing, services, commercial and other uses.

Why it matters:

Industrial areas provide essential goods, services, and employment opportunities that help sustain Boulder's economy and self-sufficiency. They support local businesses, supply chains, and trades, and contain uses that cannot be located in other land use categories due to space, noise or operational needs. Preserving industrial land helps ensure that Boulder can continue to produce, repair and distribute locally, reducing dependence on outside markets and transportation.

Facilities



What it is:

Facilities lands include areas that provide essential community services and infrastructure, as well as some lands dedicated to scientific, environmental and technological research. This designation encompasses municipal operations such as the airport and water treatment facilities, energy generation or transmission sites, and other utilities along with federal research campuses, laboratories, offices and support facilities. These lands often include specialized infrastructure, outdoor spaces, and operational areas needed to support research, innovation and the delivery of essential community functions.

Why it matters:

These lands play a vital role in supporting community resilience, ensuring the efficient operation of public services and advancing scientific discovery. Municipal facilities enable the delivery of energy, water and transportation services while research institutions contribute to global innovation and local economic vitality. Together, they reflect Boulder’s commitment to sustainability, self-sufficiency and public service, strengthening the city’s ability to meet environmental, technological and infrastructure challenges.

What you can expect:

Uses

Primary	Civic	Government, Healthcare & Institutional; Utility Operations
Supporting	Commercial	Office
	Industrial	Research & Development

Urban Design

Buildings on these lands vary widely in scale and function, from low-rise laboratories and service buildings to larger specialized or industrial facilities.

Development is typically organized in a campus-like pattern or functional clusters, balancing operational efficiency with environmental sensitivity.

Outdoor spaces may be used for ecological monitoring, stormwater management or natural buffering, integrating these sites into the surrounding landscape while accommodating the specialized infrastructure required for research and operations.

Mobility

What does it do?	A safe and comfortable multimodal environment that provides access for employees, visitors and service vehicles, with designated routes for deliveries and operations.
What does it feel like?	Internal streets and pathways are designed to accommodate walking, biking and transit connections where appropriate, while maintaining clear separation from high-traffic or utility access areas.
Curb Activity A18	Parking and loading areas are provided to meet operational needs. Parking for cars, bikes, micromobility and bike share is provided at or above the curb. Flexible loading for delivery and transit or shuttle pick-up and drop-off areas.

University

What you can expect:

Uses

Uses support University of Colorado activities and needs such as, but not limited to, educational facilities, research facilities, athletic facilities, event space and student and faculty housing

Urban Design

University lands are composed of a diverse mix of building types and scales, ranging from low-rise dormitories and academic buildings to taller student housing, research facilities and cultural centers, some exceeding typical city height limits.

Buildings are arranged to create active courtyards, plazas and shared green spaces that support both formal and informal gatherings, outdoor learning, recreation and campus events.

The overall form emphasizes connectivity, visual interest and a cohesive campus environment while balancing dense development with open spaces that enhance the student and community experience.

What it is:

The University designation applies to land that will be used for university purposes into the future. This includes educational facilities, research facilities, event space, student and faculty housing and other uses that support a high-quality university environment.

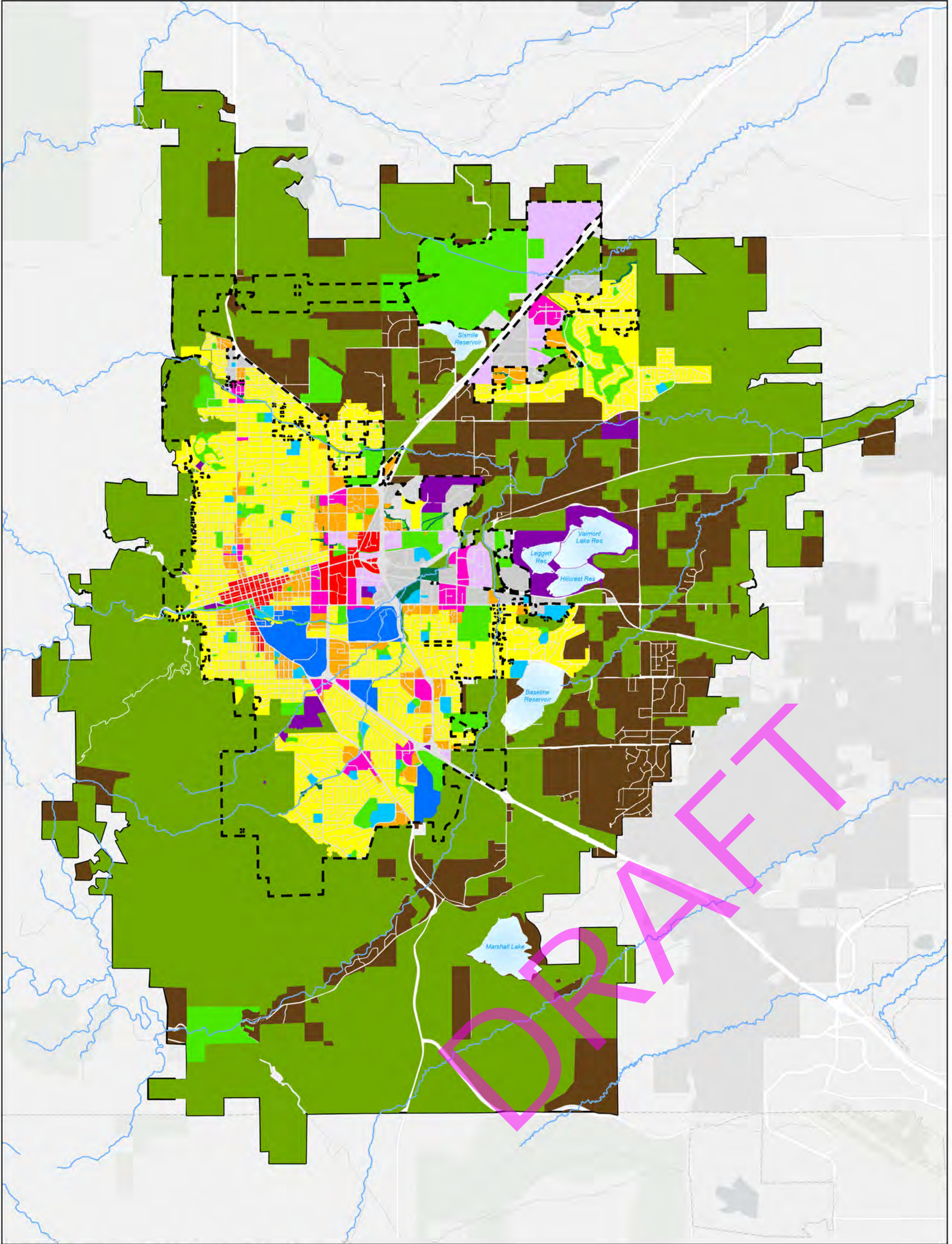
Why it matters:

The University of Colorado (CU) is a cornerstone of Boulder's identity, economy and cultural life. It attracts students, faculty and researchers from around the world, fostering innovation, creativity and a vibrant exchange of ideas. The university is one of the city's largest employers and a key driver of local business activity. Its research partnerships and community programs strengthen Boulder's capacity to address local and global challenges. Beyond academics, CU enriches the community through arts, athletics and public events that bring people together.

Mobility





What does it do?	A safe and comfortable multimodal environment which prioritizes walking, biking and transit, with extensive networks of sidewalks, bike lanes, shuttle services and transit stops.
What does it feel like?	Streets and pathways are designed to safely accommodate pedestrians and cyclists alongside vehicular access for deliveries, campus services and residents.
Curb Activity	Curbside uses are designated to meet a wide variety of demands.

Proof of Concept: Future Land Use



Proof of Concept: Draft Future Land Use

- | | |
|--|---|
|  Neighborhood 1 |  Parks |
|  Neighborhood 2 |  Greenways |
|  Community Hub |  Open Space |
|  Regional Hub |  Rural Lands |
|  Innovation and Production Hub |  Industrial |
|  Civic Hub |  Facilities |
| |  University |

-  City Limits
-  Perennial Creeks
-  Reservoirs and Ponds
-  Other City Limits



0 0.5 1 Miles



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Boulder Valley Comprehensive Plan Update The Report of COMMUNITY ASSEMBLY on 15-Minute Neighborhoods



November 2025



**A BOULDER
A FUTURE**
BOULDER VALLEY COMPREHENSIVE PLAN UPDATE

C1

**COMMUNITY
ASSEMBLY**
ABoulderFuture.org

Attachment C

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What Policy Makers Should Know: Executive Summary

Boulder's first Community Assembly is a group of 43 randomly selected community members from across the Boulder Valley, reflecting the perspectives and diversity of Boulder and unincorporated Boulder County. They met for seven full-day meetings held in English and Spanish from May-October 2025. The assembly learned from experts and each other as they deliberated about their mandate to make recommendations about implementing 15-minute neighborhoods as part of the Boulder Valley Comprehensive Plan (Comprehensive Plan).

The Community Assembly defined 15-minute neighborhoods for Boulder. Boulder's 15-minute neighborhoods are diverse, inclusive, connected communities where services and amenities are easily and equitably accessible for pedestrians of all abilities. This definition highlights how neighborhoods create a sense of belonging. Boulder's 15-minute neighborhoods should enable connection between folks with different linguistic, cultural, ethnic, racial, and economic backgrounds living in the same neighborhood.

To enable the Community Assembly's vision for diverse, inclusive, and connected communities, 15-minute neighborhoods need four essential services: a community center, groceries and food, parks and green space, and a mobility hub. As the report details, there are multiple ways these services may appear in different neighborhoods, but all of them are essential to a 15-minute neighborhood. The assembly provided a list of eight secondary services that enhance 15-minute neighborhoods.

Boulder's 15-minute neighborhoods are mixed density, meaning they include a range of housing types within the same neighborhood. The assembly resisted the tendency to frame density as either good or bad. Instead, they imagined 15-minute neighborhoods that rely on the interactions between people and businesses that comes from having a range of densities close to each other. 15-minute neighborhoods have mixed density and mixed income within the same neighborhood.

The Community Assembly identified six values to guide and ground their discussions: equity, a bolder economy, connected and open community, inclusion, sustainability, and well-being. Because equity was central to other values, the assembly named equity their organizing value.

In the process of developing their definition and recommendations, the assembly grappled with whether 15-minute neighborhoods could fit their values. Their discussions named ways Boulder has long been exclusive, inaccessible, and inequitable. Assembly members shared stories about struggling to find housing or needing to avoid neighborhood schools due to histories of racism and prejudice. The assembly deliberated about whether 15-minute neighborhoods could be done in ways that were truly equitable. Could 15-minute neighborhoods remain inclusive instead of displacing residents through gentrification? Assembly members questioned whether Boulder should focus on select problems (e.g., affordable housing, simplifying codes, public transit) instead of pursuing 15-minute neighborhoods.

As the assembly learned about land use planning, they recognized the complexity of "implementing" 15-minute neighborhoods. The Community Assembly's definition requires housing types and businesses that don't currently exist together. 15-minute neighborhoods need neighborhood-serving businesses; yet opening a small business in Boulder is expensive and difficult,

requiring prospective business owners to navigate complex code requirements if they are able to find an affordable commercial space. Housing that is accessible and affordable for a mixed income neighborhood will require ongoing public investments and subsidies.

15-minute neighborhoods will require more than just policy changes. They will require community support and actions. Many of these actions will need to work against economic trends such as relying on ecommerce and home delivery.

Seven challenges and six opportunities are named in the last section of this report as reminders of some of the more undesirable outcomes that could come from pursuing 15-minute neighborhoods in Boulder. Decision-makers and staff should consider these challenges and opportunities throughout the next twenty years of implementing the Comprehensive Plan.

The assembly chose Housing Choice and Opportunity and Inclusive Local Economy as their focus areas. This choice set the agenda: 15-minute neighborhoods in Boulder need to have accessible, affordable housing and local businesses that provide inclusive opportunities to build wealth. These are ambitious goals—but they also reflect the assembly’s organizing value of equity.

The assembly provides nine recommendations connected to these focus areas, including these highlights with the strongest support:

- 15-minute neighborhoods should be mixed income. Like mixed density, 15-minute neighborhoods should include low, middle, and high-income housing. Boulder already has high-income housing; low and middle-income housing should be supported through city and county programs to facilitate and subsidize building.
- People want to create businesses in Boulder who struggle to find spaces; there are vacant commercial spaces. The city should pilot a range of creative ways to address this problem.
- Support in-home businesses by reducing the regulations and barriers to starting them.
- Create neighborhood-level economy support navigator programs with community involvement to advise about how to open and operate a business in the neighborhood, including navigating city codes and requirements.

The assembly also made several additional recommendations for implementation that are not directly tied to a focus area. These recommendations center the importance of taking action to ensure accessibility:

- 15-minute neighborhoods should have city support for ongoing snow removal and yard overgrowth so that sidewalks, crosswalks, and streets are safe and accessible for everyone across all seasons.
- Conduct accessibility audits within 15-minute neighborhoods to identify infrastructure that is inaccessible and develop specific plans to reduce barriers.

The assembly offers principles, which together, provide planners a way of determining where to focus attention on selecting where to foster 15-minute neighborhoods:

- Find mixed density housing and businesses or spaces to develop them.
- Use the City’s equity index to select priority areas.
- Select areas with a moderate number of services required by 15-minute neighborhoods.

Community Assembly Overview



Community Assemblies are a democratic process in which individuals are selected to come together to learn and solve problems. Participants are selected through a civic lottery. The assembly comes together to examine a specific issue and develop recommendations for their government decision-makers to consider and implement.



Boulder’s first Community Assembly was tasked with considering 15-minute neighborhoods as part of the [Boulder Valley Comprehensive Plan](#). Their mandate was: How, and where, can we implement 15-minute neighborhoods? Together, the members of the Assembly will define 15-minute neighborhoods in the Boulder Valley; consider opportunities and challenges; and make recommendations to policymakers about how and where they should be implemented.

A 15-minute neighborhood is commonly defined as a place where people can access most of their daily needs within a 15-minute walk or bike ride. The Community Assembly was tasked with refining this general idea into a definition that fit the needs and values of Boulder residents. The need for an assembly on this topic evolved from recognition that while 15-minute neighborhoods have been in the Comprehensive Plan for over 10 years, implementation has been slow. Community input through an assembly could meaningfully shape implementation.



The Community Assembly was randomly selected based on the population in the area. Invitations to volunteer for this assembly were mailed to 10,000 homes in Boulder and unincorporated Boulder County. The city held information sessions and did outreach through Community Connectors and a few local organizations to provide a context for these invitations. Over 230 people responded to these invitations and volunteered to be part of the Community Assembly. The assembly was randomly selected from these volunteers based on demographic categories to represent Boulder Valley’s population (detailed on [page 7](#)).



The assembly met for seven Saturdays between May 2025 and October 2025. In total, the assembly worked together for over 50 hours to meet their mandate: define 15-minute neighborhoods for Boulder, identify principles for locating them, and make recommendations for implementation.

Understanding the Community Assembly Process

The assembly met for seven full day meetings. Early in the process, these meetings focused on learning about 15-minute neighborhoods. As the assembly learned more, they identified additional information that they needed, and experts were invited to address the assembly’s questions as the group deliberated about challenges and opportunities of 15-minute neighborhoods in Boulder.

The assembly meetings included multiple modalities: small group discussion, presentations to the whole assembly, individual written responses, small group written responses, advocacy to the full assembly, bilingual small group discussion, embodied activities, playful construction of neighborhoods. The specific presentations and modalities from each meeting are detailed on [pages 31 - 35](#).

As the process progressed, the assembly balanced imagining possibilities and deliberating over trade-offs. The final meetings focused on finalizing definitions, recommendations, principles for location, challenges, and opportunities. This report includes the ideas generated by the assembly that sustained support from at least half at the assembly. The recommendations include the results of the final vote in support and against each item.



Boulder's Community Assembly

Section 1: Who We Are



Boulder's Community Assembly started with 48 and finished with 43 participants. One person was added in the second meeting, replacing a member who never attended. Across the assembly, several folks dropped out of the assembly due to injury and life events that kept them from attending multiple meetings. Forty-three participants attended the final meeting.

The assembly was selected based on a representation model. The next page shows the demographic categories within the representation model, the current Boulder population

by category, the target range for the assembly composition, and the final assembly composition. The assembly was created by target ranges since individuals represent multiple demographic categories within the assembly.



Boulder's Assembly

Assembly Representation Model Targets & Final Assembly Makeup

■ Percentage of Boulder Population ■ Percentage of Assembly

Categories	Identities	Percentage Comparison	Assembly Target Range	Assembly Makeup
Gender	Man	52% vs 42%	20 - 25	18
	Woman	49% vs 53%	21 - 25	23
	Self-Described	1%	3 - 4	2
Age Range	16-19	14%	5 - 7	6
	20-34	42% vs 30%	17 - 23	13
	35-54	23% vs 30%	9 - 13	13
	55-64	9%	4 - 6	4
	65+	14% vs 16%	6 - 8	7
Boulder Valley Planning Area	Area I - City of Boulder	81% vs 86%	39	37
Area I City of Boulder	Central Boulder	17% vs 9%	4 - 7	4
	South Boulder	14% vs 19%	4 - 6	8
	North Boulder/Palo Park	23% vs 16%	7 - 11	7
	Southeast Boulder	11% vs 9%	2 - 5	4
	Gunbarrel	9%	2 - 5	4
	Colorado University/Hill	18% vs 14%	5 - 8	6
	Corcrossroads/East Boulder	9%	2 - 5	4
Area II & III Boulder County	Area II & III - Boulder County	19% vs 12%	9	5
	Area II	12%	3 - 9	1
	Area III (Annex, Rural Preservation, Planning Reserve)	9%	0 - 3	4
Race/Ethnicity*	White	77% vs 63%	30 - 36	27
	Black	9%	3 - 4	4
	Asian, American Indian, Other races, Two or more races	13% vs 12%	5 - 9	5
	Latino/x/e	12% vs 26%	7 - 10	11
Other diversity	LGBTQ+	14%	3 - 10	6
	Self-Identified Disabled	9%	3 - 7	4
Housing Status	Live in manufactured/mobile home (renter or owner)	9%	3 - 6	4
	Renter (other than manufactured/mobile home)	48% vs 46%	21 - 25	22
	Owner (other than manufactured home)	52% vs 52%	20 - 25	17

Target range was for 48 members. Since five folks left the assembly, some of the actual numbers are outside of the target range because folks could not finish the assembly.

* Assembly members could note more than one of these race/ethnicity categories due to how the questions were asked. Thus, the numbers are higher than the assembly itself.

Assembly Members (A - Z)

- | | | |
|--------------------------|-----------------------------|---------------------|
| Alejandra Nieland Zavala | Alexander Ray | Amelia Grayson |
| Andres Padilla | Atzin Barrios Palacios Luna | Cait McQuade |
| Cooper Hollister | Craig McDonald | Cristina Segura |
| Deborah Janeczko | Delaney Lloyd | Ellen Weekley |
| Elsa Cardona | Garrett Rue | Gary Derr |
| Guillermo Patino | James Carpenter | Jamillah Richmond |
| Joel Lenorovitz | Johana Valle | Josh Livingston |
| Judith King | Judson Wells | Katherine Hitchcock |
| Keaton Smith | Lily Smigelski | Luis Reyes |
| Maria Esther Pena | Maria Mestas | Marjorie Johnson |
| Paul Owen | Peggy Barrett | Rahma Mian |
| Rosaura Martinez | Rylee Bennett | Shane Enzensperger |
| Stephen Gesick | Tiffany Willis | Tori Gilbertson |
| Travis Culley | Vivek Krishnamurthy | Yordanos Loyer |
| Zoe Quaintance | | |

Peter Job, Susan Lowell, Jacob Salas, and Thibaud Teil all contributed to multiple assembly meetings and informed this report despite not being able to finish the full assembly.



Section 2: Why We Volunteered

Assembly members shared multiple reasons for volunteering to be part of Boulder's first Community Assembly. They recognized an opportunity to be involved in their community and local government; the assembly was an opportunity to participate and guide Boulder's future. They were intrigued that the government wanted to hear from the community this way.



Multiple participants recognized this as a new experience that fascinated them. Yes, the assembly was a new innovation in public engagement for Boulder. But it was also something that they had never done before. They were curious when the information card showed up in the mail. For one participant, it was a way for a relative newcomer to Boulder to join in Boulder's reputation of being community-driven. Facing a terminal illness, another assembly member volunteered to take on meaningful, challenging work to stay

engaged with people and motivated to continue thinking of the future.

The desire to be involved in local politics was particularly powerful at a moment when national politics seems bleak. People want to be doing something—the assembly was a way to make politics more equitable and compassionate.

Several people mentioned the topic of the assembly as their motivation. Folks were interested in planning and land-use. They wanted to learn about 15-minute neighborhoods. Assembly members mentioned living in 15-minute neighborhoods already and enjoying the availability of services they offer. Other folks were concerned about prevailing views of density as a fix-all and wanted to participate to represent a different view. People sensed their political leanings and identities would make them a minority in the assembly, and wanted to participate to ensure the voices they represented were heard. Participants also mentioned topics beyond 15-minute neighborhoods that deeply concerned them, such as industrial pollution at Rocky Flats.

Participants volunteered because it offered an opportunity for personal development. Serving on the assembly fit university majors and professional aspirations. Participants wanted to improve their public speaking and deliberation skills.

Participating in the assembly allowed folks to join with other community members—to appreciate their perspectives and meet new people they would not normally meet. The assembly made people feel like they are part of the Boulder community.

Several folks mentioned that compensation for participating made it easier to participate. They sensed that people will be involved in local government if given the opportunity to participate and barriers to participation were removed.

Participants saw the assembly as a way to uphold their civic duties by participating in the democratic process. They believed in the power of community participation to build strong communities. They saw their participation as a form of giving thanks and contributing to shaping Boulder Valley's future.

I was motivated to be able to contribute my time and abilities to support projects that directly benefit the families and residents of our community.

I am passionate about politics and active democratic participation and uphold my civic duties as a citizen high.

I wanted to be a part of something that would be a lasting, positive, and permanent way of life for future generations.

Section 3: Our Assembly Experience

When asked to reflect on their assembly experiences in the last meeting, assembly members offered a full arc of emotions. This mix of emotions and moments reflects the process of learning and deliberating together during full-day meetings across six months.



Assembly members found their experience educational. They learned about 15-minute neighborhoods and planning. Yet they also learned a lot from their neighbors. They learned things about each other, including where other people's opinions come from. Assembly members reported gaining an appreciation of viewpoints, concerns, and values of people they otherwise have limited interaction. Assembly members lauded the diversity of perspectives within the room while some assembly members also thought that the conversations were too often dominated by the loudest voices with the most representation in Boulder.

"My opinion mattered during the assembly where opinions were given in different languages, and this was important to everyone."

"Thank you for this opportunity. It changed my opinion about Boulder government."

The assembly engaged in difficult deliberation. Assembly members reported feeling able to speak, some relying on facilitators to make space for their voices to be heard. People recognized the importance of deliberating together in both English and Spanish, appreciating support for both languages.



Yet sometimes assembly members felt there was too much focus on finding agreement and not enough time debating underlying disagreement. Many people reported feeling that they were listened to; a few people reported feeling disrespected and unheard. Many assembly members reported shifts in their views. For some this meant, changing their opinions. For others, the assembly provided new confirmation for their beliefs.

When asked if Boulder should hold another assembly, there was strong support for future assemblies. There were also suggestions about what should be different to learn from and improve on this assembly.

"I thought it was very successful both conceptually and in practice (except 8-hour days 😊). It is hard work and needs to be acknowledged."

"Wonderful to meet folks whose path I probably would not have crossed."

Section 4: Community Assembly Values

Across three meetings, the Community Assembly identified their values and defined them. This process ended up naming equity as the assembly's organizing value in recognition of how equity often appears in other values because it plays a central role in shaping these other values as well.

Equity

An equitable community balances and connects the diverse needs of people. Equity acknowledges that not all needs are equal.

A Bolder Economy

Diverse, equitable, and inclusive economies that focus on opportunities to flourish for all elements of the community to provide sustainable and regenerative present and future growth.

Connected and Open Community

A place where people can cultivate a sense of belonging and actively engage with, support, and resource one another. HOME.

Inclusion

A space to form a dignified, active, and sustainable life throughout all stages of life with economic accessibility, social participation, and cultural development.

Sustainability

Stewardship of the environment and the community that involves the preservation of open space, community space, an inviting and robust market space, for generations beyond.

Well-Being

To be able to prosper individually and collectively in a community that promotes health, activity, security, diversity, connectedness, and nature.

The assembly used these values to guide their deliberations. These values should also guide decision-makers as they implement 15-minute neighborhoods as part of the Comprehensive Plan.

Section 5: Definition of a Boulder 15-Minute Neighborhood

The mandate asked the Community Assembly to define 15-minute neighborhoods for Boulder Valley. This question recognized that 15-minute neighborhoods can take a lot of different forms in different places. What should 15-minute neighborhoods mean in Boulder Valley?

This section provides the Community Assembly’s answer. The assembly struggled over this definition because they recognized the importance of providing a definition for Boulder. This means that every word in the basic definition was carefully debated and carries weight. The assembly’s definition departs from common definitions for 15-minute neighborhoods, and some of this thinking is explained in footnotes.

Readers can see the levels of support for the assembly’s recommendations based on a final vote. The golden yellow bars show the final vote below each item, indicating the assembly members in support (golden) and against (black).

There were 43 members of the assembly. Some assembly members abstained from voting on select items so the vote totals may vary.

A Boulder 15-Minute Neighborhood

15-minute neighborhood: A diverse, inclusive, and connected community in which services and amenities are easily and equitably accessible within 15-minutes from home for pedestrians of all abilities.²

Support Against



² “Pedestrians of all abilities” includes walking, wheelchairs, and canes.

The assembly highlights that people walk different distances within 15-minutes.

The assembly decided not to include biking in the formal definition because it expands the distance in ways that are not accessible to everyone.

“Equitably accessible” means making sure that people with disabilities or other challenges can get the same services, resources, and opportunities as others.

15-minute neighborhoods have four essential services and amenities.³ A neighborhood needs all four of these to be considered a 15-minute neighborhood:

- Community Center
- Groceries and food
- Parks and green space
- Mobility hub

15-minute neighborhoods also have a set of secondary services and amenities. A 15-minute neighborhood needs 3 of these 8 secondary services and amenities:

- Community garden
- Library
- Medical services
- Public art spaces and interactive art
- Recreation center
- Restaurant
- Retail
- School



15-minute neighborhoods are mixed density; they include areas of low, medium, and high-density housing. This includes the full range of housing types described within the Comprehensive Plan.⁴

A distinguishing feature of 15-minute neighborhoods is that this full range of housing types is present within the same neighborhood as well as a mix of neighborhood-serving businesses, mixed use, and economic hubs.

A 15-minute neighborhood is not high density; instead, it benefits from the interactions between people and businesses that come from having a range of densities in close proximity



³ The specific definitions of these services and amenities and the reasons why they are important for a 15-minute neighborhood appear on the next page. Because of how they were developed, the assembly voted on all of the essential and secondary services together as one item.

⁴ The Comprehensive Plan discusses these housing types: single-unit houses; small multi-unit houses; accessory dwelling units (secondary residential unit that shares a building lot with a larger primary home); duplexes, triplexes, or four-plexes; and multi-unit buildings (apartments, condos, townhomes). 15-minute neighborhoods may also include other housing types such as cottage courts (small, detached homes arranged around a central courtyard, which include tiny homes) though these are not a requirement.

Essential Services Definitions

Community Center⁵

What counts: named community centers, schools that lease spaces, religious centers like churches, mosques, and Jewish community centers that invite folks in, senior centers. Community centers tend to be physical buildings, not just plazas.

Why is it an important service for 15-minute neighborhood? Community centers are a gathering place for neighbors that support a range of activities, ranging from play to celebration to learning through classes. They are seen as a place that meets community needs, sometimes by providing multiuse spaces and sometimes by housing other services (e.g., child care, health clinics, etc.). They can also become key emergency places during a crisis.

Groceries and Food

What counts: supermarkets, neighborhood stores, food pantries, farm shares/drop-offs, farmer's markets, farm stands

Why is it an important service for 15-minute neighborhood? Food security is a basic need. Groceries and food services provide a way to easily get food that is key to a healthy life. Having food and groceries within a neighborhood also makes it convenient.

Parks and Green Space

What counts: parks, playgrounds, green spaces, trees and benches, trailheads and trails

WHY is it an important service for 15-minute neighborhood? Parks serve as a gathering place and a quiet place to be outside in nature. Parks provide spaces to release energy and places to regain energy. Parks are beautiful. They also provide opportunities for outdoor recreation and fun.

Mobility Hub⁶

What counts: Hubs that support multiple transit modalities to get around and beyond 15 MN.

These hubs can include a bus stop, ebike dock, and tools together. This service includes clustering support for multiple modalities in a single area or transit in multiple directions.

⁵ The assembly recognized overlap between community centers, recreation centers, and libraries. This overlap is reflected in their definitions and why they are important. Indeed, the assembly meetings were held at the East Boulder Recreation Center, which would count as a community center, park and green space, and recreation center according to these definitions. Some assembly members wanted to consolidate these together while other assembly members recognized the value of distinct contributions that may be accomplished by different places in different neighborhoods, which is why they continued to receive support despite overlap.

⁶ The assembly originally called this a "transit hub." The city of Boulder typically considers transit hubs Park'n'Ride stations. Mobility Hubs is Boulder's term that matches the assembly's definition so we've adopted that term to avoid misinterpretation.

Why is it an important service for 15-minute neighborhood? Mobility hubs support accessible transit, particularly for those who don't own cars, cannot walk long distances, or want to leave the neighborhood without cars. These hubs support multiple means of moving around the neighborhood and beyond. It recognizes that not all needs will be met within a 15-minute neighborhood so economical, convenient links to other areas of the city are necessary. Even though bikes and transit are not included in the basic definition of a 15-minute neighborhood, the assembly recognizes the importance of supporting multiple forms of mobility.

Secondary Services Definitions

Community Garden

What counts: community gardens, community plots, school gardens

Why is it an important service for 15-minute neighborhood? Community gardens provide a space to grow food collectively. They produce food that meets people's needs, and food can also be shared. They are a place for kids of all ages to be engaged in work.

Library

What counts: public libraries, university library

Why is it an important service for 15-minute neighborhood? Libraries provide books. But they are also public services buildings. They host groups like knitting clubs and book clubs; they support a range of hobbies and interests through tool libraries and makerspaces. They are a house of culture, a place to learn about dance, arts, and crafts. Libraries don't require users spending money. They are a gathering place.

Medical Services

What counts: urgent care, community clinics, primary care, specialists, Chinese medicine, holistic health clinics, Planned Parenthood, pharmacies, retail that sells medical supplies (e.g., Target)

Why is it an important service for 15-minute neighborhood? These services can be particularly important as places to get immediate help, especially during unexpected situations where being close-by makes it easier and faster to get basic medical attention.

Note: Many groups acknowledged that some medical needs are not met within a neighborhood, especially when insurance, specialists, referrals, and established relationships are involved. Major emergencies are likely to use an ambulance to transfer to a full hospital. These medical services meet needs in between specialized care and emergencies.

Public Art Spaces and Interactive Art

What is included: temporary and permanent interactive art, theaters, performing arts centers, sculpture gardens, galleries, art schools

Why is it an important service for 15-minute neighborhood? Art provides the opportunity for creative expression as well as something to identify with. Public art, especially, can give character

and identity to the neighborhood. Public art provides a site of interaction and a space for kids of all ages to meet together. Some art spaces also allow people to create their own art with other people.

Recreation Center

What counts: named recreation centers, YMCA, gyms, community pools. Unlike parks, recreation centers seem to be buildings of some sort not primarily outside.

Why is it an important service for 15-minute neighborhood? Recreation centers provide places to exercise, but they frequently provide much more. They host community events, provide a gathering place. Many recreation centers have multi-purposes spaces that can be used for other purposes. Recreation centers also can provide childcare.

Restaurants

What counts: restaurants, cafes, coffee shops, bakeries, bars

Why is it an important service for 15-minute neighborhood? Part of food security. Restaurants provide a place to celebrate and a way to meet needs after an exhausting day. Restaurants are community gathering spots. They also provide employment for the neighborhood. Within 15-minute neighborhoods, restaurants can provide something familiar and comforting, a place to be a regular. Restaurants do not need to be expensive or fancy.

Retail

What counts: retail includes both retail centers with multiple shops, individual stores, places for small retail businesses

Why is it an important service for 15-minute neighborhood? Retail provides opportunities to buy things. Since this category is broad, folks often didn't detail what they were buying as much as appreciation for being able to get things they need, whether it be office supplies or garden supplies or more.

Schools

What counts: elementary schools, middle schools, high schools, universities

Why is it an important service for 15-minute neighborhood? People expressed a school being foundational to a neighborhood. If people go to school together, they grow up in the community together. Schools also provide a place for people to meet people and gather together. Since Boulder has school choice, the assembly recognized that some folks would decide to attend a school further away to meet their kids' educational needs.



Section 6: Principles for Selecting Where to Enable 15-Minute Neighborhoods in Boulder Valley

The mandate charged the assembly with identifying where to facilitate 15-minute neighborhoods within Boulder Valley. The assembly identified four principles for determining where to enable 15-minute neighborhoods. These principles are intended to work together to determine where to foster a 15-minute neighborhood. The first two principles are complementary ways to select where based on existing housing types within an area; the third principle centers equity, and the fourth principle balances efficiency and expanding services by selecting areas that have a moderate number of services and amenities within the definition of a 15-minute neighborhood.

Principle 1: Selecting neighborhoods where there is space available (through large parking lots, lots for sale, industrial lots) to build the needed housing types to create a 15-minute neighborhood.⁷

37 5

This principle centers the importance of mixed density within the assembly’s definition of a 15-minute neighborhood and looks for areas with underutilized land to build housing types currently missing to create a 15-minute neighborhood with mixed density. This approach enables 15-minute neighborhoods in new areas (that don’t already have mixed density) where it is also realistic because there is space available to build what is needed and/or landowners are open to developing in ways to work toward mixed density. The tradeoff here is that there is not a lot of land available in Boulder; relying on space available often means losing existing businesses or industry in “underutilized” spaces.

Principle 2: Areas that already have mixed density.

36 6

This principle centers the importance of mixed density within the assembly’s definition of a 15-minute neighborhood, recognizing that developing new housing types can be a long, difficult process. Therefore, this principle starts in places that already have a mix of low, medium, and high-density housing and business activity within the same area.

⁷ There were 43 members of the assembly. Some assembly members abstained from voting on select items so the vote totals may vary.



Principle 3: Prioritize areas with high or intermediate high priority areas with the city's equity index.



This principle advances the assembly's value of equity by prioritizing areas that are high priority areas based on racial and ethnic diversity as well as economic needs. The assembly recognized that the city's equity index uses census blocks, which may require interpretation and translation to work at the level of the neighborhood.

Since the goal of this principle is to prioritize equity, attention should be paid to equitable outcomes of creating 15-minute neighborhoods. This includes the potential of displacing existing residents and businesses as well as gentrification that pushes people out of the neighborhood over time, both of which would counter the intention of prioritizing high priority areas from the city's equity index.

Principle 4: A moderate number of services/amenities currently.



This is a place where some services and amenities within the definition are in place and some things would need to be added. It represents a balance between the efficiency of being able to more easily become a 15-minute neighborhood and the desire to support amenities in places that do not currently have them.

This principle reinforces that the assembly does not prioritize facilitating 15-minute neighborhoods in the areas that are *already* closest to being 15-minute neighborhoods. Do not just pursue the "lowest hanging fruit."

Section 7: Recommendations

15-minute neighborhoods was selected as the topic for the community assembly because there was not much progress in the ten years during which it had been part of the Comprehensive Plan. There was a perception among city and county planners that 15-minute neighborhoods had the potential to advance multiple focus areas from the Comprehensive Plan update. This potential also posed a practical problem for the assembly—15-minute neighborhoods are complicated! There was not enough time to learn about and fully consider how 15-minute neighborhoods might advance all seven focus areas in the Comprehensive Plan. Therefore, the assembly considered all seven focus areas and then selected two to engage in more depth: Housing Choice & Opportunity and Inclusive Local Economy.

A focus area did not mean that the assembly was responsible for solving this problem. Instead, the charge was to consider how to do 15-minute neighborhoods in a way that addressed their focus areas. This assembly was instructed to consider whether 15-minute neighborhoods would positively or negatively affect a focus area.

The assembly recommends fifteen ways to implement 15-minute neighborhoods (in addition to the definition and principles for choosing where). Of these, three recommendations focus on housing choice and opportunity, six recommendations focus on inclusive local economy, and six are general recommendations. These recommendations reflect the assembly's values of equity and inclusion by offering specific ways to make Boulder's inclusive, diverse, connected 15-minute neighborhoods possible.

The assembly recognizes that some of these recommendations fit within the Comprehensive Plan while some recommendations connect to other city and county policies. In general, the assembly sought to reduce barriers to 15-minute neighborhoods by simplifying already complex systems or increasing flexibility needed to create 15-minute neighborhoods. Nonetheless, some of the recommendations call for increased oversight and additional research in recognition of areas where Boulder may lack knowledge or compliance essential for 15-minute neighborhoods (e.g., accessibility). The assembly hopes these recommendations may be paired with organizations and staff that are already doing this work wherever possible rather than unduly introducing more complexity.

Housing Choice & Opportunity

- 15-minute neighborhoods should be mixed density communities; each neighborhood should include high, medium, and low-density areas.

15-minute neighborhoods are places that benefit from the interactions between people and businesses that stem from having a range of densities near each other. The assembly

is directly challenging the assumption that 15-minute neighborhoods are only high density. Instead, 15-minute neighborhoods include a range of housing types and businesses within close proximity to each other.⁸

- 15-minute neighborhoods should be mixed income. Like mixed density, 15-minute neighborhoods should include low, middle, and high-income housing. Boulder already has high-income housing; low and middle-income housing should be supported through city and county programs to facilitate and subsidize building.⁹

36 5

Boulder real estate is very expensive. Without support, this means that low and middle-income residents will be pushed out. This recommendation sees these residents as vital to 15-minute neighborhoods. To enable mixed income neighborhoods, the city and county should continue to support building low and middle-income housing through multiple programs.

- Support building intergenerational, extended family housing, or co-living units through city and county programs that help facilitate and subsidize building.

33 6

Intergenerational housing enables multiple generations to live together through “home within a home” set-ups and/or connected units. Intergenerational housing may be particularly welcoming for cultural groups where extended families live together. These housing set-ups are not restricted to nuclear families. They may also be of interest for supporting folks who benefit from living arrangements that provide care, support, and independence, such as aging residents or disabled adults. Within a college town, this housing may also appeal to undergraduate and graduate students living with other people or families. Support for building this housing may also come through changes in zoning to allow this type of housing in more areas.

⁸ This recommendation is also included in the definition because it describes the housing types within 15-minute neighborhoods.

⁹ There were 43 members of the assembly. Some assembly members abstained from voting on select items so the vote totals may vary.

Inclusive Local Economy

- Boulder has people who want to create businesses and struggle to find spaces, and there are currently vacant commercial spaces. The city should pilot a range of creative ways to address this problem.

42

This recommendation recognizes a problem in Boulder: people who want to start businesses often struggle to find spaces that are affordable and fit their business needs. This may include smaller spaces for starting new businesses. Given vacant commercial spaces, this lack of affordable business spaces does not seem inevitable. This recommendation calls for the city to pilot approaches to addressing this problem, which may include reducing regulations or providing incentives to sub-divide existing spaces.

- Support in-home businesses within 15-minute neighborhoods by reducing the regulations and barriers to starting them. This may include changing property codes to allow businesses in residential areas.

39 4

This recommendation recognizes that 15-minute neighborhoods call for micro-businesses in new areas. Reducing regulations and barriers to operating in-home businesses is a way to support economic expansion.

- Create neighborhood-level economy support navigator programs with community involvement to advise about how to open and operate a business in the neighborhood, including navigating city codes and requirements.

39 4

This recommendation creates support for people who want to start businesses. It recognizes that Boulder's regulations and codes are often complex. A navigator program would help reduce these barriers. By locating a navigator program within a 15-minute neighborhood and involving neighbors, the hope is that a navigator program shares local knowledge about what it means to operate a neighborhood business and cultivates interactions between business owners and community members that contribute to a connected community.

- Develop economic development structures and programs within 15-minute neighborhoods.



This recommendation recognizes that the city is initiating new economic development programs. This recommendation suggests that these activities should include programs specifically within 15-minute neighborhoods. For example, instead of just creating a downtown development authority the city would pursue similar entities within 15-minute neighborhoods.

- Support food trucks by reducing barriers to them, including considering what zones food trucks can be allowed in within 15-minute neighborhoods.



This recommendation recognizes that current regulations often keep food trucks out of neighborhood areas whereas 15-minute neighborhoods call for rethinking the expectations that residential areas are protected from business activity. Food trucks are important micro businesses that are often less expensive to start than other types of restaurants so they are more accessible. In turn, food trucks often provide more accessibly priced food while also giving the neighborhood the benefits of a restaurant (as discussed in the services & amenities section).

- Neighborhoods should develop their own programs to enable neighbors to support multiple local businesses around them.

22

19

This recommendation to prospective 15-minute neighborhoods encourages the development of incentive programs that support local businesses. For example, neighbors may be able to purchase neighborhood bucks that can only be spent at participating neighborhood businesses. Small subsidies may increase the purchasing power if neighbors could pay \$80 for \$100 neighborhood bucks that all go to neighborhood businesses.

Because the two focus areas are very complicated, the assembly spent considerable time learning and deliberating about them. But the assembly was not restricted to only thinking about the focus areas. The assembly has several additional recommendations for how to implement 15-minute neighborhoods that address the assembly's concerns about accessibility and supporting the changes necessary for the creation of thriving 15-minute neighborhoods.

- Reduce barriers to neighborhood organized parties and festivals to enable more neighborhood events that foster interaction and support neighborhood micro businesses.

42 1

This recommendation recognizes the importance of neighborhood gatherings for building community and economic opportunities. This could come in the form of built infrastructure that enables gathering as well as facilitating the permits and fees or shutting down streets.

- 15-minute neighborhoods should have city support for ongoing snow removal and yard overgrowth so that sidewalks, crosswalks, and streets are safe and accessible for everyone across all seasons. This includes enforcing current policy and creating ongoing maintenance of areas like curb cuts that tend to get icy and built up with snow during and after storms.

40 1

Assembly members note that this recommendation does not need to be restricted to 15-minute neighborhoods. This would improve the accessibility of neighborhood infrastructure across Boulder. This recommendation comes from realizing that the current neighborhood infrastructure is not maintained in ways that allow year-round accessibility, especially for people using wheelchairs or strollers. A 15-minute neighborhood relies on year-round accessibility for pedestrians of all abilities.

- Conduct accessibility audits within 15-minute neighborhoods as part of implementation to identify infrastructure that is inaccessible and develop specific plans to reduce barriers. These audits can include moving through neighborhoods on paths as well as accessing essential services.

38 2

This recommendation draws attention to identifying specific barriers to accessing services and pathways within 15-minute neighborhoods so that these barriers can be reduced. Audits are key to ongoing attention to these barriers and putting together plans that address them in an ongoing way.

- The city and county should study how other cities have successfully managed change while implementing 15-minute neighborhoods, and apply relevant insights locally.

37 4

“Change management” attends to all of the ways that cities have implemented 15-minute neighborhoods to learn from what they have done, the problems they have encountered, and the lessons they have learned. This recommendation pushes Boulder to continue to learn from other places that are also creating 15-minute neighborhoods in new areas. This recommendation anticipates challenges implementing 15-minute neighborhoods and seeks to integrate learning from other places doing this work.

- Facilitate public events that attempt to foster connections between neighborhood areas and promote awareness of 15-minute neighborhoods.

36 5

This recommendation recognizes that thriving 15-minute neighborhoods need to be cultivated. One way to do this is to facilitate events that bring people together and help people recognize the opportunities that come with 15-minute neighborhoods. This can include providing grants or streamlining event planning.

- Actively promote ways to learn about 15-minute neighborhoods and how they can be developed to meet the long-term vision of specific neighborhoods.



This recommendation recognizes that many people in Boulder are not aware of 15-minute neighborhoods despite it being part of the Comprehensive Plan for ten years. This recommendation supports learning about 15-minute neighborhoods so that people can imagine how their neighborhood might become a 15-minute neighborhood. This public education may also spark organic development by people already living and working in an area.

Section 8: Challenges & Opportunities

Over the course of seven meetings, the assembly discussed many challenges and opportunities of creating 15-minute neighborhoods in Boulder Valley. Here, we highlight key challenges and opportunities the assembly believes that city and county decision-makers should consider over the next twenty years as they facilitate 15-minute neighborhoods as part of the Comprehensive Plan.

Challenges

- Fully creating 15-minute neighborhoods that have all of the benefits we seek cannot be accomplished through policy or city and county-led actions alone. 15-minute neighborhoods will also require organic changes by individuals, developers, and neighborhoods.¹⁰

41

- Boulder has a history of making visionary changes around land use. Unlike big landmark decisions like creating the Blue Line or creating a dedicated sales tax to purchase open space lands, 15-minute neighborhoods are a vision that requires many ongoing changes, some of which will necessarily vary by neighborhood. Creating 15-minute neighborhoods requires multiple, ongoing decisions that may each face opposition.

39 1

- Historically, the city has left businesses to make it on their own. This has resulted in an economy dominated by companies and businesses that have the capital to start and sustain businesses in Boulder. We currently have a local economy full of exclusion without many structures to reduce the substantial barriers (cost, complex city codes) to starting a business in Boulder.

39 4

- Despite efforts and incentive programs, housing in Boulder is unaffordable for many who want to live here. The consequences of this shape our community in profound ways.

36 5

¹⁰ This recommendation is also included in the definition because it describes the housing types within 15-minute neighborhoods. There were 43 members of the assembly. Some assembly members abstained from voting on select items so the vote totals may vary.

- Boulder has made principled decisions, often on behalf of preserving the natural environment, that have reduced space available for housing and created regulations to restrict how housing can be built. The cumulative effects of these decisions has simultaneously made Boulder a good place to live while constraining action on other values. This trade-off between the environment and housing is not inevitable, but we should recognize this history.



- Vibrant 15-minute neighborhoods have the potential to invite gentrification that undermines the city and county's equity goals.



- Many folks in Boulder do not live close to where they work. A significant number of people commute into Boulder for work while living elsewhere. The Boulder housing market makes it difficult to move if you change jobs. 15-minute neighborhoods will have a limited impact on this problem. In other places, 15-minute neighborhoods may include work; in Boulder, work is not included.



Minority Report

We believe in the importance that people should be able to live close to where they work. This closely aligns with the values of equity and inclusion, and the goals of creating 15-minute neighborhoods in Boulder. Two reasons support this:

First, not including work creates more motor vehicle traffic and congestion through long distance commuting. We agree with the challenge that Boulder has many large corporate and research companies located within it, not to mention CU, generating a lot of commuter traffic. Creating neighborhoods where people live and work can reduce the need to commute. Second, being able to work close to where you live has important economic impacts. Local employees support neighborhoods by keeping their economic impact close to home. Low-income jobs are an inherent part of every local economy.

These employees should be able to live close-by and should not be burdened with long commutes and the expenses associated with that. These employees staff our restaurants, grocery stores and retail businesses, they will be keeping the city moving through construction, snow plowing and maintaining green spaces. If Boulder was to push these people further away from the city, it would lose the essential service workers that make these neighborhoods possible.

In sum, if you cannot afford to live in the neighborhood where you work, it is not a 15-minute neighborhood because you are using a car and going much further than 15 minutes on a daily basis.

Opportunities

- 15-minute neighborhoods can intentionally create connections and community by developing services and amenities that create interactions across the neighborhood, including parks, schools, and community centers.



- 15-minute neighborhoods need neighborhood-serving businesses. If done well, 15-minute neighborhoods can support a range of small neighborhood-serving businesses that create a more inclusive local economy by fostering connections between neighbors and the businesses close to them.



- 15-minute neighborhoods provide the opportunity to develop livable and desirable neighborhoods that are places to live because they provide access to what people need without relying on motorized vehicles.



- 15-minute neighborhoods provide opportunities to increase density in ways that foster community connections and make Boulder a better place to live for a wider range of folks.



- 15-minute neighborhoods are a new vision of where we want society to go on a level that we can actually imagine—the neighborhood. They provide a way to focus on hyper-local development and investment across housing, business, and transportation.



- 15-minute neighborhoods can be a meaningful part of responding to bigger problems, such as climate change.



Assembly Meeting Descriptions

Meeting 1: May 3, 2025

The Community Assembly convened for the first time. After greetings from city and county officials, the assembly members determined agreements for working together as a group and began discussing the values that should guide their work together. They also heard three presentations about land use planning and 15-minute neighborhoods:



- What is Land Use Planning? by Brad Mueller, Director of Planning and Development Services, City of Boulder
- Boulder Valley Comprehensive Plan Overview by Kristofer Johnson, Comprehensive Planning Manager, City of Boulder
- Introduction to 15-minute Neighborhoods by Jennifer Steffel-Johnson, PhD, University of Colorado, Denver

Meeting 2: May 31, 2025

This meeting started with the assembly working with the values they identified during the first session. In small groups, they defined these values and then shared the definitions with the full assembly to refine them. In these full assembly discussions, equity was weaved into the definitions of multiple values. The assembly indicated that equity may be their organizing value, which they discussed more at the following meeting.

The learning goal for this meeting was to understand the possibilities for 15-minute neighborhoods by hearing from and about other cities that had implemented them. The assembly received presentations from city staff and from planners in other communities:

- Portland's 20-minute Neighborhoods by Bill Cunningham, Senior City Planner, Portland, OR
- Plan Melbourne and 20-minute Neighborhoods, Jo O'Byrne, Strategic Urban Planner, Melbourne, Australia
- 15-minute City Examples by Tess Schorn, City Planner, City of Boulder

There was a perception among city and county planners that 15-minute neighborhoods had the potential to advance multiple Comprehensive Plan focus areas—this is part of why this topic was selected for the assembly. However, this potential also posed a practical problem for the assembly—15-minute neighborhoods are complicated! There was not enough time to learn about and fully consider how 15-minute neighborhoods might advance all of the focus areas. The assembly heard a presentation about the focus areas in the Comprehensive Plan:

- 15-minute Neighborhoods and the Comprehensive Plan by Christopher Ranglos, City of Boulder

Then the assembly considered all seven focus areas before selecting two to engage in more depth as an assembly: Housing Choice & Opportunity and Inclusive Local Economy.

Meeting 3: Aug. 23, 2025



The Community Assembly reconvened after a summer break. After a recap of the previous learning and discussions, they revisited their group values to clarify their organizing value: equity.

This session focused on learning more about the focus areas the assembly had selected: Housing Choice and Opportunity, and Inclusive Local Economy. Assembly members heard a series of live interviews designed around the information needs

and questions that assembly members expressed at the previous session. The assembly heard from:

- Ja'Mal Gilmore, small business owner sharing about his experiences working to start and sustain a business in Boulder
- Mark Woulf, Boulder Assistant City Manager sharing about city policies and programs related to economic development and vitality
- Danica Powell of Trestle Strategies Group and Lyndon Valicenti of Daylight sharing information and perspectives about attainable housing in Boulder
- Taped interviews of residents of the Ponderosa manufactured home community sharing about the impacts of change in their neighborhood

Assembly members drew on these interviews and their sense of the challenges and opportunities for 15-minute neighborhoods to develop ideas about how 15-minute neighborhoods could contribute to addressing both focus areas. This session generated ideas for recommendations, challenges, and opportunities that the assembly deliberated about in later sessions.

Meeting 4: Sept. 6, 2025



The Community Assembly came together for a field trip in the morning and deliberation in the afternoon. The Field Trip included a bus tour through North Boulder and a walking tour of Boulder Junction. These experiences included hearing from:

- Karl Guiler, City of Boulder Planning Policy Advisor, provided a bus tour of North Boulder to talk about diverse types of housing
- Scott Holton of Elements Properties shared about his experience as a developer in Boulder Junction

Assembly members had a choice of a self-guided walking tour of Boulder Junction, or accompanying one of three staff tour guides:

- Karl Guiler focused on policy and zoning
- Brad Mueller, Planning and Development Services Director, focused on transit-oriented development
- Vivian Castro-Wooldridge, Planning Engagement Strategist, focused on community feedback gathered during the Boulder Junction Phase 2 planning process

At the community room of Boulder Housing Partner’s 30PRL Bluebell building the full group met with Jenn Ochs, a resident of the property, and Wayde Jester, owner of Zeal Food.

The afternoon sessions drew on the field trip experiences as well as lived experiences in Boulder to playfully imagine what assembly members might want 15-minute neighborhoods to look and feel like. They started by building 15-minute neighborhoods in small groups out of found materials, pipe cleaners, legos, and more. After building out neighborhoods and talking about why different elements were important to assembly members, the assembly subjected their imagined neighborhoods to a series of stress tests. Each of these stress tests was developed around the assembly’s values to ensure that they were considering whether and how the neighborhoods they imagined would reflect the assembly’s values. The groups had a chance to rebuild after these stress tests. The process culminated in collectively identifying a list of services and amenities for 15-minute neighborhoods.



Meeting 5: Sept. 20, 2025

The Community Assembly gathered for a day focused on deliberation about the definition of 15-minute neighborhoods and their recommendations. Their conversation was informed by a visit from the Center for People with Disabilities, responding to questions generated in their discussions about their 15-minute neighborhoods. Assembly members had different understandings about the accessibility of public transit, which made it clear they needed to hear directly from folks who navigate Boulder with wheelchairs and canes. The assembly heard from:

- Craig Towler, Director of Public Policy and Advocacy
- Michael Stone, Board member



The afternoon focused on deliberation about different approaches to how 15-minute neighborhoods could address the two selected focus areas. The assembly completed a straw poll vote after these deliberations to see the items that had support from the assembly and would continue to be part of future meetings.

Meeting 6: Oct. 4, 2025

The Community Assembly had a full day of deliberation. The morning was spent prioritizing essential and secondary services and amenities and developing principles for where a 15-minute neighborhood should be located. To answer questions generated during this deliberation, the assembly had a chance to ask questions from:

- Kathleen King, Principal City Planner, City of Boulder

The afternoon focused on refining the definition and deliberating about recommendations, challenges, and opportunities beyond the two focus areas.

Meeting 7: Oct. 18, 2025

Assembly members had a final round of deliberation that revised their recommendations based on concerns from assembly members. The assembly held a final vote on all of the assembly's recommendations: the definition, principles for selecting where, recommendations for implementation, challenges, and opportunities. The results of this final vote are embedded in this report, showing the final level of support for each item.

This voting included the opportunity to express interest in writing a minority report—explaining the principled reasons why someone disagreed with a particular item the assembly recommended. When an item has three people interested in a minority report, it appears in the report immediately after the item it is responding to.



Members reflected on the process to help identify lessons learned from this assembly. They also presented the group's key recommendations to city and county leadership and celebrated the process together.

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The report includes items as written by the Community Assembly during their meetings.

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Helpful staff at the East Boulder Community Center. Gratitude to all of the additional folks who contributed to Boulder's first Community Assembly whose names may have been missed here.

Attachment C

Attachment C



A BOULDER AFUTURE

BOULDER VALLEY COMPREHENSIVE PLAN UPDATE

2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

Report of Results

November 2025



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Executive Summary

Background and Summary of Survey Methods

The Boulder Valley Comprehensive Plan (“the Plan”) outlines a shared long-term vision for how the Boulder Valley community should grow and change over the next 20 years. It guides decisions about land use, service delivery, and the protection of valued community assets. Jointly adopted by the City of Boulder and Boulder County, the Plan has been in place since the 1970s and is regularly updated to reflect evolving conditions, priorities, and community needs.

This report summarizes the key findings from a community opinion survey mailed to a random address-based sample of community members. This community input is intended to help guide and inform the 2026 update of the Boulder Valley Comprehensive Plan, along with other community input being gathered via other means as part of the Plan update process. The survey addressed a variety of topic areas that are important focus areas for the Plan update, including community values, livability and growth management, design, neighborhoods, and related issues.

Survey invitations followed by paper surveys were mailed to 5,000 randomly selected resident households in September 2025. A total of 668 surveys were completed, yielding a response rate of 13%. The margin of error is $\pm 4\%$ around any given percentage reported for all survey respondents.

In addition to the survey sent to randomly selected addresses, open participation outreach was also conducted by the City of Boulder and Boulder County to give all community members an opportunity to participate. Respondents to this outreach completed the survey online. The questionnaire was identical to that received by the address-based sample. A total of 950 complete surveys were obtained through this effort. Responses to the open participation survey can be found in *Appendix E: Complete Set of Open Participation Survey Responses*.

Survey results for both the random sample survey and the open-participation survey were weighted so that respondent gender, age, housing unit type (attached or detached), housing tenure (rent or own), race and planning area were represented in proportions reflective of the entire adult population of the Boulder Valley.

Key Findings

Many Community Members Are Unfamiliar with the Boulder Valley Comprehensive Plan.

- Residents in the Boulder Valley generally have lower awareness of the Boulder Valley Comprehensive Plan. About four in ten respondents said they knew nothing about the Plan, three in ten knew very little, two in ten knew some aspects of the Plan, and only one in ten described themselves as somewhat or very familiar with it.
- Two-thirds of respondents indicated that this survey was the first time they had heard about or participated in the Comprehensive Plan input process. *Out of the one-third who had participated*, 26% thought most or all their input was heard in the process, 41% were neutral and 32% felt at least some of their input was missed.

Attachement D

2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

Affordability and the Natural Environment Emerge as Key Priorities and Concerns for Boulder Valley.

- Respondents were asked how concerned they were about fourteen current or potential issues facing Boulder Valley. The issues generating the greatest concern were the cost of living, the cost of housing, hazard preparation and resiliency, and the decline of the natural environment — each considered a concern by nine in ten community members.
- Between eight and nine in ten community members also expressed concern about pedestrian and bicyclist safety, the economic health of local businesses, resource availability (e.g., water and energy), support for youth, and crime prevention.
- When asked what goals were more important to be addressed by the Plan, about eight in ten respondents said it was essential or very important to protect and enhance the natural environment, making it the top-rated priority among all issues considered.

Community Members Prioritize Focusing Growth Within Existing City Limits and Show Openness to Diverse Housing Types.

- When asked about the future of housing in Boulder Valley, about three-fourths of respondents supported focusing on increasing housing that is more affordable, allowing moderate-density housing types in more areas, encouraging the use of underutilized sites within the city before developing areas outside the city boundary, and promoting mixed-use buildings (combining commercial and residential uses) in more areas.
- Respondents were asked to identify which areas in Boulder Valley, if any, should be considered for additional housing. Overall, every area was chosen by at least 15% of community members, with the largest percentage of respondents selecting East Boulder, Gunbarrel, and Southeast Boulder. No one area was selected by a majority of community members.
- Most of the respondents support accommodating new housing and businesses, but there were differences on how and where to accommodate growth. About four in ten community members preferred focusing growth within existing city limits and roughly two in ten supported extending city boundaries into the Planning Reserve on Boulder's north side. Approximately three in ten favored a balanced approach that combines both strategies.
- Asked whether they would support or oppose allowing different types of housing in Boulder Valley's low-density neighborhoods, respondents indicated openness to a range of housing options. A majority of respondents at least somewhat supported adding duplexes, cottage clusters, multiplexes, and accessory dwelling units.
- Community members were less open to changing building heights in the City of Boulder. A majority of respondents —six in ten—preferred keeping the current height limits unchanged. About two in ten supported allowing buildings of 6 or 7 stories in specific areas to enable more housing units, and 15% were open to fewer restrictions.

Community Members Support Allowing Small Businesses Throughout Residential Areas.

- A large majority indicated support for small businesses in residential areas. More than half of respondents supported allowing small businesses such as corner cafés, daycares, salons, or small shops, throughout all residential neighborhoods. About one-third also supported these types of businesses, but preferred limiting them to certain locations such as near transit stops, suggesting support for a more targeted approach in some parts of the community. Only one in ten respondents favored keeping residential areas exclusively for housing.

Survey Background

The Boulder Valley Comprehensive Plan (“the Plan”) provides a long-term vision for the next 20 years that guides how the Boulder Valley community should evolve, how best to provide services, and where to preserve what is valued. It is a jointly adopted plan between the City of Boulder and Boulder County and has been in place since the 1970s. The Plan is regularly updated to respond to changing circumstances and community needs and priorities.

The 2025 Boulder Valley Comprehensive Statistically Valid Survey is intended to help guide and inform the 2026 update of the Boulder Valley Comprehensive Plan, along with other community input being gathered via other means as part of the Plan update process. The survey addressed a variety of topic areas that are important focus areas for the BVCP update, including community values, livability and growth management, design, neighborhoods, and related issues. Please contact Kristofer Johnson (City of Boulder) at 303.441.4277 or Hannah Hippely (Boulder County) at 720.564.2298 if you have any questions about the survey.

Survey Administration

A random sample of 5,000 households within the Boulder Valley was selected. Each household was contacted twice. The first contact included a mailed survey accompanied by a cover letter signed by Boulder City Manager Nuria Rivera-Vandermyde and Boulder County Manager Jana Petersen, inviting community members to participate. The packet also contained a postage-paid return envelope in which the survey recipients could return the complete questionnaire directly to Polco. Approximately one week after, each household was mailed a reminder postcard. All mailers included a web link and a QR code so that community members could take the survey online, if desired. There were 668 respondents to the mailed questionnaire, yielding a response rate of 13%. The margin of error is plus or minus four percentage points around any given percentage for all respondents.

Survey results were weighted so that respondent gender, age, housing unit type (attached or detached), housing tenure (rent or own), race, and planning area were represented in proportions reflective of the entire adult population of the Boulder Valley. More information about the survey methodology can be found in *Appendix G: Survey Methodology*.

How the Results are Reported

For the most part, the full set of frequencies or the “percent positive” are presented in the body and narrative of the report. The percent positive is the combination of the top two most positive response options (i.e., “excellent” and “good,” “very safe” and “somewhat safe,” “strongly support” and “somewhat support,” etc.).

On many of the questions in the survey, respondents could give an answer of “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in *Appendix B: Complete Set of Probability Survey Responses* is discussed in the body of this report if it is 30% or greater. However, these responses have been removed from the analyses presented in the body of the report, unless otherwise indicated. In other words, the majority of the tables and graphs in the body of the report display the responses from respondents who had an opinion about a specific item.

Attachement D

2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

For some questions, respondents were permitted to select multiple responses. When the total exceeds 100% in a table for a multiple-response question, it is because some respondents are counted in multiple categories. When a table for a question that only permitted, a single response does not total to exactly 100%, it is due to the customary practice rounding values to the nearest whole number.

Precision of Estimates

It is customary to describe the precision of estimates made from surveys by a “level of confidence” and accompanying “confidence interval” (or margin of error). The margin of error for this survey is generally no greater than plus or minus four percentage points around any given percent reported for the entire sample (N=668).

Comparison of Results by Subgroups

Selected survey results were compared by gender, age, housing unit type, housing unit tenure (rent or own), race /ethnicity, household income and planning area. These crosstabulations are summarized and presented in tabular form in *Appendix D: Selected Survey Questions by Respondent Characteristics*. For each pair of subgroups that has a statistically significant difference, an upper-case letter denoting significance is shown in the category with the larger column proportion.

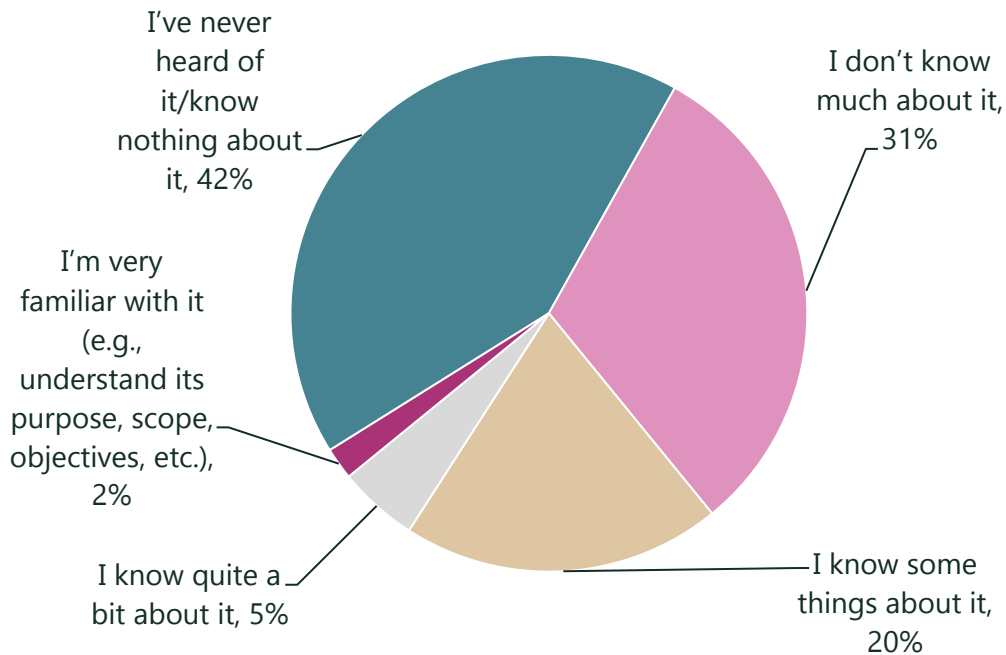
Survey Results

Familiarity with the Boulder Valley Comprehensive Plan

The first question of the survey asked Boulder Valley community members how familiar they were with the Boulder Valley Comprehensive Plan (the Plan) prior to receiving the survey invitation. Results indicate relatively low awareness of the Plan among community members: about 4 in 10 respondents said they knew nothing about it, and another 3 in 10 said they didn't know much. In contrast, 2 in 10 respondents reported knowing some things about the Plan, and just 1 in 10 described themselves as somewhat or very familiar with it.

Figure 1: Familiarity with the Boulder Valley Comprehensive Plan

Before receiving this survey, how familiar were you with the Boulder Valley Comprehensive Plan (The Plan)?



Perceived Challenges and Community Concerns

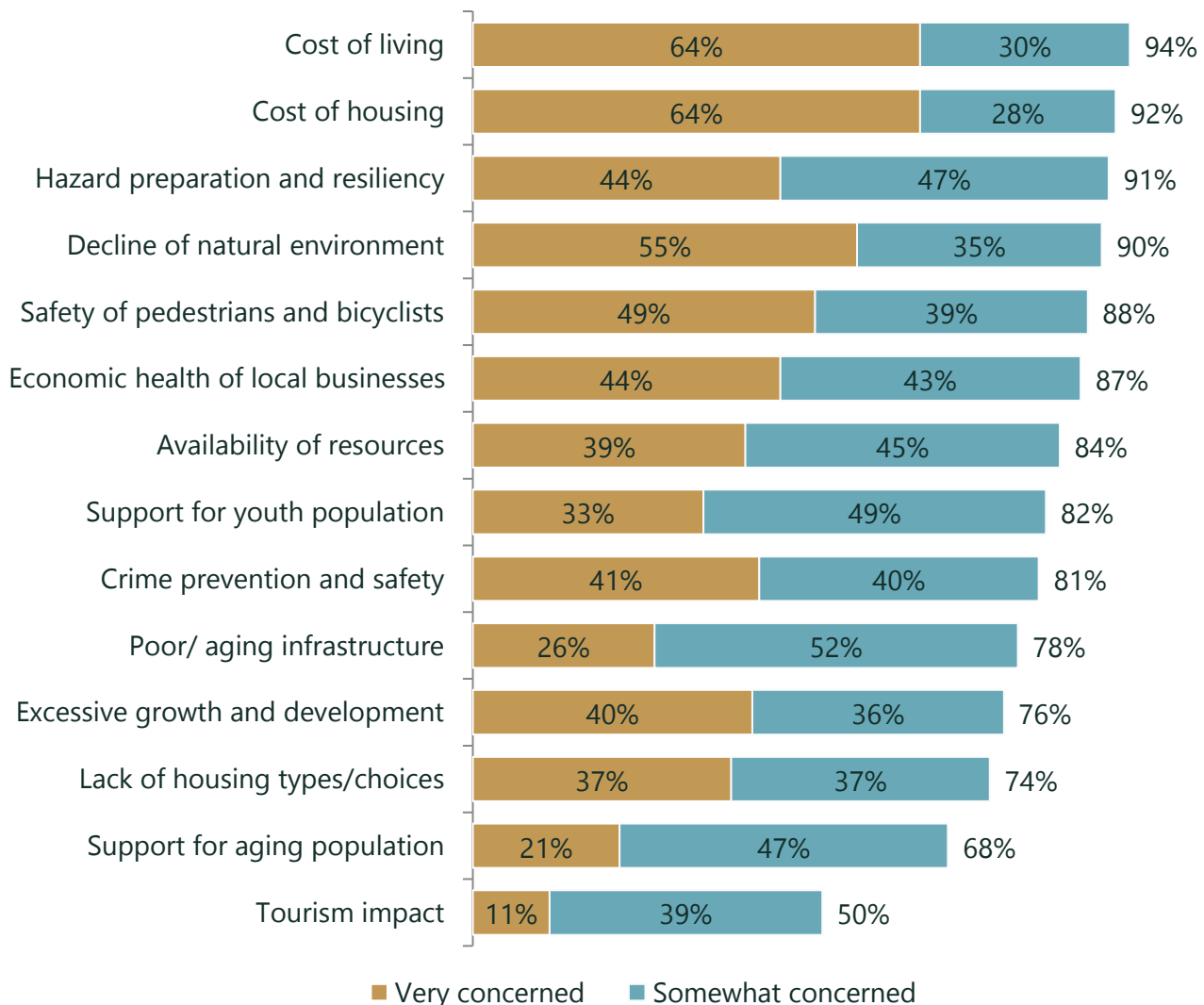
Respondents were asked how concerned they were about fourteen current or potential issues facing the Boulder Valley. The issues that generated the greatest concern were the cost of living, the cost of housing, hazard preparation and resiliency, and the decline of the natural environment. All four issues were considered a concern by 9 in 10 community members.

Between 8 and 9 in 10 community members reported being very or somewhat concerned about pedestrian and bicyclist safety, the economic health of local businesses, the availability of resources (e.g., water and energy), the support for the youth population and crime prevention and safety.

Between two-thirds and three-fourths of respondents expressed concern about issues such as poor or aging infrastructure, excessive growth and development, the lack of diverse housing options, and support for the aging population. Additionally, about half of respondents said they were at least somewhat concerned about the impact of tourism in the Boulder Valley.

Figure 2: Perceived Challenges and Community Concerns

The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?



Perceived Importance of Comprehensive Plan Objectives

The survey asked community members to rate how important it is for the Plan to address a series of objectives, with the goal of identifying which priorities community members believe the Plan should focus on. Shown on the following page, about 8 in 10 respondents said it was essential or very important for the Plan to protect and enhance the natural environment, making it the top-rated priority among all issues considered.

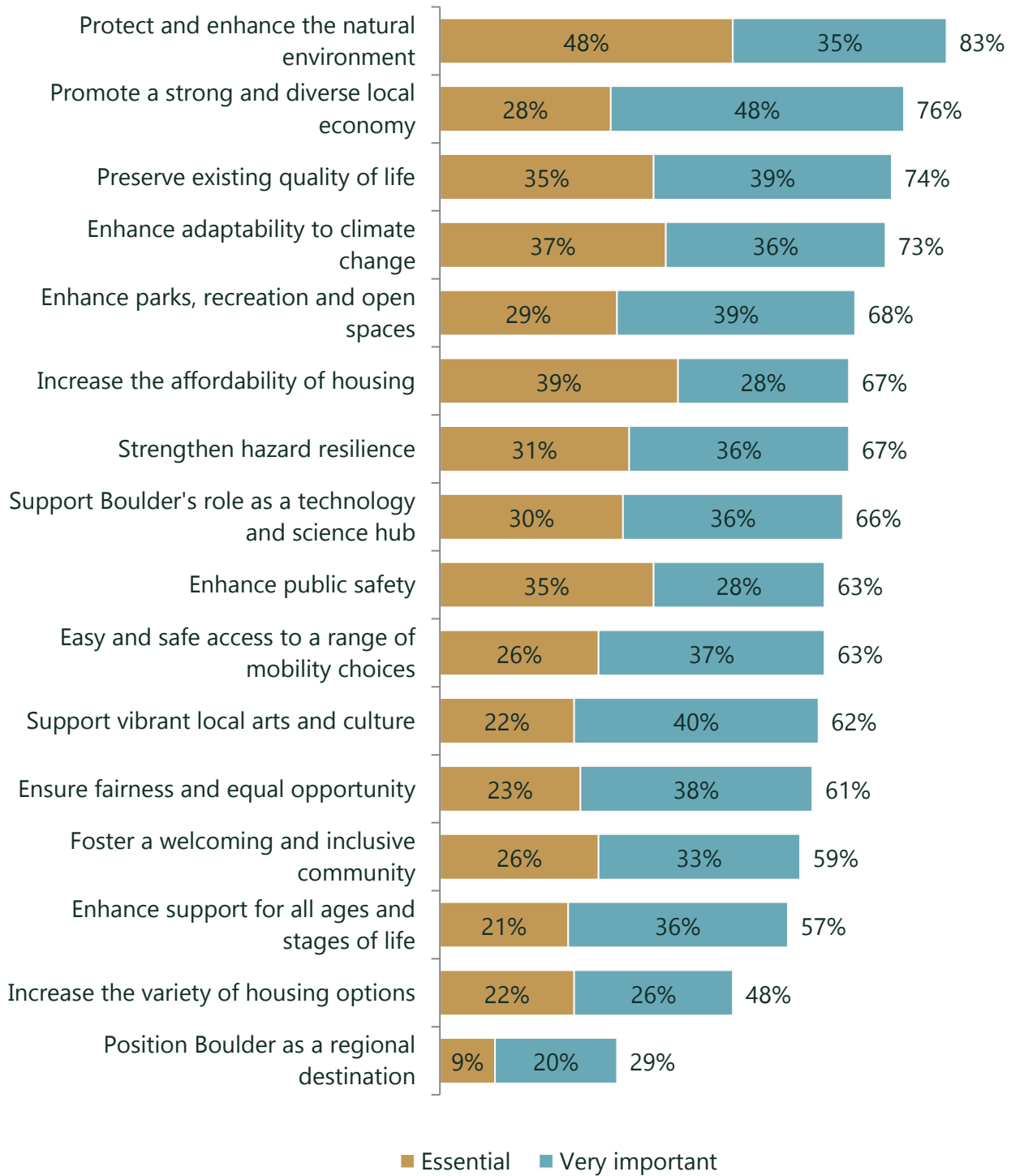
Other goals viewed as essential or very important by more than two-thirds of community members included promoting a strong and diverse local economy (76%), preserving the existing quality of life (74%), enhancing adaptability to climate change (73%), enhancing parks, recreation, and open spaces (68%), increasing housing affordability (67%) and strengthening hazard resilience (67%).

Between about one-half and two-thirds of community members thought it was essential or very important to increase the variety of housing options, enhance support for all ages and stages of life, foster a welcoming and inclusive community, improve public safety, support vibrant local arts and culture, ensure fairness and equal opportunity, provide easy and safe access to a range of mobility choices, and support Boulder's role as a technology and science hub.

The only issue considered essential or very important by a minority of respondents was positioning Boulder as a regional destination (29%).

Figure 3: Perceived Importance of Comprehensive Plan Objectives

The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan?



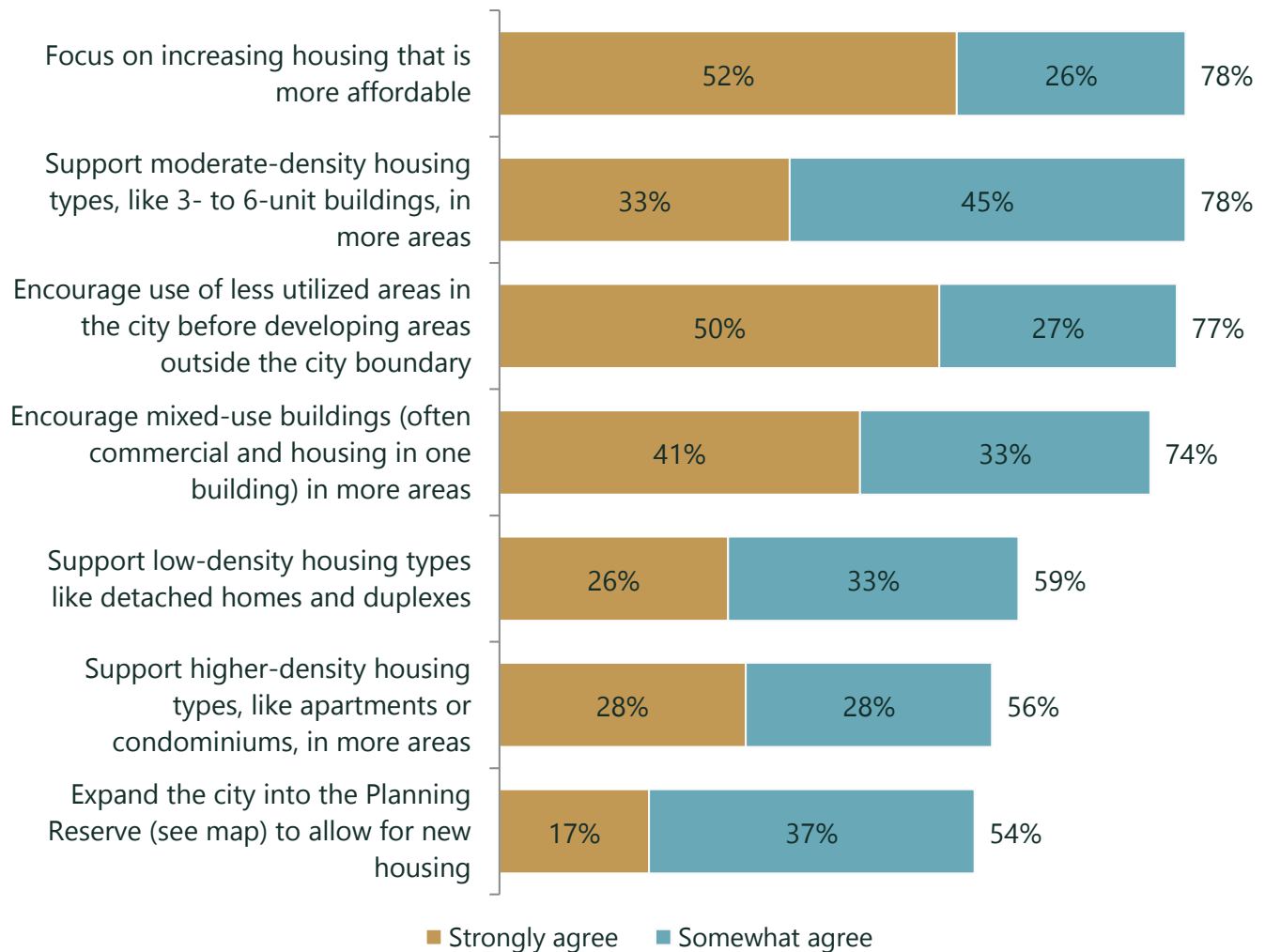
Housing Preferences

When asked about the future of housing in the Boulder Valley, about three-fourths of respondents supported focusing on increasing housing that is more affordable, allowing moderate-density housing types in more areas, encouraging the use of underutilized sites within the city before developing areas outside the city boundary, and promoting mixed-use buildings (combining commercial and residential uses) in more areas.

Initiatives that received comparatively less support included promoting low-density housing types such as detached homes and duplexes, supporting higher-density housing types such as apartments or condominiums in more areas, and expanding the city into the Planning Reserve to allow for new housing. These initiatives were supported by between 5 and 6 out of 10 community members.

Figure 4: Levels of Support for Housing Initiatives in Boulder Valley

How strongly do you agree or disagree with each of the following related to the future of housing in the Boulder Valley?



Attachement D

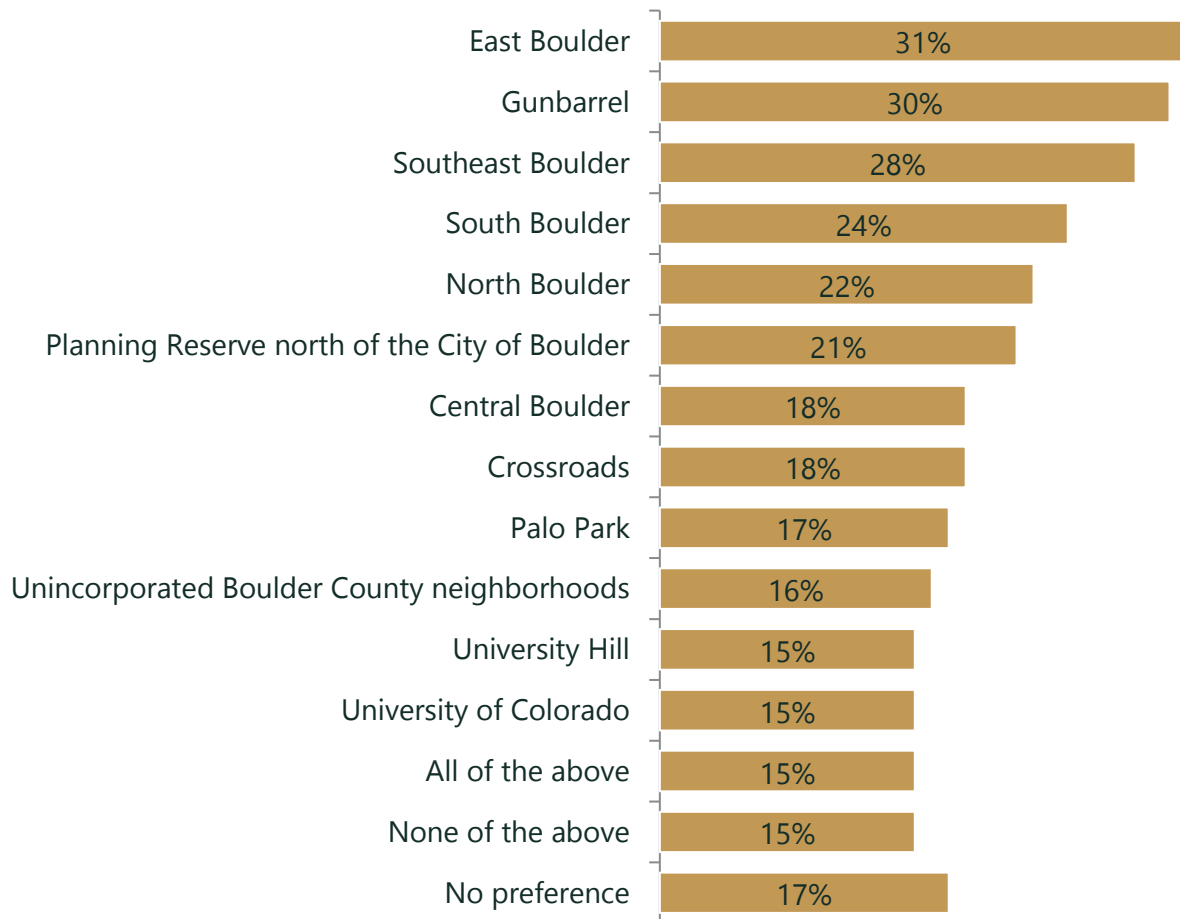
2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

Respondents were asked to identify which areas in the Boulder Valley, if any, should be considered for additional housing. Overall, preferences were distributed across all areas, but East Boulder, Gunbarrel, and Southeast Boulder were each selected by the most people (about 30% of respondents). Other areas chosen by at least 20% of respondents included South Boulder, North Boulder, and the Planning Reserve.

Each of the remaining areas were selected by 15% and 20% of respondents: Central Boulder, Palo Park, Crossroads, the unincorporated Boulder County neighborhoods, University Hill, and the University of Colorado.

Figure 5: Resident Preferences for Potential Housing Locations

*Which areas in the Boulder Valley, if any, do you think should be considered for more housing?
(Select all that apply)*



** Note: Respondents could select more than one option; percentages may exceed 100%.*

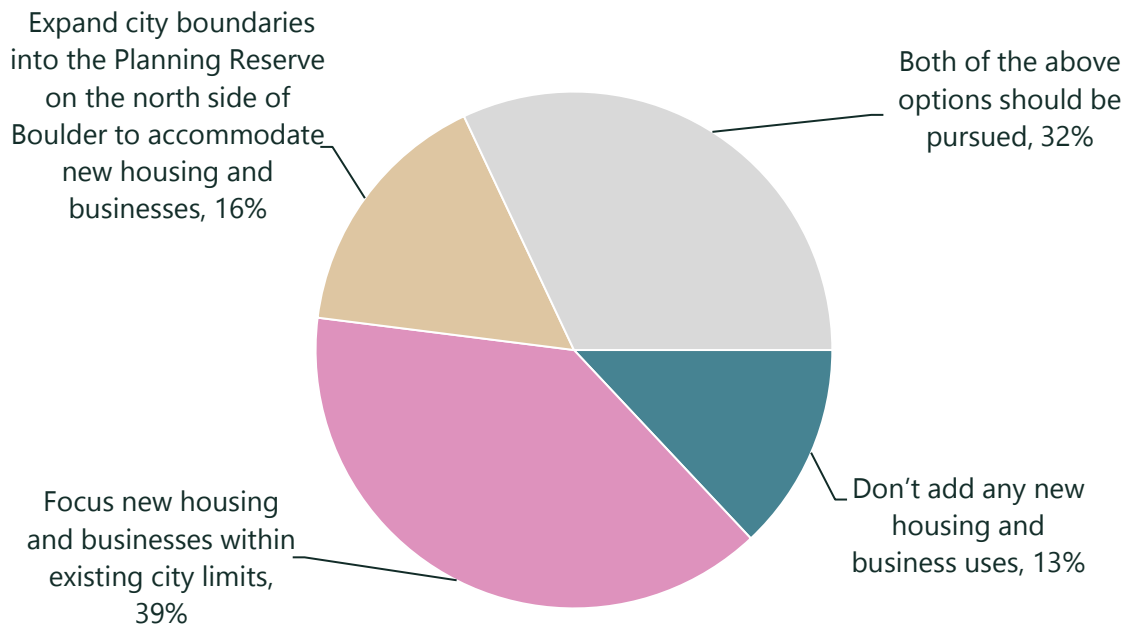
Attachement D

2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

Regarding strategies for accommodating new housing and businesses, about 4 in 10 community members preferred focusing on growth within existing city limits. Roughly 2 in 10 supported extending city boundaries into the Planning Reserve on the north side of Boulder to allow for additional development, with about 3 in 10 favoring a combination of both approaches. Only about 1 in 10 preferred not adding any new housing or business uses. These results suggest that while a significant portion of community members support growth, there is a slight preference for managing it within existing boundaries while also considering expanding into the Planning Reserve.

Figure 6: Preferred Strategies for Accommodating New Housing and Businesses

If the City or County decides to support new housing and business uses, which do you prefer?

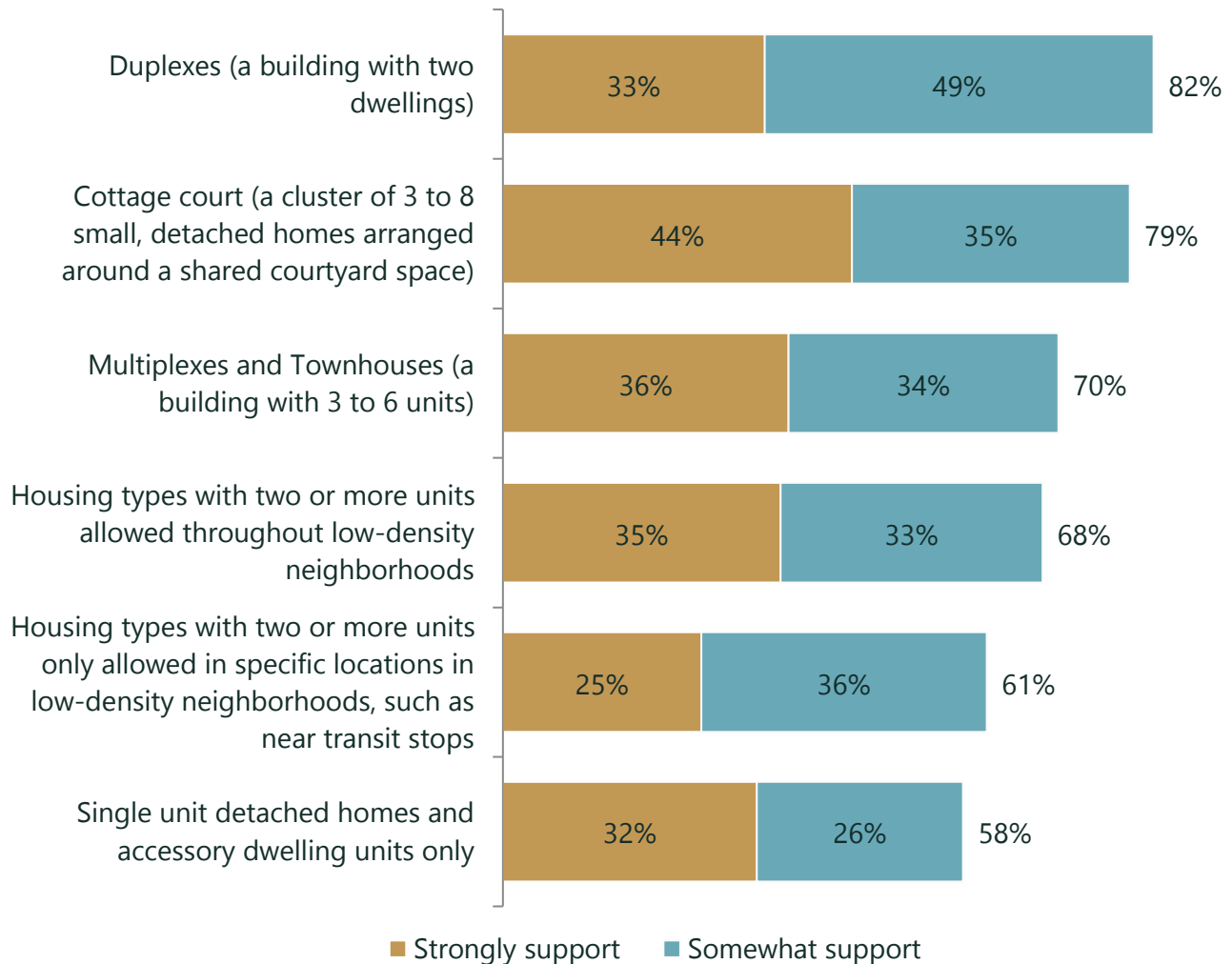


Attachement D

The survey also asked community members whether they would support or oppose allowing different types of housing in Boulder Valley’s low-density neighborhoods. All four housing types included in the survey received majority support, indicating broad openness to a range of housing options. Approximately 8 in 10 respondents supported both duplexes and cottage courts in low-density neighborhoods, while about 7 in 10 supported multiplexes and townhouses, as well as housing types with two or more units dispersed throughout low-density neighborhoods. Housing types with two or more units but restricted to specific locations—such as near transit stops—received support from 6 in 10 community members. Finally, 6 in 10 community members supported single unit detached homes and accessory dwelling units only.

Figure 7: Levels of Support for Different Housing Types

Low-density neighborhoods made up of single-unit detached houses currently cover a majority of developed land in the Boulder Valley, consistent with current regulations. Would you support or oppose allowing the following options related to different housing types in these low-density neighborhoods?



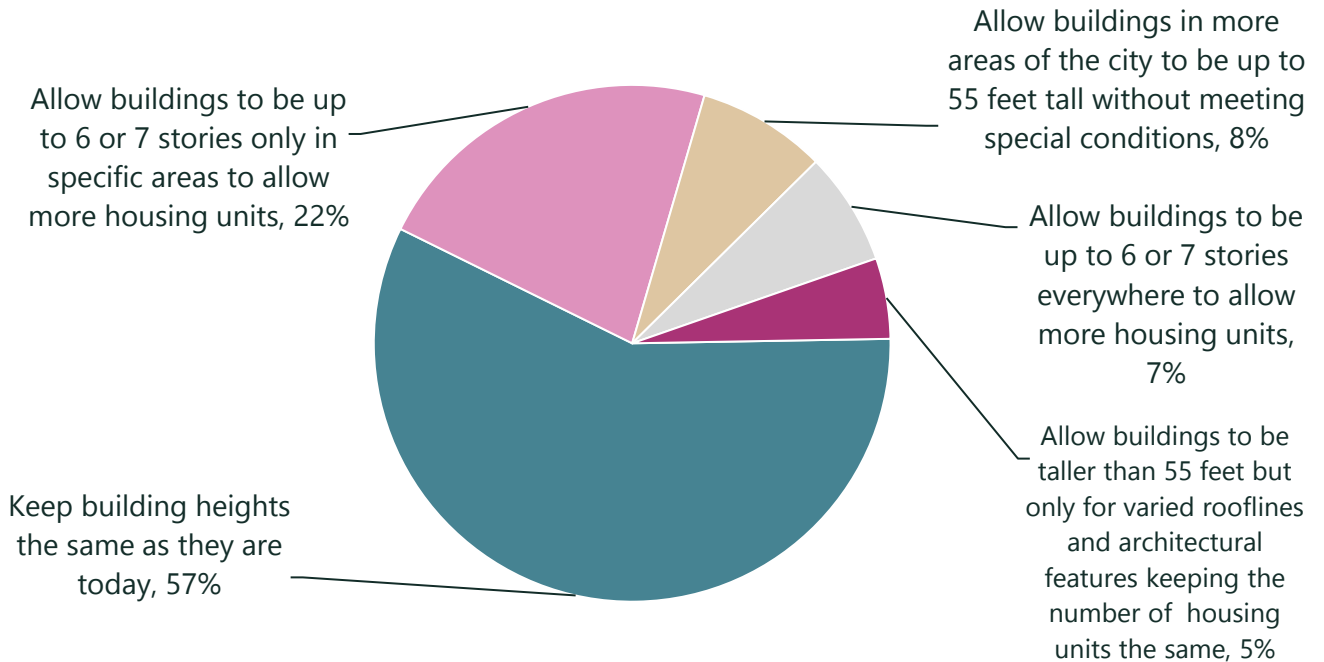
Attachement D

2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

When asked about building heights in the City of Boulder, a majority of respondents —6 in 10— preferred keeping the current height limits unchanged. About 2 in 10 respondents supported allowing buildings of 6 or 7 stories, but only in specific areas, to enable more housing units. Fewer than 1 in 10 community members favored more extensive changes, such as allowing 55-foot buildings in additional areas without special conditions, permitting 6 or 7 story buildings citywide, or allowing taller buildings with varied rooflines and architectural features while maintaining the same number of housing units.

Figure 8: Resident Preferences on Building Heights

Taller multi-unit buildings generally use land and resources more efficiently, but can also impact the skyline, scenic views, and the experience of a place on the ground. Building height in the City of Boulder is limited to 55 feet (about 4 or 5 stories) and is restricted to even lower in some areas unless new development meets special conditions. Regarding building heights in the city, which do you prefer?

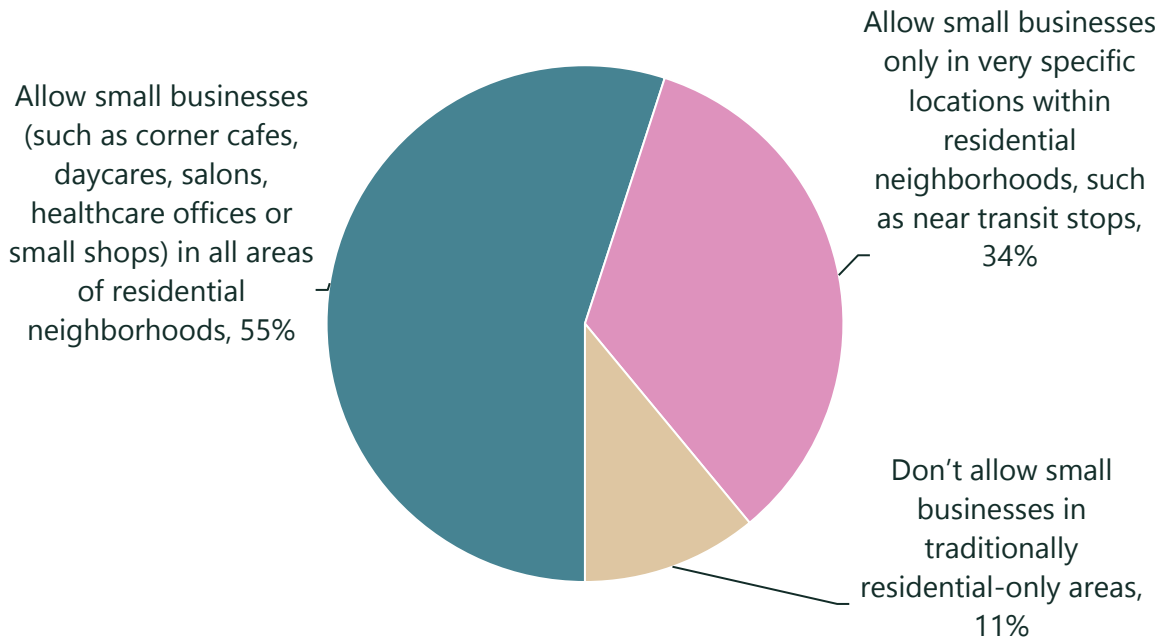


Commercial Preferences

Community members were also asked about their thoughts on the potential introduction of neighborhood-serving businesses in residential areas. More than half of respondents supported allowing small businesses—such as corner cafés, daycares, salons, healthcare offices, or small shops—throughout all residential neighborhoods, indicating broad openness to integrating specific commercial uses into residential areas. About one-third preferred limiting these businesses to specific locations, such as near transit stops, suggesting support for a more targeted approach in some parts of the community. Only 1 in 10 respondents favored keeping residential areas exclusively for housing. These results suggest that community members generally see value in accessible neighborhood services.

Figure 9: Preferences for Allowing Small Businesses in Residential Areas

If the City or County decides to support new neighborhood-serving businesses in residential areas, which do you prefer?



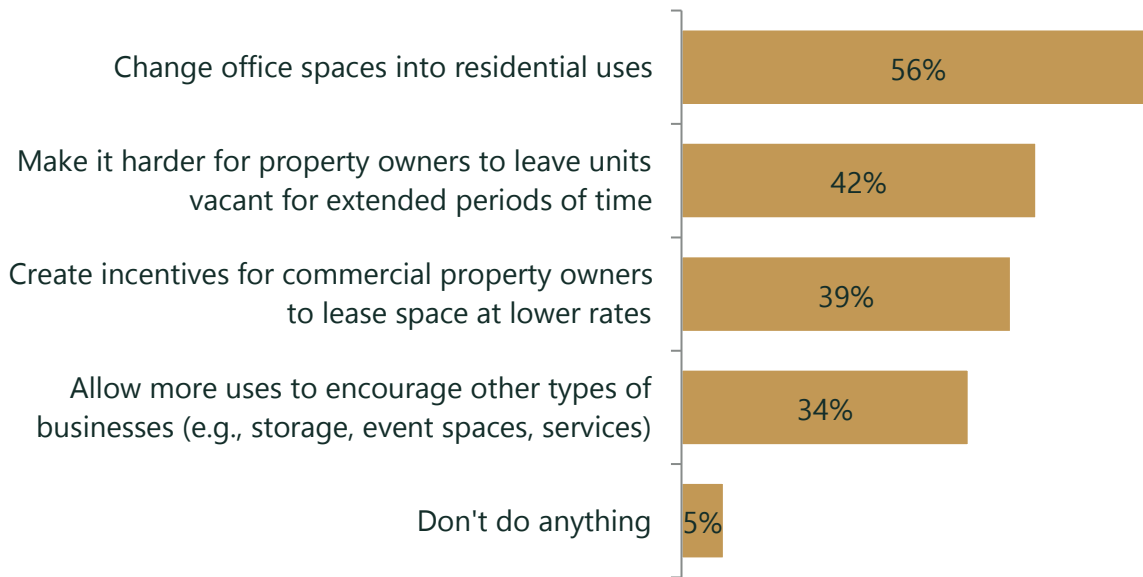
Attachement D

2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

When asked how to address commercial vacancies in the Boulder Valley, more than half of respondents supported converting office spaces into residential uses. Around four in ten favored making it more difficult for property owners to keep units vacant for extended periods, a similar share to those who suggested offering incentives for property owners to lease space at lower rates. About one-third supported allowing a broader range of uses to attract different types of businesses, such as storage facilities, event spaces, or service providers. Just 1 in 20 respondents suggested doing nothing regarding the commercial vacancies.

Figure 10: Approaches to Addressing Commercial Vacancies

*Which of the following would you be most interested in exploring to address commercial vacancies?
(Select your top two)*



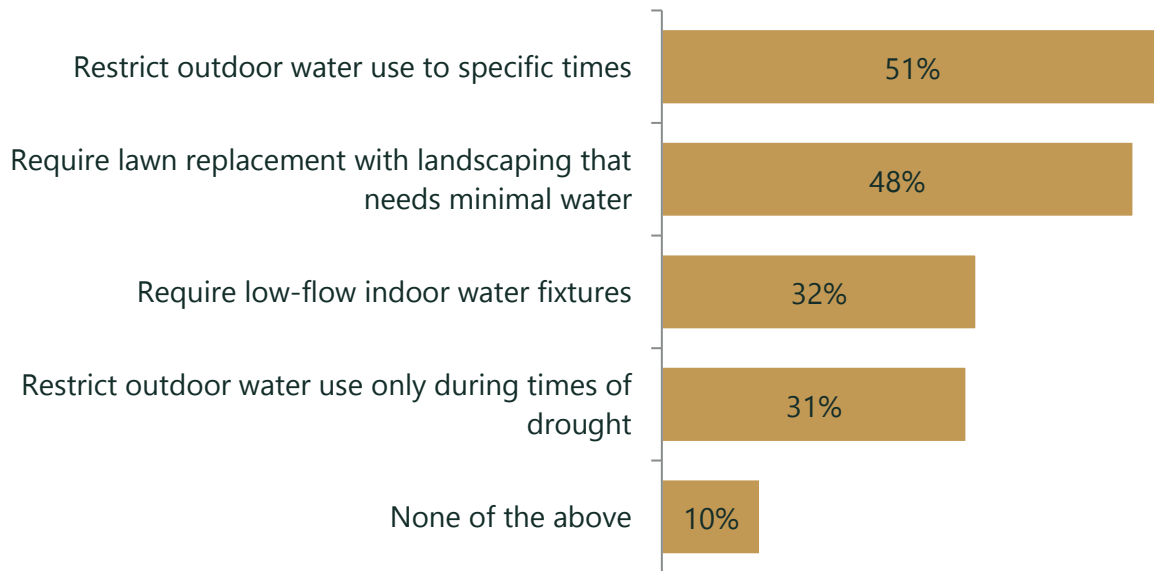
** Note: Respondents could select more than one option; percentages may exceed 100%.*

Water Conservation and Support for All Generations

Community members were also asked to select up to two measures they would support as part of the Boulder Valley's efforts to conserve water in response to climate change. The most preferred options were restricting outdoor water use to specific times and requiring lawn replacement with low-water landscaping, each selected by nearly half of respondents. Meanwhile, about 3 in 10 community members supported requiring low-flow indoor water fixtures and restricting outdoor water use only during times of drought.

Figure 11: Water Conservation Measures

As part of the Boulder Valley's response to conserve water in relation to climate change, which of the following would you support? (Select your top two)



** Note: Respondents could select more than one option; percentages may exceed 100%.*

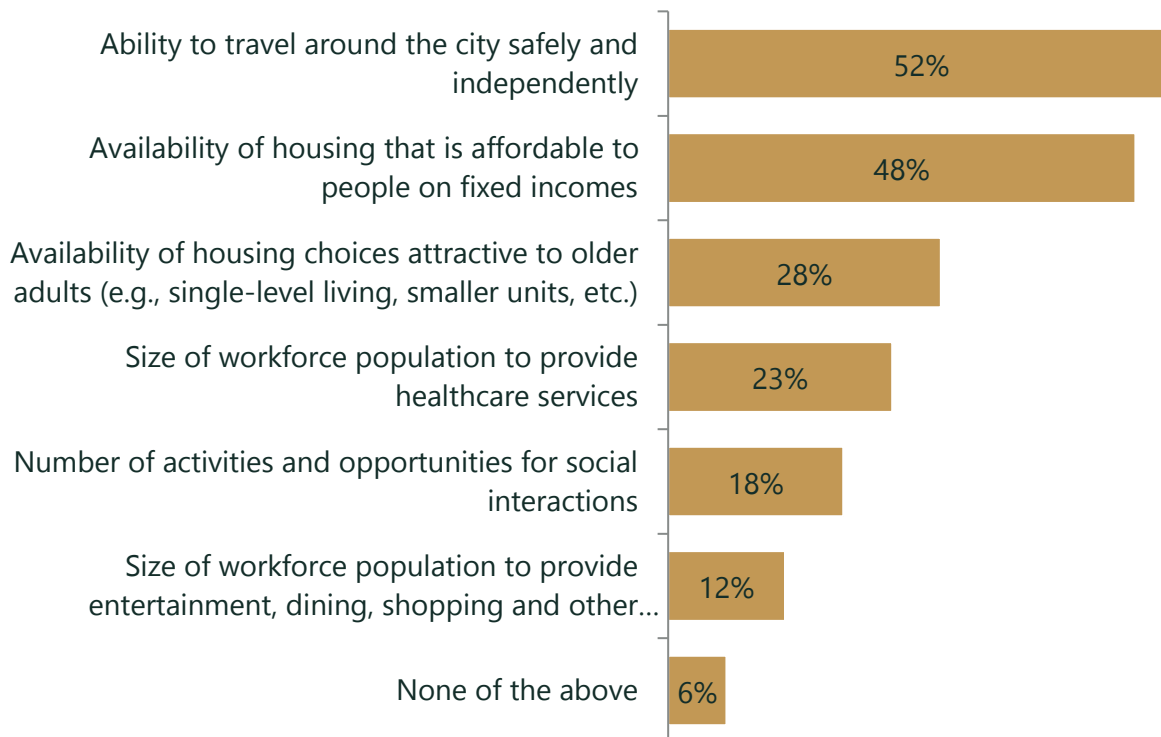
Attachement D

2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

In the final section of the survey, respondents were asked which options the City and County should prioritize to support the community's aging population. The top two priorities were enabling older adults to travel safely and independently throughout the city (52%) and increasing the availability of housing that is affordable to people on fixed incomes (48%). Secondary priorities included expanding housing choices attractive to older adults (28%) and ensuring an adequate workforce to provide healthcare services (23%). Fewer respondents emphasized increasing opportunities for social interaction (18%) or maintaining a sufficient workforce to support entertainment, dining, shopping, and other services (12%).

Figure 12: Support for Older Adults

Overall, the Boulder Valley's population is aging, and the fastest growing demographic is older adults (65 and over). Which of these options would you like to see the City and County prioritize regarding the community's aging population? (Select your top two)



* Note: Respondents could select more than one option; percentages may exceed 100%.

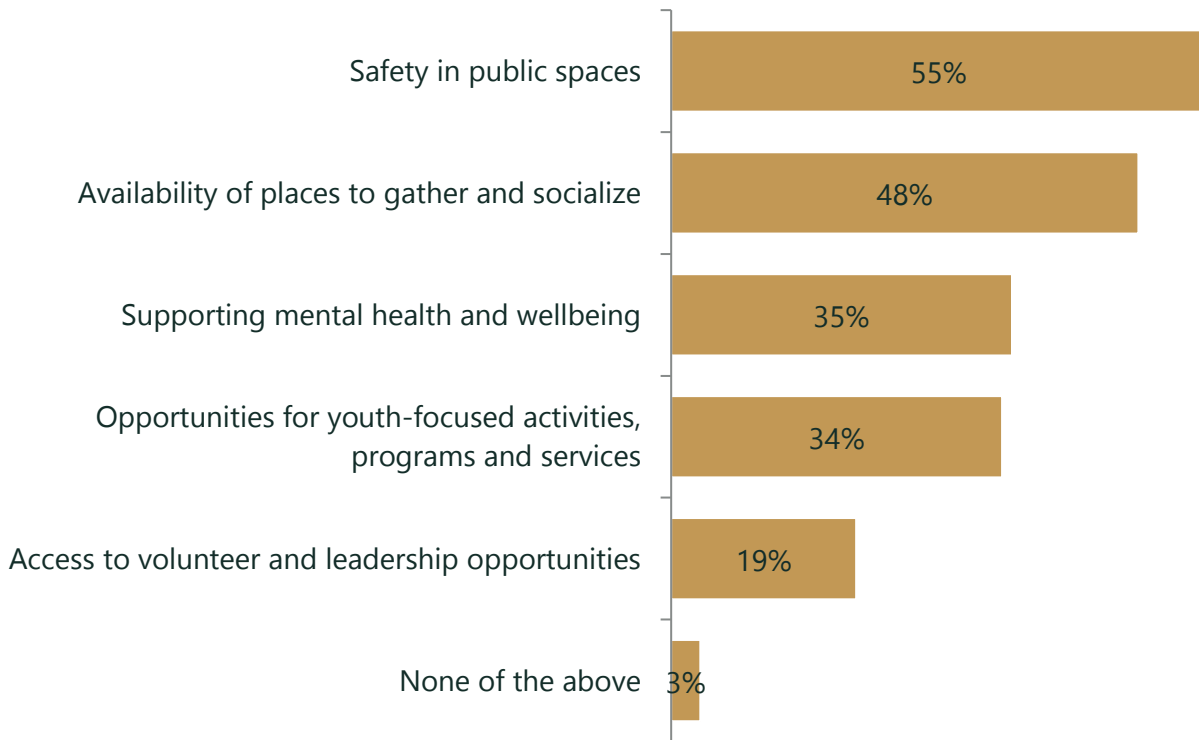
Attachement D

2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

Respondents were also asked which options the City and County should prioritize to support the community's younger population. The top two priorities were promoting safety in public spaces (55%) and increasing the availability of places for young people to gather and socialize (48%). Secondary priorities included supporting mental health and well-being (35%) and expanding opportunities for youth-focused activities, programs, and services (34%). Fewer respondents highlighted the importance of increasing access to volunteer and leadership opportunities (19%).

Figure 13: Support for Younger Community Members

The younger generations in our community will live with the decisions we make in the Boulder Valley Comprehensive Plan for many years. What we do now to create a healthy and thriving future for them is very important. Which of these options would you like to see the City and County prioritize regarding the community's younger population? (Select your top two)



* Note: Respondents could select more than one option; percentages may exceed 100%.

Appendix A: Respondent Characteristics

The following tables summarize the demographic characteristics of the 2025 Boulder Valley Comprehensive Plan Statistically Valid Survey respondents.

Table 1: Question D1

How many years have you lived in the Boulder Valley?	Percent	Number
5 years or less	38%	N=247
6-10 years	13%	N=87
11-20 years	15%	N=99
More than 20 years	34%	N=223
Total	100%	N=656

Table 2: Question D2

What is your employment status?	Percent	Number
Working full time for pay	58%	N=378
Working part time for pay	14%	N=91
Unemployed, looking for paid work	6%	N=36
Not retired, not looking for paid work	3%	N=20
Fully retired	19%	N=123
Total	100%	N=648

Table 3: Question D3

Do you work in the Boulder Valley area?	Percent	Number
Yes, outside the home	58%	N=269
Yes, from home	38%	N=177
No	3%	N=22
Total	100%	N=468

Table 4: Question D4

Are you a student at CU Boulder or any other college or university?	Percent	Number
Yes, an undergraduate student	13%	N=69
Yes, a graduate student	12%	N=64
No	75%	N=390
Total	100%	N=523

Table 5: Question D5

Which best describes the building you live in?	Percent	Number
Single-unit house detached from any other houses	42%	N=272
Building with two or more homes (duplex, townhome, apartments or condominium)	57%	N=373
Manufactured home	0%	N=2
Other	1%	N=7
Total	100%	N=654

Table 6: Question D6

Do you own or rent your home?	Percent	Number
Own	51%	N=336
Rent	47%	N=307
Other	1%	N=9
I prefer not to say	1%	N=5
Total	100%	N=657

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Table 7: Question D7

Income	Percent	Number
Less than \$50,000	25%	N=138
\$50,000-\$99,999	20%	N=113
\$100,000-\$149,999	18%	N=100
\$150,000 or more	37%	N=211
Total	100%	N=562

Table 8: Question D8

What is your age range?	Percent	Number
18-24	14%	N=88
25-34	29%	N=190
35-54	27%	N=179
55-56	7%	N=45
65+	20%	N=131
I prefer not to say	3%	N=18
Total	100%	N=652

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Table 9: Question D9

Which race(s) and/or ethnic group(s) do you most identify with? Select all that apply.	Percent	Number
American Indian or Alaskan Native	1%	N=5
Asian	4%	N=25
Black or African American	1%	N=7
Latine/Latinx/Hispanic	6%	N=41
Middle Eastern or North African	0%	N=2
Native Hawaiian or Pacific Islander	0%	N=1
White	83%	N=538
Other	1%	N=4
I prefer not to say	11%	N=73

Total may exceed 100% as respondents

Table 10: Question D10

What is your gender?	Percent	Number
Woman	45%	N=292
Man	46%	N=298
Non-binary/Genderqueer	2%	N=10
I prefer not to say	7%	N=44
I prefer to self-describe	0%	N=2
Total	100%	N=646

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Table 11: Question D11

Are you a member of the LGBTQ+ community?	Percent	Number
Yes	16%	N=105
No	75%	N=482
I prefer not to say	9%	N=56
Total	100%	N=644

Table 12: Question D12

Do you have any of the following disabilities?	Yes		No		Total	
	%	N	%	N	%	N
Are you deaf or do you have serious difficulty hearing?	3%	N=17	97%	N=619	100%	N=636
Are you blind or do you have serious difficulty seeing even when wearing glasses?	1%	N=4	99%	N=632	100%	N=636
Because of a physical, mental, or emotional condition, do you have serious difficulty concentrating, remembering, or making decisions?	4%	N=25	96%	N=607	100%	N=632
Do you have serious difficulty walking or climbing stairs?	3%	N=20	97%	N=617	100%	N=637
Do you have difficulty dressing or bathing?	1%	N=4	99%	N=633	100%	N=637
Because of a physical, mental, or emotional condition, do you have difficulty doing errands alone such as visiting a doctor's office or shopping?	2%	N=12	98%	N=623	100%	N=635

Appendix B: Complete Set of Probability Survey Responses

The following pages contain a complete set of responses to each question on the survey. For questions that included a “don’t know” or “no opinion” response option, two tables for that question are provided: the first excludes the “don’t know” or “no opinion” responses and the second includes those response options.

Table 13: Question #1

Before receiving this survey, how familiar were you with the Boulder Valley Comprehensive Plan (The Plan)?	Percent	Number
I’ve never heard of it/know nothing about it	42%	N=282
I don’t know much about it	31%	N=203
I know some things about it	20%	N=130
I know quite a bit about it	5%	N=36
I’m very familiar with it (e.g., understand its purpose, scope, objectives, etc.)	2%	N=14
Total	100%	N=665

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Table 14: Question #2

The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?	Very concerned		Somewhat concerned		Not at all concerned		Total	
	%	N	%	N	%	N	%	N
Decline of natural environment	55%	N=358	35%	N=229	11%	N=69	100%	N=656
Support for aging population	21%	N=136	47%	N=313	32%	N=213	100%	N=661
Support for youth population	33%	N=215	49%	N=323	19%	N=123	100%	N=661
Cost of living	64%	N=419	30%	N=196	6%	N=42	100%	N=657
Cost of housing	64%	N=425	28%	N=183	8%	N=55	100%	N=663
Lack of housing types/choices	37%	N=244	37%	N=241	26%	N=175	100%	N=660
Poor/ aging infrastructure	26%	N=173	52%	N=341	21%	N=138	100%	N=652
Excessive growth and development	40%	N=263	36%	N=240	24%	N=161	100%	N=665
Tourism impact	11%	N=75	39%	N=255	50%	N=330	100%	N=660
Hazard preparation and resiliency (e.g., fire and flood mitigation)	44%	N=292	47%	N=309	9%	N=61	100%	N=662
Economic health of local businesses	44%	N=291	43%	N=285	12%	N=80	100%	N=656
Availability of resources (e.g., water and energy)	39%	N=257	45%	N=295	17%	N=110	100%	N=662
Crime prevention and safety	41%	N=271	40%	N=266	19%	N=127	100%	N=665
Safety of pedestrians and bicyclists	49%	N=321	39%	N=257	13%	N=84	100%	N=662
Other	42%	N=122	9%	N=26	49%	N=142	100%	N=290

Respondents were given an opportunity to write-in an "other" response. Please see Appendix C: Verbatim Responses to Open-ended Questions from Probability Survey for the verbatim responses.

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Table 15: Question #3

The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan?	Essential		Very important		Somewhat important		Not important		Total	
	%	N	%	N	%	N	%	N	%	N
Enhance parks, recreation and open spaces	29%	N=188	39%	N=255	29%	N=188	4%	N=27	100%	N=658
Ensure fairness and equal opportunity	23%	N=154	38%	N=247	25%	N=166	14%	N=91	100%	N=657
Protect and enhance the natural environment	48%	N=317	35%	N=234	15%	N=99	2%	N=15	100%	N=665
Increase the variety of housing options	22%	N=148	26%	N=172	31%	N=207	20%	N=133	100%	N=660
Increase the affordability of housing	39%	N=261	28%	N=186	21%	N=139	12%	N=77	100%	N=664
Enhance adaptability to climate change	37%	N=247	36%	N=235	17%	N=116	10%	N=63	100%	N=661
Foster a welcoming and inclusive community	26%	N=172	33%	N=220	30%	N=199	11%	N=70	100%	N=662
Enhance support for all ages and stages of life	21%	N=139	36%	N=241	35%	N=229	8%	N=53	100%	N=662
Preserve existing quality of life	35%	N=231	39%	N=259	20%	N=132	6%	N=39	100%	N=661
Support vibrant local arts and culture	22%	N=148	40%	N=263	29%	N=195	9%	N=57	100%	N=663
Promote a strong and diverse local economy	28%	N=184	48%	N=315	20%	N=128	5%	N=30	100%	N=658
Support Boulder's role as a technology and science hub	30%	N=199	36%	N=238	24%	N=161	10%	N=65	100%	N=663
Position Boulder as a regional destination	9%	N=62	20%	N=130	38%	N=253	33%	N=219	100%	N=664
Easy and safe access to a range of mobility choices	26%	N=172	37%	N=241	31%	N=203	6%	N=40	100%	N=656
Enhance public safety	35%	N=232	28%	N=186	28%	N=184	9%	N=62	100%	N=664
Strengthen hazard resilience	31%	N=204	36%	N=236	28%	N=182	5%	N=32	100%	N=653
Other	24%	N=43	7%	N=12	6%	N=11	62%	N=110	100%	N=176

Respondents were given an opportunity to write-in an "other" response. Please see Appendix C: Verbatim Responses to Open-ended Questions from Probability Survey for the verbatim responses.

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Table 16: Question #4

Which areas in the Boulder Valley (see map), if any, do you think should be considered for more housing? (Select all that apply)	Percent	Number
Central Boulder	18%	N= 122
Crossroads	18%	N= 115
East Boulder	31%	N= 206
Gunbarrel	30%	N= 195
North Boulder	22%	N= 147
Palo Park	17%	N= 112
Southeast Boulder	28%	N= 185
South Boulder	24%	N= 156
University of Colorado	15%	N= 100
University Hill	15%	N= 98
Planning Reserve north of the City of Boulder	21%	N= 139
Unincorporated Boulder County neighborhoods	16%	N= 103
None of the above	15%	N= 101
All of the above	15%	N= 102
No preference	17%	N= 114

Total may exceed 100% as respondents could select more than one answer.

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Table 17: Question #5 with don't know responses

How strongly do you agree or disagree with each of the following related to the future of housing in the Boulder Valley? The Plan should...	Strongly agree		Somewhat agree		Somewhat disagree		Strongly disagree		Don't know		Total	
	%	N	%	N	%	N	%	N	%	N	%	N
Support low-density housing types like detached homes and duplexes	25%	N=167	32%	N=210	23%	N=153	16%	N=102	3%	N=22	100%	N=654
Support moderate-density housing types, like 3- to 6-unit buildings, in more areas	32%	N=213	44%	N=287	11%	N=73	10%	N=64	3%	N=19	100%	N=656
Support higher-density housing types, like apartments or condominiums, in more areas	28%	N=181	27%	N=176	18%	N=118	25%	N=162	3%	N=17	100%	N=654
Encourage mixed-use buildings (often commercial and housing in one building) in more areas	39%	N=253	31%	N=201	13%	N=87	12%	N=76	5%	N=34	100%	N=652
Focus on increasing housing that is more affordable	51%	N=335	26%	N=169	10%	N=66	11%	N=74	1%	N=7	100%	N=653
Encourage use of less utilized areas in the city before developing areas outside the city boundary	47%	N=309	25%	N=167	10%	N=64	12%	N=78	6%	N=40	100%	N=658
Expand the city into the Planning Reserve (see map) to allow for new housing	15%	N=96	33%	N=212	14%	N=91	26%	N=172	12%	N=82	100%	N=653

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Table 18: Question #5 without don't know responses

How strongly do you agree or disagree with each of the following related to the future of housing in the Boulder Valley? The Plan should...	Strongly agree		Somewhat agree		Somewhat disagree		Strongly disagree		Total	
	%	N	%	N	%	N	%	N	%	N
Support low-density housing types like detached homes and duplexes	26%	N=167	33%	N=210	24%	N=153	16%	N=102	100%	N=633
Support moderate-density housing types, like 3- to 6-unit buildings, in more areas	33%	N=213	45%	N=287	12%	N=73	10%	N=64	100%	N=637
Support higher-density housing types, like apartments or condominiums, in more areas	28%	N=181	28%	N=176	18%	N=118	25%	N=162	100%	N=637
Encourage mixed-use buildings (often commercial and housing in one building) in more areas	41%	N=253	33%	N=201	14%	N=87	12%	N=76	100%	N=618
Focus on increasing housing that is more affordable	52%	N=335	26%	N=169	10%	N=66	11%	N=74	100%	N=645
Encourage use of less utilized areas in the city before developing areas outside the city boundary	50%	N=309	27%	N=167	10%	N=64	13%	N=78	100%	N=618
Expand the city into the Planning Reserve (see map) to allow for new housing	17%	N=96	37%	N=212	16%	N=91	30%	N=172	100%	N=571

Table 19: Question #6 with don't know responses

Low-density neighborhoods made up of single-unit detached houses currently cover a majority of developed land in the Boulder Valley, consistent with current regulations. Would you support or oppose allowing the following options related to different housing types in these low-density neighborhoods?	Strongly support		Somewhat support		Somewhat oppose		Strongly oppose		Don't know		Total	
	%	N	%	N	%	N	%	N	%	N	%	N
Single unit detached homes and accessory dwelling units only	30%	N=196	25%	N=158	20%	N=131	20%	N=129	5%	N=30	100%	N=644
Duplexes (a building with two dwellings)	32%	N=206	47%	N=306	9%	N=59	9%	N=55	3%	N=19	100%	N=644
Multiplexes and Townhouses (a building with 3 to 6 units)	34%	N=222	33%	N=213	14%	N=92	15%	N=99	3%	N=21	100%	N=648
Cottage court (a cluster of 3 to 8 small, detached homes arranged around a shared courtyard space)	42%	N=277	33%	N=216	10%	N=63	10%	N=68	4%	N=28	100%	N=652
Housing types with two or more units allowed throughout low-density neighborhoods	33%	N=216	31%	N=203	15%	N=98	16%	N=104	5%	N=33	100%	N=654
Housing types with two or more units only allowed in specific locations in low-density neighborhoods, such as near transit stops	23%	N=147	33%	N=215	18%	N=119	18%	N=116	8%	N=53	100%	N=651

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Table 20: Question #6 without don't know responses

Low-density neighborhoods made up of single-unit detached houses currently cover a majority of developed land in the Boulder Valley, consistent with current regulations. Would you support or oppose allowing the following options related to different housing types in these low-density neighborhoods?	Strongly support		Somewhat support		Somewhat oppose		Strongly oppose		Total	
	%	N	%	N	%	N	%	N	%	N
Single unit detached homes and accessory dwelling units only	32%	N=196	26%	N=158	21%	N=131	21%	N=129	100%	N=614
Duplexes (a building with two dwellings)	33%	N=206	49%	N=306	9%	N=59	9%	N=55	100%	N=625
Multiplexes and Townhouses (a building with 3 to 6 units)	36%	N=222	34%	N=213	15%	N=92	16%	N=99	100%	N=626
Cottage court (a cluster of 3 to 8 small, detached homes arranged around a shared courtyard space)	44%	N=277	35%	N=216	10%	N=63	11%	N=68	100%	N=624
Housing types with two or more units allowed throughout low-density neighborhoods	35%	N=216	33%	N=203	16%	N=98	17%	N=104	100%	N=621
Housing types with two or more units only allowed in specific locations in low-density neighborhoods, such as near transit stops	25%	N=147	36%	N=215	20%	N=119	19%	N=116	100%	N=598

Table 21: Question #7 without don't know responses

Taller multi-unit buildings generally use land and resources more efficiently, but can also impact the skyline, scenic views, and the experience of a place on the ground. Building height in the City of Boulder is limited to 55 feet (about 4 or 5 stories) and is restricted to even lower in some areas unless new development meets special conditions. Regarding building heights in the city, which do you prefer?	Percent	Number
Keep building heights the same as they are today	57%	N=369
Allow buildings in more areas of the city to be up to 55 feet tall without meeting special conditions	8%	N=54
Allow buildings to be taller than 55 feet but only for varied rooflines and architectural features keeping the number of	5%	N=33
Allow buildings to be up to 6 or 7 stories only in specific areas to allow more housing units	22%	N=142
Allow buildings to be up to 6 or 7 stories everywhere to allow more housing units	7%	N=45
Total	100%	N=643

Table 22: Question 7 with don't know responses

Taller multi-unit buildings generally use land and resources more efficiently, but can also impact the skyline, scenic views, and the experience of a place on the ground. Building height in the City of Boulder is limited to 55 feet (about 4 or 5 stories) and is restricted to even lower in some areas unless new development meets special conditions. Regarding building heights in the city, which do you prefer?	Percent	Number
Keep building heights the same as they are today	56%	N=369
Allow buildings in more areas of the city to be up to 55 feet tall without meeting special conditions	8%	N=54
Allow buildings to be taller than 55 feet but only for varied rooflines and architectural features keeping the number of	5%	N=33
Allow buildings to be up to 6 or 7 stories only in specific areas to allow more housing units	21%	N=142
Allow buildings to be up to 6 or 7 stories everywhere to allow more housing units	7%	N=45
I'm not sure / no opinion	3%	N=19
Total	100%	N=662

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Table 23: Question #8 without don't know responses

If the City or County decides to support new housing and business uses, which do you prefer?	Percent	Number
Don't add any new housing and business uses	13%	N=81
Focus new housing and businesses within existing city limits	39%	N=240
Expand city boundaries into the Planning Reserve on the north side of Boulder to accommodate new housing and businesses	16%	N=96
Both of the above options should be pursued	32%	N=192
Total	100%	N=609

Table 24: Question #8 with don't know responses

If the City or County decides to support new housing and business uses, which do you prefer?	Percent	Number
Don't add any new housing and business uses	12%	N=81
Focus new housing and businesses within existing city limits	36%	N=240
Expand city boundaries into the Planning Reserve on the north side of Boulder to accommodate new housing and businesses	15%	N=96
Both of the above options should be pursued	29%	N=192
I'm not sure / no opinion	8%	N=52
Total	100%	N=661

Table 25: Question #9 without don't know responses

If the City or County decides to support new neighborhood-serving businesses in residential areas, which do you prefer?	Percent	Number
Allow small businesses (such as corner cafes, daycares, salons, healthcare offices or small shops) in all areas of resid	55%	N=357
Allow small businesses only in very specific locations within residential neighborhoods, such as near transit stops	34%	N=221
Don't allow small businesses in traditionally residential-only areas	11%	N=72
Total	100%	N=649

Table 26: Question #9 with don't know responses

If the City or County decides to support new neighborhood-serving businesses in residential areas, which do you prefer?	Percent	Number
Allow small businesses (such as corner cafes, daycares, salons, healthcare offices or small shops) in all areas of resid	54%	N=357
Allow small businesses only in very specific locations within residential neighborhoods, such as near transit stops	33%	N=221
Don't allow small businesses in traditionally residential-only areas	11%	N=72
I'm not sure / no opinion	2%	N=15
Total	100%	N=664

Table 27: Question #10 without don't know responses

Which of the following would you be most interested in exploring to address commercial vacancies? (Select your top two)	Percent	Number
Change office spaces into residential uses	56%	N=360
Allow more uses to encourage other types of businesses (e.g., storage, event spaces, services)	34%	N=217
Create incentives for commercial property owners to lease space at lower rates	39%	N=253
Make it harder for property owners to leave units vacant for extended periods of time	42%	N=270
Don't do anything	5%	N=31

Total may exceed 100% as respondents could select more than one answer.

Table 28: Question #10 with don't know responses

Which of the following would you be most interested in exploring to address commercial vacancies? (Select your top two)	Percent	Number
Change office spaces into residential uses	54%	N=360
Allow more uses to encourage other types of businesses (e.g., storage, event spaces, services)	33%	N=217
Create incentives for commercial property owners to lease space at lower rates	38%	N=253
Make it harder for property owners to leave units vacant for extended periods of time	41%	N=270
Don't do anything	5%	N=31
I'm not sure / no opinion	4%	N=26

Total may exceed 100% as respondents could select more than one answer.

Table 29: Question #11 without don't know responses

As part of the Boulder Valley’s response to conserve water in relation to climate change, which of the following would you support? (Select your top two)	Percent	Number
Require low-flow indoor water fixtures	32%	N=201
Restrict outdoor water use to specific times	51%	N=323
Restrict outdoor water use only during times of drought	31%	N=199
Require lawn replacement with landscaping that needs minimal water	48%	N=304
None of the above	10%	N=62

Total may exceed 100% as respondents could select more than one answer.

Table 30: Question #11 with don't know responses

As part of the Boulder Valley’s response to conserve water in relation to climate change, which of the following would you support? (Select your top two)	Percent	Number
Require low-flow indoor water fixtures	30%	N=201
Restrict outdoor water use to specific times	49%	N=323
Restrict outdoor water use only during times of drought	30%	N=199
Require lawn replacement with landscaping that needs minimal water	46%	N=304
None of the above	9%	N=62
I'm not sure / no opinion	5%	N=36

Total may exceed 100% as respondents could select more than one answer.

Table 31: Question #12 without don't know responses

Overall, the Boulder Valley’s population is aging, and the fastest growing demographic is older adults (65 and over). Which of these options would you like to see the City and County prioritize regarding the community’s aging population? (Select your top two)	Percent	Number
Availability of housing choices attractive to older adults (e.g., single-level living, smaller units, etc.)	28%	N=170
Availability of housing that is affordable to people on fixed incomes	48%	N=295
Size of workforce population to provide healthcare services	23%	N=139
Size of workforce population to provide entertainment, dining, shopping and other services	12%	N=72
Number of activities and opportunities for social interactions	18%	N=109
Ability to travel around the city safely and independently	52%	N=314
None of the above	Percent	Number

Total may exceed 100% as respondents could select more than one answer.

Table 32: Question #12 with don't know responses

Overall, the Boulder Valley’s population is aging, and the fastest growing demographic is older adults (65 and over). Which of these options would you like to see the City and County prioritize regarding the community’s aging population? (Select your top two)	Percent	Number
Availability of housing choices attractive to older adults (e.g., single-level living, smaller units, etc.)	26%	N=170
Availability of housing that is affordable to people on fixed incomes	44%	N=295
Size of workforce population to provide healthcare services	21%	N=139
Size of workforce population to provide entertainment, dining, shopping and other services	11%	N=72
Number of activities and opportunities for social interactions	16%	N=109
Ability to travel around the city safely and independently	47%	N=314
None of the above	6%	N=38
I'm not sure / no opinion	8%	N=56

Total may exceed 100% as respondents could select more than one answer.

Table 33: Question #13 without don't know responses

The younger generations in our community will live with the decisions we make in the Boulder Valley Comprehensive Plan for many years. What we do now to create a healthy and thriving future for them is very important. Which of these options would you like to see the City and County prioritize regarding the community's younger population? (Select your top two)	Percent	Number
Availability of places to gather and socialize	48%	N=310
Supporting mental health and wellbeing	35%	N=229
Safety in public spaces	55%	N=357
Opportunities for youth-focused activities, programs and services	34%	N=222
Access to volunteer and leadership opportunities	19%	N=122
None of the above	3%	N=17

Total may exceed 100% as respondents could select more than one answer.

Table 34: Question #13 with don't know responses

The younger generations in our community will live with the decisions we make in the Boulder Valley Comprehensive Plan for many years. What we do now to create a healthy and thriving future for them is very important. Which of these options would you like to see the City and County prioritize regarding the community's younger population? (Select your top two)	Percent	Number
Availability of places to gather and socialize	47%	N=310
Supporting mental health and wellbeing	34%	N=229
Safety in public spaces	54%	N=357
Opportunities for youth-focused activities, programs and services	33%	N=222
Access to volunteer and leadership opportunities	18%	N=122
None of the above	2%	N=17
I'm not sure / no opinion	2%	N=16

Total may exceed 100% as respondents could select more than one answer.

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Table 35: Question #25

If you have participated in any engagement activities related to the Boulder Valley Comprehensive Plan update, do you feel heard in this process?	Percent	Number
This is the first time I have heard about or participated in the Boulder Valley Comprehensive Plan process	66%	N=421
Yes, I strongly agree that the city and county are hearing all of my input	2%	N=14
Yes, I agree that the city and county are hearing most of my input	7%	N=46
Neutral	14%	N=88
No, I disagree and think you are hearing only some of my input	6%	N=38
No, I strongly disagree and don't feel heard at all	5%	N=31
Total	100%	N=639

Appendix C: Verbatim Responses to Open-ended Questions from Probability Survey

Following are verbatim responses to the open-ended question on the survey. Because these responses were written by survey participants, they are presented here in verbatim form, including any typographical, grammar or other mistakes. The responses are presented in alphabetical order.

Question 2: The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley? (Other issues)

- 1) BVSD ignorance to car dependent neighborhoods and full-time working parents. 2) Lack of affordable amenities. I grew up in Boulder and I am watching our pools, affordable Hang out spaces and recreation become obsolete. 3) gunbarrel is a missed opportunity.. It's hard to live out here with multiple kids with the schools being so far and now BVSD moving us to schools that are even further out of the way. We are thrilled about the Library, but there could be more thought put into the empty office buildings to build an area like North Boulder, where Bellota Spruce coffee and NOBO library are to attract more businesses and people wanting to live out here (not ugly office park cheap buildings, but nice brick buildings reminiscent of Pearl Street). Pipe dream, I know! We also don't need to smother the Earth with more concrete. There are lots of empty buildings that could be repurposed.
- Affordability of commercial real estate and the movement of businesses out of Boulder. There are a limited number of companies that monopolize the commercial real estate market in town and do not lower their rental prices, despite MANY units going unrented. Do they get some sort of tax benefit or write-off? There should be some sort of tracking of these units. Additionally, many industrial units were taken over by pot growing which drove up the prices of these units. On top of that, the city passed rules limiting the parking of trailers on city streets (some of which are used for landscaping and other legitimate, useful businesses) but provided no alternate parking. These businesses now need to pay for storage which is expensive or unavailable in town, contributing to higher prices and a higher carbon footprint, just so people don't have to "look" at trailers as an eye sore. It is unfortunate that the wealthy who are making these changes do not see the trickle down effect.
- AFFORDABLE SMALL BUSINESS RENT
- AIR PLANE NOISE
- AIR QUALITY
- Availability of public transit inside the city and to denver
- BIKE THEFT
- BLOCKING OFF ROADS TO CARS
- BOULDER BEING THE QUANTUM HUB GLOBALLY
- Boulder schools and BVSD failing us all on so many levels - all they've done is take away more and more services for the kids over the years, and parents have to pay for everything now. It's ridiculous and it's sad for Boulder. It used to be a great place to raise your kids.
- CHANGE OF THE
- CITY COUNCIL
- CITY COUNCIL FOCUSED ON CITY
- CITY OWNED FIBER INTERNET LIKE NEXT LIGHT IN LONG MOUNT
- City swimming pools- availability and quality.
- City's approach to preventing homelessness and managing its unhoused population
- Climate Change
- Community feel
- Concerned over the increased use of motorized vehicles by minors (ebikes, etc.); bike/road rules not followed properly; travel too fast putting themselves and others at risk; would like to see a permit process put in place.
- Congestion, Noise especially motorcycle racing late at night

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- COST OF HOME INSURANCE
- COUNCIL'S PROPENSITY FOR TAXATION
- CU ADDING STUDENTS/VERY LARGE BUILDINGS, ECONOMIC HEALTH OF SMALL, LOCAL BUSINESS, CREATE LIGHT RAIL FROM BOULDER TO DENVER/BOULDER, DIA
- CU's power needs to be curtailed -- see the CU South proposed development
- DENSITY
- DRUGS/UNHOUSED
- EMPLOYMENT
- EMTY OFFICE BUILDINGS
- EXCEEDING TOO RAPID DEVELOPMENT
- EXCESS GROWTH & DEVELOPMENT
- Excessive dwellings proposed without sufficient parking provided for!!
- Excessive growth without infrastructure and resources to support the levels of growth, and the growths impact to quality of life. And the lifting of parking requirements for new builds is naive, and aspirational, not realistic
- Excessive spending and road obstruction for bicycles
- EXORBITANT TAXES & OVER-REGULATION
- FISCAL RESPONSIBILITY
- Fix roads get bikes off side walks quit narrowing roads, enforce current laws like speeding, distracted driving etc. To make things safer for bikes and peds
- FLIGHT SCHOOL PROP PLANES FROM AMMA
- Fully Electric bikes on bike paths
- Governance
- GOVERNMENT TRYING TO DO TOO CIRCLE
- GROWTH OF CV INFLUENCE IT HAS ON CITY
- HEALTHCARE
- High sales tax and property tax hurting local businesses and elderly community members.
- Homeless and unhoused disturbing the peace and creating hostile areas that used to be gems of the city
- HOMELESS CRIME + SLIGHT
- HOMELESS GROWTH
- Homeless in our public areas
- HOMELESSNESS/POVERTY
- HOMELESS PEOPLE
- HOMELESS PEOPLE
- Homeless people living in communal areas; tons of people living in vans that they park on the streets
- Homeless populatio
- HOMELESS POPULATION
- HOMELESS POPULATION
- HOMELESSNESS
- Homelessness and vagrancy
- HOMELESSNESS MANAGEMENT
- HOMOGENIZATION AND LOSS OF IDENTITY
- HOUSING & MENTAL HEALTH, FENTANYL, DRUGS SUPPORT
- I am very concerned about the overall cost of living in Boulder. I am very concerned about water and its miss use and miss management by states other than Colorado.
- I walk to work and every single day at least 1 car blows throw the sidewalk as if I'm not there (Pearl and 21st)
- I'm concerned about the seeming lack of resources for our unhoused populations.
- I'm very concerned by the lack of parking in Boulder.
- Ignore
- illicit drugs being done openly in public spaces by the unhoused

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- Impact of the continued significant increase in airplane traffic, largely from RMMA, but also how the Boulder, Longmont and other small airports in Boulder County relate to this traffic. The airplane noise is having a significant negative impact on a large subsection of Boulder communities.
- INCREASED TRANSIENT POPULATION IN PUBLIC PLACES CAUSING CRIME
- Infrastructure safety and convenience. Most road crossings in Boulder are not cyclist/pedestrian friendly, with long wait times at walk signs and drivers often not respecting traffic signals which can be unsafe. As someone who lives and works in Boulder, having walking bridges or underpasses makes for a faster and safer commute. This can also benefit drivers, who would have a lower risk of collisions with bikes or people walking. In terms of safety, managing the issue of aging or damaged infrastructure would also go a long way. Many roads in Boulder have significant damage and potholes, which can damage cars and cause injuries to cyclists and pedestrians. In addition, smoother sidewalks, especially in older neighborhoods, can make a huge difference. Finally, Boulder has an amazing network of multi use paths and for any commute that isn't in a car I am more likely to use them than painted bike lanes or sidewalks near busy roads. In the future I think the entire community would benefit from this network expanding and becoming more connected. Having this type of infrastructure is key to making Boulder into a more sustainable and less car dependent city.
- JEWISH PERSON SAFETY
- Just to touch again on the growth of Boulder. I've lived here for 40 years and I don't recognize Boulder anymore! Yes I was part of the migration to Boulder from the Midwest in the mid 80's but I did not buy a quaint and charming one story house, tear it down and build a three-story monster house. I do not drive or never have a loud muffled car and drag race with others late into the evening. I recycle and compost daily. I've, since the beginning, taking on low paying jobs one being helping parents raise their children in preschools settings, which is impossible to live on that salary in this town. The traffic is out of control starting at 3:00, the building of multistory level buildings is out of control which adds to the aforementioned traffic issues. I thought there was a four story maximum for height you can build, but that has since gone away. I feel like city council or Building committees have allowed way too much.
- K-12 EDUCATION
- KEEPING OFF LEASH SPACES
- lack of good traffic control - too much speeding
- LACK OF LIGHT RAIL BOULDER BUILD LIGHT FROM DENVER TO BOULDER TO LONGMONT
- LACK OF PLANNING FOR THE PRAIRIE DOG POPULATION
- LACK OF PLOWING SNOW
- LACK OF POLITICAL RESPONSE BUSINESS TO CITIZENS CONCERNS
- LACK OF RESIDENTIAL PARKING
- LESS TRAFFIC
- LIMIT THE CAR TRANSIT
- Limit the population. There are too many people here!!!
- LOANS ARE THE WORST
- LOOSING SENSE OF COMMUNITY
- MAINTENANCE OF LIKING TAXES
- mass transit
- MEGA MANSIONS
- Narrowing of traffic flow on main street
- NO DEVELOPMENT OF MOUNTAIN BIKE TRAILS CU SOUTH EXPANSION/DEVELOPMENT
- noise - from foothills pkw to tow planes and airport noise, it's an extremely noisy environment
- Noise from +300,000/year Prop plane flyovers from RMMA flight schools
- Open space preservation
- Our wildlife and the impact we have on our beautiful critters and keeping them safe as well.
- OVER BUILDING IN BOULDER
- OVER DEVELOPMENT/INFILL
- P DOGS DESTROYING ALL OUR GRASSLANDS
- PARKING

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- PARKING CONCESSION ON LEHIGH AND CRAGMOOR STREETS DUE TO LACK OF DEDICATED PARKING LOT FOR TRAIL ACCESS
- Parking everywhere in Boulder is inadequate or free! We have repeatedly attempted to get the COB involved, to no avail. It clearly adversely affects our life and well being, but no one cares! The powers that be in this city, assume no one will have a vehicle in Boulder, which is a total joke. Even CU students have multiple vehicles per address.
- PRAIRIE DOGS & NOXIOUS WEEDS ARE RUINING OUR AGRICULTURE LANDS
- PRESERVING OPEN SPACE + PROTECTING
- Proliferation of homeless in public spaces and limited public rec opportunities relative to other communities (eg, limited year round pools etc)
- PROPERTY TAXES RESIDENT COMMISSION
- Public school system educating for a changing world
- Public Transportation
- Rapidly increasing taxes and minimal improvements. Too much money spent in the wrong places.
- REDUCE AMOUNT OF CONSTRUCTION WITH CODE EXCEPTIONS
- Rental properties
- ROAD REPAIR
- Road safety and speeding in residential areas
- ROAD TRAFFIC CONGESTION
- SAFETY + INFRASTRUCTURE DO TO OVER POPULATION
- SAFETY OF MIXED USE SIDEWALKS EBIKES WILL SOON WALKERS NOT SAFE TO WALK ON SIDE WALKS ANY MORE
- SHERIFF & POLICE BUT OFFENDERS IN TIMBER RIDGE APT KEEP GOOD PEOPLE SAFE FROM VIOLENT PEOPLE
- Short-term Rental Regulations and Enforcement This includes the city's regulations and permitting process for short-term rentals, how residents can report complaints or issues, and the extent of city monitoring to ensure these rentals operate safely, follow parking Laws, and do not disrupt neighborhoods or the surrounding community.
- SOUND OF LIGHT ABETMENT
- Space and development areas being wasted on 'cookie cutter' complexes that make Boulder feel like any other city/town and are very poorly built.
- Streamflow conservation
- Taxes - especially for people with houses over \$2million, and then those with very expensive houses that are unoccupied. They need to be placed on a higher tax bracket. As a small business owners needing a shop - commercial properties are very expensive with low residential taxes being one of the biggest factors causing this
- TERRIBLE ROADS
- The city's homeless policy is dangerous. It invites interlopers from outside of Boulder who are seeking assistance and handouts. I'm all for supporting Boulder's homeless population, but not outsiders.
- THE COUNTY REFUSES TO PAVE OUR ROAD (PRADO DRIVE) & EXPLICITLY TOLD US SO
- The growing homeless population. To be clear I do not dislike the homeless, rather I believe we need to up the resources available to these populations to get them off the street and into more suitable living conditions.
- The incremental scaling of costs across every household need, without any indication of an acknowledgement of such and a plan to limit this reality: Taxes, Insurances, Medical Visits. Vaccinations, Prescriptions, Food, Utilities, Material Goods, etc..
- The unhousted takeover of the Boulder Creek. What should be Boulder's crown jewel has become "dirty nature". Dirty nature is, in my mind, worse than no nature. I'd literally rather go anywhere else. And the fact that this is happening next to Boulder High and the Library and its playground is an abomination. The area just feels unsafe. You have no idea what people who are on drugs and who are mentally unwell/schizophrenic are going to do at any given moment. I've been in boulder for 37 years and it wasn't close to this bad in the past.
- TONS OF HOMES STILL BEING BUILT, WHERE IS THE WATER GOING TO COME FROM?

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- TOO DENSE
- TOO MANY HOMELESS TAKING OVER OUR PARKS & PUBLIC SPACES
- TOO MUCH DENSIFICATION
- TOO MUCH NEW HOUSING
- TOO MUCH OF CITY STREETS DOMINATED BY CONFUSING DANGEROUS BIKE LANES
- TOO WELCOMING TO BE HOMELESS
- Traffic
- traffic
- TRAFFIC/SPEEDING ASSHOLE DRIVERS
- Transparency in city and county decisions about changes to pedestrian and cycling infrastructure
- Transparency in government. working towards sustainability
- transportation (traffic)
- UN HOUSED ON CLERK PATH
- Unequal distribution of impacts from CU, loss of open space, and a decline in what makes Boulder special. We need to maintain that, even if it means housing is harder to find. Not everywhere needs to be Denver, or dense. It seems South Boulder is being sacrificed in many ways, having lived on both sides of town.
- Unhoused population- concerned for and by them.
- VOLUME OF VEHICLES ON ROAD LACK OF AFFORDABLE PUBLIC TRANSIT
- Wasteful City budgeting and spending.
- WASTEFUL SPENDING BY GOVT
- WILDLIFE MITIGATION IN NORTH BOULDER (BEARS)
- YOUTH ON E-BIKES IN TRAFFIC LANES.

Question 3: The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley? (Other issues)

- ADD FAR MORE CHILDREN'S PLAY GROUND SO THAT KIDS CAN INTERACT WITH OTHERS RATHER THAN PLAY ALONE EACH IN HIS OWN BACKYARD AND-SHELTER IT FROM HOT SUN
- Address homeless issues
- Address mental health and homelessness
- Address Noise from +300,000/year Prop plane flyovers from RMMA flight schools
- ADDRESS ON HOUSED, MENTAL HEALTH ADDICTION SUPPORT ENHANCE LAW ENFORCEMENT
- Address the issues related to the impact of the increased airplane traffic. Utilization of the airspace over Boulder County needs to be in the hands of Boulder residents/citizens and not dictated by others.
- Addressing homeless population and people living out of vans in residential neighborhoods
- AFFORDABLE HEALTHCARE
- AFFORDABLE HOUSING FOR CITY EMPLOYEES
- Ban gasoline leaf blowers! Also, stop building condos everywhere! Boulder will remain expensive, there is only so much space. increasing density and trying to make it affordable will ruin our city.
- BEGIN CONTENTION OF LIGHT RAIL BOULDER-DIA-DENVER, SUPPORT THE WORKING PEOPLE OF THIS CITY SO THAT THEY CAN LIVE HERE AND BIKE TO WORK! MAKE RENTS FEASIBLE AND AFFORDABLE LE, TAX THE WEALTHY. THANK YOU!
- Boulder has grown beyond its "carrying capacity, " which was originally planned for and that meant growth would be managed. That is clearly not happening today. We have lost our identity and our purpose.
- Boulder schools and supporting our kids futuresWHY DOESN'T THIS SURVEY ASK HOW MANY KIDS YOU HAVE OR IF YOUR KIDS ARE IN BOULDER SCHOOLS !!!!! I am disappointed that is entirely left off of this survey especially when so much planning and decisions are going on right now with regard to school zones and boundary change considerations and attempts to re-zone schools by the school board which is breaking up entire communities. That affects housing and planning and affordability why is that not in this survey? Are we not planning for our children, only for the older population taking over our city??

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- Build more housing so fewer people need to commute to town
- CONTINUE THE ALREADY COMMUNITY SOLAR GARDENS TO PROVIDE ENERGY TO EVERYONE AT A LOW COST
- DEMS SUCK
- DO SOMETHING ABOUT THE 100'S OF LOW FLYING PROPELLER PLANES THAT WAKE PEOPLE UP AT DAWN EVERY DAY.
- EASIER PARKING BOULDER HAS ALWAYS BEEN AN EXPENSIVE PLACE TO LIVE, RIGHT FROM ITS INCEPTION DONE CHECK OUT "NIWOTS CURSE"
- EFFECTIVE ADDRESS HOMELESSNESS, PRIMARILY IN PUBLIC SPACES
- Ensure the safety and protection in our boulder valley plan
- FIX THE ROADS
- Flood safety. Traffic remediation. Removing stupid bollards from our roads. Regional composting. Develop housing, not behemoths.
- GET RID OF HOMELESS
- Getting rid of homeless and the littering and junk they leave behind
- HOMELESSNESS
- HOMELESSNESS
- IMPROVE AIR QUALITY
- Improve infrastructure including roads and access
- IMPROVE SAFETY FOR WALKING + BICYCLING + SCOOTERING
- Increase ADU permits, including unincorporated Boulder County. This supports the aging population and supports young working families so they can have family members close by to help with children
- Increase parking accessibility
- KEEP FARM LAND OPENING KEEP OPEN SPACES. NEW BUILDS IN EXISTING URBAN AREAS
- KEEP THIS BASE THE FIELDS
- KEEPING OFF LEASH SPACES
- LESS TRAFFIC
- Limit new construction; the city has so much traffic and the new construction is unaffordable for the majority of people.
- Limit the number of 'cookie cutter' complexes that are hideous, unoriginal, and poorly built. Focus more on building nice, diverse neighborhoods or apartments.
- MAINTAIN SMALL COMMUNITY VIBE (NOT BE A CITYSCAPE)
- maintaining public paths and playgrounds so that they are safe, clean and usable for their intended purposes.
- MAKE ROADS SAFE FAR CYDISTS-PATHOLES & CRUMBLING WORKS EVERYWHERE
- MAKE THE BUS SERVICE IN BOULDER COUNTY FREE OF CHARGE
- MANAGE NOISE FROM PROP PLANES
- MORE COHOUSING & COOPS
- Not sure what is mean by be an inclusive environment' for a city. If it means that by saying yes to building housing for the homeless people suffering from drug addiction in mental illness, then no. if it means welcoming diversity, immigrants, and social mobility for all classes, yes.
- OVER BUILT
- OVER POPULATION/TRAFFIC
- PARKING CONGESTION ON LEHIGH + CRAGMOOR STREETS AND CITY'S FAILURE TO CONSTRUCT/PROVIDE DEDICATED PARKING LOT FOR TRAIL ACCESS (LIKE EVER OTHER TRAIL HEAD ALREADY 2 HRS)
- PLEASE LEAVE SEVERAL ROADS THAT GO E/W TO CARS WE NEED TO GET TO WORK, TO SCHOOL, TO APPTS ON TIME, BIKES HAVE LOTS ON OPTIONS
- PRESERVE SINGLE FAMILY HOUSING (FEWER\UNRELATED OCCUPANTS). WRITE A SURVEY THAT IS NOT SKEWED
- Preserve views. I don't know whose idea it was to let people build 3+ stories with under building parking everywhere, but you can't even see the foothills from many places in Boulder anymore. That and CU needs to be reined in. They seem to get whatever they want. They exist in Boulder, not the other way around. The

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amount of noise they make at Prentup Field is just one example of the impunity they seem to have these days and the Police won't do a thing about it, instead referring it to the "CU Police" who of course won't do anything about it.

- PUT RESTRICTIONS ON SCRAPE OFFS OF NEW HOUSE SIZE
- REDUCE CRIME
- Reform governance
- RETURN GRASSLANDS TO GRASSLAND
- SAFETY OF PEDESTRIAN + CYCLIST. AFFORDABLE RENT FOR SMALL BUSINESS
- STOP BUILDING
- STOP BUILDING
- STOP BUILDING APARTMENT
- Stop building condos and apartment buildings. No more beehive communities! Boulder Valley is over-populating at a nauseating rate! Businesses are failing right and left. Many commercial properties are vacant. Focus on homelessness and food insecurity for the people who already live here before continuing to over-build and ruining the land we are supposed to be stewards of!
- Stop building units without ample storage or parking. Stop building only multi-units for rent. People would like to own things and reduce turn-over. Additionally, please consider smaller units for singles and young people who would like to enter the market... we are pricing out younger populations and families
- STOP DENSIFYING
- Stop densifying, you cannot build your way to affordability
- stop destroying the quality of life in boulder by increasing housing density (and traffic). when will we "have enough" housing? we have enough now.
- STRENGTH HISTORIC PRESERVATION
- SUPPORT BUS & ALTERNATIVE TRANSPORTATION
- Support those unhoused due to economic constraints while cleaning up or bike paths and public spaces.
- The parks, recreation and open space are already great! not sure how to enhance
- TOO MUCH IMPORTANCE FOR BIKES OVER CARS MAKING TRAFFIC EVEN WORSE REDUCING IRIS TO Z LANES IS A DISASTER!!
- WATER COST
- WE ALREADY HAVE BEAUTIFUL PARKS & OPEN SPACES. USE THE MONEY FOR REC CENTERS + PUBLIC SAFETY (HELP PATROL OUR VIOLENT HOMELESS POPULATION).

Appendix D: Selected Survey Questions by Respondent Characteristics

The subgroup comparison tables contain the cross tabulations of selected survey questions by respondent characteristics. Chi-square or ANOVA tests of significance were applied to these breakdowns of survey questions. A “p-value” of 0.05 or less indicates that there is less than a 5% probability that differences observed between groups are due to chance; or in other words, a greater than 95% probability that the differences observed in the selected categories of the sample represent “real” differences among those populations.

For each pair of subgroups that has a statistically significant difference, an upper-case letter denoting significance is shown in the category with the larger column proportion. The letter denotes the category with the smaller column proportion from which it is statistically different. Differences were marked as statistically significant if the probability that the differences were due to chance alone were less than 5%. Categories were not used in comparisons when a column proportion was equal to zero or one.

Items that have no upper-case letter denotation in their column and that are also not referred to in any other column were not statistically different.

For example, in Table 36, 65% of respondents aged 18–34 (Column A) reported that they had never heard of the Boulder Valley Comprehensive Plan. This percentage was statistically higher than those of respondents aged 35–54 (Column B) and 55 and older (Column C), as indicated by the letters “B C” in Column A.

Comparisons by Gender and Age

Table 36: Question #1 by Gender and Age

Before receiving this survey, how familiar were you with the Boulder Valley Comprehensive Plan (The Plan)?	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
I've never heard of it/know nothing about it	47%	40%	65% B C	36% C	17%
I don't know much about it	30%	31%	20%	41% A	37% A
I know some things about it	17%	21%	9%	22% A	33% A
I know quite a bit about it	5%	5%	5%	1%	10% B
I'm very familiar with it (e.g., understand its purpose, scope, objectives, etc.)	1%	3%	1%	0%	4% B
Total	100%	100%	100%	100%	100%

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Table 37: Question #2 by Gender and Age

The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Decline of natural environment	93% B	88%	88%	88%	93%
Support for aging population	75% B	57%	48%	72% A	91% A B
Support for youth population	86% B	79%	78%	85%	84%
Cost of living	96%	92%	97% B C	91%	90%
Cost of housing	94%	91%	98% B C	90%	85%
Lack of housing types/choices	81% B	69%	82% B C	70%	68%
Poor/ aging infrastructure	73%	83% A	71%	79%	90% A B
Excessive growth and development	79% B	72%	66%	73%	93% A B
Tourism impact	53%	46%	44%	48%	61% A B
Hazard preparation and resiliency (e.g., fire and flood mitigation)	93%	90%	93%	90%	89%
Availability of resources (e.g., water and energy)	89% B	77%	79%	86%	87%
Economic health of local businesses	86%	89%	84%	93% A	89%

The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Availability of resources (e.g., water and energy)	89% B	77%	79%	86%	87%
Crime prevention and safety	80%	81%	76%	81%	88% A
Safety of pedestrians and bicyclists	90%	87%	88%	90%	85%
Other	64% B	40%	36%	57% A	78% A B

Table 38: Question #3 by Gender and Age

The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan?	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Enhance parks, recreation and open spaces	65%	71%	63%	73%	69%
Ensure fairness and equal opportunity	70% B	54%	67% C	60%	53%
Protect and enhance the natural environment	87%	81%	86%	81%	81%
Increase the variety of housing options	52%	50%	57% C	48%	39%
Increase the affordability of housing	75% B	65%	82% B C	63%	52%
Enhance adaptability to climate change	81% B	70%	80% C	71%	67%

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The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan?	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Foster a welcoming and inclusive community	66% B	55%	59%	70% C	52%
Enhance support for all ages and stages of life	64% B	52%	49%	61%	65% A
Preserve existing quality of life	73%	73%	65%	74%	86% A B
Support vibrant local arts and culture	68% B	60%	62%	70% C	54%
Promote a strong and diverse local economy	78%	77%	77%	81%	73%
Support Boulder's role as a technology and science hub	61%	74% A	66%	65%	69%
Position Boulder as a regional destination	23%	38% A	32%	30%	25%
Easy and safe access to a range of mobility choices	61%	66%	73% B C	58%	54%
Enhance public safety	64%	61%	59%	58%	73% A B
Strengthen hazard resilience	73% B	63%	70%	68%	63%
Other	48% B	19%	16%	43% A	54% A

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Table 39: Question #4 by Gender and Age

Which areas in the Boulder Valley (see map), if any, do you think should be considered for more housing? (Select all that apply)	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Central Boulder	18%	20%	28% B C	14%	8%
Crossroads	19%	18%	23% C	16%	12%
East Boulder	33%	32%	33%	32%	29%
Gunbarrel	32%	30%	31%	36% C	22%
North Boulder	24%	23%	28% C	21%	17%
Palo Park	19%	18%	18%	21%	14%
Southeast Boulder	29%	29%	34% C	26%	22%
South Boulder	26%	23%	32% B C	21%	15%
University of Colorado	13%	19% A	22% B C	12%	7%
University Hill	11%	20% A	23% B C	12%	7%
Planning Reserve north of the City of Boulder	26%	19%	25%	16%	22%
Unincorporated Boulder County neighborhoods	20% B	14%	19%	13%	13%

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Which areas in the Boulder Valley (see map), if any, do you think should be considered for more housing? (Select all that apply)	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
None of the above	12%	12%	5%	14% A	30% A B
All of the above	16%	17%	18% C	20% C	8%
No preference	18%	18%	23% C	17%	10%

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Table 40: Question #5 by Gender and Age

How strongly do you agree or disagree with each of the following related to the future of housing in the Boulder Valley? The Plan should...	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Support low-density housing types like detached homes and duplexes	63%	56%	52%	63%	68% A
Support moderate-density housing types, like 3- to 6-unit buildings, in more areas	81%	84%	92% B C	80% C	60%
Support higher-density housing types, like apartments or condominiums, in more areas	56%	63%	74% B C	54% C	33%
Encourage mixed-use buildings (often commercial and housing in one building) in more areas	74%	79%	86% B C	72% C	58%
Focus on increasing housing that is more affordable	84%	79%	91% B C	77% C	63%
Encourage use of less utilized areas in the city before developing areas outside the city boundary	80%	79%	88% B C	75%	65%
Expand the city into the Planning Reserve (see map) to allow for new housing	57%	54%	62% C	51%	46%

Table 41: Question #6 by Gender and Age

Low-density neighborhoods made up of single-unit detached houses currently cover a majority of developed land in the Boulder Valley, consistent with current regulations. Would you support or oppose allowing the following options related to different housing types in these low-density neighborhoods?	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Single unit detached homes and accessory dwelling units only	59%	53%	43%	66% A	71% A
Duplexes (a building with two dwellings)	84%	84%	90% C	82%	74%
Multiplexes and Townhouses (a building with 3 to 6 units)	71%	74%	87% B C	68% C	48%
Cottage court (a cluster of 3 to 8 small, detached homes arranged around a shared courtyard space)	84%	79%	86% C	82% C	69%
Housing types with two or more units allowed throughout low-density neighborhoods	68%	73%	83% B C	70% C	46%
Housing types with two or more units only allowed in specific locations in low-density neighborhoods, such as near transit stops	69% B	57%	64%	65%	55%

Table 42: Question #7 by Gender and Age

Taller multi-unit buildings generally use land and resources more efficiently, but can also impact the skyline, scenic views, and the experience of a place on the ground. Building height in the City of Boulder is limited to 55 feet (about 4 or 5 stories) and is restricted to even lower in some areas unless new development meets special conditions. Regarding building heights in the city, which do you prefer?	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Keep building heights the same as they are today	65% B	46%	37%	62% A	78% A B
Allow buildings in more areas of the city to be up to 55 feet tall without meeting special conditions	5%	10% A	12% B	5%	8%
Allow buildings to be taller than 55 feet but only for varied rooflines and architectural features keeping the number of	2%	8% A	8% B	1%	5%
Allow buildings to be up to 6 or 7 stories only in specific areas to allow more housing units	21%	27%	29% C	27% C	8%
Allow buildings to be up to 6 or 7 stories everywhere to allow more housing units	7%	9%	13% B C	4%	1%
Total	100%	100%	100%	100%	100%

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Table 43: Question #8 by Gender and Age

If the City or County decides to support new housing and business uses, which do you prefer?	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Don't add any new housing and business uses	12%	9%	3%	10% A	28% A B
Focus new housing and businesses within existing city limits	33%	46% A	46% C	38%	33%
Expand city boundaries into the Planning Reserve on the north side of Boulder to accommodate new housing and businesses	18%	14%	7%	21% A	22% A
Both of the above options should be pursued	37%	30%	44% B C	31% C	17%
Total	100%	100%	100%	100%	100%

Table 44: Question #9 by Gender and Age

If the City or County decides to support new neighborhood-serving businesses in residential areas, which do you prefer?	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Allow small businesses (such as corner cafes, daycares, salons, healthcare offices or small shops) in all areas of resid	54%	61%	72% B C	60% C	27%
Allow small businesses only in very specific locations within residential neighborhoods, such as near transit stops	38%	32%	27%	33%	44% A
Don't allow small businesses in traditionally residential-only areas	9%	7%	1%	7% A	29% A B
Total	100%	100%	100%	100%	100%

Table 45: Question #10 by Gender and Age

Which of the following would you be most interested in exploring to address commercial vacancies? (Select your top two)	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Change office spaces into residential uses	58%	52%	56%	49%	58%
Allow more uses to encourage other types of businesses (e.g., storage, event spaces, services)	31%	36%	28%	38%	34%
Create incentives for commercial property owners to lease space at lower rates	44% B	35%	37%	42%	37%
Make it harder for property owners to leave units vacant for extended periods of time	38%	44%	53% B C	40% C	25%
Don't do anything	2%	3%	1%	2%	10% A B
I'm not sure / no opinion	2%	6% A	5%	3%	3%

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Table 46: Question #11 by Gender and Age

As part of the Boulder Valley’s response to conserve water in relation to climate change, which of the following would you support? (Select your top two)	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Require low-flow indoor water fixtures	35%	28%	31%	31%	29%
Restrict outdoor water use to specific times	53%	47%	46%	52%	49%
Restrict outdoor water use only during times of drought	26%	32%	29%	26%	35%
Require lawn replacement with landscaping that needs minimal water	46%	49%	64% B C	37%	29%
None of the above	5%	10% A	6%	8%	15% A
I'm not sure / no opinion	6%	4%	4%	10% A	4%

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Table 47: Question #12 by Gender and Age

Overall, the Boulder Valley’s population is aging, and the fastest growing demographic is older adults (65 and over). Which of these options would you like to see the City and County prioritize regarding the community’s aging population? (Select your top two)	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Availability of housing choices attractive to older adults (e.g., single-level living, smaller units, etc.)	29% B	21%	13%	27% A	43% A B
Availability of housing that is affordable to people on fixed incomes	50% B	41%	46%	44%	43%
Size of workforce population to provide healthcare services	25%	19%	18%	23%	23%
Size of workforce population to provide entertainment, dining, shopping and other services	7%	17% A	15% C	10%	6%
Number of activities and opportunities for social interactions	15%	18%	13%	20%	18%
Ability to travel around the city safely and independently	48%	46%	48%	43%	48%
None of the above	3%	5%	6%	2%	8% B
I’m not sure / no opinion	7%	12% A	14% B C	7%	2%

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Table 48: Question #13 by Gender and Age

The younger generations in our community will live with the decisions we make in the Boulder Valley Comprehensive Plan for many years. What we do now to create a healthy and thriving future for them is very important. Which of these options would you like to see the City and County prioritize regarding the community’s younger population? (Select your top two)	Gender		Age		
	Woman	Man	18-34 years	35-54 years	55 years or older
	(A)	(B)	(A)	(B)	(C)
Availability of places to gather and socialize	45%	50%	60% C	50% C	27%
Supporting mental health and wellbeing	45% B	25%	26%	36%	45% A
Safety in public spaces	54%	53%	55%	52%	54%
Opportunities for youth-focused activities, programs and services	33%	36%	28%	36%	39% A
Access to volunteer and leadership opportunities	20%	17%	13%	17%	27% A
None of the above	1%	3%	2%	3%	2%
I'm not sure / no opinion	2%	2%	3%	2%	2%

Comparisons by Race/ethnicity and Income

Table 49: Question #1 by Race/ethnicity and Income Bracket

Before receiving this survey, how familiar were you with the Boulder Valley Comprehensive Plan (The Plan)?	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
I've never heard of it/know nothing about it	43%	57%	54%	44%	44%	37%
I don't know much about it	31%	18%	24%	25%	22%	42%
I know some things about it	20%	16%	11%	24%	28%	17%
I know quite a bit about it	4%	8%	8%	6%	4%	3%
I'm very familiar with it (e.g., understand its purpose, scope, objectives, etc.)	2%	2%	3%	1%	2%	1%
Total	100%	100%	100%	100%	100%	100%

Table 50: Question #2 by Race/ethnicity and Income Bracket

The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Decline of natural environment	91%	87%	85%	94%	96%	90%

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The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Support for aging population	66%	69%	63%	70%	79% D	61%
Support for youth population	84% B	65%	80%	84%	87%	83%
Cost of living	93%	99% A	97% D	97% D	96%	89%
Cost of housing	93%	99%	99% D	96% D	97% D	87%
Lack of housing types/choices	78% B	65%	79%	89% C D	73%	69%
Poor/ aging infrastructure	77%	82%	77%	81%	84%	75%
Excessive growth and development	75%	71%	66%	80%	83% A	71%
Tourism impact	49%	51%	44%	59% D	57%	43%
Hazard preparation and resiliency (e.g., fire and flood mitigation)	93% B	79%	87%	91%	91%	95%
Availability of resources (e.g., water and energy)	84%	76%	70%	90% A	83%	88% A
Economic health of local businesses	89%	83%	83%	88%	92%	89%
Availability of resources (e.g., water and energy)	84%	76%	70%	90% A	83%	88% A
Crime prevention and safety	78%	88%	80%	77%	78%	82%

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The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Safety of pedestrians and bicyclists	89%	90%	87%	87%	80%	93% C
Other	46%	60%	32%	58% A	58% A	50%

Table 51: Question #3 by Race/ethnicity and Income Bracket

The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan?	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Enhance parks, recreation and open spaces	67%	83% A	67%	63%	69%	73%
Ensure fairness and equal opportunity	64%	63%	73% D	66%	57%	55%
Protect and enhance the natural environment	84%	93%	86%	83%	83%	82%
Increase the variety of housing options	53% B	41%	56%	62% D	52%	45%
Increase the affordability of housing	72%	69%	82% D	82% D	70%	59%
Enhance adaptability to climate change	76%	83%	76%	65%	81% B	76%
Foster a welcoming and inclusive community	63%	66%	57%	60%	66%	62%

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2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan?	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Enhance support for all ages and stages of life	55%	79% A	56%	48%	69% B	56%
Preserve existing quality of life	70%	89% A	70%	75%	74%	73%
Support vibrant local arts and culture	65%	65%	66%	61%	61%	66%
Promote a strong and diverse local economy	76%	89% A	79%	71%	77%	80%
Support Boulder's role as a technology and science hub	67%	61%	59%	55%	68%	79% A B
Position Boulder as a regional destination	30%	36%	29%	20%	27%	38% B
Easy and safe access to a range of mobility choices	63%	80% A	79% B D	56%	65%	63%
Enhance public safety	59%	78% A	63%	57%	57%	63%
Strengthen hazard resilience	68%	63%	61%	70%	65%	72%
Other	28%	40%	9%	34%	28%	37% A

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Table 52: Question #4 by Race/ethnicity and Income Bracket

Which areas in the Boulder Valley (see map), if any, do you think should be considered for more housing? (Select all that apply)	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Central Boulder	20% B	9%	26%	19%	20%	17%
Crossroads	20% B	9%	20%	19%	17%	20%
East Boulder	33%	31%	24%	40% A	33%	38% A
Gunbarrel	33% B	19%	20%	34%	33%	37% A
North Boulder	25% B	12%	18%	21%	24%	25%
Palo Park	20% B	6%	13%	18%	20%	21%
Southeast Boulder	30%	32%	32%	33%	24%	29%
South Boulder	26%	22%	27%	24%	27%	24%
University of Colorado	17% B	7%	23% D	16%	14%	12%
University Hill	17% B	7%	19%	17%	13%	14%
Planning Reserve north of the City of Boulder	24% B	13%	14%	36% A C	18%	23%

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Which areas in the Boulder Valley (see map), if any, do you think should be considered for more housing? (Select all that apply)	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Unincorporated Boulder County neighborhoods	16%	29% A	13%	30% A C D	10%	13%
None of the above	10%	18% A	8%	11%	16%	12%
All of the above	17%	11%	15%	18%	13%	21%
No preference	18%	24%	26% D	20%	16%	12%

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Table 53: Question #5 by Race/ethnicity and Income Bracket

How strongly do you agree or disagree with each of the following related to the future of housing in the Boulder Valley? The Plan should...	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Support low-density housing types like detached homes and duplexes	58%	60%	47%	68% A	61%	62% A
Support moderate-density housing types, like 3- to 6-unit buildings, in more areas	85% B	75%	86%	89%	79%	82%
Support higher-density housing types, like apartments or condominiums, in more areas	62%	57%	69%	57%	60%	57%
Encourage mixed-use buildings (often commercial and housing in one building) in more areas	77%	82%	71%	80%	79%	76%
Focus on increasing housing that is more affordable	83%	88%	94% D	89% D	82% D	69%
Encourage use of less utilized areas in the city before developing areas outside the city boundary	81%	75%	83%	76%	83%	77%
Expand the city into the Planning Reserve (see map) to allow for new housing	56%	59%	60%	60%	53%	53%

Table 54: Question #6 by Race/ethnicity and Income Bracket

Low-density neighborhoods made up of single-unit detached houses currently cover a majority of developed land in the Boulder Valley, consistent with current regulations. Would you support or oppose allowing the following options related to different housing types in these low-density neighborhoods?	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Single unit detached homes and accessory dwelling units only	57%	45%	41%	60% A	62% A	61% A
Duplexes (a building with two dwellings)	87% B	69%	83%	89%	87%	82%
Multiplexes and Townhouses (a building with 3 to 6 units)	75%	67%	84% C D	79%	67%	67%
Cottage court (a cluster of 3 to 8 small, detached homes arranged around a shared courtyard space)	82%	76%	85%	80%	86%	81%
Housing types with two or more units allowed throughout low-density neighborhoods	72%	71%	79%	72%	69%	66%
Housing types with two or more units only allowed in specific locations in low-density neighborhoods, such as near transit stops	63%	64%	64%	67%	55%	65%

Table 55: Question #7 by Race/ethnicity and Income Bracket

Taller multi-unit buildings generally use land and resources more efficiently, but can also impact the skyline, scenic views, and the experience of a place on the ground. Building height in the City of Boulder is limited to 55 feet (about 4 or 5 stories) and is restricted to even lower in some areas unless new development meets special conditions. Regarding building heights in the city, which do you prefer?	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Keep building heights the same as they are today	55%	45%	41%	55%	59%	59% A
Allow buildings in more areas of the city to be up to 55 feet tall without meeting special conditions	8%	11%	13%	14%	3%	8%
Allow buildings to be taller than 55 feet but only for varied rooflines and architectural features keeping the number of	4%	16% A	7%	4%	7%	4%
Allow buildings to be up to 6 or 7 stories only in specific areas to allow more housing units	25%	17%	24%	18%	28%	23%
Allow buildings to be up to 6 or 7 stories everywhere to allow more housing units	7%	12%	15% C D	9%	3%	6%
Total	100%	100%	100%	100%	100%	100%

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Table 56: Question #8 by Race/ethnicity and Income Bracket

If the City or County decides to support new housing and business uses, which do you prefer?	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Don't add any new housing and business uses	9%	13%	9%	11%	12%	7%
Focus new housing and businesses within existing city limits	41%	42%	38%	40%	41%	43%
Expand city boundaries into the Planning Reserve on the north side of Boulder to accommodate new housing and businesses	15%	19%	10%	20%	14%	16%
Both of the above options should be pursued	35%	27%	42%	30%	33%	34%
Total	100%	100%	100%	100%	100%	100%

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Table 57: Question #9 by Race/ethnicity and Income Bracket

If the City or County decides to support new neighborhood-serving businesses in residential areas, which do you prefer?	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Allow small businesses (such as corner cafes, daycares, salons, healthcare offices or small shops) in all areas of resid	59%	63%	61%	53%	59%	61%
Allow small businesses only in very specific locations within residential neighborhoods, such as near transit stops	34%	34%	34%	40%	34%	32%
Don't allow small businesses in traditionally residential-only areas	7%	3%	4%	7%	7%	8%
Total	100%	100%	100%	100%	100%	100%

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Table 58: Question #10 by Race/ethnicity and Income Bracket

Which of the following would you be most interested in exploring to address commercial vacancies? (Select your top two)	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Change office spaces into residential uses	55%	54%	56%	56%	48%	54%
Allow more uses to encourage other types of businesses (e.g., storage, event spaces, services)	32%	32%	26%	30%	33%	41% A
Create incentives for commercial property owners to lease space at lower rates	42% B	27%	39%	45%	40%	34%
Make it harder for property owners to leave units vacant for extended periods of time	44% B	28%	44%	44%	39%	44%
Don't do anything	3%	3%	1%	4%	2%	5%
I'm not sure / no opinion	3%	17% A	8% D	2%	6%	1%

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Table 59: Question #11 by Race/ethnicity and Income Bracket

As part of the Boulder Valley’s response to conserve water in relation to climate change, which of the following would you support? (Select your top two)	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Require low-flow indoor water fixtures	33%	31%	23%	33%	36%	34%
Restrict outdoor water use to specific times	50%	44%	51%	38%	56%	52%
Restrict outdoor water use only during times of drought	29%	33%	26%	29%	21%	36% C
Require lawn replacement with landscaping that needs minimal water	48%	57%	62% D	50%	51%	38%
None of the above	7%	7%	6%	10%	5%	7%
I’m not sure / no opinion	5%	4%	5%	5%	7%	4%

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Table 60: Question #12 by Race/ethnicity and Income Bracket

Overall, the Boulder Valley’s population is aging, and the fastest growing demographic is older adults (65 and over). Which of these options would you like to see the City and County prioritize regarding the community’s aging population? (Select your top two)	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Availability of housing choices attractive to older adults (e.g., single-level living, smaller units, etc.)	25%	18%	20%	25%	25%	26%
Availability of housing that is affordable to people on fixed incomes	47%	37%	61% D	48% D	59% D	30%
Size of workforce population to provide healthcare services	23%	13%	18%	17%	19%	24%
Size of workforce population to provide entertainment, dining, shopping and other services	10%	28% A	17% B	4%	13%	12%
Number of activities and opportunities for social interactions	16%	18%	14%	13%	15%	21%
Ability to travel around the city safely and independently	47%	47%	40%	55%	54%	45%
None of the above	4%	3%	1%	9% A	2%	6%
I’m not sure / no opinion	9%	10%	10%	6%	6%	11%

Attachement D

2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

Table 61: Question #13 by Race/ethnicity and Income Bracket

The younger generations in our community will live with the decisions we make in the Boulder Valley Comprehensive Plan for many years. What we do now to create a healthy and thriving future for them is very important. Which of these options would you like to see the City and County prioritize regarding the community's younger population? (Select your top two)	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
Availability of places to gather and socialize	50%	41%	53%	39%	49%	54%
Supporting mental health and wellbeing	36%	24%	31%	44%	30%	31%
Safety in public spaces	51%	63%	46%	52%	42%	63% A C
Opportunities for youth-focused activities, programs and services	35%	28%	38%	32%	46% D	29%
Access to volunteer and leadership opportunities	16%	25%	20%	22%	22%	13%
None of the above	2%	0%	0%	2%	2%	4%
I'm not sure / no opinion	3%	2%	2%	2%	3%	2%

Attachement D

2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

Table 62: Question #25 by Race/ethnicity and Income Bracket

If you have participated in any engagement activities related to the Boulder Valley Comprehensive Plan update, do you feel heard in this process?	Race/ethnicity		Income Bracket			
	White alone, not Hispanic	Hispanic and/or other race	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 or more
	(A)	(B)	(A)	(B)	(C)	(D)
This is the first time I have heard about or participated in the Boulder Valley Comprehensive Plan process	71% B	48%	69%	64%	69%	67%
Yes, I strongly agree that the city and county are hearing all of my input	2%	4%	0%	2%	3%	4%
Yes, I agree that the city and county are hearing most of my input	7%	18% A	9%	8%	11%	6%
Neutral	12%	18%	16%	14%	9%	13%
No, I disagree and think you are hearing only some of my input	6%	4%	3%	4%	5%	8%
No, I strongly disagree and don't feel heard at all	2%	9% A	2%	8% D	3%	1%
Total	100%	100%	100%	100%	100%	100%

Comparisons by Tenure and Housing Type

Table 63: Question #1 by Tenure and Housing Unit Type

Before receiving this survey, how familiar were you with the Boulder Valley Comprehensive Plan (The Plan)?	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
I've never heard of it/know nothing about it	24%	64%	25%	55%
		A		A
I don't know much about it	40%	19%	36%	27%
	B		B	
I know some things about it	28%	11%	31%	11%
	B		B	
I know quite a bit about it	6%	5%	5%	5%
I'm very familiar with it (e.g., understand its purpose, scope, objectives, etc.)	3%	1%	3%	1%
Total	100%	100%	100%	100%

Table 64: Question #2 by Tenure and Housing Unit Type

The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Decline of natural environment	89%	89%	90%	89%
Support for aging population	79% B	55%	77% B	61%
Support for youth population	87% B	76%	84%	79%
Cost of living	90%	97% A	89%	97% A
Cost of housing	87%	98% A	84%	98% A
Lack of housing types/choices	67%	82% A	62%	83% A
Poor/ aging infrastructure	84% B	73%	84% B	74%
Excessive growth and development	84% B	66%	82% B	71%
Tourism impact	54%	46%	52%	49%
Hazard preparation and resiliency (e.g., fire and flood mitigation)	90%	92%	89%	93%
Availability of resources (e.g., water and energy)	87% B	80%	85%	82%
Economic health of local businesses	90%	86%	91% B	86%
Availability of resources (e.g., water and energy)	87% B	80%	85%	82%

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2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Crime prevention and safety	84%	78%	87% B	77%
Safety of pedestrians and bicyclists	89%	86%	89%	87%
Other	60% B	42%	66% B	42%

Table 65: Question #3 by Tenure and Housing Unit Type

The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan?	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Enhance parks, recreation and open spaces	68%	66%	73% B	62%
Ensure fairness and equal opportunity	52%	70% A	49%	69% A
Protect and enhance the natural environment	81%	84%	80%	85%
Increase the variety of housing options	40%	59% A	38%	57% A
Increase the affordability of housing	54%	82% A	50%	81% A
Enhance adaptability to climate change	67%	81% A	66%	78% A
Foster a welcoming and inclusive community	59%	60%	57%	62%

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2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan?	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Enhance support for all ages and stages of life	63% B	51%	61%	54%
Preserve existing quality of life	82% B	65%	83% B	67%
Support vibrant local arts and culture	62%	62%	59%	64%
Promote a strong and diverse local economy	77%	75%	81% B	74%
Support Boulder's role as a technology and science hub	68%	65%	72% B	62%
Position Boulder as a regional destination	31%	28%	35% B	25%
Easy and safe access to a range of mobility choices	55%	73% A	57%	68% A
Enhance public safety	65%	60%	67%	60%
Strengthen hazard resilience	66%	68%	66%	68%
Other	47% B	16%	50% B	21%

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2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

Table 66: Question #4 by Tenure and Housing Unit Type

Which areas in the Boulder Valley (see map), if any, do you think should be considered for more housing? (Select all that apply)	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Central Boulder	12%	25% A	12%	23% A
Crossroads	16%	19%	13%	21% A
East Boulder	35%	28%	30%	33%
Gunbarrel	34% B	26%	32%	29%
North Boulder	21%	25%	18%	26% A
Palo Park	21% B	14%	16%	18%
Southeast Boulder	28%	30%	25%	31%
South Boulder	20%	29% A	18%	29% A
University of Colorado	12%	19% A	10%	19% A
University Hill	12%	19% A	10%	18% A
Planning Reserve north of the City of Boulder	21%	21%	20%	22%
Unincorporated Boulder County neighborhoods	16%	16%	14%	17%
None of the above	23% B	6%	23% B	8%

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2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

Which areas in the Boulder Valley (see map), if any, do you think should be considered for more housing? (Select all that apply)	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
All of the above	11%	20% A	12%	19% A
No preference	11%	24% A	13%	21% A

Table 67: Question #5 by Tenure and Housing Unit Type

How strongly do you agree or disagree with each of the following related to the future of housing in the Boulder Valley? The Plan should...	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Support low-density housing types like detached homes and duplexes	63%	56%	71% B	52%
Support moderate-density housing types, like 3- to 6-unit buildings, in more areas	70%	89% A	69%	87% A
Support higher-density housing types, like apartments or condominiums, in more areas	41%	74% A	43%	66% A
Encourage mixed-use buildings (often commercial and housing in one building) in more areas	69%	80% A	68%	78% A
Focus on increasing housing that is more affordable	68%	90% A	66%	88% A
Encourage use of less utilized areas in the city before developing areas outside the city boundary	69%	86% A	69%	83% A
Expand the city into the Planning Reserve (see map) to allow for new housing	45%	64% A	49%	58% A

Table 68: Question #6 by Tenure and Housing Unit Type

Low-density neighborhoods made up of single-unit detached houses currently cover a majority of developed land in the Boulder Valley, consistent with current regulations. Would you support or oppose allowing the following options related to different housing types in these low-density neighborhoods?	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Single unit detached homes and accessory dwelling units only	71% B	44%	73% B	46%
Duplexes (a building with two dwellings)	78%	88% A	78%	87% A
Multiplexes and Townhouses (a building with 3 to 6 units)	55%	87% A	51%	84% A
Cottage court (a cluster of 3 to 8 small, detached homes arranged around a shared courtyard space)	71%	87% A	71%	85% A
Housing types with two or more units allowed throughout low-density neighborhoods	55%	83% A	50%	82% A
Housing types with two or more units only allowed in specific locations in low-density neighborhoods, such as near transit stops	58%	64%	55%	66% A

Table 69: Question #7 by Tenure and Housing Unit Type

Taller multi-unit buildings generally use land and resources more efficiently, but can also impact the skyline, scenic views, and the experience of a place on the ground. Building height in the City of Boulder is limited to 55 feet (about 4 or 5 stories) and is restricted to even lower in some areas unless new development meets special conditions. Regarding building heights in the city, which do you prefer?	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Keep building heights the same as they are today	70% B	42%	64% B	51%
Allow buildings in more areas of the city to be up to 55 feet tall without meeting special conditions	6%	12% A	8%	9%
Allow buildings to be taller than 55 feet but only for varied rooflines and architectural features keeping the number of	6%	5%	8% B	3%
Allow buildings to be up to 6 or 7 stories only in specific areas to allow more housing units	16%	30% A	18%	25% A
Allow buildings to be up to 6 or 7 stories everywhere to allow more housing units	3%	12% A	2%	11% A
Total	100%	100%	100%	100%

Table 70: Question #8 by Tenure and Housing Unit Type

If the City or County decides to support new housing and business uses, which do you prefer?	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Don't add any new housing and business uses	18% B	6%	18% B	9%
Focus new housing and businesses within existing city limits	41%	39%	38%	41%
Expand city boundaries into the Planning Reserve on the north side of Boulder to accommodate new housing and businesses	20% B	11%	22% B	11%
Both of the above options should be pursued	21%	44% A	23%	39% A
Total	100%	100%	100%	100%

Table 71: Question #9 by Tenure and Housing Unit Type

If the City or County decides to support new neighborhood-serving businesses in residential areas, which do you prefer?	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Allow small businesses (such as corner cafes, daycares, salons, healthcare offices or small shops) in all areas of resid	45%	68% A	44%	64% A
Allow small businesses only in very specific locations within residential neighborhoods, such as near transit stops	38% B	30%	38%	31%
Don't allow small businesses in traditionally residential-only areas	17% B	3%	18% B	5%
Total	100%	100%	100%	100%

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Table 72: Question #10 by Tenure and Housing Unit Type

Which of the following would you be most interested in exploring to address commercial vacancies? (Select your top two)	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Change office spaces into residential uses	54%	55%	49%	58% A
Allow more uses to encourage other types of businesses (e.g., storage, event spaces, services)	34%	31%	36%	30%
Create incentives for commercial property owners to lease space at lower rates	40%	36%	40%	37%
Make it harder for property owners to leave units vacant for extended periods of time	34%	49% A	33%	47% A
Don't do anything	7% B	2%	7% B	3%
I'm not sure / no opinion	4%	4%	4%	4%

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Table 73: Question #11 by Tenure and Housing Unit Type

As part of the Boulder Valley’s response to conserve water in relation to climate change, which of the following would you support? (Select your top two)	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Require low-flow indoor water fixtures	32%	28%	31%	29%
Restrict outdoor water use to specific times	48%	50%	46%	51%
Restrict outdoor water use only during times of drought	30%	31%	33%	28%
Require lawn replacement with landscaping that needs minimal water	35%	58% A	29%	59% A
None of the above	12% B	6%	14% B	5%
I'm not sure / no opinion	7%	4%	5%	6%

Table 74: Question #12 by Tenure and Housing Unit Type

Overall, the Boulder Valley’s population is aging, and the fastest growing demographic is older adults (65 and over). Which of these options would you like to see the City and County prioritize regarding the community’s aging population? (Select your top two)	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Availability of housing choices attractive to older adults (e.g., single-level living, smaller units, etc.)	35% B	15%	38% B	16%
Availability of housing that is affordable to people on fixed incomes	36%	53% A	35%	52% A
Size of workforce population to provide healthcare services	22%	20%	23%	19%
Size of workforce population to provide entertainment, dining, shopping and other services	9%	13%	10%	12%
Number of activities and opportunities for social interactions	20% B	13%	20% B	13%
Ability to travel around the city safely and independently	46%	47%	42%	51% A
None of the above	7%	5%	6%	6%
I'm not sure / no opinion	6%	11% A	7%	10%

Table 75: Question #13 by Tenure and Housing Unit Type

The younger generations in our community will live with the decisions we make in the Boulder Valley Comprehensive Plan for many years. What we do now to create a healthy and thriving future for them is very important. Which of these options would you like to see the City and County prioritize regarding the community’s younger population? (Select your top two)	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
Availability of places to gather and socialize	40%	56% A	42%	51% A
Supporting mental health and wellbeing	38% B	28%	35%	34%
Safety in public spaces	56%	51%	59% B	49%
Opportunities for youth-focused activities, programs and services	37%	30%	35%	32%
Access to volunteer and leadership opportunities	21%	15%	19%	18%
None of the above	1%	4%	2%	3%
I'm not sure / no opinion	2%	3%	4%	2%

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Table 76: Question #25 by Tenure and Housing Unit Type

If you have participated in any engagement activities related to the Boulder Valley Comprehensive Plan update, do you feel heard in this process?	Tenure		Housing type	
	Own	Rent	Single family, detached	Other
	(A)	(B)	(A)	(B)
This is the first time I have heard about or participated in the Boulder Valley Comprehensive Plan process	55%	78%	53%	75%
Yes, I strongly agree that the city and county are hearing all of my input	4%	1%	4%	1%
Yes, I agree that the city and county are hearing most of my input	7%	6%	8%	7%
Neutral	18%	10%	16%	12%
No, I disagree and think you are hearing only some of my input	9%	3%	12%	2%
No, I strongly disagree and don't feel heard at all	7%	3%	7%	3%
Total	100%	100%	100%	100%

Comparisons by Planning Area

Figure 14: Boulder Valley Comprehensive Plan Areas

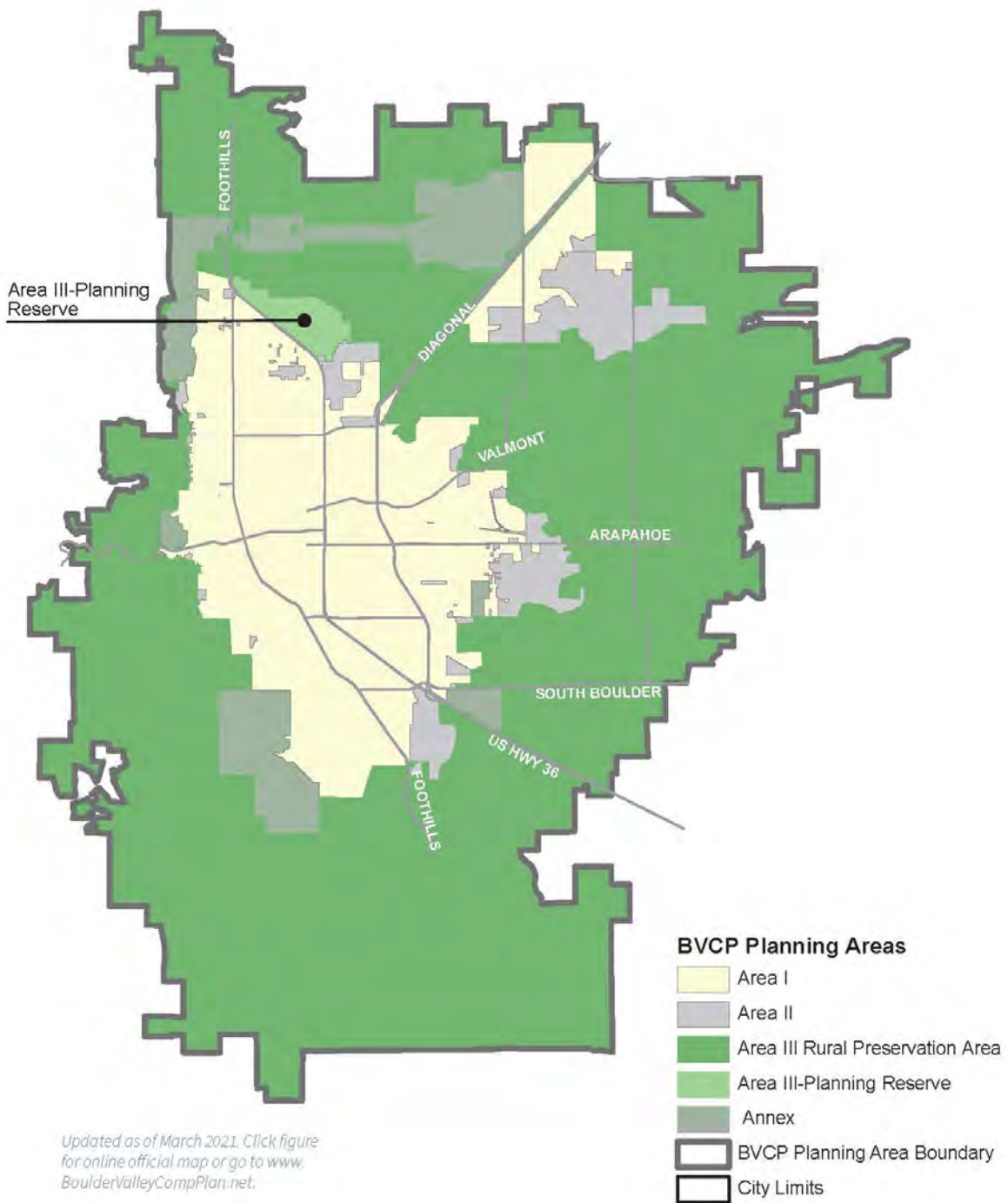


Table 77: Question #1 by Planning Area

Before receiving this survey, how familiar were you with the Boulder Valley Comprehensive Plan (The Plan)?	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
I've never heard of it/know nothing about it	45% C	36%	20%	42%
I don't know much about it	30%	35%	38%	31%
I know some things about it	19%	23%	23%	20%
I know quite a bit about it	5%	3%	15%	5%
I'm very familiar with it (e.g., understand its purpose, scope, objectives, etc.)	2%	3%	5%	2%
Total	100%	100%	100%	100%

Table 78: Question #2 by Planning Area

The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Decline of natural environment	90%	91%	80%	89%
Support for aging population	66%	72%	76%	68%
Support for youth population	81%	87%	73%	81%
Cost of living	94% C	97% C	70%	94%
Cost of housing	93% C	95% C	60%	92%
Lack of housing types/choices	75% C	71%	49%	74%
Poor/ aging infrastructure	79%	76%	81%	79%
Excessive growth and development	74%	83%	80%	76%
Tourism impact	49%	61%	44%	50%
Hazard preparation and resiliency (e.g., fire and flood mitigation)	93% B	81%	81%	91%
Availability of resources (e.g., water and energy)	83%	83%	86%	83%
Economic health of local businesses	88%	86%	92%	88%
Availability of resources (e.g., water and energy)	83%	83%	86%	83%
Crime prevention and safety	81%	78%	93%	81%

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The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Safety of pedestrians and bicyclists	89% C	81%	68%	87%
Other	49%	60%	57%	51%

Table 79: Question #3 by Planning Area

The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan?	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Enhance parks, recreation and open spaces	67%	74%	56%	67%
Ensure fairness and equal opportunity	62% C	64%	38%	61%
Protect and enhance the natural environment	83% C	88% C	63%	83%
Increase the variety of housing options	49%	52% C	21%	49%
Increase the affordability of housing	69% C	72% C	22%	67%
Enhance adaptability to climate change	75% C	75% C	31%	73%
Foster a welcoming and inclusive community	59%	70% C	37%	59%
Enhance support for all ages and stages of life	57%	64%	53%	57%
Preserve existing quality of life	73%	80%	66%	74%
Support vibrant local arts and culture	62%	70%	45%	62%
Promote a strong and diverse local economy	76%	86% C	58%	76%
Support Boulder's role as a technology and science hub	67%	65%	56%	66%
Position Boulder as a regional destination	30%	26%	25%	29%
Easy and safe access to a range of mobility choices	64% C	64% C	37%	63%
Enhance public safety	64%	62%	59%	63%

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2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan?	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Strengthen hazard resilience	68%	66%	50%	67%
Other	29%	42%	53%	31%

Table 80: Question #4 by Planning Area

Which areas in the Boulder Valley (see map), if any, do you think should be considered for more housing? (Select all that apply)	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Central Boulder	19%	17%	14%	18%
Crossroads	19%	15%	5%	18%
East Boulder	33%	22%	22%	31%
Gunbarrel	31%	27%	23%	30%
North Boulder	22%	20%	29%	22%
Palo Park	17%	13%	17%	17%
Southeast Boulder	29%	23%	9%	28%
South Boulder	25%	18%	19%	24%
University of Colorado	16%	11%	3%	15%
University Hill	16%	7%	12%	15%
Planning Reserve north of the City of Boulder	20%	24%	21%	21%
Unincorporated Boulder County neighborhoods	16%	16%	3%	16%
None of the above	14%	19%	40%	15%
All of the above	17%	9%	4%	15%
No preference	19%	12%	8%	17%

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Table 81: Question #5 by Planning Area

How strongly do you agree or disagree with each of the following related to the future of housing in the Boulder Valley? The Plan should...	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Support low-density housing types like detached homes and duplexes	58%	68%	69%	60%
Support moderate-density housing types, like 3- to 6-unit buildings, in more areas	81% C	74% C	39%	78%
Support higher-density housing types, like apartments or condominiums, in more areas	60% B C	41%	25%	56%
Encourage mixed-use buildings (often commercial and housing in one building) in more areas	75%	63%	57%	74%
Focus on increasing housing that is more affordable	80% C	79% C	37%	78%
Encourage use of less utilized areas in the city before developing areas outside the city boundary	78%	79%	66%	77%
Expand the city into the Planning Reserve (see map) to allow for new housing	55%	54%	34%	54%

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Table 82: Question #6 by Planning Area

Low-density neighborhoods made up of single-unit detached houses currently cover a majority of developed land in the Boulder Valley, consistent with current regulations. Would you support or oppose allowing the following options related to different housing types in these low-density neighborhoods?	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Single unit detached homes and accessory dwelling units only	55%	62%	85% A	58%
Duplexes (a building with two dwellings)	83%	81%	72%	82%
Multiplexes and Townhouses (a building with 3 to 6 units)	72% C	68% C	31%	70%
Cottage court (a cluster of 3 to 8 small, detached homes arranged around a shared courtyard space)	79%	87% C	63%	79%
Housing types with two or more units allowed throughout low-density neighborhoods	69% C	64%	44%	67%
Housing types with two or more units only allowed in specific locations in low-density neighborhoods, such as near transit stops	62%	58%	47%	61%

Attachement D

Table 83: Question #7 by Planning Area

Taller multi-unit buildings generally use land and resources more efficiently, but can also impact the skyline, scenic views, and the experience of a place on the ground. Building height in the City of Boulder is limited to 55 feet (about 4 or 5 stories) and is restricted to even lower in some areas unless new development meets special conditions. Regarding building heights in the city, which do you prefer?	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Keep building heights the same as they are today	55%	61%	80% A	57%
Allow buildings in more areas of the city to be up to 55 feet tall without meeting special conditions	8%	13%	5%	8%
Allow buildings to be taller than 55 feet but only for varied rooflines and architectural features keeping the number of	5%	5%	0%	5%
Allow buildings to be up to 6 or 7 stories only in specific areas to allow more housing units	23%	19%	14%	22%
Allow buildings to be up to 6 or 7 stories everywhere to allow more housing units	8% B	1%	0%	7%
Total	100%	100%	100%	100%

Table 84: Question #8 by Planning Area

If the City or County decides to support new housing and business uses, which do you prefer?	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Don't add any new housing and business uses	12%	18%	20%	13%
Focus new housing and businesses within existing city limits	40%	36%	50%	39%
Expand city boundaries into the Planning Reserve on the north side of Boulder to accommodate new housing and businesses	14%	20%	25%	16%
Both of the above options should be pursued	34% C	26%	6%	32%
Total	100%	100%	100%	100%

Table 85: Question #9 by Planning Area

If the City or County decides to support new neighborhood-serving businesses in residential areas, which do you prefer?	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Allow small businesses (such as corner cafes, daycares, salons, healthcare offices or small shops) in all areas of resid	57%	47%	49%	55%
Allow small businesses only in very specific locations within residential neighborhoods, such as near transit stops	34%	35%	28%	34%
Don't allow small businesses in traditionally residential-only areas	10%	18% A	24%	11%
Total	100%	100%	100%	100%

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Table 86: Question #10 by Planning Area

Which of the following would you be most interested in exploring to address commercial vacancies? (Select your top two)	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Change office spaces into residential uses	53%	65%	42%	54%
Allow more uses to encourage other types of businesses (e.g., storage, event spaces, services)	33%	24%	42%	33%
Create incentives for commercial property owners to lease space at lower rates	38%	44%	23%	38%
Make it harder for property owners to leave units vacant for extended periods of time	42%	39%	25%	41%
Don't do anything	4%	4%	14% A	5%
I'm not sure / no opinion	4%	4%	2%	4%

Table 87: Question #11 by Planning Area

As part of the Boulder Valley's response to conserve water in relation to climate change, which of the following would you support? (Select your top two)	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Require low-flow indoor water fixtures	31%	30%	18%	30%
Restrict outdoor water use to specific times	49%	46%	38%	49%
Restrict outdoor water use only during times of drought	30%	28%	33%	30%
Require lawn replacement with landscaping that needs minimal water	48% C	39%	18%	46%
None of the above	8%	11%	32% A B	9%
I'm not sure / no opinion	5%	7%	2%	5%

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Table 88: Question #12 by Planning Area

Overall, the Boulder Valley’s population is aging, and the fastest growing demographic is older adults (65 and over). Which of these options would you like to see the City and County prioritize regarding the community’s aging population? (Select your top two)	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Availability of housing choices attractive to older adults (e.g., single-level living, smaller units, etc.)	24%	31%	36%	26%
Availability of housing that is affordable to people on fixed incomes	44%	47%	46%	44%
Size of workforce population to provide healthcare services	20%	24%	20%	21%
Size of workforce population to provide entertainment, dining, shopping and other services	12%	4%	7%	11%
Number of activities and opportunities for social interactions	16%	17%	29%	16%
Ability to travel around the city safely and independently	48% C	50% C	23%	47%
None of the above	6%	3%	14%	6%
I'm not sure / no opinion	9%	9%	1%	8%

Table 89: Question #13 by Planning Area

The younger generations in our community will live with the decisions we make in the Boulder Valley Comprehensive Plan for many years. What we do now to create a healthy and thriving future for them is very important. Which of these options would you like to see the City and County prioritize regarding the community's younger population? (Select your top two)	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
Availability of places to gather and socialize	48%	43%	32%	47%
Supporting mental health and wellbeing	35%	32%	32%	34%
Safety in public spaces	55%	52%	45%	54%
Opportunities for youth-focused activities, programs and services	33%	38%	39%	33%
Access to volunteer and leadership opportunities	16%	29% A	25%	18%
None of the above	3%	1%	6%	2%
I'm not sure / no opinion	2%	4%	1%	2%

Table 90: Question #25 by Planning Area

If you have participated in any engagement activities related to the Boulder Valley Comprehensive Plan update, do you feel heard in this process?	Planning Area 1	Planning Area 2	Planning Area 3	Overall
	(A)	(B)	(C)	(A)
This is the first time I have heard about or participated in the Boulder Valley Comprehensive Plan process	68% C	62% C	29%	66%
Yes, I strongly agree that the city and county are hearing all of my input	2%	1%	0%	2%
Yes, I agree that the city and county are hearing most of my input	8%	4%	0%	7%
Neutral	12%	20%	25%	14%
No, I disagree and think you are hearing only some of my input	5%	6%	28% A B	6%
No, I strongly disagree and don't feel heard at all	4%	6%	19% A	5%
Total	100%	100%	100%	100%

Appendix E: Complete Set of Open Participation Survey Responses

After data collection for the address-based survey was underway, an open participation survey was made available to Boulder Valley residents through a link publicized by the City. Community members were able to complete the survey from September 22 - October 24, 2025. A total of 950 responses were received. This section contains results of this open participation survey along the address-based probability survey.

The data from this open participation survey was not collected through a random sample, and it is unknown who in the community was aware of the survey; therefore, a level of confidence in the representativeness of the sample cannot be estimated. However, to reduce bias where possible, these data were weighted to match the U.S. Census and American Community Survey (ACS) population norms for Boulder. The results of the weighting scheme for the open participation survey are presented in *Appendix G: Survey Methodology*.

Main Insights

- For most questions, the results from the open-participation sample were not statistically different from those of the address-based survey, indicating a high level of consistency between the two datasets.
- As expected, notable differences appeared in questions related to respondents' awareness and engagement with the Boulder Valley Comprehensive Plan. Since participants in the open-participation sample are self-selected, higher levels of information and engagement with local issues are typical and expected.
- Respondents in the open-participation sample expressed greater concern about several potential challenges facing the Boulder Valley, including support for aging and youth populations, the limited variety of housing types and choices, and deteriorating or aging infrastructure.
- A higher proportion of open-participation respondents also considered it essential or very important for the Plan to address two specific issues: increasing the diversity of housing options and fostering a welcoming and inclusive community.
- Additional differences appeared in opinions about which areas of the Boulder Valley should be considered for future housing development. Respondents from the open-participation survey tended to select all proposed areas at higher rates than those from the address-based sample.

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Table 91: Question #1 by Survey Outreach

Before receiving this survey, how familiar were you with the Boulder Valley Comprehensive Plan (The Plan)?	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
I've never heard of it/know nothing about it	42% B	14%
I don't know much about it	31% B	21%
I know some things about it	20%	40% A
I know quite a bit about it	5%	13% A
I'm very familiar with it (e.g., understand its purpose, scope, objectives, etc.)	2%	11% A

Table 92: Question #2 by Survey Outreach

The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Decline of natural environment	89%	90%
Support for aging population	68%	76% A
Support for youth population	81%	86% A
Cost of living	94%	94%
Cost of housing	92%	92%
Lack of housing types/choices	74%	81% A
Poor/ aging infrastructure	79%	88% A
Excessive growth and development	76% B	68%
Tourism impact	50%	54%
Hazard preparation and resiliency (e.g., fire and flood mitigation)	91%	92%
Availability of resources (e.g., water and energy)	83%	87%

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The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Economic health of local businesses	88%	90%
Availability of resources (e.g., water and energy)	83%	87%
Crime prevention and safety	81%	77%
Safety of pedestrians and bicyclists	87%	89%
Other	51%	54%

Table 93: Question #3 by Survey Outreach

The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan?	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Enhance parks, recreation and open spaces	67%	69%
Ensure fairness and equal opportunity	61%	61%
Protect and enhance the natural environment	83%	80%
Increase the variety of housing options	49%	58% A
Increase the affordability of housing	67%	69%
Enhance adaptability to climate change	73%	74%
Foster a welcoming and inclusive community	59%	67% A
Enhance support for all ages and stages of life	57%	62%
Preserve existing quality of life	74%	72%
Support vibrant local arts and culture	62%	60%
Promote a strong and diverse local economy	76%	75%
Support Boulder's role as a technology and science hub	66% B	53%
Position Boulder as a regional destination	29%	25%
Easy and safe access to a range of mobility choices	63%	65%
Enhance public safety	63%	64%
Strengthen hazard resilience	67%	69%
Other	31%	39%

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Table 94: Question #4 by Survey Outreach

Which areas in the Boulder Valley (see map), if any, do you think should be considered for more housing? (Select all that apply)	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Central Boulder	18%	31% A
Crossroads	18%	25% A
East Boulder	31%	43% A
Gunbarrel	30%	32%
North Boulder	22%	32% A
Palo Park	17%	22% A
Southeast Boulder	28%	35% A
South Boulder	24%	35% A
University of Colorado	15%	26% A
University Hill	15%	28% A
Planning Reserve north of the City of Boulder	21%	27% A
Unincorporated Boulder County neighborhoods	16%	21% A
None of the above	15%	17%
All of the above	15%	17%
No preference	17% B	8%

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Table 95: Question #5 by Survey Outreach

How strongly do you agree or disagree with each of the following related to the future of housing in the Boulder Valley? The Plan should...	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Support low-density housing types like detached homes and duplexes	60%	61%
Support moderate-density housing types, like 3- to 6-unit buildings, in more areas	78%	76%
Support higher-density housing types, like apartments or condominiums, in more areas	56%	59%
Encourage mixed-use buildings (often commercial and housing in one building) in more areas	74%	76%
Focus on increasing housing that is more affordable	78%	81%
Encourage use of less utilized areas in the city before developing areas outside the city boundary	77%	81%
Expand the city into the Planning Reserve (see map) to allow for new housing	54%	54%

Table 96: Question #6 by Survey Outreach

Low-density neighborhoods made up of single-unit detached houses currently cover a majority of developed land in the Boulder Valley, consistent with current regulations. Would you support or oppose allowing the following options related to different housing types in these low-density neighborhoods?	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Single unit detached homes and accessory dwelling units only	58%	57%
Duplexes (a building with two dwellings)	82%	83%
Multiplexes and Townhouses (a building with 3 to 6 units)	70%	72%
Cottage court (a cluster of 3 to 8 small, detached homes arranged around a shared courtyard space)	79%	80%
Housing types with two or more units allowed throughout low-density neighborhoods	67%	69%
Housing types with two or more units only allowed in specific locations in low-density neighborhoods, such as near transit stops	61%	63%

Table 97: Question #7 by Survey Outreach

Taller multi-unit buildings generally use land and resources more efficiently, but can also impact the skyline, scenic views, and the experience of a place on the ground. Building height in the City of Boulder is limited to 55 feet (about 4 or 5 stories) and is restricted to even lower in some areas unless new development meets special conditions. Regarding building heights in the city, which do you prefer?	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Keep building heights the same as they are today	57% B	51%
Allow buildings in more areas of the city to be up to 55 feet tall without meeting special conditions	8%	9%
Allow buildings to be taller than 55 feet but only for varied rooflines and architectural features keeping the number of	5% B	3%
Allow buildings to be up to 6 or 7 stories only in specific areas to allow more housing units	22%	27% A
Allow buildings to be up to 6 or 7 stories everywhere to allow more housing units	7%	9%
Total	100%	100%

Table 98: Question #8 by Survey Outreach

If the City or County decides to support new housing and business uses, which do you prefer?	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Don't add any new housing and business uses	13%	16%
Focus new housing and businesses within existing city limits	39%	36%
Expand city boundaries into the Planning Reserve on the north side of Boulder to accommodate new housing and businesses	16%	13%
Both of the above options should be pursued	32%	36%
Total	100%	100%

Table 99: Question #9 by Survey Outreach

If the City or County decides to support new neighborhood-serving businesses in residential areas, which do you prefer?	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Allow small businesses (such as corner cafes, daycares, salons, healthcare offices or small shops) in all areas of residential neighborhoods	55%	55%
Allow small businesses only in very specific locations within residential neighborhoods, such as near transit stops	34%	32%
Don't allow small businesses in traditionally residential-only areas	11%	13%
Total	100%	100%

Table 100: Question #10 by Survey Outreach

Which of the following would you be most interested in exploring to address commercial vacancies? (Select your top two)	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Change office spaces into residential uses	54%	54%
Allow more uses to encourage other types of businesses (e.g., storage, event spaces, services)	33%	35%
Create incentives for commercial property owners to lease space at lower rates	38%	41%
Make it harder for property owners to leave units vacant for extended periods of time	41%	43%
Don't do anything	5%	3%
I'm not sure / no opinion	4%	2%

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Table 101: Question #11 by Survey Outreach

As part of the Boulder Valley’s response to conserve water in relation to climate change, which of the following would you support? (Select your top two)	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Require low-flow indoor water fixtures	30%	34%
Restrict outdoor water use to specific times	49%	47%
Restrict outdoor water use only during times of drought	30%	27%
Require lawn replacement with landscaping that needs minimal water	46%	39%
None of the above	9%	11%
I’m not sure / no opinion	5%	9%
		A

Table 102: Question #12 by Survey Outreach

Overall, the Boulder Valley’s population is aging, and the fastest growing demographic is older adults (65 and over). Which of these options would you like to see the City and County prioritize regarding the community’s aging population? (Select your top two)	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Availability of housing choices attractive to older adults (e.g., single-level living, smaller units, etc.)	26%	29%
Availability of housing that is affordable to people on fixed incomes	44%	43%
Size of workforce population to provide healthcare services	21%	20%
Size of workforce population to provide entertainment, dining, shopping and other services	11%	8%
Number of activities and opportunities for social interactions	16%	18%
Ability to travel around the city safely and independently	47%	45%
None of the above	6%	5%
I’m not sure / no opinion	8%	9%

Table 103: Question #13 by Survey Outreach

The younger generations in our community will live with the decisions we make in the Boulder Valley Comprehensive Plan for many years. What we do now to create a healthy and thriving future for them is very important. Which of these options would you like to see the City and County prioritize regarding the community’s younger population? (Select your top two)	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
Availability of places to gather and socialize	47%	50%
Supporting mental health and wellbeing	34%	36%
Safety in public spaces	54%	43%
Opportunities for youth-focused activities, programs and services	33%	32%
Access to volunteer and leadership opportunities	18%	20%
None of the above	2%	2%
I'm not sure / no opinion	2%	4%

Table 104: Question #25 by Survey Outreach

If you have participated in any engagement activities related to the Boulder Valley Comprehensive Plan update, do you feel heard in this process?	Address-based Probability Sample	Open Participation Sample
	(A)	(B)
This is the first time I have heard about or participated in the Boulder Valley Comprehensive Plan process	66%	37%
Yes, I strongly agree that the city and county are hearing all of my input	2%	7%
Yes, I agree that the city and county are hearing most of my input	7%	13%
Neutral	14%	20%
No, I disagree and think you are hearing only some of my input	6%	13%
No, I strongly disagree and don't feel heard at all	5%	9%
Total	100%	100%

Appendix F: Verbatim Responses to Open-ended Questions from Open Participation Survey

Following are verbatim responses to the open-ended question on the open participation survey. Because these responses were written by survey participants, they are presented here in verbatim form, including any typographical, grammar or other mistakes. The responses are presented in alphabetical order.

Question 2. The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley? (Other issues)

- 1. I am against efforts to allow infill higher density/multifamily development in single family home neighborhoods2. I am against the efforts to "right-size" roads3. I am against the push to create 15-minute cities.
- 1. The wording of some of your questions invites misunderstandings. 2. Homelessness. 3. Problem-solving methods
- 1. Pave Roads in Boulder County - neglected for up to 50 years 2. extend water access to Boulder County 3. 100 % underground Xcel lines 4. crime enforcement (including squatting in public places) improve - jail or rehab choice 5. pass legislation for ADUs allowance to 1600 square foot as long as space and parking is available) - current ADU is way to restrictive and increases housing costs 6. install large capacity sprinkler systems on open space to avoid another Marshall grass fire disaster - fastest way to supply water when 150 miles/hour winds prevent air and rapid ground support 7. Cut building permits costs and time by 60 %
- 3 and 4 story expensive rentals being built everywhere.
- a.Upgrading our Ag-water delivery systems to maximize efficiency and yield b.Affordable on-farm housing for farmers and their employeesc.A strong year-round brick-and-mortar farmers marketplacePrairie dog control and remediation of our BCPOS and OSMP Ag-lands
- Ability of our road system to carry automobile traffic load efficiently - the excessive amount of time it now takes to drive around our City
- Access to locally grown foods/ag community
- Affordable housing for farmers and their employeesA strong year-around marketplaceAn emphasis on local food purchasing and productionFinancial support for regenerative land management and ecosystems services provided by farmersWATER resources being reserved for agricultural and urban agricultural purposesPrograms that support feeding all community members, regardless of income, fresh, local food.
- Affordable transportation
- Agricultural business viability
- Air quality gas been declining in Boulder.
- All the housings having taken over by management companies
- Allowing buildings over three stories to be built. Way too much density.
- An excessively large city government spending large amounts of money with no stated goals or accountability.
- animal agriculture sucking up water, upstream of boulder
- As a business owner in manufacturing/construction in town, I am very concerned at the state of development leaving out this critical infrastructure that serves on boulder. Seeing all the industrial spaces being torn down and developed for mixed use, only to sit empty due to sky high lease rates is of vital concern to me. Lots of business serve boulder, yet you take away our ability to exist in this town. From reduce industrial areas, to development properties driving up costs away from what is realistic for small businesses, to sky high property taxes(doubling in 2024?!). All these things prevent local business from existing locally to serve the boulder market. The google/apple real estate bubble burst because no other businesses can afford to throw money away like the top 5 biz in the world.
- Availability of affordable health care

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- Because of the increase in extreme weather events, building local resilience through distributed solar plus storage, electrification, and resilience hubs would be my primary focus for Boulder Valley over the next 20 years. With the possible exception of Longmont, BV is not in a good position of self-reliance as we don't have local control of our grid infrastructure and the priorities are going to the wrong places like data centers.
- Bicycle Safety
- bicycle theft
- bikelanes on baseline/mohawk are horrible.
- Boulder Airport drops 1000 pounds of lead on our children every year, and with RMMA limiting flights all of the flight trainers are coming to Boulder with their noise and lead. DO SOMETHING, BOULDER!
- Boulder government overreach
- Boulder homeowners should be required to have their home be their primary residence and sq footage should be limited for residential single family homes. More significant time limits should also be in place for vacation and Airbnb rentals. Vehicle registration fees should also significantly increase for individuals who have more than 1 vehicle registered under their name. The current affordable housing programs should be simplified for applicants. The current home ownership programs are not equitable and are difficult for many low-income workers to navigate and participate in.
- Boulder's expansion to generate new businesses and allow more people and development here.
- Budget management and governance
- Bus and rail that is accessible for getting to and from Boulder
- Care for all members of our community regardless of income level or "productivity"
- Care for the unhoused, food insecure, and marginalized
- Chaotic housing building without planning for parking and age friendly frequent public transportation. Unregulated proliferation of ebikes and unsafe speeding by users. Clutter of scooters blocking sidewalks I'm acting accessibility. Unsafe street crossing options along Broadway and other north south corridors. Failure to understand key to one of Iris. Safety in public spaces due to human waste and violence.
- Child care costs are among this highest in the nation in Boulder. Why isn't this a part of the plan? Why weren't child care experts and advocates asked to join?
- City Council not listening to the people.
- Cleaning up the common spaces. Homeless, encampments, drugs.
- Climate change
- Climate change impacts and preparation (building resilience in our energy, food, and water systems, and disaster preparation)
- Climate Change Mitigation
- climate change, poor air quality
- Climate Change, the extinction crisis. habitat fragmentation and other environmental degradation (e.g., air & water).
- Climate.
- Concerned about continued efforts to close the airport and cripple the emergency response capacity of the east county
- Concerned that city council doesn't give a damn about the historical homes on University Hill. Trash and rock yards continue to plague the Hill.
- Continuing growth in size of CU studentbody
- Creating neighborhood circles of care as resources for rapid response in the event of any surprise or other type of urgent or emergent situation. Organize now to be ready ASAP.
- Creating true community
- Crime from homeless and bike theft and the ineffective CU south floodwall
- Crime related to homeless people
- CU Boulder's lack of accountability to the City of Boulder and Boulder residents for its heavy negative impacts on Boulder neighborhoods, particularly University Hill. At issue are CU's failure to cap enrollments, its endless capital development projects which are ruining the CU campus and surrounding neighborhoods, it's bloated administrator numbers and administrator pay, it's exemption from being legally bound to adhere to local land use codes, particularly building height and density, the CU Regents'

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lack of accountability to those who voted them into their positions of influence, CU Boulder's increasing role as a tech start-up incubator devoid of concern for tech startups' impacts on demand for local resources, particularly housing and spec real estate development focusing on laboratory and light industrial requiring expanding onsite work forces. Some of this needs to be addressed at the State (Constitutional) level. The longer it's ignored, the heavier the negative environmental, economic and social impacts on Boulder. The BVCP doesn't address this particular governance challenge e.g., the elephant-in-the-room's (CU Boulder's) unbridled addiction to unsustainable growth steroids. Until CU Boulder is an actual party to the BVCP in the way that the City of Boulder and Boulder County are, the BVCP will remain more of a feel-good piece than an effective policy guidance plan.

- Dangerous electric bikes/motorcycles.
- Dangers of high density on infrastructure, traffic congestion, air, water degradation, the explosion of noise and exhaust pollution. Landscaping leaf blowers mowers because Boulder loves lawns but is ignoring limited water resources and our ozone issues. Loves money but disregards our infrastructure demands.
- Decision-making processes of city council and staff
- decline in maintaining public spaces
- Decline of livability in both Boulder and Boulder County. The homeless population are allowed to degrade public areas with no real help to them. Builders (in the name of providing 'affordable housing') are building more and more ugly mega structures that are not in any way affordable. The density of the city is reaching a breaking point. There is no real reason for Boulder to aspire to becoming the next Aurora (with all of their concomitant problems)
- Declining school enrollment. These cycles happen everywhere. World resource limits require less population growth so school enrollment naturally goes dormant. Remember population growth can use up too many resources. School buildings can be converted to low income subsidized housing.
- Decreasing city's drivability by reducing vehicle lanes... especially when not holding cyclists accountable when they break the law.
- Degradation of city of Boulder Open Space due to poor land management and old agricultural practices. The ecosystem cycles of these landscaped are broken and almost no attention is being given to supporting those and returning them to a functioning, biodiverse, and productive state. The whole community would benefit from a fully functioning system and it is irresponsible to allow these lands to desertify. The public owns these lands and they should be an asset to everyone, and not just those who use the open space for recreation and vistas.
- Degradation of eateries, bars and restaurants in favor of clothing stores on Pearl. The cameras with blue flashing lights in Boulder are abjectly MISERABLE and make Boulder feel like a prison camp. Lead with trust instead and get rid of these things!!
- degradation of the natural environment, and failure to prioritize Boulder's historical and arts heritage and the natural environment that has made Boulder so unique a place to live
- Density
- development of land in County instead of City
- Development of shared community spaces, ie. "3rd places" that don't cost money to spend time at
- Difficulty in creating subdivided lots on larger parcels (1+ acres parcels). Current restrictive IGA
- Disappearance of local services and retail. Pretty soon there will be nowhere to shop for food with all the building of new apartment buildings and MORE people will need to drive to get to where they need to shop. SO shortsighted - all this useless building of small, tiny apartments.
- disregard of or indifference to wildlife; entitled attitude toward outdoor spaces, which are regarded as a personal gym; excessive permissibility of dogs on public trails; general disregard for pedestrians; any rules about drones in public spaces? enhancing a public space should not mean providing more ways to destroy it more efficiently, e.g., allowing e-bikes; viewsheds and noise are important quality of life factors
- Diversity of the population, access to jobs
- Drug addicted transients camping illegally in town.
- Economic vitality, diminishing tax revenues, over spending on project that only benefit a few
- Ecosystems decline
- Electricity is fundamental to everything that happens in the City of Boulder and our current provider is spending billions of dollars, largely to build out and patch up the old 20th century model of centralized generation. We know that local solar and storage can avoid a lot of the problems that stem from the

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vulnerability of the distribution system to extreme weather events and the fire risk associated with downed power lines. I hope the City will engage in an effort to build a more localized, sustainable system (think - community virtual powerplant) that will be more likely to function in this 21st century and avoid the VERY LARGE expenses that will be accompanying a continuation of 20th century thinking.

- Electricity is fundamental to everything that happens in the City of Boulder and our current provider is spending billions of dollars, largely to build out and patch up the old 20th century model of centralized generation. We know that local solar and storage can avoid a lot of the problems that stem from the vulnerability of the distribution system to extreme weather events and the fire risk associated with downed power lines. I hope the City will engage in an effort to build a more localized, sustainable system that will be more likely to function in this 21st century and avoid the VERY LARGE expenses that will be accompanying a continuation of 20th century thinking.
- Elimination of lanes on Iris at the same time new housing is being completed at 28th and Diagonal. Lack of choices in local retail aimed at non-millionaires.
- Enough of the changes to our streets to accommodate bikes. How about fixing streets for cars. With all the increased housing being built, this adds to traffic congestion. You need to work on transportation for everyone, not just bikers. Fix the streets!
- Equal opportunity for Festival and STR rental licensing for owner-occupied principal residences with ADU Licensed for standard long term rental.
- Equitable access to opportunities
- Everything seems too crowded (campus, the Hill, downtown, the open spaces, streets).
- Excessive growth and misguided development by CU (e.g., ill-conceived plan for CU South, excessive height of new hotel complex). Failure to establish treatment center for mental illness and drug addiction. Inadequate capacity of criminal justice system and failure to establish alternative sentencing for offenders with mental illness or addiction.
- Excessive taxes is making it difficult to live here. My taxes have increased 50% in the 6 years I have lived here. My income has not.
- Excessive traffic - building bike lanes will not solve this.
- Fire mitigation
- Fiscal responsibility and transparency.
- Food insecurity
- Habitat loss, development, congestion
- Health of ecosystems and humans with an increase in consumer waste and overconsumption
- heat island effect from all the new, dense building
- Height of new and renovated buildings blocking skyline view
- Height restrictions, over-densifying Boulder core (including with affordable housing), wildfires, homeless/transient impacts and dangers to others, safety in schools, at a minimum maintaining and caring for the open spaces we have
- historic preservation
- homeless camps
- Homeless crime and bike theft and public drug use and dealing
- Homeless encampments and meth and fentanyl making our public spaces unsafe!
- homeless people camping in public areas
- Homeless population
- Homeless Population
- homeless problem
- Homelessness
- Homelessness
- Homelessness
- Homelessness and crime
- Homelessness and it's impact on the health of Boulder Creek
- Homelessness, environmental sustainability
- Housing for students
- Housing over building in residential zoning areas. Over building

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- How financial resources are allocated and to which projects
- I am ***extremely*** concerned about the viability and success of local, regenerative agriculture in Boulder County!
- I'm concerned about the upcoming coal ash remediation at Xcel's Valmont Power Station, and the serious issues of public health and environmental protection associated with the remediation. The city should ensure that adequate air quality monitoring and dust control occur throughout the remediation, and that the health and welfare of residents and wildlife are protected from devastating impacts. The well-being of our community - not Xcel's hopes for a remediation unincumbered by public health monitoring and potential corrective actions - should be a major priority for Boulder in the next decade.
- Illegal camping in public areas and drugs
- Illegal immigrants and damage from sanctuary policies
- Improvement in speed and frequency of transit
- In fill destroying neighborhood communities and degrading quality of life and open space for nature.
- In-commuting is a huge concern, bc workers cannot find or afford housing. Being an equitable, welcoming and sustainable community with different age ranges, housing costs and type, where workers can afford to live and commute sustainably
- Increase in lawlessness, a state where laws are flouted freely. Examples include illegal camping, speeding, vehicles without mufflers/with excessive tint/no registration, motorcycle racing at night, casual trespassing that can become a precursor to theft. These minor crimes negatively affect our community in many small ways: too much noise at night (vehicle racing etc) means resorting to ac instead of windows; too much theft of bicycles equals reduced use of bikes for transport, casual trespassing and theft creates fear of strangers which decreases feelings of safety and thus reduces empathy. Any plan for community well-being should focus first on local QoL and not become myopic to issues that we have limited levers for such as cost of housing in the area and climate change. I am also considered by the constant treatment of our community and homeowners as a social experiment. Property rights should be respected and homeowners should not be treated as a free experimental base for housing requirements. We aren't Portland and we shouldn't try to be Portland.
- Increased density and too many exceptions to 35 ft height limit.
- Increased traffic and bicycle/pedestrian safety on HW36/28th St due to development in North Boulder.
- Increased traffic on HW36/28th St due to development in North Boulder. Recommend traffic circle at HW36 and Yarmouth
- Increasing density decreases per capita climate warming emissions. Infill density to the rescue!
- Increasing Transit and active mobility options
- Issues related to commuting into Boulder and working. Safety working in Boulder. Transportation to and from Boulder for work. Parking.
- Keeping transients from loitering, begging and creating havoc with tent cities, trash, uncivilized behavior, and abuse of our resources.
- Key for planning for the future: Design for reducing our carbon emissions in energy use and embedded carbon. Make additional commercial development and housing development fully pay for the increased demand on city services (fire protection, police, water, etc.). Design for a hotter, dryer future with adequate water supplies that don't drain the western slope dry. Develop resilience hubs and local microgrids for energy resilience during climate-change-driven disasters (fires, floods).
- Lack of a living wage/ discrepancy in wealth; public engagement in meaningful decisions; prevalence and potential use of digital surveillance; lack of parking requirements for new developments; traffic management; homelessness; economic reliance on CU
- Lack of affordable healthcare
- Lack of demographic diversity in our city which will impact our vibrancy; we're losing racial and ethnic diversity; income diversity; and young families
- lack of diversity in businesses and people due to overall cost of living, lack of resources supporting artists
- Lack of mental health/drug addiction support that is exacerbating homeless and crime situation.
- Lack of neighborhood representation in Boulder elected government.
- Lack of nightlife and everything closing so early
- Lack of passenger train access to Denver
- Lack of public safety regarding growth of homeless population

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- Lack of trail access for mountain biking.
- Lack of transparency of city government
- Letting people sleep on the streets especially those doing drugs or with mental health problems
- liberty
- Long term economic sustainability of an aging and declining population.
- Loss of quality of life, air pollution
- Major traffic problems in white cone bicycle lanes. Long lines of cars sucking energy.
- Management of our open space system
- Mental health support in city proper.
- Misplaced and unequal economic priorities, particularly supporting private aviation which relies deeply on subsidies, is highly polluting (including accumulating lead emissions), is mainly recreational and serves a tiny percentage of businesses and people while externalizing all the costs.
- More dense housing
- Multifamily Housing is being overbuilt and the economy is not attracting people like it once was because we're not competitive with other similar cities and we're losing jobs and people. Brand new affordable communities like rally flats are offering move in specials to fill up when they're already affordable and meet AMI limitations something's not right here.
- na
- noise from the tow planes and autos racing
- Noise. Mainly from cars, trucks and motorcycles.
- Opportunities for POC/immigrants in a predominantly white community
- Over population of aging neighborhoods
- overcrowding; the reworking of streets so that people who must drive (elderly, disabled, etc) can't easily get around. "Right-sizing streets" has been a tremendous waste of money, that serves only a few.
- Overpopulation in Boulder and the county. Developers threaten to take over city/county open space.
- Overspending
- Parking congestion for Uni Hill area, increased issue since occupancy limit lifted and student residents increased.
- Participation- shared governance. The entitlement that leads to desiccation of community. The hate towards city council, staff, the lack of volunteers in non-profits or boards- people need to go to less yoga classes and show up to deliver food from Boulder food rescue, work on trails, teach each other things at the library, sit in boring meetings at their HOA or planning board. This enables the city goals and fully realizes our potential to be vibrant city.
- people building too high of buildings. We need to keep to the rules. stop letting developer get away with it.
- Planning for scarcity of fossil energy in the 2035-2040 timeframe.
- Planning's approval of large apartment buildings in order to accommodate planning's low income and developers' priorities are destroying the ambiance of what used to be friendly people oriented town in order to jam as many people as possible into a limited land area. Instead of accepting this limited land area can only support a limited amount of single family small neighborhoods and population. Why isn't the priority to retain what is great about Boulder? Of course, that will make housing and development more expensive, Your comprehensive plan seem determined to destroy what is great about Boulder. In addition allowing 55 ft building height is not ok with me. We have had a 35ft allowance for decade. And the creeping xclusions that planning has made has destroyed neighborhoods.
- pollution --pesticides, pfas, microplastics, ozone, particulates, etc.
- Preservation of low density rural character
- Promises made and not kept. <https://www.tlag.org/>
- Protection of Open Space
- Public health and education
- Public transportation frequency and geographic coverage
- Quality of roads
- Quit catering so much to homelessness. It's making this city filthy.

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- Rampant lawlessness, lack of prosecution of criminals, terrible roads, traffic and pet projects (climate change remediation that isn't needed, among many others)
- Reduction of Carbon emissions and lack of planning to make growth and redevelopment net zero and ready for 21st Century and not just the status quo of the 20 th century is a big concern. We need to lead and develop new policies to achieve a climate supportive future. We also need to act on approving policies that prioritizes housing that creates homeownership for middle income residents as well as low income - and is also microgrid ready to support reliability, renewables and affordability. We can't just wish and hope' it will happen. Hold a session and invite groups that are working in these areas. Consider having the Community Advisory group, that has held only one meeting open to the public, invite environment groups to make suggestions. Get input from staff working in these areas - including energy. Thanks for listening - if you actually read this please text me at 303-906-5509! Thanks
- Roads and transportation--neglect of existing roads and corridors for increasing loads of traffic we have.
- Safety of elders from silent electric transportation on sidewalks and multi-use pathways. Have been knocked down and punched by riders, causing broken bones and incurring medical bills I cannot pay.
- Safety of vehicles from pedestrians & bikes
- Select programs we choose to spend city funds on. Plus, this survey is very heavily focused on just a few of these issues and missing others.
- Senior resources
- Small businesses unable to afford rent so we have a bunch of chains
- Special education resources and options for the disabled population to have support and inclusivity.
- Sporting facilities young people
- Spraying of pesticides from the air 10/5-7?! Is this information factual? If so, it is an incredibly disturbing plan that can harm residents' health & that of our pets & wildlife.
- student housing cost will be unattainable
- Successful development of thriving, healthy, self sustaining neighborhood communities throughout the city.
- Sundance impacting affordability, wealth disparities, pushing out low and middle class.
- Support for CU students
- Support for multi-use trails that connect people throughout the Boulder Valley
- Support for unhoused community members
- Sustainability and health of the creative economy
- Taxes
- Taxes and County Budgeting
- Taxes and Fees followed by traffic in north boulder
- That you are not giving the City of Boulder Police Department a raise.
- The apparent misuse of funds and the total disregard, by some politicians, of the public wants, and needs.
- the boulder airport needs to be under local control. the faa is staffed by GA pilots and should not be allowed to allocate resources.
- The City must stay competitive with East County by making affordable housing available for a younger labor force. The Planning Reaerve was designated for this long ago.
- The City needs to STRICTLY ENFORCE the camping ban. It is unacceptable to allow people to take over public spaces to the exclusion of others. The rampant drug use, violence, theft and other criminal activity must be addressed. Allowing a small group of individuals to engage in such activities directly affects the quality of life and the economic vitality of Boulder businesses. This is not a "homeless" issue, it is a mental health/substance abuse problem.
- The city's lack of execution of basic municipal services. Consider this BVCP exercise. How did it get hijacked by SER objectives, which make no sense? Stick to the knitting.
- The fact that the farmers who are growing our food are in the lowest income bracket in the County--all on Medicaid and Food Stamps. We should be supporting regeneratively managed small farms and ranches. We must transition AWAY from land acquisition and PAY regenerative farmers for their ecosystem services. Biodiversity and nutrient-dense foods are only a few of the benefits that result from farms being properly managed AND supported! Food Security can also be addressed by providing support to our farmers and ranchers. Our publicly owned ag lands should be the healthiest farms in the nation!

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- The government
- The homeless mentally ill and drug-addicted who have taken over our city - we allow them to take over our public spaces, then we spend taxpayers' money to give them housing. Wake up - residents will leave if this continues. You can't keep taxing us to fix a problem that you're not willing to admit you've helped create.
- The increase in big box like apartment buildings look like we are in Denver, and not in a good way. At least the city should require green space in front of the box and public space as well.
- The lack of leadership on the local, county and state level. Many problems exist that need forward vision and dynamic approaches. Instead there is only ideology and nibbling at the edges.
- The poor use of assets, such as with the re-doing of IRIS avenue.
- The pricing out of current residents to accommodate for the increasing wealthy elderly and wealthy college student population, resulting in a diminishing of the functionality of current infrastructure, whereas improving current infrastructure would simply decrease mobility within the city.
- The proliferation of flight school in/around airports in Boulder, Broomfield, Longmont and Erie. The impacts of leaded fuel and noise are daily health, safety and quality of life issues.
- The push to prioritize bicycles on main roads overlooks the needs of the elderly and disabled who rely on motorized vehicles, allowing a small but vocal group to shape transportation policy at the expense of a broader population.
- The recent changes and the absence of adequate restrictions on short-term rentals, along with the apparent unwillingness or insufficient resources of the Boulder STR office to effectively enforce safety standards, code compliance, and parking regulations, and to mitigate disruptions in single-family neighborhoods, are a matter of serious concern.
- The transportation infrastructure sucks. We have great bike paths, but too many roads. Reduce lanes, make bus rapid transportation, expand protected bike lanes. This would all work to benefit the local economy and reduce inaffordability by reducing dependence on expensive motor vehicles
- The university getting anything they want and having too much of an impact on excessive growth and development. Boulder is not a large city and it is trying to turn into one with too many people too many buildings and ruining the amazing place that it has been known for. If I respond do "create a strong and diverse local economy". What exactly is meant by that? If I say it's important it can be twisted around to BUILD more!! More retail! Or whatever. Unfortunately here are now so many chain stores in Boulder, having local businesses is great.
- Too many people moving/living/working in Boulder. The solution to affordable housing is not building more housing.
- Too many tall apartments and condos going up. Boulder's beautiful mountain view is gone!
- Too much regulations for house improvements
- Too much traffic, not enough parking
- Traffic congestion
- Traffic congestion
- Traffic congestion due to infill and high density living
- Traffic flow, Availability of bus services
- Traffic flow, roundabouts (that people don't understand) because they look like large flower pots. E-bike safety for both person riding and pedestrians walking (I've almost been hit by kid on one who was flying on sidewalk)
- Traffic, congestion, and pollution (air, noise, light) from growth and development.
- transients/homeless
- Transients/homeless from out of state that come here to get services: I support helping people who live here who have had bad luck but I am tired of having my property invaded and being harassed by mentally ill, drug addicted and otherwise challenged people. Have been the victim of crime by transients several times in my tenure in Boulder. ENOUGH! Also, hate that we are changing zoning and regulations to limit parking- place requirements and allowing non-family friendly housing development (very small, expensive, ugly high-rise apartments with inadequate indoor storage and no outdoor space for kids to play). Also SAVE IRIS FIELD. Come on folks DON'T DAMAGE COMMUNITY BY REMOVING ROOM TO PLAY, PARK AND LIVE free of roaming criminals and increasing the environmental degradation of Boulder by adding more light and noise. ALSO SURVEY DESIGN: the multiple choice responses to some

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questions seem limited to answers the staff or politicians want. I know it is hard to design a survey well when dealing with complex issues, but please test the surveys with a panel of regular folks. For example I care about affordability, but hesitate to say I am because I know staff and others will take that to mean high rises and degrading this very special place. I feel like the government entities in Boulder County are pulling a "Bait and Switch" tactic on housing and parking and development/management of public spaces. Also perhaps support small business by alleviating their tax /fee burden?

- Transportation
- Transportation networks that support healthy living
- transportation options that encourage people to drive less
- transportation options, micro mobility, flexibility in land use
- Un-housed individuals.
- Unable to highlight and check square boxes on my Mac computer. The round ones work.
- Unhoused population explosion
- Unhoused camping policies are contributing to crime and trask around the city
- Unhoused living outside all over and harassing people and polluting public spaces and making women feel unsafe
- Unhoused people in public areas and trails and paths
- Urban Heat Island Effect due to increased density.
- Utilization of vacant commercial spaces
- Very concerned about the airport impacts, safety, noise and pollution. How can we claim the environment when this is happening all day long over our open space and homes?
- Very Concerned about the City's lack of ability to keep the roads in outstanding condition. If you can't take care of the roads, it's a sign you can't take care of anything.
- Vibrant. Community spaces and inter generational connections
- Walkability
- Well.... to start with and tied for 1st place concern is the lack of "informed-attention" to: (i) critical RE energy + storage, (ii) endangered species habitat & pollinator decline, (iii) informed grow-local (i.e.: food) issues, (iv) emergency resilience centers, and (v) air quality. Seriously... a BOCO Comp Plan survey without these??? Briefly, key responsible/sustainable planning issues overlooked in this survey include:- Complete the transition to RE + advanced storage solutions (CO may be doing OK-ish by US standards; however, I've visited communities in the Outback, AK, India, Central & South Am., TX ... let alone China) w/ better/more efficient/cost-effective & comprehensive RE + storage).- AI and Xcel Corps and their shareholders must pay their energy-disruption + storage costs.- Parts of BOCO (and Larimer CO) are now listed as EPA Class 1 toxic habitats- The outstanding Valmont clean-up is far too long overdue.- Establishment of Community Emergency Resiliency and ER centers is long overdue.- The SBC is a permanent, through-going, Precambrian geologic feature. Again, it is a natural geologic floodplain. Thus, explains (in part) the high NT C-Sequestration soils and that it remains a refuge for several endangered species. Little boys w/ big egos and shovels will not permanently alter the SBC. Trying to do so is a serious, inexcusable waste of both financial and natural resources..... esp. after having mined-out 16 - 25 ft. of floodplain soils and gravel. Time now for the city and county to collaborate to end this costly & corrupt travesty. Please.....Please, we have the right to responsible responses to these concerns!!!! I answered each of the posted survey q's as best as I could. However, this is the shallowest, most disappointing BOCO planning survey I have (in 25 years) taken... it is what I might expect from a batch of recent-hire 20-something Broligarchs more interested in the moon than our community?! Did the County commissioners review this thes
- Where tax dollars are being spent & how to make choices how tax dollars are being spent.
- Wild growth and fallen dead trees along the ditch and cement ditch near Twin Lakes., north edge of RedFoxHill. It is messy, unsightly and a fire hazard!
- willingness to invest is solution based best practices and innovation to improve quality of life for low moderate income older adults

Question 3. The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan? (Other objectives)

- Access to affordable healthcare
- Address homeless encampments and the trash and human waste they leave behind
- Address homeless issue
- Address housing inequity by perhaps: 1) taxing second homes; 2) finding ways to discourage purchase of homes as income opportunities (especially short-term rentals, AirBnB rules are not sufficiently enforced!); 3) limit the size of new homes (especially the scraping of modest homes in order to build giant luxury dwellings); Allow more infill in single family neighborhoods.
- Address increased traffic on HW36/28th St due to development in North Boulder
- address wealth and income inequality
- Adequate and large performance space for the myriad community cultural organizations
- Air pollution
- Arresting illegal camping. Eliminate drug dealers. Spend less on housing and human services. Fraudulent over value of properties by the county tax assessor.
- Balanced residential and business growth
- ban leaded fuel from Boulder County airports immediately
- Beautification of streets and public facilities; upgrade condition of roads and other infrastructure; complete fiber optic cable service.
- Better leadership. All of Boulder's issues are regional problems and require regional cooperation.
- bicycle theft
- Bikeability
- Boulder MUST be a place where regular businesses want to operate.
- Boulder should shift its focus away from attracting large tech corporations like Apple and Google, whose presence has contributed to negative impacts in places like California and now threatens to do the same here. Instead, the city should prioritize retaining and attracting companies that align with Boulder's values and lifestyles such as Crocs, Pearl Izumi, Smartwool, Zero Footwear, and Specialized organizations that reflect the community's ethos.
- Budget management, representation of entire community, transparent governance
- Building too many new houses
- Building walkable, human scale communities
- BVDS is a sad excuse for education. The schools have more surveillance cameras than many prisons.
- Care for the unhoused, food insecure, and marginalized
- Child care must be considered. It is as devastating as housing costs in our region.
- Clean up and ban encampments. Bike paths around the Bluebird are not safe for families and are trashed and smell of human excrement next to the stream. This is all within close proximity to two pre-schools. Parks and Recs has to waste time and resources with the constant clean up and management. And Boulder police do their best only for criminals to be released. This City wide problem needs better resolution for a brighter, healthier, safer community. Boulder cannot house everyone, and we cannot support criminals and drug users at the expense of our community.
- Clearing all the illegal encampments and stopping bike theft and open air bike chop shops
- Clearly state in objective terms the goals for every program, then after 4 years publish the results.
- Commercial irrigation, unmaintained areas following creek and drainage areas, and unhoused encampments along Boulder Creek.
- Connection to hiking trails via bus
- Convert existing commercial structures and vacant schools to housing
- Create a less adversarially regulatory environment. The building department of the city and county should be responsive to property owners, not resistant. The departments should be purged of anyone who believes their job is to obstruct construction by homeowners. People should not feel their local government is their enemy.

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- create an overlay or exception to already dense neighborhoods, namely Uni Hill. Blanket policy changes can have adverse affects. to a select neighborhood, which is unfair.
- Create comprehensive, sustainable, and affordable living
- Create more opportunities for young and old to access trails, trailheads, parks, and recreation facilities by and on bicycles and via public transit. Ensure state-of-the art recreation facilities across town.
- Cut city and county spending for anything other than basics. Cut head count and NGO support.
- deal with homeless and related crimes
- Diversify the types of industry around the city for a more self sufficient community
- Economic equality and opportunity. Again, consider who lives near our regional airports - it's lower income people in the city and also county residents who have no representation wrt the airports. It has been proven that they are at increased risk for elevated blood lead levels and the health impacts of noise pollution. This is classic environmental inequality. plain and simple. Btw, as the BVCP update covers 10 years, you should be asking people NOW about whether Boulder airport land should be repurposed for housing. Even though the possibility is over 10 years down the road, for planning purposes Boulder county residents should be given the opportunity to voice their opinion on this option NOW. Thus, I believe your question #4 options are incomplete.
- Electric bike regulations. NO wheelies.
- eliminate multi use and multi family dwelling requirements. Stop enabling transients. Housing first does NOT work.
- eliminate sanctuary policies
- Elimination of traffic lanes and parking mean more congestion. Think we're going to bike/scooter? No.
- Enforce the camping ban and enforce criminal laws regarding theft, violence, and drug possession and sales. Enforce speed limits in downtown neighborhoods.
- Enforce the camping ban to stop welcoming the meth and fentanyl-filled encampments. They are a health hazard, a fire hazard, and attract crime that will negatively impact all of your other plans.
- Enhance security
- Enhancement of resilient localized food systems, including county agriculture, city gardens, and accessible farmers markets.
- Ensure that Boulder remains a city that puts its residents first, rather than focusing on visitors/tourists. Explore how non-tourist destination cities are funding their services rather than focusing solely on sales tax revenue. Stop the University from further growth.
- Find a way to stop supporting growth
- Food Security & Economic Security of the community
- FUND innovative pilot projects with local organizations to reverse desertification on public lands and DEFUND insecticide and pesticide application. Charter a City Wealth Tax to pull municipal funding in for subsidized housing and other uses at a much higher rate from non-local corporations and individuals making over \$500k/year to set precedent for federal implementation. The effort to supply more affordable housing while in every other way, incentivizing the increase in cost of living is driving with the breaks on.
- Get rid of the airport or at least do something about the constant flight traffic. Esp the TOW PLANES.
- get rid of transients/homeless
- Getting rid of the encampments
- Hit by mistake
- Housing affordability and variety are important, but that doesn't equal more apartment boxes with no grass.
- I am afraid to respond to "increase the variety and affordability of housing". If I say it is important then that can be interpreted as BUILD MORE. with is ridiculous because Boulder can't take more people. I am also reluctant to respond to "enhance adaptability to climate change" because that seems to result in stupid ideas like taking away lanes for cars and making a bike lane. Sorry that's also ridiculous. I am all for bike lanes but don't take away lanes for cars. It has become a nightmare driving around Boulder. Riding your bike isn't always something you can do for a lot of reasons. If I respond do "create a strong and diverse local economy". What exactly is meant by that? If I say it's important it can be twisted around to BUILD more!! More retail! Or whatever. Unfortunately here are now so many chain stores in Boulder, having local businesses are being pushed out . I am all for supporting Boulder's role as a technology and science hub but that also probably means more buildings and offices and big companies coming in (Google) destroying

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more of Boulder's dying charm. And what does strengthen Hazard resilience mean? Letting the University destroy the CU South area where many people walk and enjoy natural beauty under the ruse it will help flood management?

- If you want residence to use pedestrian modes of transportation, it is necessary to make it safe. E bikes running into people, autos running red lights regularly, very dangerous construction on roadways with zero signage or clear directions to navigate is the worst Ive seen here. The infrastructure is falling apart but the construction of condos, etc keeps exploding, with no relief for the taxpayers that subsidize this with non stop destruction of air, noise, water, roads trashed, navigation issues.
- improve air quality. preserve our open space habitats.
- In support of local agriculture and farmers, I think it's essential to have a year-round market space, conserve water for ag use, and have affordable housing for farmers and their employees.
- Increase Food Insecurity support
- Increase mental health services, continue to improve services for homelessness, revamp your wording of these questions. The next questions doesn't allow for the option that "more housing is not the answer: - you are just asking which area will people choose to be hurt more.
- Increase speed and frequency of transit for all residents
- Increasing housing supply so people don't need to commute to town who work here
- It's not the BVCP's job to do all of the above things. You're spreading yourself too thin!
- It's unfair and unhelpful to group together parks, recreation, and open space. They all have different users with different values. Personally I don't support more investment in open space other than routine maintenance of SOME areas and would much rather see investment in enhanced parks and rec.
- Keep Boulder from adding population. We don't need more expansion. Work on what is already present. Is polar gone
- Keep youth and talent in Boulder (don't price them out)
- Less car-centric. Boulder puts out an absurd amount of emissions from single passenger vehicles
- Limiting ebikes in open space
- Lowering crime and new homeless initiatives to eliminate the current plan which is not working
- Maintain and enforce the illegal camping ban.
- Maintain our current infrastructure
- Maintain street maintenance and repair of degrading neighborhood streets.
- Mental health and drug addiction resources; strict enforcement of camping ban and address homeless situation that has been allowed to ruin our beautiful city
- Minimizing habitat fragmentation and protecting shy species; Regional clean energy transition; Clean air & water, including addressing ozone non-attainment;
- More dense housing
- More density
- Na
- Open space
- Our ranches, grasslands and forests should also be managed to mitigate fire, drought and other effects of climate change--even if we need to amend the City and County Charters.
- Preserve affordable healthcare facilities
- Preserve high quality of public schools
- Prioritize maintenance city-wide of all City owned infrastructure (roads, sidewalks, flood ways, sewer, water, parks, open space trails, irrigation ditches, agricultural lands) and de-prioritize all the new feel-good council-driven social programs. Prepare for flooding and fires. Maximize water efficiencies of all sectors but especially agriculture.
- Protect environment, wildlife, plants. Also, maintain and steward open space and infrastructure. Please do not defer maintenance.
- Protect Open Space in the County as that was an essential tenet of why the original Comprehensive Plan was written in the first place. If you build out on every available site, you will be defeating the intent of the original Comprehensive Plan and ultimately will be defeating the quality of life that we all have come to enjoy.

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- Protect rural properties and permit residents of unincorporated Boulder County a voice in decisions that impact them. Protect and maintain ALL current city/county open space, prohibit development there. Acquire more open space.
- Provide effective services to support unhoused neighbors
- Provide high-speed commuter rail options for people living or working within Boulder
- Public involvement in decision making; guaranteeing a living wage; prevalence and potential use of digital surveillance; homelessness; traffic management/easy of vehicle travel; reducing the use of herbicides and pesticides; outdoor recreation management, not just "enhancement"
- Public safety is paramount - we've seen declining interest in Pearl Street and use of public space. We've also experienced issues with the unhoused and meth needles being put in mailbox slots at our office creating safety concerns for our team. The city NEEDS to address the issue of crime.
- Readiness for what is to come. Very important to prepare. Get systems in place for any eventuality (weather, climate, economic, political, solar flare activity since we are in solar maximum right now, sad to say war, cyber attacks, infrastructure threats, mass shootings or other violence, etc., etc.
- reduce big box stores; support independent businesses; stop giving CU Boulder free reign to build build build
- Reduce climate impacts (not just resiliency and adaptation)
- Reduce cost incurred by and amount of homeless people
- Reduce homelessness
- Rent control should be high on our list--and the state's mandate on ADUs is ludicrous and should be challenged: we need local control over housing and building permitting.
- Road repaving being put on the subdivisions after paying taxes
- Slow down development of both commercial and housing space until we see if new construction and existing vacancies are already sufficient to achieve goals of more affordable Too many vacancies that will negatively impact all sides
- Special education resources and options for the disabled population to have support and inclusivity.
- Stop building taller building that block the view of the flatirons
- Stop doing things like reducing lanes on Iris. Let the traffic flow. The traffic is awful in Boulder much of the time.
- Stop driving unsustainable growth in Boulder. Boulder environmental carrying capacity is already being exceeded. The primary culprits? Economic development agencies' policy and practice that is fundamentally undemocratic and unrestrained by independent evaluation and oversight and appropriate laws.
- Stop funding homeless services and arrest illegal campers and public drug users
- stop high density growth! Ugly growth that clogs the streets, increases pollution, crime and ruins the quality of life for existing residents
- Stop impacting major thoroughfares with a focus on bikes and a lack of reality on how the overall impact on commuting will actually be.
- Stop mass density housing projects
- student housing will not be attainable unless we make 6 figures
- Support Boulders role as a place to house all business not just tech/science.
- support our rec centers
- Support outstanding hospital
- Taxes and County Budgeting
- The hazard resilience through clean, distributed solar and storage, electrification, and resilience hubs should be the key focus for the next 20 years. I expect we will blow by 2.3C and must brace ourselves for extreme events and building resilience.
- The issue of hygiene, harassment, not being able to enjoy public spaces due to homeless problem.
- The unauthorized use (by the public) of chemical warfare against other living things, that will eventually spread to the human population.
- Well managed roads (potholes, etc).
- work to end ageism

Attachement D

2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

- You must do something about the hazards presented by unchecked unregulated aviation in our community including the three new UNLICENSED helicopter tour companies operating out of RMMA and Erie.
- You should ask more about wildfire hazards, clean air hazards (coal ash), Water availability, heat risks and food availability.

Appendix G: Survey Methodology

About the Survey

The Boulder Valley Comprehensive Plan (“the Plan”) provides a long-term vision for the next 20 years that guides how the Boulder Valley community should evolve, how best to provide services, and where to preserve what is valued. It is a jointly adopted plan between the City of Boulder and Boulder County and has been in place since the 1970s. The Plan is regularly updated to respond to changing circumstances and community needs and priorities.

The 2025 Boulder Valley Comprehensive Statistically Valid Survey is intended to help guide and inform the 2026 update of the Boulder Valley Comprehensive Plan, along with other community input being gathered via other means as part of the Plan update process. The survey addressed a variety of topic areas that are important focus areas for the BVCP update, including community values, livability and growth management, design, neighborhoods, and related issues. Please contact Kristofer Johnson (City of Boulder) at 303.441.4277 or Hannah Hippely (Boulder County) at 720.564.2298 if you have any questions about the survey.

Developing the Questionnaire

The 2025 Boulder Valley Comprehensive Statistically Valid Survey instrument was developed collaboratively by the City of Boulder, Boulder County, and Polco through an iterative process that included a workshop held on August 7, 2025, as well as multiple meetings and reviews.

Selecting Survey Recipients

“Sampling” refers to the method by which survey recipients are chosen. The “sample” refers to all those who were given a chance to participate in the survey. A list of all households within the zip codes serving Boulder Valley was purchased from Go-Dog Direct based on updated listings from the United States Postal Service, updated every three months, providing the best representation of all households in a specific geographic location. Polco used the USPS data to select the survey recipients.

A larger list than needed was pulled so that a process referred to as “geocoding” could be used to eliminate addresses from the list that were outside Boulder Valley’s boundaries. Geocoding is a computerized process in which addresses are compared to electronically mapped boundaries and coded as inside or outside desired boundaries; in this case, within Boulder Valley. All addresses determined to be outside the study boundaries were eliminated from the list of potential households. Each address identified as being within city boundaries was further identified as being within one of the three planning areas and ten subcommunities. A random selection was made of the remaining addresses to create a mailing list of 5,000 addresses.

To choose the 5,000 survey recipients, a systematic sampling method was applied to the list of households previously screened for geographic location. Systematic sampling is a procedure whereby a complete list of all possible households is culled, selecting every Nth one, giving each eligible household a known probability of selection, until the appropriate number of households is selected. Multi-family housing units were selected at a higher rate as residents of this type of housing typically respond at lower rates to surveys than those in single-family housing units. Households located in

Attachement D

2025 Boulder Valley Comprehensive Plan Update Statistically Valid Survey

planning areas 2 and 3, as well as subcommunities with higher proportion of renters, were also selected at higher rates.

Survey Administration and Response Rate

Each selected household was contacted two times. First, each household was mailed a survey containing a cover letter signed by Boulder City Manager Nuria Rivera-Vandermyde and Boulder County Manager Jana Petersen. The packet, mailed on September 15, 2025, also contained a postage-paid return envelope in which the survey recipients could return the complete questionnaire directly to Polco. Approximately one week, each household was mailed a reminder postcard. The postcard asked those who had not completed the survey to do so and those who had already done so to refrain from turning in another survey.

The survey packet and the postcard included an URL and a QR code so that community members could take the survey online if they preferred it. The online survey was available in English and Spanish. Data collection was open through October 24, 2025.

Of the 5,000 households mailed a survey, 668 completed the survey (320 were completed online and 348 on paper), providing a response rate of 13%. Additionally, responses were tracked by planning area; response rates by area ranged from 12% to 20%.

Response Rate by Planning Area

	Planning Area I	Planning Area II	Planning Area III	Overall
Total sample used	3,900	800	300	5,000
I=Complete Interviews	461	136	60	668
Response rate	12%	17%	20%	13%

Margin of Error

The 95% confidence interval (or “margin of error”) quantifies the “sampling error” or precision of the estimates made from the survey results. A 95% confidence interval can be calculated for any sample size and indicates that in 95 of 100 surveys conducted like this one, for a particular item, a result would be found that is within five percentage points of the result that would be found if everyone in the population of interest was surveyed. The practical difficulties of conducting any resident survey may introduce other sources of error in addition to sampling error. Despite best efforts to boost participation and ensure potential inclusion of all households, some selected households will decline participation in the survey (referred to as non-response error) and some eligible households may be unintentionally excluded from the listed sources for the sample (referred to as coverage error).

While the margin of error for the survey is generally no greater than plus or minus four¹ percentage points around any given percent reported for the entire sample, results for subgroups will have wider confidence intervals. Where estimates are given for subgroups, they are less precise.

Survey Processing (Data Entry)

Upon receipt, completed surveys were assigned a unique identification number. Additionally, each survey was reviewed and “cleaned” as necessary. For example, a question may have asked a respondent to pick two items out of a list of five, but the respondent checked three; in this case, Polco would use protocols to randomly choose two of the three selected items for inclusion in the dataset.

All surveys then were entered twice into an electronic dataset; any discrepancies were resolved in comparison to the original survey form. Range checks as well as other forms of quality control were also performed.

The Polco platform was used to collect online survey data. The Polco platform includes many features of online survey tools, but also includes elements tailored to the civic environment. For example, like Polco’s mailed surveys, surveys on Polco are presented with the city name, logo (or other image) and a description, so community members understand who is asking for input and why. Optionally, Polco can also verify respondents with local public data to ensure respondents are community members or voters. More generally, an advantage of online programming and data gathering is that it allows for more rigid control of the data format, making extensive data cleaning unnecessary.

A series of quality control checks were also performed in order to ensure the integrity of the web data. Steps may include and not be limited to reviewing the data for clusters of repeat IP addresses and time stamps (indicating duplicate responses) and removing empty submissions (questionnaires submitted with no questions answered).

Analyzing the Data

The electronic dataset was analyzed by Polco staff using the Statistical Package for the Social Sciences (SPSS). For the most part, frequency distributions and mean ratings are presented in the body of the report. A complete set of frequencies for each survey question is presented in *Appendix B: Complete Set of Probability Survey Responses*. Also included are results by respondent characteristics (*Appendix D: Selected Survey Questions by Respondent Characteristics*). Chi-square or ANOVA tests of significance were applied to these breakdowns of selected survey questions. A “p-value” of 0.05 or less indicates that there is less than a 5% probability that differences observed between groups are due to chance; or in other words, a greater than 95% probability that the differences observed in the selected categories of the sample represent “real” differences among those populations. Where differences between subgroups are statistically significant, they have been denoted with capital letters.

¹ Although this has become the traditional way to describe survey research precision, when opt-in results are blended with scientific results, assumptions about randomness of responses are not the same as when results come only from the random sample. Consequently other terms sometimes are used in place of “confidence interval” or “margin of error,” such as “credibility intervals.” We hew to the traditional way of describing sample-driven uncertainty while we work with the industry to sort out the best ways to describe these new approaches.

Open Participation Survey

In addition to the survey sent to randomly selected addresses, open participation outreach to include all community members was also conducted by the City of Boulder and Boulder County. The city promoted the open participation survey through several channels. Respondents to this outreach completed the survey online. The questionnaire was identical to that received by the address-based sample, with the addition of a question asking how respondents had heard of the survey. A total of 950 completed surveys were obtained through this effort. These survey responses were kept separate from the probability sample survey response. Responses to the open participation survey can be found in *Appendix E: Complete Set of Open Participation Survey Responses*.

Weighting the Data

The demographic characteristics of the survey sample were compared to those found in the 2020 Census and the 2023 American Community Survey estimates for adults in the Boulder Valley area. The primary objective of weighting survey data is to make the survey sample reflective of the larger population of the community.

Survey results were weighted so that respondent gender, age, housing unit type (attached or detached), housing tenure (rent or own), race, and planning area were represented in proportions reflective of the entire adult population of the Boulder Valley. A special software program using mathematical algorithms is used to calculate the appropriate weights. The results of the weighting scheme are presented in the table on the following page.

2025 Boulder Valley Comprehensive Survey Weighting Table

Characteristic	Population Norm	Probability Sample Survey		Open Participation Survey	
		Unweighted Data	Weighted Data	Unweighted Data	Weighted Data
Housing					
Rent home	53%	28%	48%	22%	44%
Own home	47%	72%	52%	78%	56%
Detached unit	40%	59%	43%	73%	50%
Attached unit	60%	41%	57%	27%	50%
Race/Ethnicity					
White	89%	88%	89%	88%	88%
Diverse participants	11%	12%	11%	12%	12%
Not Hispanic	93%	96%	93%	94%	93%
Hispanic	7%	4%	7%	6%	7%
Sex and Age					
Female	48%	57%	50%	62%	52%
Male	52%	43%	50%	38%	48%
18-34 years of age	49%	19%	43%	17%	40%
35-54 years of age	28%	23%	27%	26%	28%
55+ years of age	23%	58%	30%	57%	33%
Females 18-34	22%	10%	21%	11%	22%
Females 35-54	14%	14%	14%	16%	14%
Females 55+	12%	33%	15%	35%	16%
Males 18-34	27%	9%	25%	7%	21%
Males 35-54	14%	9%	14%	9%	14%
Males 55+	11%	25%	12%	22%	13%
Planning Area					
Planning Area I	87%	70%	84%	74%	83%
Planning Area II	10%	21%	12%	26%	17%
Planning Area III	3%	9%	4%		

* Source: US Census -- American Community Survey

Appendix H: Survey Materials

The following pages contain copies of the survey materials sent to randomly selected households within Boulder Valley.



Attachement D

A BOULDER FUTURE

BOULDER VALLEY COMPREHENSIVE PLAN UPDATE

Dear Boulder Valley community member:

The City of Boulder and Boulder County want to hear from you! The Boulder Valley Comprehensive Plan sets the vision for the community over the next 20 years. You have been **randomly selected to help shape the Boulder Valley's future** by participating in a survey about the plan update.

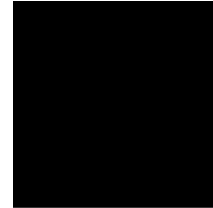
Para contestar la encuesta en **español**, siga el link adjunto y seleccione la opción 'Español' en el menú desplegable que aparece en la parte superior de la página web.

Your participation is important, and your feedback will guide important decisions that shape the policies, priorities and direction of our community.

A few things to remember:

- One member of your household aged 18 or older should take the survey.
- Responses are confidential and no individually identifying information will be shared.
- You may return the survey by mail in the enclosed postage-paid envelope, or you can complete the survey online by October 17, 2025, at:

www.polco.us/xxplaceholder



Do not share your survey link. This survey is for randomly selected households only. A separate survey, open to all community members, will be available in a few weeks. The feedback received in both will be evaluated separately and shared with policymakers. Emphasis will be placed on the findings in the random survey you have received, as efforts will be taken to ensure respondents are representative of our whole community.

If you have questions about the survey, please email future@bouldercolorado.gov, or contact Kristofer Johnson (City of Boulder) at 303.441.4277 or Hannah Hippely (Boulder County) at 720.564.2298.

Thank you for your time and participation!

Sincerely,

Nuria Rivera-Vandermyde
Boulder City Manager

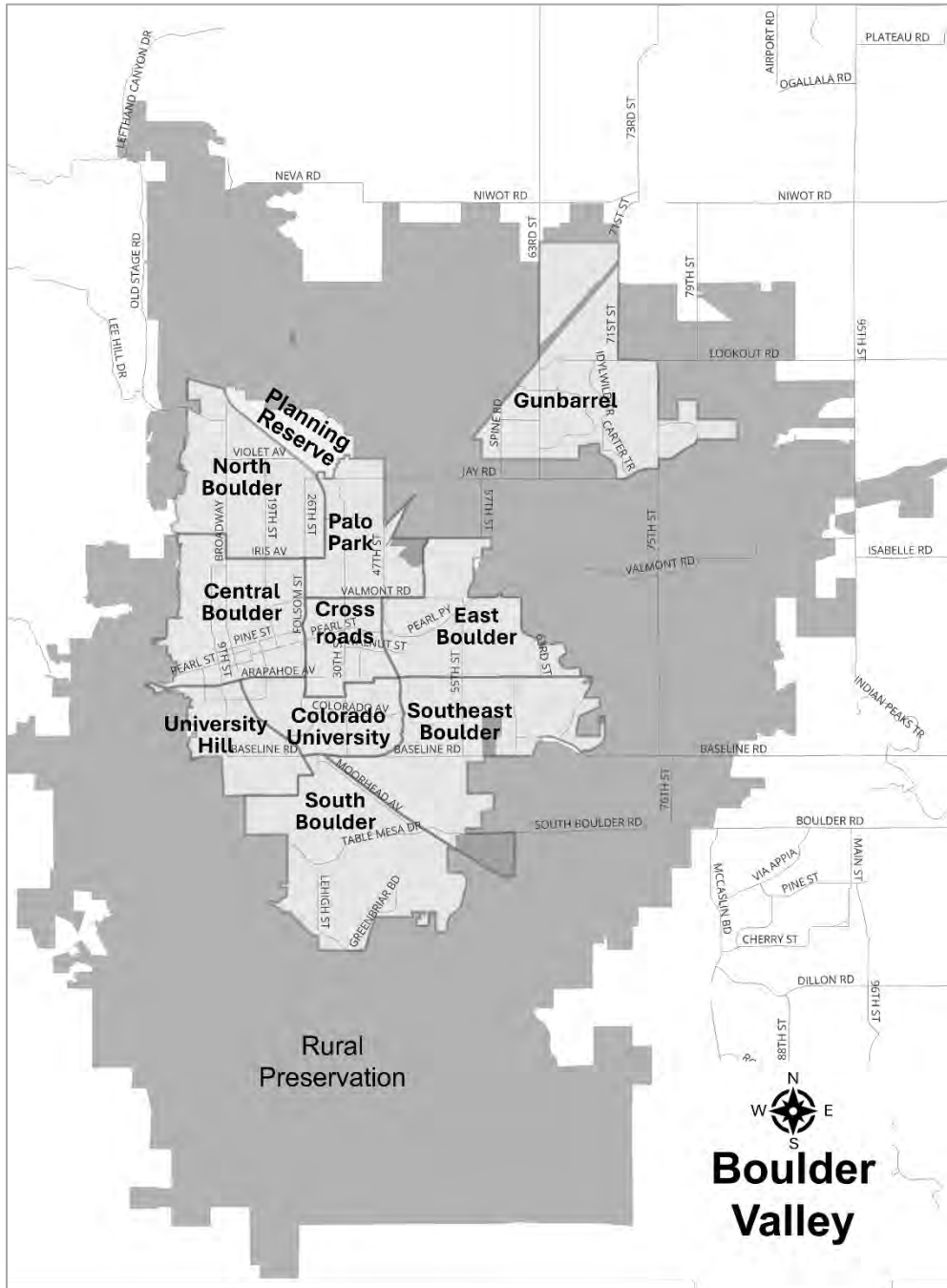
Jana Petersen
Boulder County Manager



The Boulder Valley Comprehensive Plan (“the Plan”) provides a long-term vision for the next 20 years that guides how the Boulder Valley community should evolve, how best to provide services, and where to preserve what is valued. It is a jointly adopted plan between the City of Boulder and Boulder County and has been in place since the 1970s. The Plan is regularly updated to respond to changing circumstances and community needs and priorities.

The Plan is currently being updated, and policy makers are looking for community input to help guide some key choices. Your household is among a select group randomly chosen to share your thoughts in this survey. Even if you haven’t heard of the Plan before, your perspective matters. Your feedback will help guide the policies and priorities that shape our community’s future. Your responses will remain strictly confidential — an independent third-party consultant, not the city or county, will collect and analyze the results.

The map below outlines the area covered by the Plan, which includes the ten subcommunities within the city of Boulder plus portions of the adjoining unincorporated area of Boulder County.



2025 Boulder Valley Comprehensive Statistically Valid Survey

Attachment B

1. Before receiving this survey, how familiar were you with the Boulder Valley Comprehensive Plan (The Plan)?

- I've never heard of it/know nothing about it
- I don't know much about it
- I know some things about it
- I know quite a bit about it
- I'm very familiar with it (e.g., understand its purpose, scope, objectives, etc.)

2. The Plan provides a framework for addressing potential issues facing the Boulder Valley. How concerned, if at all, are you about the following current or potential issues facing the Boulder Valley?

	<i>Very concerned</i>	<i>Somewhat concerned</i>	<i>Not at all concerned</i>
Decline of natural environment.....	1	2	3
Support for aging population.....	1	2	3
Support for youth population.....	1	2	3
Cost of living.....	1	2	3
Cost of housing.....	1	2	3
Lack of housing types/choices.....	1	2	3
Poor/ aging infrastructure.....	1	2	3
Excessive growth and development.....	1	2	3
Tourism impact.....	1	2	3
Hazard preparation and resiliency (e.g., fire and flood mitigation).....	1	2	3
Economic health of local businesses.....	1	2	3
Availability of resources (e.g., water and energy).....	1	2	3
Crime prevention and safety.....	1	2	3
Safety of pedestrians and bicyclists.....	1	2	3
Other (please specify):.....	1	2	3

3. The Plan provides a framework for working toward objectives expressed by community member goals. How important to you, if at all, is it that each of the following objectives are addressed by the Plan?

	<i>Essential</i>	<i>Very important</i>	<i>Somewhat important</i>	<i>Not important</i>
Enhance parks, recreation and open spaces.....	1	2	3	4
Ensure fairness and equal opportunity.....	1	2	3	4
Protect and enhance the natural environment.....	1	2	3	4
Increase the variety of housing options.....	1	2	3	4
Increase the affordability of housing.....	1	2	3	4
Enhance adaptability to climate change.....	1	2	3	4
Foster a welcoming and inclusive community.....	1	2	3	4
Enhance support for all ages and stages of life.....	1	2	3	4
Preserve existing quality of life.....	1	2	3	4
Support vibrant local arts and culture.....	1	2	3	4
Promote a strong and diverse local economy.....	1	2	3	4
Support Boulder's role as a technology and science hub.....	1	2	3	4
Position Boulder as a regional destination.....	1	2	3	4
Easy and safe access to a range of mobility choices.....	1	2	3	4
Enhance public safety.....	1	2	3	4
Strengthen hazard resiliency.....	1	2	3	4
Other (please specify):.....	1	2	3	4

2025 Boulder Valley Comprehensive Statistically Valid Survey

Attachment D

4. Which areas in the Boulder Valley (see map), if any, do you think should be considered for more housing? (Select all that apply)

- Central Boulder
- Crossroads
- East Boulder
- Gunbarrel
- North Boulder
- Palo Park
- Southeast Boulder
- South Boulder
- University of Colorado
- University Hill
- Planning Reserve north of the City of Boulder
- Unincorporated Boulder County neighborhoods
- None of the above
- All of the above
- No preference

5. How strongly do you agree or disagree with each of the following related to the future of housing in the Boulder Valley?

The Plan should...	<i>Strongly agree</i>	<i>Somewhat agree</i>	<i>Somewhat disagree</i>	<i>Strongly disagree</i>	<i>Don't know</i>
Support low-density housing types like detached homes and duplexes	1	2	3	4	5
Support moderate-density housing types, like 3- to 6-unit buildings, in more areas	1	2	3	4	5
Support higher-density housing types, like apartments or condominiums, in more areas	1	2	3	4	5
Encourage mixed-use buildings (often commercial and housing in one building) in more areas	1	2	3	4	5
Focus on increasing housing that is more affordable	1	2	3	4	5
Encourage use of less utilized areas in the city before developing areas outside the city boundary	1	2	3	4	5
Expand the city into the Planning Reserve (see map) to allow for new housing	1	2	3	4	5

6. Low-density neighborhoods made up of single-unit detached houses currently cover a majority of developed land in the Boulder Valley, consistent with current regulations. Would you support or oppose allowing the following options related to different housing types in these low-density neighborhoods?

	<i>Strongly support</i>	<i>Somewhat support</i>	<i>Somewhat oppose</i>	<i>Strongly oppose</i>	<i>Don't know</i>
Single unit detached homes and accessory dwelling units only	1	2	3	4	5
Duplexes (a building with two dwellings)	1	2	3	4	5
Multiplexes and Townhouses (a building with 3 to 6 units)	1	2	3	4	5
Cottage court (a cluster of 3 to 8 small, detached homes arranged around a shared courtyard space)	1	2	3	4	5
Housing types with two or more units allowed throughout low-density neighborhoods	1	2	3	4	5
Housing types with two or more units only allowed in specific locations in low-density neighborhoods, such as near transit stops	1	2	3	4	5

7. Taller multi-unit buildings generally use land and resources more efficiently, but can also impact the skyline, scenic views, and the experience of a place on the ground. Building height in the City of Boulder is limited to 55 feet (about 4 or 5 stories) and is restricted to even lower in some areas unless new development meets special conditions. Regarding building heights in the city, which do you prefer?

- Keep building heights the same as they are today
- Allow buildings in more areas of the city to be up to 55 feet tall without meeting special conditions
- Allow buildings to be taller than 55 feet but only for varied rooflines and architectural features keeping the number of housing units the same
- Allow buildings to be up to 6 or 7 stories only in specific areas to allow more housing units
- Allow buildings to be up to 6 or 7 stories everywhere to allow more housing units
- I'm not sure / no opinion

- 8. If the City or County decides to support new housing and business uses, which do you prefer?**
- Don't add any new housing and business uses
 - Focus new housing and businesses within existing city limits
 - Expand city boundaries into the Planning Reserve on the north side of Boulder to accommodate new housing and businesses (see map)
 - Both of the above options should be pursued
 - I'm not sure / no opinion
- 9. If the City or County decides to support new neighborhood-serving businesses in residential areas, which do you prefer?**
- Allow small businesses (such as corner cafes, daycares, salons, healthcare offices or small shops) in all areas of residential neighborhoods
 - Allow small businesses only in very specific locations within residential neighborhoods, such as near transit stops
 - Don't allow small businesses in traditionally residential-only areas
 - I'm not sure / no opinion
- 10. Which of the following would you be most interested in exploring to address commercial vacancies? (Select your top two)**
- Change office spaces into residential uses
 - Allow more uses to encourage other types of businesses (e.g., storage, event spaces, services)
 - Create incentives for commercial property owners to lease space at lower rates
 - Make it harder for property owners to leave units vacant for extended periods of time
 - Don't do anything
 - I'm not sure / no opinion
- 11. As part of the Boulder Valley's response to conserve water in relation to climate change, which of the following would you support? (Select your top two)**
- Require low-flow indoor water fixtures
 - Restrict outdoor water use to specific times
 - Restrict outdoor water use only during times of drought
 - Require lawn replacement with landscaping that needs minimal water
 - None of the above
 - I'm not sure / no opinion
- 12. Overall, the Boulder Valley's population is aging, and the fastest growing demographic is older adults (65 and over). Which of these options would you like to see the City and County prioritize regarding the community's aging population? (Select your top two)**
- Availability of housing choices attractive to older adults (e.g., single-level living, smaller units, etc.)
 - Availability of housing that is affordable to people on fixed incomes
 - Size of workforce population to provide healthcare services
 - Size of workforce population to provide entertainment, dining, shopping and other services
 - Number of activities and opportunities for social interactions
 - Ability to travel around the city safely and independently
 - None of the above
 - I'm not sure / no opinion
- 13. The younger generations in our community will live with the decisions we make in the Boulder Valley Comprehensive Plan for many years. What we do now to create a healthy and thriving future for them is very important. Which of these options would you like to see the City and County prioritize regarding the community's younger population? (Select your top two)**
- Availability of places to gather and socialize
 - Supporting mental health and wellbeing
 - Safety in public spaces
 - Opportunities for youth-focused activities, programs and services
 - Access to volunteer and leadership opportunities
 - None of the above
 - I'm not sure / no opinion

Attachment B 2025 Boulder Valley Comprehensive Statistically Valid Survey

Our last questions are about you and your household. All questions are optional, and all responses are confidential. These questions are helpful to us because we want to ensure we receive a range of responses that are reflective of our whole community. It is OK to skip any questions you do not wish to answer.

14. How many years have you lived in the Boulder Valley?

- 5 years or less
- 6-10 years
- 11-20 years
- More than 20 years

15. What is your employment status?

- Working full time for pay -> Go to Q16
- Working part time for pay -> Go to Q16
- Unemployed, looking for paid work -> Go to Q17
- Not retired, not looking for paid work -> Go to Q17
- Fully retired -> Go to Q18

16. Do you work in the Boulder Valley area?

- Yes, outside the home
- Yes, from home
- No

17. Are you a student at CU Boulder or any other college or university?

- Yes, an undergraduate student
- Yes, a graduate student
- No

18. Which best describes the building you live in?

- Single-unit house detached from any other houses
- Building with two or more homes (duplex, townhome, apartment or condominium)
- Manufactured home
- Other

19. Do you own or rent your home?

- Own
- Rent
- Other
- I prefer not to say

20. How would you describe your annual household income?

- Less than \$25,000 per year
- \$25,000 to \$49,999 per year
- \$50,000 to \$99,999 a year
- \$100,000 to \$149,999 a year
- \$150,000 a year or more
- I prefer not to say

21. What is your age range?

- Under 18
- 18-24
- 25-34
- 35-54
- 55-65
- 65 and over
- I prefer not to say

22. Which race(s) and/or ethnic group(s) do you most identify with? Select all that apply.

- American Indian or Alaskan Native
- Asian
- Black or African American
- Latine/Latinx/Hispanic
- Middle Eastern or North African
- Native Hawaiian or Pacific Islander
- White
- Other (write in): _____
- I prefer not to say

23. What is your gender?

- Woman
- Man
- I prefer to self-describe (specify): _____
- Non-binary/Genderqueer
- Prefer not to say

24. Are you a member of the LGBTQ+ community?

- Yes
- No
- I prefer not to say

25. If you have participated in any engagement activities related to the Boulder Valley Comprehensive Plan update, do you feel heard in this process?

- This is the first time I have heard about or participated in the Boulder Valley Comprehensive Plan process Plan
- Yes, I strongly agree that the city and county are hearing all of my input
- Yes, I agree that the city and county are hearing most of my input
- Neutral
- No, I disagree and think you are hearing only some of my input
- No, I strongly disagree and don't feel heard at all

26. Finally, do you have any of the following disabilities?

	<u>Yes</u>	<u>No</u>
Are you deaf or do you have serious difficulty hearing?	1	2
Are you blind or do you have serious difficulty seeing even when wearing glasses?	1	2
Because of a physical, mental, or emotional condition, do you have serious difficulty concentrating, remembering, or making decisions?	1	2
Do you have serious difficulty walking or climbing stairs?	1	2
Do you have difficulty dressing or bathing?	1	2
Because of a physical, mental, or emotional condition, do you have difficulty doing errands alone such as visiting a doctor's office or shopping?	1	2

Thank you very much! Please return the completed questionnaire to National Research Center.
PO Box 14050. Houston, TX 77221-9904 in the postage-paid envelope provided.

Attachement D

Dear Boulder Valley community member,

Just a reminder—if you have not yet completed the Boulder Valley Comprehensive Plan Update Survey, please do so. If you have completed it, thank you. Please do not respond twice.

Your household has been randomly selected to participate in the Boulder Valley Comprehensive Plan Update Survey. Complete the confidential survey online by visiting:

polco.us/xxplaceholder

Do not share your survey link. This survey is for randomly selected households only. A separate survey, open to all community members, will be available from September 22 to October 17.

If you have questions about the survey, please email future@bouldercolorado.gov, or contact Kristofer Johnson (City of Boulder) at 303.441.4277 or Hannah Hippely (Boulder County) at 720.564.2298.

Thank you for helping shape the future of the Boulder Valley!

Sincerely,



Nuria Rivera-Vandermyde
Boulder City Manager



Jana Petersen
Boulder County Manager

Para contestar la encuesta en **español**, siga el link adjunto y seleccione la opción 'Español' en el menú desplegable que aparece en la parte superior de la página web.



A BOULDER A FUTURE

BOULDER VALLEY COMPREHENSIVE PLAN UPDATE

Attachment D

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The City of Boulder and Boulder County want to hear from you!

Please complete the survey by October 17, 2025.

D142



Accessibility Report

Filename: BVCP-25-0001 PC Packet 12.17.25.pdf

Report created by: [Enter personal and organization information through the Preferences > Identity dialog.]

Organization:

Summary

The checker found problems which may prevent the document from being fully accessible.

- Needs manual check: 2
- Passed manually: 0
- Failed manually: 0
- Skipped: 1
- Passed: 24
- Failed: 5

Detailed Report

Document

Rule Name	Status	Description
Accessibility permission flag	Passed	Accessibility permission flag must be set
Image-only PDF	Passed	Document is not image-only PDF
Tagged PDF	Passed	Document is tagged PDF
Logical Reading Order	Needs manual check	Document structure provides a logical reading order
Primary language	Passed	Text language is specified
Title	Passed	Document title is showing in title bar
Bookmarks	Passed	Bookmarks are present in large documents
Color contrast	Needs manual check	Document has appropriate color contrast

Page Content

Rule Name	Status	Description
Tagged content	Passed	All page content is tagged
Tagged annotations	Failed	All annotations are tagged
Tab order	Passed	Tab order is consistent with structure order
Character encoding	Passed	Reliable character encoding is provided
Tagged multimedia	Passed	All multimedia objects are tagged
Screen flicker	Passed	Page will not cause screen flicker
Scripts	Passed	No inaccessible scripts
Timed responses	Passed	Page does not require timed responses
Navigation links	Passed	Navigation links are not repetitive

Forms

Rule Name	Status	Description
Tagged form fields	Passed	All form fields are tagged
Field descriptions	Passed	All form fields have description

Alternate Text

Rule Name	Status	Description
Figures alternate text	Failed	Figures require alternate text
Nested alternate text	Passed	Alternate text that will never be read
Associated with content	Passed	Alternate text must be associated with some content
Hides annotation	Passed	Alternate text should not hide annotation
Other elements alternate text	Passed	Other elements that require alternate text

Tables

Rule Name	Status	Description
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Rows	Passed	TR must be a child of Table, THead, TBody, or TFoot
TH and TD	Passed	TH and TD must be children of TR
Headers	Failed	Tables should have headers
Regularity	Passed	Tables must contain the same number of columns in each row and rows in each column
Summary	Skipped	Tables must have a summary

Lists

Rule Name	Status	Description
List items	Passed	LI must be a child of L
Lbl and LBody	Failed	Lbl and LBody must be children of LI

Headings

Rule Name	Status	Description
Appropriate nesting	Failed	Appropriate nesting

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