



# Land Use

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## BOARD OF COUNTY COMMISSIONERS ANY PLANNING COMMISSION JOINT STUDY SESSION

**April 19, 2017 – 1:30 PM**  
**Commissioners Hearing Room, Third Floor**  
**Boulder County Courthouse**

### **Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Major Update**

#### **STAFF PLANNERS:**

Nicole Wobus and Amy Oeth, Boulder County Land Use Department; Lesli Ellis, Jay Sugnet, Caitlin Zacharias, City of Boulder Planning, Housing and Sustainability

## **I. INTRODUCTION**

The purpose of the study session is to provide an update to, and gather feedback from Planning Commission (PC) and the Board of County Commissioners (BOCC) on the full 2015 Boulder Valley Comprehensive Plan (BVCP) Major Update Draft Plan. This county study session follows city study sessions to review the full draft plan on April 6 (Planning Board) and April 11 (City Council). Staff will consider feedback, make revisions and develop an “adoption draft” prior to public hearings with city and county decision bodies in May (city hearing) and June (county hearing).

Discussion at previous county meetings has focused on components of the plan and earlier draft language. The April 19 study session provides an opportunity to discuss the full draft plan which reflects efforts to address all feedback provided to date. The draft plan is a culmination of over two years of work and community engagement, and numerous meetings with the decision making bodies (City Council, Planning Board, BOCC and PC). Therefore, the focus at this point is on fine-tuning the full draft document. County staff has flagged areas where the county’s initial recommended changes were not incorporated into the full draft and topics still under discussion.

#### **Format for County Study Session Discussion**

Staff proposes to frame the study session discussion around the key focus areas and newly prepared policies and sections. The User Guide worksheet (**Attachment B**), provides a structure that staff plans to use to guide discussion by focus area. Staff will also highlight select policies that are still undergoing discussion and review by city and county staff (see II.B and II.C). City and county staff have worked together on the initial draft plan (**Attachment C**) that is being advanced as a joint effort, with some outstanding areas of work noted.

Some topics discussed in the City Council and Planning Board study sessions are more city-specific, in that actions to implement the policies will involve city regulations and planning primarily by city staff (e.g., policy changes related to the Boulder Valley Regional Center and Light Industrial areas). However, those topics still have regional implications and are of interest to the county. Content related to those topics is not a focus of this staff report (it is included as Attachment H), though county input on those topics is welcome.

### **Public Input on the Draft BVCP and Related Aspects**

The draft BVCP, Action Plan and summary were made available on the project webpage ([www.bouldervalleycompplan.net](http://www.bouldervalleycompplan.net)) on March 25, 2017. An April 3 public open house and event provided an opportunity for the public to review the draft plan plus other materials and provide feedback prior to the study sessions in April. Additionally, community members may provide feedback on a question form online or send email through April 21 regarding plan policies, maps, or other text in the plan if they would like to provide feedback to inform the adoption draft to be released in May.

### **A. Report Contents**

Contents of this staff report include the following:

**Section – Introduction:** Overview, Report Content summary, and Questions for the Study Sessions.

### **Section II – Initial Draft Plan and Additional Analysis Related to Boulder Valley Regional Center (BVRC) and Light Industrial Areas**

The first part of the staff report addresses the changes in the draft BVCP (**Attachment C**) regarding the focus areas listed below. A User Guide (worksheet) in **Attachment B** is designed to assist with tracking and reviewing specific policies aimed at addressing the focus areas. As noted, most of these topics have been reviewed at previous meetings – including at study sessions in November, December, January and February. Staff welcomes input to refine policies, particularly related to the following focus areas:

1. Housing Affordability and Diversity
2. Growth Management—Jobs/Housing Balance
3. Urban Design and Placemaking (and enhanced community benefits)
4. Resilience and Climate Commitment
5. Subcommunity and Area Planning
6. Arts and Culture
7. Small Business

Additionally, the plan includes new policies in the sections noted below. Input to refine these or other policy changes is welcome at the study session:

1. Introduction (Ch. I)
2. Plan Organization and Implementation (Ch. II)
3. Intergovernmental Cooperation and Growth Management (Ch. III, Sec. 1)
4. Built Environment (Ch. III, Sec. 2)

5. Local Governance and Community Engagement (Ch. III, Sec. 10)
6. Land Use Map Descriptions (Ch. IV)

County staff follow-up items are also included in Section II. Most of the proposed additional changes that are highlighted were previously proposed by county decision makers or staff, but not all of the feedback was incorporated by city staff mainly due to the need for further discussion or oversight. County staff has highlighted the items believed to be worthy of additional consideration (in red underline).

The staff report also provides a brief overview of topics under consideration related to the Boulder Valley Regional Center (BVRC) and light industrial areas. More detailed content related to those topics is included as **Attachment H**.

### **Section III – BVCP Action Plan and Indicators**

A draft Action Plan (**Attachment E**) identifies near-term actions for the city after BVCP adoption to implement certain focus areas of the plan. Council approves the Action Plan – usually after plan adoption, and the Action Plan will be coordinated with the council’s 2018 work plan. The drafts of the Action Plan and BVCP indicators (**Attachment F**) are available for review, and staff welcomes comments from a regional perspective that will help inform the city’s discussions.

### **Additional Attachments:**

For ease of reference, we included some related documents as attachments in addition to the attachments specified above. These include:

- A brief history of the BVCP and the 2015 Update objectives (**Attachment A**),
- A detailed summary of changes for the draft BVCP (**Attachment D**),
- Trails Map and Summary of the proposed changes (**Attachment G**),
- Meeting Summaries and Meeting Minutes from BOCC and PC BVCP Study Sessions (**Attachments I-M**)

### **Document Sections and Attachments:**

<b>Section/Attachment</b>	<b>Description</b>	<b>Pages</b>
Section I	Introduction, Report Contents Summary, and Questions for the Study Session	1-5
Section II	Initial Draft Plan And Refined Analysis	5-14
Section III	BVCP Action Plan And Indicators	14-15
Section IV	Steps For Finalizing Adoption Draft Plan	15
Attachment A	BVCP History and Objectives	A1-A1
Attachment B	Plan Focus Areas – User Guide/Worksheet	B1-B4
Attachment C	Initial Draft Plan	C1-C137
Attachment D	Summary of Changes in the Draft BVCP	D1-D40
Attachment E	2015 BVCP Action Plan – Outline of Near-Term Actions	E1-E3
Attachment F	Draft BVCP Indicators	F1-F9

Attachment G	Trails Map and Summary	G1-G4
Attachment H	Boulder Valley Regional Center and Industrial Areas – Refined Analysis for Plan Objectives	H1-H4
Attachment I	PC Nov. 16, 2016 Meeting Minutes	I1-I4
Attachment J	PC Dec. 21, 2016 Meeting Minutes	J1-J4
Attachment K	BOCC Jan. 31, 2017 Meeting Summary	K1-K4
Attachment L	PC Feb. 15, 2017 Meeting Minutes	L1-L6
Attachment M	BOCC Feb. 23, 2017 Meeting Summary	M1-M4

## **B. Questions for the Study Session**

Staff seeks feedback from BOCC and PC on the following questions. Planning Board and City Council recently provided feedback on question #1, and staff will present a summary of that feedback as part of the presentation for April 19. Please note staff is seeking comments to help bring the update process to a close. The policies and plan language have to be adopted word for word by each of the adopting bodies and thus it is important in order to bring the process to closure (and to avoid ping ponging back and forth) to have clear near-final direction, understanding there may be some unresolved issues.

### **Do the PC and BOCC...**

1. **...agree with or have any input on the policy changes?**
2. **...have feedback on outstanding policy items noted by staff as undergoing further review?**
3. **...have feedback on which policies include reference to the county?**

## **C. Community Engagement Summary and Input Received to Date**

Community engagement has been emphasized throughout the plan update process. The website provides detailed summaries of the four phases of engagement and outreach conducted over 24 months: <https://bouldercolorado.gov/bvcp/get-involved-4>.

A process subcommittee composed of city and county representatives worked with staff on a Community Engagement Plan and helped guide the plan process and engagement with the community during each phase. The following is a summary of the engagement and input opportunities made available to the public, as well as the levels of participation and volume of feedback received through those channels:

- Two random sample surveys with total input from ~1,600 respondents in the random sample survey,
- 15 City-hosted community events with over 800 participants - county staff attended many of the events (when they were relevant to the county),
- thousands of project website visits – ~1,350 responses to online polls,
- 20 pop up events,



- 17 meetings with organizations with over 300 participants,
- Hundreds of emails received (exact count not available),
- 5,400 weekly city newsletter recipients,
- Frequent use of social media, and
- Over 20 advisory board and commission meetings, and Periodic check-ins with City Council, Planning Board, Board of Commissioners, and PC.

## II. INITIAL DRAFT PLAN AND REFINED ANALYSIS

### A. Vision and Values

*Our Legacy Our Future* has been the overall theme of the plan in recognition of long-standing core values and the successful role the plan has played in achieving community-based goals and upholding values for Boulder Valley. The plan's history in guiding the community and decision makers and achieving big ideas such as our urban service boundary and a community surrounded by open space is quite renowned. The plan also charts a direction for the future of the community. To acknowledge the past and ongoing importance and continued *future focus* of the plan, the update plan includes a draft renewed vision statement:

*"The Boulder Valley community honors its history and legacy of planning for a livable community surrounded by open space and rural lands while striving together to create and preserve a truly special place that is sustainable, resilient, equitable and inclusive – now and for future generations."*

The draft retains the core values from previous plans while adding "diversity" and "safety" as new values, reflecting input from the 2015 survey.

### B. Changes Related to the 2015 Major Update Focus Areas

Each major update to the BVCP identifies current trends and issues that need to be addressed. Key trends and changing conditions that have emerged since the 2010 plan were identified as focus areas and have provided the context for the 2015 major update. **The User Guide/Worksheet (Attachment B) lists the focus areas and notes how and where the plan policies address them.** The discussion in this section is organized according to those focus areas.

County staff reviewed the draft plan to identify which county recommendations from earlier discussions were incorporated into the latest draft plan by city staff, and which were excluded. Staff met with city staff to review the items that were excluded. In some cases county staff agreed with city staff's rationale for excluding recommended language. In other cases, staff identified items that had been inadvertently omitted or that warrant further review and revision. Those items are flagged in the content that follows. Red underlined language highlights county staff's proposed changes to the draft plan

Staff added a “county” reference to policies as requested at the BOCC study session in February. At the request of BOCC, county staff also conducted a more comprehensive review to identify additional policies with significance for the county, and for which it may make sense to add reference to the county. Based on that review the county was added to some policies, and was removed from one policy that is intended to be a city policy. Policy language that does not specify the city and/or county is intended for both the city and the county.

Outstanding policy items still under consideration, and additions and removals of “county” references that were not previously discussed are noted in the content that follows.

1. **Housing Affordability and Diversity.** Boulder’s increasing housing affordability challenge, particularly for middle income households as well as for low and moderate incomes, made housing a major focus of this update. Additionally, the plan’s guidance about housing and neighborhoods defines the kind of community Boulder is and a vision for what it will become. The plan includes several land use related policies to support additional housing and new types (e.g., townhomes, live-work) in certain locations such as the BVRC and light industrial areas. The Housing section also contains new policies addressing affordability. A new enhanced community benefit policy is also located in Sec. 1. The accompanying Action Plan identifies regulatory changes and programmatic next steps to accomplish these housing aims.

*Policy Sec. 1 describes community benefit. Secs. 2 and 7 and the Land Use Map Descriptions address housing affordability and diversity.*

**Growth—Balance of Future Jobs and Housing.** For several decades, the plan has recognized Boulder’s role as a regional job center and includes policies regarding jobs and housing balance. Boulder’s potential for nonresidential growth continues to outweigh housing and could lead to higher rates of in-commuting. Therefore, land use related policy changes (and corresponding regulatory changes) in this plan aim to further address the future imbalance by recommending additions of housing in commercial and industrial areas offset by reductions of nonresidential land use potential in the BVRC. This plan further emphasizes the importance of working toward regional solutions for transportation and housing through its policies for a renewed vision for transit, regional travel coordination and transit facilities, and regional housing cooperation.

*Policy Secs. 1, 2, 6, 7 and the Land Use Map Descriptions address regional planning, managed growth and future jobs and housing. Sec. 1 addresses community benefit.*

*Follow-up Notes from a Previous Discussion with BOCC*

- a. BOCC asked where the connection was made between the economy and the jobs:housing balance at a previous meeting. ***Policy 1.19 Jobs:Housing Balance*** and ***7.10 Balancing Housing Supply with Employment Base*** cover this connection.
- b. The county was added to the second sentence in policy 5.02:
  - i. ***5.02 Regional Job Center***

- ii. ... *The city and county recognize the importance of regional planning and partnerships for housing and transportation and will continue to address impacts on housing affordability and transportation related to its role as a regional job center.*

2. **Design Quality and Placemaking.** Boulder's outward expansion is limited, and the redevelopment and infill that occurs within the existing growth boundary makes high quality public places and building design critical. Community input and surveys provide support for mixed use places that are walkable and well designed. The plan carries forward the sustainable urban form definitions from the 2010 plan and adds more guidance and principles for different types of centers and the Central Area. It also includes enhanced policies about design excellence, activity centers, height, mixed use, the public realm and pedestrian-oriented ("15-minute") neighborhoods.

*Policy Sec. 1 addresses community benefit. Sec. 2 and the Land Use Map Descriptions address urban design and placemaking.*

*The county was removed from this policy*

The county was removed from policy **2.21 Commitment to a Walkable and Accessible City** as this is a city-centered policy.

3. **Resilience and Climate Commitment.** Climate change and risks associated with other uncertain social and economic forces outside the city's control are addressed in the city's Resilience Strategy and woven through this plan to provide guidance regarding how to become a more resilient community. Resilience is addressed in the revamped vision/values. It is also in new policies about community work to transform its energy system and achieve energy system resilience. Policies also aim to improve community capacity and self-reliance, address preparedness, response, and recovery to disruptions such as floods, fires, or economic downturns, and improve community connectivity and communication about such disruptions. Several sections of the plan further acknowledge the community's commitment and actions toward emission reduction, reducing burning fossil fuels, and supporting climate stabilization, such as through soil carbon sequestration.

*The Vision and Core Values and Policy Secs. 3, 4, 5, 6, 8, 10 address resilience and climate action.*

*Resilience and Climate Commitment Policies to Discuss:*

City and County staff are meeting to further discuss revisions to the following policies: **3.20 Flood Management**, **3.23 Larger Flood Events**, and **3.28 Surface and Groundwater**. The language currently proposed by county staff is shown in red below. When the March 25 draft was completed, some of the county suggestions had not been incorporated in policies **3.20 Flood Management** and **3.23 Larger Flood Events**, and county staff believes that the language proposed both clarifies the policies and best describes the county objectives for these policy areas. County and city staff will discuss the language so that it best reflects the objectives and regulations of each entity. Policy **3.28 Surface and Groundwater** was still in development prior to the March 25 draft. County staff comments on the March 25 draft

groundwater language is included in the content that follows. Staff aim to be able to present updated versions of these policies at the April 19 Study Session.

a. **3.20 Flood Management**

The city and county will seek to accommodate, rather than control, floods by investing in a ~~protect the public and property from the impacts of flooding in a timely and cost-effective manner~~ to reduce the risk of flood impacts to public and private property with recognition of ~~while balancing~~ community interests along with the need to protect ~~with public safety needs.~~ Recognizing that there is a history of major flood events in the Boulder Valley, that large-scale natural disasters cannot be completely eliminated or controlled, ~~Recognizing and~~ that the impact of climate change on the magnitude and frequency of significant flood events is not yet known, the city and county will continue to monitor the effects of climate change on floodplain delineation and management and amend regulation and management practices as needed for the purpose of protecting life and property.

The city and county will manage the potential for floods by implementing the following guiding principles: a) ~~Preserve~~preserve currently undeveloped areas in existing floodplains; b) ~~Be be~~ prepared for floods; c) develop a public awareness of flood risks and encourage the public to proactively implement protective measure that reduce the risk to themselves and their property ~~Help people protect themselves from flood hazards;~~ d) ~~P~~prevent unwise land uses and activities in the floodplain that increase~~and~~ adverse impacts in the floodplain; ~~and~~ e) Seek~~seek~~ to accommodate floods, not control them; ~~and~~ f) taking steps to reduce risk to existing development exposed to major flood events that may occur beyond the currently regulated floodplains. ~~The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi-hazard mitigation and flood response and recovery plans.~~ In addition, the city and county will prepare for, respond to, and manage flood recovery by implementing multi-hazard mitigation programs and projects, preparing flood response and recovery plans and regulating the siting and protection of critical facilities in floodplains.

b. **3.23 Larger Flood Events**

The city and county recognizes ~~s~~ that floods larger than the 100-year event will occur, that resulting in greater risks development in the 100-year floodplain is still at risk from the larger flood events, and these larger events will ~~and flood-cause greater property damage~~ that will affect even improvements constructed with standard flood protection measures. The city and county will seek to better understand the impact of larger flood and more frequent flood events and develop policies and context appropriate ~~consider necessary~~ floodplain management strategies to address this increased risks. ~~including the protection of critical facilities.~~

c. **3.28 Surface and Groundwater**

Surface and groundwater are part of an integrated environmental system that will be protected as a ~~resources will be and~~ managed to prevent their degradation and to protect and enhance aquatic, wetland and riparian ecosystems. Land use and development planning and public land management practices will consider the

*interdependency of surface and groundwater and potential impacts to these resources from pollutant sources, changes in hydrology, drilling, mining, and dewatering activities. The city will consider additional regulation of activities impacting groundwater that may create nuisances or degrade to other properties. Such regulations should be balanced with other comprehensive plan policies and address how to minimize subsurface construction requiring ongoing dewatering to limit environmental impacts and mitigate impacts of dewatering on surface water quantity and quality, groundwater recharge, wells, and ecosystems and associated energy use. Dewatering systems should be designed to protect life, safety, property, and environment.*

County staff would like to see the two sentences at the end of this policy removed. These sentences seem too detailed and regulatory for a comprehensive plan policy.

*Resilience and Climate Commitment Policies that will be updated:*

County and city staff discussed and are in agreement on these changes to the March 25 draft plan.

a. **3.xx Integrated Pest Management**

*While the city and county approaches to this policy differ in their management strategies, both work to aggressively manage invasive species. The city aims to reduce and eliminate, where possible, the use of pesticides and synthetic fertilizers on public properties and also provides outreach and education to encourage the public to use a similar approach on private property. The city's practices carefully consider when pest management actions are necessary and focus on creating healthy and thriving ecosystems to lower pest pressure by natural processes. When pest management is necessary, the city commits to the use of ecologically-based integrated pest management principles, which emphasize the selection of the most environmentally sound approach to pest management and the overall goal of using non-chemical pest-control strategies. The county's approach stresses control of invasive pests using the full-suite of tools available in integrated pest management, including chemical methods when necessary. When public or environmental health risks are identified, the city and county will balance the impacts and risks to the residents and the environment when choosing management measures. The county will strive to reduce the use of pesticides and synthetic, inorganic fertilizers where use does occur.*

b. **4.01 Climate Action: Reduce Greenhouse Gas Emissions**

*To mitigate climate change, the city and county will continue to take action to reduce the burning fossil fuels for energy and encourage such change throughout Boulder Valley. The city and county will identify and implement innovative as well as cost-effective actions to dramatically reduce the community and sector's contributions to total global greenhouse gas emissions, and power a vibrant future. The city's goal is to reduce its energy-related emissions 80 percent or more below 2005 levels by 2050 through a rapid transition to a renewable energy based economy. The county strives to achieve carbon neutrality and become more resilient to the potential effects of climate change. The county has strategies in place aimed at reducing emissions 40%*

*below 2005 levels by the year 2020, and is working to achieve carbon neutrality and become more resilient to the effects of climate change.*

4. **Subcommunities and Area Planning.** The community has been eager to do fine-grained planning and develop targeted solutions for different community geographies, including addressing community benefits desired. This plan includes revised criteria and approaches to local area planning, including an Action Plan goal to prioritize area plans for neighborhood commercial centers and allowing for updates to the BVCP land use plan when area plans are completed. It includes a framework for the Central Area Corridor (including the Alpine-Balsam site of the former Boulder Community Hospital). Moreover, online subcommunity fact sheets and mapping present information about local qualities and needs of individual subcommunities, and will identify future needs gleaned from surveys and community engagement.

*Chapter V includes the new criteria for subcommunity and area planning, and the Action Plan identifies future area plans.*

5. **Arts and Culture.** The city has a new Community Cultural Plan and there is a growing interest in arts and culture in the community. This plan addresses the arts in a more robust way than past plans, including it as part of the community benefit policy, arts within public spaces in the built environment chapter, arts as contributing to economic and environmental vibrancy, and recognizing and supporting arts and cultural experiences as essential to community well-being.

*Policy Secs. 1, 2, 5, and 8 now address Arts and Culture.*

6. **Small Local Business.** Boulder aims to be proactive in supporting and retaining its small local businesses. This plan ramps up and includes new policies to support local businesses and to conduct analysis of market trends and policies about affordable business space and diverse employment base.

*Policy Secs. 2 and 5 and the Land Use Descriptions address small businesses, retail, and service industrial.*

*Follow-up Note from a Previous Discussion with BOCC*

The BOCC requested adding language to emphasize use of a broader indicator(s) to measure economic vitality (beyond job growth / loss). The city added the following language to policy 5.05 to address this:

***5.05 Support for Local Business and Business Retention***

*...The city will continue to proactively analyze trends in market forces to shape its activities, plans, and policies regarding local business and business retention...*

*The county was added to another sentence in this policy*

***5.15-Business Partnerships to Support Economic Vitality Goals***

*The efforts of the city, county, and the private sector to enhance the economic prosperity of the community are directly and indirectly supported by many*

*organizations and entities. The city and county work in partnership with a number of organizations, ~~These including e~~ but not limited to the ~~the University of Colorado, Downtown Boulder Inc.,~~ Boulder Chamber, Boulder Convention and Visitors Bureau, Boulder Economic Council, ~~Boulder Convention and Visitors Bureau,~~ the Boulder Independent Business Alliance, ~~Boulder Innovation Center,~~ Boulder Small Business Development Center, Boulder Valley School District, CO-LABS, Downtown Boulder Partnership, Innosphere, Latino Chamber of Boulder County, ~~Boulder Valley School District, the Boulder Independent Business Association,~~ the University of Colorado and other diverse and emerging groups to support economic vitality goals. The city and county acknowledges that although each of these organizations and entities has an independent focus, their work contributes to the overall quality of life enjoyed within the community.*

### **C. Other New Sections of the Plan**

This initial draft of the plan includes new sections that were not included in the materials for study sessions in late 2016 and early 2017.

**The content that follows includes one follow-up note from a previous discussion with PC (see II.C.2.)**

1. **Introduction (Ch. I)** - The introduction contains:
  - a. New language to aid in interpreting core values and policies noting that policies are not prioritized and careful consideration of tradeoffs is necessary (p. I-1 of the Draft Plan, **Attachment C**),
  - b. An updated history section and updated projections (p. I-3),
  - c. An explanation of the relationship of sustainability and resilience framework to the plan and how indicators can be used to measure both (pp. I-3 to 5), and
  - d. A section to describe the 2015 Major Update focus areas, as noted above (pp. I-6 to 8).
  - e. Plan Organization and Implementation (Ch. II) – To assist readers, this revised chapter now includes:
    - i. New summary description of the plan organization (p. II-1), and
    - ii. Some clarifying and new language to explain the role of subcommunity and area plans and master plans (p. II-2).
2. **Intergovernmental Cooperation and Growth Management (Ch. III, Sec. 1)** – This section now includes:
  - a. A placeholder for a city and CU Coordination policy
  - b. A new city policy for “Enhanced Community Benefit,” as described above (Ch. III, Sec. 1 p. 3),
  - c. Updated language regarding the Blue Line (Policy 1.24) (Ch. III, Sec. 1 p. 4) and
  - d. New floodplain management and resilience language, Policy 1.35 (Ch. III, Sec. 1 p. 7).

*Follow-up Note from a Previous Discussion with PC*



In a previous discussion, county staff informed the PC that they were looking into policy language to specify how the county and city will work together when land in either jurisdiction impacts the infrastructure of the other. Having reviewed this topic with city staff, staff believes that Policy **1.13 Collaboration of Service Delivery** may already sufficiently addresses the commitment of the county and city to work together. However, staff welcomes additional input from PC and BOCC.

**1.13 Collaboration in Service Delivery**

*The city and county will support consolidation and collaboration among service providers to reduce duplication of efforts, maximize economic and resource efficiencies and provide the public with reliable and equitable levels of service.*

3. **Built Environment (Ch. III, Sec. 2)** – In addition to the key policies described above and in the summary and user guide, this chapter contains updated policies and principles to clarify desired urban pattern related to mixed use places, “centers” (regional and neighborhood), and urban design quality. This section mainly pertains to city and urban environments. Changes include:
  - a. A revised City Structure diagram that includes the character areas, the centers, and the community transit network and mobility grid (Ch. III, Sec. 2 p. 6);
  - b. Draft language about finding opportunities to add affordable housing or small retail in neighborhoods (Policy. 2.10) (III, Sec. 2 p. 10);
  - c. Clarification about “Locations for Mixed Use” and new policies and principles for the BVRC, Neighborhood Centers, and light industrial areas, and further guidance about the role of the Central Area, described more fully below (Ch. III, Sec. 2 pp. 12 to 15);
  - d. Clarification in the “Public Realm and Urban Design” section regarding the role of ditches and their relationship to the concept of “15-minute” walkable neighborhoods (Ch. III, Sec. 2 p. 16),
  - e. Minor updates and clarification in the Community Conservation and Preservation section to be aligned with the Historic Preservation Plan (Ch. III, Sec. 2 pp. 17-18),
  - f. A new policy regarding building height in the “Design Quality” section to be further discussed as part of the BVRC below (Ch. III, Sec. 2 p. 18); and
  - g. Updates to the “Enhanced Design” policies regarding public realm ditches, parking, human scale and public spaces, permeability, and building design (Ch. III, Sec. 2 pp. 19 to 20).
4. **Local Governance and Community Engagement (Ch. III, Sec. 10)** – This new section grew from recommendations contained in the Resilience Strategy. It addresses concepts of a high performing government with an engaged and informed community, communication capacity for resilience and support for volunteerism.
5. **Land Use Map Descriptions (Ch. IV)** - This chapter provides organizational changes to improve legibility as well as more substantive changes to be consistent with goals emerging from this plan, such as to encourage housing in certain areas. It also aligns better with the Land Use Code. The main changes are:
  - a. A new section to aid in land use map and category interpretation;
  - b. *Medium density*: New descriptions describing a mixture of housing types as intended;
  - c. *Mixed density and high density residential categories*: New descriptors to note that



- complementary uses may be appropriate in those areas implemented through zoning;
  - d. *Light Industrial*: the changes are consistent with what is allowed, including changes to reflect policy direction to allow residential and complementary uses;
  - e. *Regional and General Business categories*: New descriptor to encourage and possibly require housing;
  - f. *Community Business* (i.e., neighborhood centers): New language to encourage housing;
  - g. *Transitional Business*: Consisting of a mix of uses including housing;
  - h. *Open Space-Other*: Interpretation language added for linear features in Area I.
6. **Amendment Procedures and Referrals (Ch. VII) – to follow.** This topic has become part of the discussion for the IGA update that is proceeding on a parallel track. This section and some of the accompanying sections of the plan that reference plan update intervals may be updated following April study sessions. City Council had a discussion on March 21, and BOCC had a discussion on April 5. Key takeaways from those discussions included:
- a. General support to renew an intergovernmental agreement between the city and county for cooperative planning;
  - b. Support to explore extending the plan major update cycles to an 8 to 10-year time while retaining mid-term updates as well as building in opportunities for land use map updates in more frequent intervals (e.g., every 2 to 3 years);
  - c. A majority of council members expressed interest in changes to the amendment procedures regarding Area II to be a city-only decision with referral or call-up to the county. The BOCC expressed support for land use changes in Area II to be city-only decisions with a county call-up option. With regard to changes to the Area III – Planning Reserve, a majority of City Council members expressed an interest in having it be a decision by elected officials only (City Council and BOCC) with some process efficiencies. In contrast, the BOCC expressed a preference to maintain four-body review for all but minor administrative changes within Area III.

#### **D. Maps**

The Land Use map has a handful of changes approved through the change request process, plus updates from OSMP. It is shown at the end of **Attachment C**. The revised trails map and summary is in **Attachment G**. The Planning Areas map has one minor boundary change (3<sup>rd</sup> St.) and it is not included.

#### **E. Refined Analysis for Land Use Related Policies – Boulder Valley Regional Center (BVRC) and Light Industrial Areas**

In January 2017, City Council, Planning Board, BOCC and the County PC supported further analysis of expanding opportunities for diverse and affordable housing in two primary areas:

- 1) The BVRC<sup>1</sup> and along 28th Street north of BVRC (while also “slightly reducing” nonresidential potential), and
- 2) Light Industrial areas.

Relevant changes to these areas appear in the Built Environment section (See Ch. III, Sec. 2). Of these two areas, the BVRC and 28<sup>th</sup> Street corridor present the greatest potential for expanding opportunities for housing. The BVRC and 28<sup>th</sup> Street corridor are centrally-located and rich in transportation and retail amenities, which would support residential uses and sustainable living. Initial analysis on the potential in this area yields a range of 1,700 to 4,000 additional dwelling units with some reduction of future nonresidential potential in each case. Analysis indicates that light industrial areas have future housing potential as well, however with limitations such as a relative lack of transportation and retail amenities.

Following The BVCP update, city staff, City Council and Planning Board will take the necessary steps to amend regulations to align with the objectives of the updated plan. Plan objectives related to the BVRC and Light Industrial areas include the following:

1. **Improve balance of jobs and housing:** encourage or incentivize more housing opportunities; maintain retail potential; reduce nonresidential (upper floor office) potential.
2. **Provide opportunities for diverse and affordable housing.**
3. **Minimize impacts to smaller scale commercial or retail uses in the area.**
4. **Encourage and support goals of additional focus areas of this BVCP update, including:** design quality and placemaking, arts and culture, climate and resilience.

Staff prepared a new policy description of the BVRC as well as two policy options for the area. Staff also presents an approach for light industrial areas. That information and additional discussion is available in **Attachment H**. Based on the policy direction adopted in the plan, implementation will occur through code changes and additional planning activities.

### **III. BVCP ACTION PLAN AND INDICATORS**

#### **A. Action Plan**

The city’s Comprehensive Plan Action Plan is one of the implementation tools of the BVCP, and outlines the actions needed to implement policies that are currently not addressed through other city plans and programs. The city’s Action Plan establishes the timing and priorities for new program initiatives, planning projects and regulatory changes. The draft Action Plan, included as **Attachment E**, focuses on high priority and primarily near-term actions identified during the 2015 Major Update. The BVCP states that the Action Plan is adopted by City Council after each

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<sup>1</sup>The BVRC is the regional retail center for the city, and is a mixed use area for employment and services. Much of the BVRC and 28<sup>th</sup> Street corridor is characterized by large floorplate single-story retail uses with large surface parking lots as well as some smaller commercial uses, including strip malls. However, existing zoning allows for significant additional growth similar to downtown densities. Prior to the height modification ordinance, downtown densities were beginning to be developed as four and five story office and non-residential uses.

Major Update and revisited alongside the City Council workplan. Several key projects proposed in the Action Plan outline include *(not in order of priority)*:

- Amend the Land Use Code to achieve affordable and diverse housing goals.
- Amend the Land Use Code to address community benefit related to height modifications.
- Amend the Land Use Code (BR-1, BC-2 and possibly IG) and Industrial Residential Criteria in order for Industrial Areas to allow, incentivize, and in some cases require additional diverse housing. Focus will be on the BVRC and 28th Street and the light industrial areas and to reduce non-residential in the BVRC.
- Determine/follow CU South next steps.
- Conduct a residential infill pilot/plan for a self-selecting neighborhood.
- Start Phase 2 Transit Village Area Plan Implementation.
- Prioritize and prepare area plans for the centers or mixed use commercial areas such as Alpine-Balsam, Iris and Broadway, 55th and Arapahoe Commercial Center.
- Further refine BVCP indicators in coordination with the city's new online dashboard.

The Action Plan is for city actions only, but it is included for reference in this report to allow the BOCC and PC to see how near-term priorities will be accomplished.

## **B. Indicators**

The Boulder Valley Comprehensive Plan says that the city and county will use indicators (or metrics) specific to the Boulder Valley to measure the health and well-being of the community. **Attachment F** contains an initial set of indicators that will need further discussion, refinement and coordination with the city's dashboard so the indicators can be used to assess progress of the plan for major plan updates and on an ongoing basis. Ideally, a set of indicators will be narrow, relate to plan themes and measure what's within city and county control.

## **IV. STEPS FOR FINALIZING ADOPTION DRAFT PLAN**

April 6	Planning Board reviews draft plan and discussion of CU South analysis
April 11	City Council reviews draft plan and discussion of CU South analysis
April 19	County PC and BOCC review initial draft plan
April 21	Public comment period closes online at <a href="http://www.BoulderValleyCompPlan.net">www.BoulderValleyCompPlan.net</a>
April 27	County Parks and Open Space Advisory Board review CU South analysis
May 12 (approximately)	Revised Adoption Draft Plan incorporating April Study Session comments and public comments
May 23	First City Hearing (City Council Jointly with Planning Board)
May 25	Planning Board adoption decision
Jun. 13	City Council adoption decision
Jun. 28	County PC and BOCC Joint Public Hearing
Jul. 19	County PC adoption decision
Jul. 26	BOCC adoption decision

## **BOULDER VALLEY COMPREHENSIVE PLAN BACKGROUND**

The updated BVCP carries forward the plan jointly adopted by the city and county since the 1970s. This is the seventh major update since 1977. In late 2014, staff and consultants presented an assessment of the 2010 plan and identified several objectives for the plan update which led to conversations and feedback from the four decision-making bodies.

### **The objectives for the plan update are:**

- develop an inclusive engagement process focusing on critical issues (described below);
- renew the plan's vision while telling a better story about the plan's and Boulder's history;
- realign the plan's policies with master plans;
- address physical form and urban design quality;
- sharpen policies (lessen conflicting policies and directions);
- add implementation/evaluation tools – metrics; and
- make the plan more user-friendly and easier to navigate.

City and county staff have worked together to update the plan while addressing those early-identified objectives for the update as well as developing policies to address areas of focus. The initial March draft of the plan strives toward those objectives and addresses current community needs. Early in the process, staff used feedback from community input at events and listening sessions, a survey, and meetings with approval bodies to craft focus areas (e.g., housing, growth, design, resilience and climate, arts and culture, and small local business). These areas have been of focus throughout the plan, and are further described in Section II of this staff report.



## BVCP KEY FOCUS AREA - USER GUIDE

Substantive Changes (“Summary of Changes” has more detail)

Mar. 25, 2017

Plan Update Theme	Where in Plan (Ch., Sec., Policy) <i>(Note: Most also referenced in the Action Plan)</i>	Notes
<b>Housing Affordability and Diversity of Types</b>		
<b>Encourage diverse and affordable housing in Boulder Valley Regional Center (BVRC) and along 28<sup>th</sup> Street – walkable, mixed use neighborhoods</b>	<ul style="list-style-type: none"> <li>• Sec. 1 Intergovernmental and Growth Management, Policy. 1.19 (adds “commercial” to areas that might be converted to housing).</li> <li>• Sec. 2 Built Environment - new policy and principles for BVRC</li> <li>• Ch. IV - Land Use Descriptions for Regional and General Business categories add housing (i.e., BR-1 zoning)</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Allow diverse and affordable housing in Light Industrial Areas</b>	<ul style="list-style-type: none"> <li>• Sec. 2 Built Environment - new policy and principles for Light Industrial Areas (i.e., General Industrial zoning, not service or manufacturing)</li> <li>• Ch. IV - Land Use Description for Light Industrial adds housing</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Encourage housing in neighborhood centers (and do area plans)</b>	<ul style="list-style-type: none"> <li>• Sec. 2 Built Environment - new policy and principles for Neighborhood Centers</li> <li>• Ch. IV - Land Use Descriptions for Community Business</li> <li>• Ch. V Subcommunity and Area Planning</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Increase housing type diversity</b>	<ul style="list-style-type: none"> <li>• Ch. IV Land Use Map Descriptions (Medium Density, Industrial and Business categories). New types will be defined in industrial areas (e.g., live-work).</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Address “middle income” housing</b>	<ul style="list-style-type: none"> <li>• Sec. 7 Housing – Introduction and policies 7.01, 7.02, 7.07, new policies</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Increase housing that is permanently affordable to low, moderate, and middle incomes <i>plus</i> market rate for middle incomes</b>	<ul style="list-style-type: none"> <li>• Sec. 7 New Policy: Permanently Affordable Housing for Additional Intensity</li> <li>• Sec. 7 New Policy: Market Affordability</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Note possible housing for Central Area (Alpine-Balsam)</b>	<ul style="list-style-type: none"> <li>• Sec. 2 Policy 2.18 modified to include Central Area Framework</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Support neighborhood planning/infill pilot project</b>	<ul style="list-style-type: none"> <li>• Sec. 2 Policy 2.10</li> <li>• Ch. V – Subcommunity and Area Planning</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Clarify community benefit policy including affordable housing</b>	<ul style="list-style-type: none"> <li>• Sec. 1 New Policy Community Benefit</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree

Plan Update Theme	Where in Plan (Ch., Sec., Policy) <i>(Note: Most also referenced in the Action Plan)</i>	Notes
<b>Growth, Balance of Future Jobs: Housing</b>		
Reinforce existing Jobs-to-Housing Balance policies	<ul style="list-style-type: none"> <li>• Sec. 1 Intergovtl. Cooperation and Growth Management - Policy 1.19 adds “commercial”</li> <li>• Sec. 7 Housing - Policy 7.10 Balancing Housing Supply with Employment Base</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
Increase housing potential for better future balance	<ul style="list-style-type: none"> <li>• <i>See housing policies on previous page related to BVRC.</i></li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
Reduce future non-residential future potential in Boulder Valley Regional Center for better balance	<ul style="list-style-type: none"> <li>• Sec. 2 Built Environment - New Policy and Principles for BVRC addresses offsetting some future nonresidential potential with housing</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
Address implications of Regional Job Center – planning for regional transportation and housing	<ul style="list-style-type: none"> <li>• Sec. 5 Economy, Policy 5.02 Regional Job Center slightly modified</li> <li>• Sec. 6 Transportation, New Policy: Renewed Vision for Transit; Policy 6.04 Regional Travel Coordination; New Policy: Regional Transit Facilities; and Policy 6.09 Integrated Planning for Regional centers and Corridors</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
Reinforce regional housing cooperation	<ul style="list-style-type: none"> <li>• Sec. 7 Policy 7.05 Strengthening Regional Housing Cooperation – modified slightly</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Design Quality and Placemaking</b>		
Address height of buildings and intensity in different parts of the city	<ul style="list-style-type: none"> <li>• Sec. 1 New Policy: Enhanced Community Benefit</li> <li>• Sec. 2 New Policy: Building Height</li> <li>• Sec. 2 New Policy and Principles for BVRC and Neighborhood Centers</li> <li>• Sec. 2 Structure Map</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
Reinforce policies about walkable “15-minute” neighborhoods	<ul style="list-style-type: none"> <li>• Sec. 2 Policy 2.21 Commitment to a Walkable and Accessible City, slightly modified</li> <li>• Sec. 6 Policy 6.11 Transportation Facilities in Neighborhoods has new language</li> <li>• Sec. 6 New Policy: Transportation Infrastructure to Support Walkable 15-Minute Neighborhoods</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
Gain enhanced community benefits from new development	<ul style="list-style-type: none"> <li>• Sec. 1 New Policy: Enhanced Community Benefit addresses desired community objectives</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
Strive for design excellence in the public realm and for building architecture	<ul style="list-style-type: none"> <li>• Sec. 2 Policy 2.37 Enhanced Design addresses parking, buildings, permeability, human scale and art in public places, etc.</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
Integrate land use and transportation planning	<ul style="list-style-type: none"> <li>• Sec. 6 Policy 6.09 Integrated Planning for Centers and Corridors notes emphasis on high quality urban design and pedestrian experience</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
Plan parks as gathering spaces	<ul style="list-style-type: none"> <li>• Sec. 8 Community Well-Being and Safety New Policy: City Parks as Gathering Spaces</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree

Plan Update Theme	Where in Plan (Ch., Sec., Policy) (Note: Most also referenced in the Action Plan)	Notes
<b>Resilience and Climate Commitment</b>		
<b>Add “Resilience” to Vision and Values and sustainability principles</b>	<ul style="list-style-type: none"> <li>• Vision and Core Values</li> <li>• Ch. I – Introduction</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Add climate change context, resilience, and adaptive management to Natural Environment section; address uncertainty related to climate change</b>	<ul style="list-style-type: none"> <li>• Sec. 3 Natural Environment – Introduction</li> <li>• Sec. 3 New Policy: Climate Change Preparation and Adaptation and Resilience</li> <li>• Sec. 3 Policy 3.20 Floodplain Management includes new language about climate change and monitoring, floodplain delineation, and regulations; addresses multi-hazard mitigation</li> <li>• Sec. 3 Policy 3.28 Surface and Groundwater addresses considering additional regulation of activities impacting groundwater</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Address soil health and soil carbon sequestration</b>	<ul style="list-style-type: none"> <li>• Sec. 3 New Policy: Soil Carbon Sequestration</li> <li>• Sec. 9, Agriculture and Food, New Policy 9.04 Soil Health and Soil Carbon Sequestration</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Address emission reduction goal (i.e., 80 percent below 2005 level by 2050); local energy generation opportunities; clean mobility (emissions from transportation); and energy system resilience</b>	<ul style="list-style-type: none"> <li>• Sec. 4 Energy, Climate and Waste – Policy 4.01: Climate Action, Reduce Greenhouse Gas Emissions</li> <li>• Sec. 4 New Policy: Local Energy Generation Opportunities</li> <li>• Sec. 4 New Policy: Clean Mobility and Sec. 6 Transportation Enhanced Policy 6.13, Improving Air Quality and Reducing GhG</li> <li>• Sec. 4 New Policy: Energy System Resilience</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Address economic resilience and recovery</b>	<ul style="list-style-type: none"> <li>• Sec. 5 Economy - New Policy: Economic Resilience</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Address emergency response access, public safety, and community connectivity and preparedness</b>	<ul style="list-style-type: none"> <li>• Sec. 6 Transportation – New Policy: Emergency Response Access</li> <li>• Sec. 8 Community Well Being and Safety - New Policy: Resilience in Public Safety and Risk Prevention</li> <li>• Sec. 8 New Policy: Community Connectivity and Preparedness</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Enhance community engagement, volunteerism and informed community</b>	<ul style="list-style-type: none"> <li>• Sec. 10 Local Governance and Community Engagement - New Policy 10.1, 10.3 Communication Capacity for Resilience</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Address food system resilience</b>	<ul style="list-style-type: none"> <li>• Sec. 9 Agriculture and Food Policy 9.06 Food System Resilience</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree

Plan Update Theme	Where in Plan (Ch., Sec., Policy) <i>(Note: Most also referenced in the Action Plan)</i>	Notes
<b>Subcommunity and Area Planning</b>		
<b>Prepare area plans for places of change or need</b>	<ul style="list-style-type: none"> <li>• Ch. II Organization and Implementation – as area plans are approved, they may automatically trigger amendments to the BVCP, including land use map and policies</li> <li>• Sec. 1 – Intergovernmental Cooperation and Growth Management – New Policy, Enhanced Community Benefit allows area plans to help define community objectives</li> <li>• Ch. V – Subcommunity and Area Planning description and criteria</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Prepare area plans for neighborhood centers</b>	<ul style="list-style-type: none"> <li>• Sec. 2 Built Environment – New Policy Neighborhood Centers</li> <li>• Sec. 2 Policy 2.37 Enhanced Design – Area Plans</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Conduct a Neighborhood Planning/Infill Pilot Project</b>	<ul style="list-style-type: none"> <li>• Ch. V – Subcommunity and Area Plans (neighborhood plans added to criteria)</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Arts and Culture</b>		
<b>Address arts and culture as part of community benefit</b>	<ul style="list-style-type: none"> <li>• Sec. 1 New Policy: Enhanced Community Benefit</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>increase art in public places</b>	<ul style="list-style-type: none"> <li>• Sec. 2 Public Realm description; 2.37 Enhanced Design</li> <li>• Sec. 8 Community Well Being - 8.19 Public Art</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Recognize importance of arts and culture to economy</b>	<ul style="list-style-type: none"> <li>• Sec. 5 Economy – Policy 5.09 Role of Arts, Cultural...</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Support arts and culture and increase access to cultural experiences</b>	<ul style="list-style-type: none"> <li>• Sec. 8 – Policy 8.10 Support for Community Facilities; 8.17 Arts and Cultural Facilities; 8.18 The Arts and Community Culture</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Small Local Business</b>		
<b>Support small independent business</b>	<ul style="list-style-type: none"> <li>• Sec. 5 Economy – Introduction expresses value for diverse economy including small business</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Minimize displacement of small business</b>	<ul style="list-style-type: none"> <li>• Sec. 5 Policy 5.01 Revitalizing Commercial and Industrial - support revitalization while minimizing displacement</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Protect industrial services</b>	<ul style="list-style-type: none"> <li>• Sec. 5 Policy 5.03 Diverse Mix of Uses and Business Types</li> <li>• Ch. IV – Land Use Descriptions (general and community industrial, service commercial)</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Conduct proactive analysis of market trends</b>	<ul style="list-style-type: none"> <li>• Sec. 5 Policy 5.05 Support for Local Business</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree
<b>Identify methods to support affordable business space</b>	<ul style="list-style-type: none"> <li>• Sec. 5 New Policy: Affordable Business Space and Diverse Employment Base</li> </ul>	<input type="checkbox"/> Agree <input type="checkbox"/> Refine <input type="checkbox"/> Disagree



# OUR LEGACY. OUR FUTURE.

## BOULDER VALLEY COMPREHENSIVE PLAN

### **2015 BVCP Update March 24, 2017 Public Review Draft**

Please email any comments to [BVCP@bouldercolorado.gov](mailto:BVCP@bouldercolorado.gov) by  
April 21, 2017.

Teal text reflects insertions and ~~deletions~~

# **Boulder Valley Comprehensive Plan (BVCP) Detailed Outline**

*Updated Draft – Mar. 24, 2017*

## **Vision and Core Values**

*(Formerly parts of Introduction and Sec. 1, Core Values, p. 9-11)*

### **I—Introduction**

*(Formerly parts of Introduction and Sec. 1, Core Values, p. 9-11)*

- Introduction
- Interpreting Core Values and Policies of this Plan
- Boulder Planning History from p. 4 of plan (updated with recent additions)
- Boulder Today and Tomorrow (projections description from p. 7)
- Sustainability and Resilience Framework (former Policies 1.01 through 1.04. Expanded and moved 1.05 to new Sec. 10 Governance and Engagement. Modify 1.06 to reference “Indicators” section. Retain 1.07 and 1.08.)
- Relationship to sustainability framework
- The 2015 Major Update – Areas of Focus (modified from p. 8 of plan to reflect key trends and changed circumstances for this plan update)

### **II—Plan Organization and Implementation**

*(Formerly Introduction)*

- Plan Organization
- Plan Implementation (Includes the chart and descriptions of subcommunity and area plans, master plans, zoning requirements, programs and services, capital improvements, development review)
- Action Plan (describes how the action plan is developed and used)
- Plan Time Frame and Updates (Policy 1.09 and 1.10)

### **III—Policies**

#### **Sec. 1—Intergovernmental Cooperation and Growth Management**

*(Formerly Part of the Introduction)*

- Intergovernmental Cooperation (Policies 1.11 through 1.14)
- Growth Management (Policies 1.15 through 1.19)
- Framework for Annexation and Urban Service Provision (Policies 1.20 through 1.32)
- Utilities (Policies 1.33 through 1.36)

#### **Sec. 2—Built Environment**

- Background (Elements that define City Structure)
  - Natural Setting
  - Character Areas
  - Activity Centers
  - Mobility Grid
  - Public Realm
- Sustainable Urban Form Definition
- Community Identity/Land Use Pattern (Policies 2.01 through 2.05)
- Rural Lands Preservation(Policies 2.06 through 2.08)
- Neighborhoods(Policies 2.09 through 2.15)
- Mixed Use Places and Centers (Policies 2.16 through 2.18)
- Public Realm, Urban Design and Linkages (Policies 2.19 through 2.23)
- Community Conservation and Preservation (Policies 2.24 through 2.29)

- Design Quality (Policies 2.30 through 2.37)

### **Sec. 3—Natural Environment**

- Introduction (Policy 3.01 and 3.02)
- Protecting Native Ecosystems and Biodiversity (Policies 3.03 through 3.08)
- Enhancing Urban Environmental Quality (Policies 3.09 through 3.13)
- Protecting Geologic Resources and Reducing Risks from Natural Hazards (Policies 3.14 through 3.23)
- Sustaining and Improving Water and Air Quality (Policies 3.24 through 3.30)

### **Sec. 4—Energy, Climate and Waste**

Will include existing policies (4.01 through 4.08) as refined:

- Climate Action and Greenhouse Gas Emissions
- Energy Conservation and Renewable Energy
- Energy-Efficient Land Use and Building Design
- Waste Minimization, Recycling and Sustainable Purchasing

### **Sec. 5—Economy**

Will include existing policies (5.01 through 5.17) as refined, including:

- Strategic Redevelopment and Sustainable Employment
- Diverse Economic Base
- Quality of Life
- Sustainable and Resilient Business Practices
- Job Opportunities, Education, and Training.

### **Sec. 6—Transportation**

Carry forward existing policies as modified (6.01 through 6.14) with modifications to reflect city and county transportation master plan focus areas, including:

- Complete Transportation System
- Regional Travel
- Funding and Investment
- Integration of Land Use and Transportation with Sustainability Initiatives
- Other Transportation Policies (Air Quality, Airport)

### **Sec. 7—Housing**

Pull forward the relevant existing policies (7.01 through 7.14) under these headings:

- Support Community Housing Needs
- Preserve and Enhance Housing Choices
- Advance and Sustain Housing Diversity
- Integrate Growth and Community Housing Goals

### **Sec. 8—Community Well-Being and Safety**

Will include existing policies (8.01 through 8.20, and new ones as added:

- Human Services
- Social Equity
- Safety and Community Health
- Community Infrastructure and Facilities
  - schools
  - community facilities
  - parks, trails, and recreation
- Arts and Culture

## **Sec. 9—Agriculture and Food**

Existing policies as modified relating to food production, agriculture, soil health, access to healthy food, etc.

## **Sec. 10—Local Governance and Community Engagement**

*(New section.)*

Will include some of the policies currently in the Introduction.

- Governance
- Community engagement (Policy 1.05 as expanded and modified)
- Volunteerism

## **IV—Land Use Map Descriptions**

*(Formerly Ch. III.)*

Includes new interpretation language and table with definitions for land use types. Categories are organized as follows:

- Residential
- Industrial
- Business
- Open Space
- Other

## **V—Subcommunity and Area Planning**

*(Formerly part of Ch. IV, Implementation)*

- Subcommunity and Area Plan Definitions and Criteria (add neighborhood planning criteria and description of pilot)
- List and map of adopted subcommunity or area plans
  - o Brief Descriptions
    - North Boulder Subcommunity Plan
    - Gunbarrel Community Center Plan
    - Transit Village Area Plan/Boulder Junction
    - Central Area

Note: 1-2 page descriptions for each subcommunity – under separate cover.

## **VI—Master Plan Summaries and Trails Map**

*(Formerly Ch. IV)*

Master Plans

Trails Map

## **VII—Amendment Procedures and Referral Process**

*(Formerly Ch. II and V)*

Reorganized to be easier to follow.

- Procedures
- Changes at Any Time
- Mid-Term Review Changes
- Five-Year Review
- Notification
- Errors

Referral Process

## **VIII—Urban Services Criteria and Standards**

*(Formerly Ch. VI)*

## **Maps**

Map 1: Area I, II, III

Map 2: Land Use Designations

Map 3: Natural Ecosystems

Map 4: Trails

Map V-1: Adoption Subcommunity and Area Plans

Map V-2: Central Area map

Map VI-1: Historic Districts (from. Master plan chapter)

## **Other Items with Draft Plan**

**Action Plan**

**Indicators**

**Glossary**

## Vision and Core Values

*The Boulder Valley community honors its history and legacy of planning for a livable community surrounded by open space and rural lands while striving together to create and preserve a truly special place that is sustainable, resilient, equitable and inclusive – now and for future generations.*

### Core Values

Many of the key policies in the Boulder Valley Comprehensive Plan stem from long-standing community values and represent a clear vision of our community and our commitment to:

- **Sustainability** as a unifying framework to meet environmental, economic and social goals
- A welcoming and inclusive, and diverse community
- Culture of creativity and **innovation**
- Strong **city and county** cooperation
- Our unique community **identity and sense of place**
- **Compact, contiguous** development and infill that supports evolution to a more **sustainable urban form**
- **Open space** preservation
- Great **neighborhoods** and **public spaces**
- **Environmental** stewardship and **climate** action
- A vibrant **economy** based on Boulder's quality of life and economic strengths
- A diversity of **housing** types and price ranges
- An all-mode **transportation** system to make getting around without a car easy and accessible to everyone
- Physical **health, safety and well-being**

## Chapter I—Introduction

Since 1970, the City of Boulder and Boulder County have jointly adopted a comprehensive plan that guides land use decisions in the Boulder Valley. The Boulder Valley Comprehensive Plan seeks to protect the natural environment of the Boulder Valley while fostering a livable, vibrant and sustainable community. The ~~current~~ plan was first adopted in 1977. Since then, ~~seven~~<sup>ix</sup> major updates have been completed: 1982, 1990, 1995, 2000, 2005, ~~and 2010~~, and 2015.

The Boulder Valley Comprehensive Plan provides a general statement of the community's desires for future development and preservation of the Boulder Valley. The principles of sustainability and resilience drives the overall ~~are part of the~~ framework of this plan. ~~e Boulder Valley Comprehensive Plan.~~

Its~~The~~ core components ~~of the Boulder Valley Comprehensive Plan~~ are:

- The Boulder Valley Comprehensive Plan **policies** guide decisions about growth, development, preservation, environmental protection, economic development, affordable housing, culture and the arts, urban design, neighborhood character and transportation. The policies also inform decisions about the manner in which urban services are provided, such as police, fire, emergency medical services, water utilities, flood control and human services.
- The Boulder Valley Comprehensive Plan **Land Use and Area I, II, III Maps** define the desired land use pattern for the Boulder Valley regarding location, type and intensity of development.

The planning area encompasses the Boulder Valley, which is generally defined as those areas bounded by the mountain backdrop on the west, 95th Street on the east, Davidson Mesa and the Coal Creek drainage on the southeast, the south county line on the south, Mineral Road on the northeast and Neva Road and Niwot Road on the north, as delineated on the approved Area I, II, III Map.

### Interpreting Core Values and Policies of this Plan

The city and county strive to balance the values noted in the previous section, recognizing that achieving all the values may not be possible in any circumstance. Moreover, the policies of the Boulder Valley Comprehensive Plan contained in the subsequent sections define and expand upon the vision and values expressed above and provide guidance and direction for achieving this plan's vision.

The policies are not prioritized and no one policy or set of policies must be satisfied by any action, ordinance, regulation or development review or program. Careful consideration of tradeoffs among the plan's policies is necessary when implementing this plan.

## Boulder Planning History

*(Note: Graphics and photos will be added.)*

Boulder enjoys a long history of community planning. Some key planning milestones include:

- In 1910, Frederick Law Olmsted, Jr. developed plans for parks and street improvements.
- In 1959, Boulder voters approved a ‘blue line’ charter amendment that limited water extensions above an elevation of 5,750 feet to preserve the mountain backdrop.
- In 1967, Boulder was the first city in the nation to institute a dedicated sales tax to purchase open space lands.
- In 1971, voters approved a 55-foot building height limit.
- In 1974, the city adopted the Historic Preservation Ordinance, which has been instrumental in preserving and encouraging rehabilitation of historic buildings and districts.
- In 1976, city voters instituted one of the nation’s more restrictive residential growth-management ordinances.
- In 1977, the city and county approved an intergovernmental agreement and the Boulder Valley Comprehensive Plan to concentrate urban development in the city and preserve the rural character of lands outside the city service area.
- In 1982, the city adopted the Solar Access Ordinance to ensure residential buildings have access to sunlight.
- In 1986, the Downtown Plan and Downtown Design Guidelines were adopted.
- In 1992, the Wetlands Protection Ordinance was adopted, regulating development within a buffer area of streams and wetlands in the city.
- In 1993, with the amount of vacant land in the city diminishing, a community visioning exercise called the Integrated Planning Project focused on “what’s best for what’s left” and resulted in a set of goals and action items that included reducing the non-residential development potential within the city.
- Also in 1993, after an analysis of the development potential of Area III, the Planning Area III-Rural Preservation Area and Area III-Planning Reserve designations were created.
- In 1995, the city adopted its first subcommunity plan, the North Boulder Subcommunity Plan.
- In 1997, the city reduced projected job growth through a combination of land purchases, rezoning, and floor area limitations in industrial zones.
- In 1999, an inclusionary zoning ordinance was adopted, requiring 20 percent of new residential development in the city to be permanently affordable for low- and moderate-income households.
- ~~The In 2000, the major plan update to the Comprehensive Plan~~ resulted in policy and land use changes to promote additional housing and mixed use development in appropriate locations. Also, the size of the Planning Reserve was reduced by 200 acres and some properties on the eastern edge of Boulder were moved from Area II to Area III-Rural Preservation Area.
- In 2004, implementation of the 2000 major update and the city’s Jobs: Housing Project included land use regulation changes to allow residential uses in industrial zones, a new high density residential zone district and rezonings in certain areas to higher residential densities and mixed use.
- In 2007, the city adopted the Transit Village Area Plan, a 160-acre area envisioned as a new mixed use, transit oriented neighborhood. The community ~~approves~~ ~~depts~~ the



Climate Action Plan (CAP) tax—the nation’s first voter-approved tax dedicated to addressing climate change.

- In 2009, the Compatible Development Ordinance revised regulations on house form and mass to protect the character of established single-family home neighborhoods.
- In 2010, the major plan update results in new policies and sections related to sustainable urban form and community design, and sustainability policies encompassing social equity, environmental health and economic vitality. New sections are added for energy and climate, local food and agriculture, and community well-being.
- In 2013, Boulder was one of the first 32 cities chosen to participate in the 100 Resilient Cities initiative.
- In 2016, the city adopted a resilience strategy and Climate Commitment goals of achieving 80% community GHG emissions reduction by 2050 (below a 2005 baseline) and an 80% emissions reduction goal for the city organization by 2030. Council also adopted the goal of achieving a 100% renewable electricity supply for the community by 2030.

### **Boulder Today and Tomorrow**

As of January 2015, the City of Boulder (Area I) had approximately 44,725 housing units, 104,800 residents and 98,500 jobs. The remainder of the Service Area (Area II) had approximately 5,700 housing units, 12,000 residents and 3,000 jobs. About 30,000 students attend the University of Colorado.

Over the next 25 years, Area I is projected to add about 6,500 housing units, 19,000 residents and 19,000 jobs. CU student enrollment could increase by 5,000 to 15,000 by 2030. Most of the growth that will occur in Area II will be preceded by annexation to the city and therefore is included in the projection numbers for Area I. Since there is little vacant land left in the city’s Service Area, most of this growth will occur through redevelopment.

### **Sustainability and Resilience Framework**

Sustainability and resilience are complementary concepts, and in fact use many of the same basic frameworks for implementing policies and programs. Applying a sustainability framework to decision-making in the Boulder Valley means considering the issues of environment, economy and social equity together. An action or decision in any one of these areas will have consequences on the others. The policies in this plan outline the future vision of the community, focusing on the built environment and its relationship to environmental, economic and social well-being and overall community livability. At the intersection of all these areas is the community’s ability to sustainably meet its needs now and in the future.

Resilience seeks to assess and address current and future risks toward achieving the same ends as sustainability. Principles and policies are intended to help communities prepare communities for those disruptive events or periods in ways that enable them to more rapidly recover, learn, adapt and hopefully evolve in ways that better position them to regain stability and thrive under future conditions.

As a result, the city and county are committed to institutionalizing resilience alongside sustainability and striving to create a culture of vigilance and preparedness within the community, as policies throughout this plan convey.

**1.01 Sustainability Principles**

The city and county recognize that:

- a) There are critical interrelationships among economic, social and environmental health;
- b) The way we produce, trade and consume impacts our ability to sustain natural resources;
- c) Social and cultural equity and diversity creates valuable human capital that contributes to economic and environmental sustainability;
- d) The built environment has an impact on social, economic and environmental conditions; and
- e) The quality of our environmental, economic and social health is built upon the full engagement and involvement of our community.

Therefore, the city and county seek to maintain and enhance the livability, health and vitality of the Boulder Valley and the natural systems of which it is a part, without compromising the ability of future generations to meet their needs, anticipating and adapting to changes in community needs and external influences.

The city and county will act as leaders and role models for others in striving to create a sustainable community and consider social, economic and environmental impacts in decision making for all city services, processes and facilities and in development review. Through their master plans, regulations, policies and programs, the city and county will strive to create a healthy, vibrant and sustainable community for future generations.

**1.02 Principles of Environmental Sustainability**

The city and county will strive to preserve and protect the natural resource base and environmental quality on which life depends by:

- a) Maintaining and enhancing the biodiversity and productivity of ecological systems;
- b) Ensuring the efficient use of natural resources in a manner that does not deplete them over time; and
- c) Reducing and minimizing the use of non-renewable resources.

**1.03 Principles of Economic Sustainability**

The city and county will strive to develop and maintain a healthy, adaptable economy that is vital to the community's quality of life and high level of services and amenities by:

- a) Promoting a diverse economy that supports the needs of all community members;
- b) Promoting a qualified and diversified work force that meets employers' needs and supports a range of jobs; and
- c) Providing for and investing in a quality of life, unique amenities, and infrastructure that attracts, sustains, and retains businesses and entrepreneurs.

**1.04 Principles of Social Sustainability**

The city and county will strive to promote a healthy community and address social and cultural inequities by:

- a) Respecting and valuing cultural and social diversity;

- b) Ensuring the basic health and safety needs of all residents are met; and
- c) Providing infrastructure and services that will encourage culturally and socially diverse communities to both prosper within and connect to the larger community.

### **1.05 Community Engagement**

~~The city and county recognize that environmental, economic and social sustainability are built upon full involvement of the community. The city and county therefore support the right of all community members to play a role in governmental decisions, through continual efforts to maintain and improve public communication and the open conduct of business. The city and county will continue to support programs and provide opportunities for public participation and neighborhood involvement. Efforts will be made to use effective technologies and techniques for public outreach and input, remove barriers to participation and involve community members not usually engaged in civic life. Emphasis will be placed on notification and engagement of the public in decisions involving large development proposals or major land use decisions that may have significant impact on or benefits to the community. (Note: Policy 1.05 has been moved to the "Governance" chapter.)~~

### **1.06 Comprehensive Plan Indicators of Sustainability**

~~The city and county will establish use indicators of sustainability specific to the Boulder Valley to measure progress in the overall health and well-being of the community, environment and economy and progress relative to the vision and values of this plan and community sustainability and resilience. The choice of indicators will be based on their ability to provide feedback that support and strengthen efforts taken to achieve the community's sustainability principles in a reasonable period of time. Efforts will be made to develop indicators to measure changes related to elements of sustainable urban form.~~

### **1.07 Leadership in Sustainability**

~~The city and county will act as leaders and role models for others in striving to create a sustainable community. Through their master plans, regulations, policies and programs, the city and county will strive to create a healthy, vibrant and sustainable community for future generations.~~

### **1.08 Consideration of Environmental, Economic and Social Impacts**

~~The city and the county will consider social, economic and environmental impacts in decision making for all city services, processes and facilities and in development review.~~

### **Relationship of this Plan to Sustainability and Resilience**

Sustainability and resilience are complementary concepts, and in fact, use many of the same basic frameworks for implementing policies and programs. The city and county work with a sustainability framework to address environment, economy and social equity goals articulated in the principles below. The sustainability framework helps provide a common language for the Boulder Valley, community and City Council goals and priorities. It assists in the alignment of the Boulder Valley Comprehensive Plan, master plans, decision-making and budgeting process. The framework uses seven broad categories and outcomes.

The notion of resilience has increasingly become important in the community – being ready to bounce back in times of emergency or disruption and to adapt over time to chronic stresses. That thread is now woven throughout the plan, including in newer policies relating to safety and

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preparedness” and a new section for “governance and engagement,” as noted below. The chapters generally coincide with the sustainability framework as noted below:

**Policy Section**

**Relationship to Boulder’s  
Sustainability Framework**

Sec. 1 – Intergovernmental Cooperation and  
Growth Management

Livable Community, Good Governance

Sec. 2 - Built Environment

Livable Community, Environmentally Sustainable  
Community

Sec. 3 - Natural Environment

Environmentally Sustainable Community

Sec. 4 – Energy, Climate and Waste

Environmentally Sustainable Community

Sec. 5 - Economy

Economically Vital Community

Sec. 6 - Transportation

Accessible and Connected Community

Sec. 7 - Housing

Livable Community

Sec. 8 - Community Well-being

Healthy, and Socially Thriving Community

Sec. 9 - Agriculture and Food

Safe Community

Sec 10 - Governance, Community

Environmentally Sustainable Community

Engagement

Good Governance

**The 2015 Major Update – Focus Areas**

Each major update to the BVCP identifies current trends and issues that need to be addressed. Since the last update, the following key trends and changing conditions in the community have provided the context for this major update. The focus areas include:

1. **Housing Affordability and Diversity.** Boulder’s increasing housing affordability challenge, particularly for middle income households as well as for low and moderate incomes, made housing a major focus of this update. Additionally, the plan’s guidance about housing and neighborhoods defines the kind of community Boulder is and will become. The plan includes several land use related policies to support additional housing and new types (e.g., townhomes, live-work) in certain locations such as the Boulder Valley Regional Center and light industrial areas. The Housing section also contains new policies addressing affordability. The accompanying Action Plan identifies regulatory changes and programmatic next steps to accomplish these housing aims. (Policy Secs. 2 and 7 and the Land Use Map Descriptions address housing.)
2. **Growth—Balance of Future Jobs and Housing.** For several decades, the plan has recognized Boulder’s role as a regional job center and includes policies regarding jobs and housing balance. Boulder’s potential for nonresidential growth continues to outweigh housing and could lead to higher rates of in-commuting. Therefore, land use related policy changes (and corresponding regulatory changes) in this plan aim to mediate future imbalance by

recommending additions of housing in commercial and industrial areas offset by reductions of nonresidential land use potential in the Boulder Valley Regional Center. This plan further emphasizes the importance of working toward regional solutions for transportation and housing through its policies for a renewed vision for transit, regional travel coordination and transit facilities, and regional housing cooperation (Policy Secs. 1, 2, 6, 7 and the Land Use Map Descriptions address regional planning, managed growth and future jobs and housing.)

3. **Design Quality and Placemaking.** Boulder’s outward expansion is limited, and the inward redevelopment and infill that occurs makes high quality public places and building design critical. Community input and surveys substantiate support for mixed use places that are walkable and well designed. The plan carries forward the sustainable urban form definitions from the 2010 plan and adds more guidance and principles for different types of centers, the Central Area, and enhanced policies about design excellence, activity centers, height, mixed use and the public realm. It also includes new policies about pedestrian-oriented (“15-minute”) neighborhoods. (Policy Sec. 2 and the Land Use Map Descriptions address urban design.)
4. **Resilience and Climate Commitment.** Climate change and risks associated with other uncertain social and economic forces outside the city’s control are addressed in the city’s Resilience Strategy. This plan also weaves in guidance to become a more resilient community addressed in the revamped vision/values and new policies that reflect the community’s work to transform its energy system and achieve energy system resilience, improve community capacity and self-reliance, and improve preparedness, response, and recovery to disruptions such as floods, fires, or economic downturns and community connectivity and communication about such disruptions. Several sections of the plan further acknowledge the community’s commitment and actions toward emission reduction, reducing burning fossil fuels, and supporting climate stabilization, including through soil carbon sequestration. (Vision and Core Values and Policy Secs. 3, 4, 5, 6, 8, 10 address resilience and climate action.)
5. **Subcommunities and Area Planning.** Boulder residents and leadership have been eager to do fine-grained planning and develop targeted solutions for different community geographies. Therefore, this plan includes revised criteria and approaches to local area planning, including an Action Plan goal to prioritize area plans for neighborhood commercial centers and allowing for updates to the BVCP land use plan when area plans are completed. It includes a Central Area Corridor Framework Plan for the Alpine-Balsam site of the former Boulder Community Hospital. Moreover, subcommunity fact sheets and mapping on the project website present information about local qualities and needs of individual subcommunities and identify some future needs from surveys and community engagement. (Chapter V includes the new criteria for subcommunity and area

*planning, and the Action Plan identifies future area plans.)*

6. **Arts and Culture.** The city has a new Community Cultural Plan and a growing interest in arts and culture. This plan addresses the arts in a more robust way, including it as part of the community benefit policy, arts within public spaces in the built environment chapter, as contributing to economic and environmental vibrancy, and recognizing and supporting arts and cultural experiences as essential to community well-being. (Policy Secs. 1, 2, 5, and 8 now address Arts and Culture.)
7. **Small Local Business.** Boulder aims to be proactive in supporting and retaining its small local businesses. This plan ramps up and includes some new policies to support local businesses and to conduct analysis of market trends and policies about affordable business space and diverse employment base. (Policy Secs. 2 and 5 and the Land Use Descriptions address small businesses, retail, and service industrial.)
8. **Update and Amendment Procedures.** (Note: Procedures may be modified following discussions in April.)



## Chapter II—Plan Organization and Implementation

### Plan Organization

**Chapter III - Policies:** The Policies Chapter includes ten sections that guides decisions about: (1) growth management and intergovernmental cooperation; (2) the quality of the built environment and neighborhood character; (3) the natural environment; (4) energy, climate action and waste minimization; (5) economic vitality; (6) transportation; (7) housing; (8) community well-being including culture and the arts; (9) agriculture and food; and (10) governance and community engagement. The policies also inform decisions about the manner in which urban services are provided, such as police, fire, emergency medical services, water utilities, flood control and human services.

**Chapter IV – Land Use Map Descriptions:** The Boulder Valley Comprehensive Plan Land Use Map depicts a plan of the desired land use pattern in the Boulder Valley, and this chapter includes the land use designations that describe the characteristics, locations, and uses for each category on the map.

**Chapter V - Subcommunity and Area Planning:** Subcommunity and area planning bridges the gap between the broad policies of the Boulder Valley Comprehensive Plan and site specific project review (development applications or city capital projects). This chapter describes the purpose, approach, and criteria for subcommunity and area planning, and summarizes the plans to date.

**Chapter VI - Master Plan Summaries and Trails Map:** City departments prepare master plans to provide a common framework for planning the delivery and funding of city services, facilities and programs. These, in turn, provide the basis for capital improvement programming and operational budgeting. This chapter summarizes the current master plans for the city and includes the trails map.-

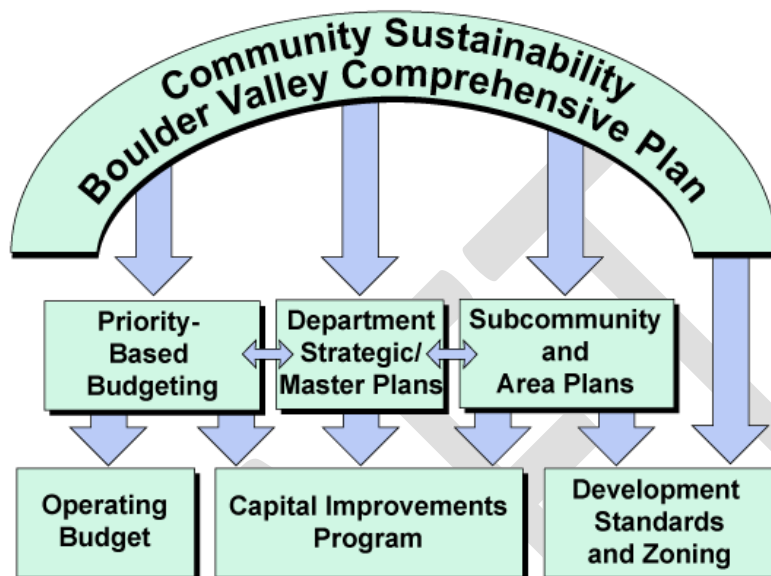
**Chapter VII – Amendment Procedures and Referrals:** The Boulder Valley Comprehensive Plan is a joint policy document that is adopted by the City of Boulder and Boulder County in their legislative capacities. The plan is updated periodically to respond to changed circumstances or community needs. This chapter describes the timing, procedures and criteria for amendments to the plan, and the process for referrals between the city and county.

**Chapter VIII – Urban Service Criteria & Standards:** A basic premise of the Boulder Valley Comprehensive Plan is that “adequate urban facilities and services” are a prerequisite for new urban development and that, within the Boulder Valley, the city of Boulder is the provider of choice for urban service. This chapter describes the criteria and standards of urban services provided by the city.

### Plan Implementation

The adoption of the Boulder Valley Comprehensive Plan sets the stage for more detailed planning for parts of the Boulder Valley does not end withand for implementation, as described in this chapter the adoption of the Boulder Valley Comprehensive Plan. More detailed planning puts the vision of this plan into practice through subsequent steps as shown in the. The diagram below shows subsequent steps for implementing the Comprehensive Plan. The city and county

[have been remarkably successful in working together to implement the vision set forth in the 1977 Comprehensive Plan, most notably in channeling growth to the city's service area, preserving lands outside the urban growth boundary, keeping the community compact, intensifying the core area, providing for affordable housing, and improving alternative transportation modes.](#)



The following implementation tools translate the Comprehensive Plan into action:

### Subcommunity and Area Plans

Subcommunity plans and area plans provide direction for specific geographic areas. They provide a link between the broad policies of the Comprehensive Plan and more detailed zoning, development review and capital improvement programming decisions. [Chapter V, Subcommunity and Area Planning, describes the criteria and approach to local area planning and includes a map of the adopted area plans and description for each one. As area plans are approved, they may automatically trigger amendments to relevant sections of this plan including the land use map and policies.](#)

### Master Plans

City departmental master plans are developed to be consistent with the Comprehensive Plan. They establish detailed policies, priorities, service standards, facility and system needs and capital budgeting for the delivery of specific services and facilities provided by each city department. The plans identify three levels of funding or investment strategies: fiscally constrained, action and vision. [As master plans are approved, Chapter VI \(Master Plan Summaries\) is updated to include a current summary of each master plan. It also includes trails map and description.](#)

### Land Use Code and Zoning District Regulations

Whereas the Comprehensive Plan Land Use Map provides a generalized picture of desired future uses in the Boulder Valley, the city zoning map assigns every parcel of land in the city a zoning district [and standards. The Boulder Land Use Code](#) ~~This~~ regulates allowable uses, density,



setbacks, height, affordable housing requirements, solar access protection and more. The county's zoning code regulates parcels within the Boulder Valley not annexed to the city.

### Development Review for Projects

All new development or redevelopment projects must conform to land use and zoning regulations, which are developed and amended to be consistent with the goals and policies of this Comprehensive Plan.

### Programs and Services

Many of the Comprehensive Plan policies are implemented through city programs and services. Funding for these is allocated annually through the city budget, using a model of priority-based budgeting, which reflects the core mission of the city and individual departments.

### Capital Improvements

Capital improvements carry out the Comprehensive Plan's policies of orderly and efficient provision of urban facilities and services. Funding for capital improvements are planned on a six-year timeframe through the Capital Improvements Program (CIP). Departmental master plans and subcommunity and area plans help guide prioritization of improvement projects.

### Action Plan

The Comprehensive Plan Action Plan outlines the actions needed to implement Comprehensive Plan policies that are not currently addressed through other plans or programs. The action plan establishes the timing and priorities for new program initiatives, planning projects and regulatory changes; ongoing programs or projects are not included. The plan is developed to be flexible and responsive to city goals and resources.

The action plan is adopted by City Council ~~after each major update and revisited at each annual update~~ to the Comprehensive Plan ~~and revisited alongside the City Council work plan~~. The county is sent a referral and invited to identify those actions, projects or other activities in the action plan in which they wish to participate. The county may also propose new or additional collaborative actions to the city for its consideration ~~during the action plan review~~ as part of the ~~major annual~~ update.

### Plan Time Frame and Updates

#### ~~1.09~~ Planning Time Frame

The time horizon for the plan is approximately 15 years. This has been determined to be a reasonable length of time for which to plan and was arrived at after weighing a combination of facts and policy considerations: land use and land use projections, Service Area projections, the capacity of the city to fund capital improvements, the growth rate, and the desires of the community in regard to accommodating growth. Each ~~five-year~~ review of the plan extends the planning period approximately five years.

The city and county recognize that some issues require consideration of impacts over a longer time period, and when appropriate, the plan may analyze trends and impacts over longer time periods.

### **~~1.10~~ Plan Update**

The Boulder Valley Comprehensive Plan will be reviewed at least every five years for possible amendments to reflect changes in circumstances and community desires. *(Note: Section to be changed after IGA discussions.)*

DRAFT

## **Chapter III—Policies**

### **Sec. 1—Intergovernmental Cooperation and Growth Management**

The City of Boulder and Boulder County are both integral to thoughtfully managed growth and appropriate urban development and conservation in the Boulder Valley. Successful planning must look to a joint effort and close cooperation on the part of these two governing bodies. All citizens are affected regardless of which jurisdiction makes decisions; therefore, mutual concern and interdependence are vital to successful planning and meaningful implementation.

This interdependence is a legacy of the Boulder Valley Comprehensive Plan which has resulted in the urban form that all enjoy today. The keystone to this is physical form is the BVCP Planning Areas I, II, III Map, which defines the city's service area for future growth, guiding annexation and urban service provision. This section addresses:

- Intergovernmental cooperation,
- Growth management,
- Framework for annexation and urban service provision, and
- Utilities.

### ***Intergovernmental Cooperation***

#### **1.11 Regional and Statewide Cooperation**

Many of the problems and opportunities faced by Boulder and other jurisdictions, particularly providing affordable housing, addressing the jobs-housing imbalance, creating a healthy economy, improving regional transportation, protecting the environment, managing open space, delivering human services and managing growth can only be dealt with effectively through regional or statewide cooperation and solutions.

Therefore, the city and county will actively pursue cooperative planning opportunities, intergovernmental agreements, broader information exchange and communication, collaborative initiatives and closer cooperation with each other and with other entities in the region and state. This may include other cities, counties, unincorporated communities, the University of Colorado, the school districts, regional organizations and other policy-making bodies. These entities will be encouraged to identify and address issues of shared concern for which a multi-jurisdictional perspective can best achieve mutually beneficial solutions.

#### **1.12 Policy Assessment**

The city and county will assess and be responsive to the external effects of their policies on other entities and jurisdictions. Consequences and tradeoffs will be considered before making decisions on them.

**1.13 Collaboration in Service Delivery**

The city and county will support consolidation and collaboration among service providers to reduce duplication of efforts, maximize economic and resource efficiencies and provide the public with reliable and equitable levels of service.

**1.14 Compliance with Land Use Regulations**

With regard to public facilities owned and operated in the other's jurisdiction, the city and county will respect and abide by existing land use regulations insofar as reasonably practicable.

**New Policy: Coordination with University of Colorado**

(Note: This is a placeholder for language that will appear in April study session memos for discussion.)

***Growth Management*****1.15 City's Role in Managing Growth and Development**

In order to achieve community goals and policies, the city will develop and implement urban design and growth management tools that control the scale, location, type, intensity and timing of new development and redevelopment. Where appropriate, the county will work with the city in developing and implementing growth management tools.

**1.16 Adapting to Limits on Physical Expansion**

As the community expands to its planned physical boundaries, the city and county will increasingly emphasize preservation and enhancement of the physical, social and economic assets of the community. Cooperative efforts and resources will be focused on maintaining and improving the quality of life within defined physical boundaries, with only limited expansion of the city.

**1.17 Growth Projections**

In order to ensure that past and projected growth impacts can be better mitigated or avoided, the city will develop projections for population and employment for twenty-five years into the future. Projections will be used to evaluate long-term trends, analyze problems and opportunities that could occur during this period, project long-term infrastructure needs, and coordinate Boulder Valley growth projections with regional and county-wide projections.

**1.18 Growth Requirements**

The overall effect of urban growth must add significant value to the community, improving quality of life. The city will require development and redevelopment ~~as-a-whole~~ to provide significant community benefits, achieve sustainability goals for urban form, and to maintain or improve environmental quality as a precondition for further housing and community growth.

**1.19 Jobs:Housing Balance**

Boulder is a major employment center, with more jobs than housing for people who work here. This has resulted in both positive and negative impacts including economic prosperity, significant in-commuting, and high demand on existing housing. The city will continue to be a major employment center and will seek opportunities to improve the balance of jobs and housing while maintaining a healthy economy. This will be accomplished by encouraging new housing and

mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations, preserving service commercial uses, converting [commercial and industrial](#) uses to residential uses in appropriate locations, improving regional transportation alternatives and mitigating the impacts of traffic congestion.

### **New Policy: Enhanced Community Benefit**

For land use or zoning district changes that result in increases in the height or the size, density, or intensity of development beyond what is permitted by the underlying zoning, the city will develop regulations and incentives so that the new development provides benefits to the community beyond those otherwise required by the underlying zoning. Any incentives are intended to address community economic, social, and environmental objectives of the comprehensive plan. Community objectives include without limitation affordable housing, affordable commercial space, spaces for the arts, community gathering space, public art, land for parks, open space, environmental protection or restoration, outdoor spaces, and other identified social needs. Community objectives also may be identified through other planning or policymaking efforts of the city.

## ***Framework for Annexation and Urban Service Provision***

### **1.20 Definition of Comprehensive Planning Areas I, II and III**

The Boulder Valley Planning Area is divided into three major areas.

- **Area I** is that area within the City of Boulder, which has adequate urban facilities and services and is expected to continue to accommodate urban development.
- **Area II** is the area now under county jurisdiction, where annexation to the city can be considered consistent with policies 1.16 Adapting to Limits on Physical Expansion, 1.18 Growth Requirements, & 1.24 Annexation. New urban development may only occur coincident with the availability of adequate facilities and services and not otherwise. Master plans project the provision of services to this area within the planning period.
- **Area III** is the remaining area in the Boulder Valley, generally under county jurisdiction. Area III is divided into the Area III-Rural Preservation Area, where the city and county intend to preserve existing rural land uses and character and the Area III-Planning Reserve Area, where the city and county intend to maintain the option of future Service Area expansion. (See Area I, II, III Map and Policy 2.07 Delineation of Rural Lands.)

### **1.21 Preclusion of New Incorporated Places**

The city and county will oppose the establishment of new incorporated communities within the Boulder Valley.

### **1.22 Definition of New Urban Development**

It is intended that ‘new urban development,’ including development within the city, not occur until and unless adequate urban facilities and services are available to serve the development as set out in Section IV.D. Urban Service Criteria and Standards. ‘New urban development’ is defined to include:

- 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, provided the county determines that the proposed development is inconsistent with the land use projections, maps or policies of the Boulder Valley Comprehensive Plan in effect at that time.

### 1.23 Over-Intensive Rural Development

The **Area III-Rural Preservation Area** is that portion of Area III where rural land uses and character are to be maintained and preserved. A variety of land use activities are permitted by county zoning pursuant to examination through one or more of the review processes enumerated in the Boulder County Land Use Code. A preliminary analysis may conclude that an otherwise permitted land use proposal would have an impact of urban intensity and thus be considered an over-intensive rural development.

Criteria to be examined in making an over-intensive determination may include, but are not limited to 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. Any application for a land use that triggers an over-intensive rural development analysis will be referred to the City of Boulder for comment.

### 1.24 Annexation

The policies in regard to annexation to be pursued by the city are:

- a) Annexation will be required before adequate facilities and services are furnished.
- b) The city will actively pursue annexation of county enclaves, Area II-substantially developed properties along the western boundary below the Blue Line, and other ~~fully~~-substantially developed Area II properties. County enclave means an unincorporated area of land entirely contained within the outer boundary of the city. Terms of annexation will be based on the amount of development potential as described in (c), (d), and (e) of this policy. Applications made to the county for development of enclaves and Area II lands in lieu of annexation will be referred to the city for review and comment. The county will attach great weight to the city's response and may require that the landowner conform to one or more of the city's development standards so that any future annexation into the city will be consistent and compatible with the city's requirements.
- c) Annexation of existing substantially developed areas will be offered in a manner and on terms and conditions that respect existing lifestyles and densities. The city will expect these areas to be brought to city standards only where necessary to protect the health and safety of the residents of the subject area or of the city. The city, in developing annexation plans of reasonable cost, may phase new facilities and services. The county, which now has jurisdiction over these areas, will be a supportive partner with the city in annexation efforts to the extent the county supports the terms and conditions being proposed.
- d) In order to reduce the negative impacts of new development in the Boulder Valley, the city will annex Area II land with significant development or redevelopment potential only if the annexation provides a special opportunity or benefit to the city. For annexation considerations, emphasis will be given to the benefits achieved from the creation of permanently affordable housing. Provision of the following may also be considered a special opportunity or benefit: receiving sites for transferable development rights (TDRs), reduction of future employment projections, land and/or facilities for public purposes over and above that required by the city's

land use regulations, environmental preservation, or other amenities determined by the city to be a special opportunity or benefit. Parcels that are proposed for annexation that are already developed and which are seeking no greater density or building size would not be required to assume and provide that same level of community benefit as vacant parcels unless and until such time as an application for greater development is submitted.

e) Annexation of substantially developed properties that allows for some additional residential units or commercial square footage will be required to demonstrate community benefit commensurate with their impacts. Further, annexations that resolve an issue of public health without creating additional development impacts should be encouraged.

f) There will be no annexation of areas outside the boundaries of the Boulder Valley Planning Area, with the possible exception of annexation of acquired open space.

g) Publicly owned property located in Area III and intended to remain in Area III may be annexed to the city if the property requires less than a full range of urban services or requires inclusion under city jurisdiction for health, welfare and safety reasons.

h) The Gunbarrel Subcommunity is unique because the majority of residents live in the unincorporated area and because of the shared jurisdiction for planning and service provision among the county, the city, the Gunbarrel Public Improvement District and other special districts. Although interest in voluntary annexation has been limited, the city and county continue to support the eventual annexation of Gunbarrel. If resident interest in annexation does occur in the future, the city and county will negotiate new terms of annexation with the residents.

### **1.25 Assimilation of Special District Facilities and Services**

Where the provider(s) of the facilities and services is (are) other than the city, the county and the city will take all reasonable and legal steps to facilitate assimilation of facilities and services by the city upon annexation.

### **1.26 Provision of Urban Services in the Boulder Valley**

The city is an adequate provider of facilities and services. These facilities and services will continue to be supplied to Area I, and the city will make them available to Area II within the planning period pursuant to the city's annexation policies and Capital Improvements Program. The city and county intend that new urban development not occur until adequate urban facilities and services are available to serve the development. The county experience indicates that provision of the full range of urban facilities and services by a municipality is preferable to provision of urban facilities and services by special districts and private groups in part because municipalities have politically accountable leadership, general police power and the ability to coordinate provision of adequate urban facilities and services. Therefore, it is hereby presumed that adequate facilities and services can be provided only by the City of Boulder. The city will extend, furnish or provide such services at such time as it can provide them all as provided under paragraph 1.27(a) below and the Urban Service Criteria and Standards section of this plan. However, it is not the intent to preclude the development and use of alternative facilities and service systems for new urban development so long as they are adequate as provided under paragraph 1.27(b) and the Urban Service Criteria and Standards section of this plan.

### **1.27 Definition of Adequate Urban Facilities and Services**

a) The city provides adequate facilities and services for new urban residential, commercial and industrial development within the planning area. Adequate facilities and services for:



- (i) All development include: public water, public sewer, stormwater and flood management, urban fire protection and emergency medical care, urban police protection, urban transportation ([e.g. streets, sidewalks, multiuse paths](#)); and
- (ii) Residential development also includes developed urban parks and schools.

b) The availability and adequacy of urban facilities and services as set forth in subparagraph (a) above will be determined based upon the Urban Service Criteria and Standards section of this plan.

c) In order to make efficient use of existing infrastructure and investment, new development and redevelopment will be located in areas where adequate public services and facilities presently exist or are planned to be provided under the city's Capital Improvements Program.

d) Due to size, location and other unique requirements, some city facilities that do not require the full range of urban services will be located in Areas II and III. Extending a limited range of urban services to such city facilities is appropriate when extension is consistent with the Boulder Valley Comprehensive Plan or otherwise necessary for the city to provide another urban facility and service to Area I.

### **1.28 Phased Extension of Urban Services/Capital Improvements Program**

a) The city and county agree that extensions, furnishing, or provision of less than adequate facilities and services for new urban development would be injurious to the public health, safety and welfare because it would seriously impair the county's efforts implementing the Boulder Valley Comprehensive Plan through reasonable land use and development regulations in the unincorporated areas of the county.

b) The county requests that the city accompany any extension of facilities and services to urban development outside the boundaries of the city with concurrent annexation to the city of the land served. The city agrees not to extend or furnish facilities and services to new urban development outside the boundaries of the city without annexing to the city the land to be served, except as indicated in Policy 1.36 Out-of-City Utility Service.

c) The city and county recognize that certain properties within the Boulder Valley have filed for subdivision approval with Boulder County prior to June 13, 1977, the date on which the county approved amendments to its subdivision regulations that require compatibility of applicants for subdivision approval with the Boulder Valley Comprehensive Plan and have previously been granted water and sewer by the city. The development of these particular properties may be permitted to occur without a full range of urban facilities and services provided that such development is otherwise in accordance with the Comprehensive Plan and existing Boulder County land use regulations at the time of submission of the application.

d) The city will use the Capital Improvements Program (CIP) process, within the framework of a responsible budget of balanced revenues and expenditures, to plan for the funding of an adequate range of urban services and facilities within Area I and Area II as annexation occurs during the planning period. . The CIP is a tool to direct the location and timing of growth by coordinating and targeting public capital expenditures.

**1.29 Channeling Development to Areas with Adequate Infrastructure**

In order to protect and use past investments in capital improvements, new development and redevelopment will be located in areas where adequate public services and facilities presently exist or are planned to be provided under the city's Capital Improvements Program.

**1.30 Growth to Pay Fair Share of New Facility Costs**

Since the public costs of annexation and developing several areas concurrently could prove excessive, the city will limit said costs to those, which can reasonably be accommodated within the Capital Improvements Program and are compatible with anticipated revenues. When permitting additional development or redevelopment, the city will consider whether public facilities and services are adequate to reasonably maintain current levels of service or service standards given the impacts of such additional development or committed funding sources for such adequate facilities are sufficient to ensure their provision in a timely fashion. Growth will be expected to pay its own way, with the requirement that new development pay the cost of providing needed facilities and an equitable share of services including affordable housing, and to mitigate negative impacts such as those to the transportation system.

**1.31 Adjacency of Open Space/Utility Impacts**

The city and county will consider the impacts of open space management and utility installation on abutting property.

**1.32 Multi-Purpose Use of Public Lands**

Multi-purpose use of public lands, facilities and personnel services will be emphasized. However, in consideration of potential use of parks and open space lands, only activities consistent with the original intent of acquisition will be considered.

***Utilities*****1.33 Consistency of Utility Extensions with Comprehensive Plan**

The installation and extension of all utilities will be consistent with the provisions of the Boulder Valley Comprehensive Plan and with the responsibilities of the respective utility providers.

**1.34 Efficient Extension of Utilities**

Nothing within the Boulder Valley Comprehensive Plan will prohibit the city from denying the provision of utility services to any property within the Boulder Valley for utility-related reasons.

**1.35 Utility Provision to Implement Community Goals**

The city will consider the importance of the other objectives of the Boulder Valley Comprehensive Plan in the planning and operation of the water, wastewater, stormwater and flood management utilities. These other objectives include [resilience](#), in-stream flow maintenance, [floodplain preservation and flood management](#), enhancement of recreational opportunities, water quality management, preservation of natural ecosystems, open space and irrigated agricultural land, and implementation of desired timing and location of growth patterns.

**1.36 Out-of-City Utility Service**

In furtherance of policies 2.01, 2.02, 2.03, 1.33, 1.34, 1.35, and notwithstanding Policy 1.28, the city and county agree that it is appropriate for the city to:

- a) Decline support for utility provision in Area III and Area II when its provision would defeat Boulder Valley Comprehensive Plan goals.
- b) Extend limited utility service in Area III and Area II in circumstances that further Boulder Valley Comprehensive Plan goals.
- c) Evaluate opportunities for cooperation with other utility service providers, in concert with the county, to further Comprehensive Plan goals.

## Ch. III

### Sec. 2. Built Environment

Boulder's compact, interconnected urban form helps ensure the community's environmental health, social equity and economic vitality. It also supports cost-effective infrastructure and facility investments, a high level of multimodal mobility, and easy access to employment, recreation, shopping and other amenities, as well as a strong image of Boulder as a distinct community. [The Built Environment policies help shape the form and quality of future growth in addition to protecting historic and environmental resources and preserving established neighborhood character. This chapter includes:](#)

- [Elements That Define Boulder's City Structure.](#)
- [Sustainable Urban Form Definition.](#)
- [Community Identity.](#)
- [Rural Lands Preservation.](#)
- [Neighborhoods.](#)
- [Mixed-Use Places and Centers.](#)
- [Urban Design Linkages.](#)
- [Community Conservation and Historic Preservation, and](#)
- [Design Quality](#)

### Background

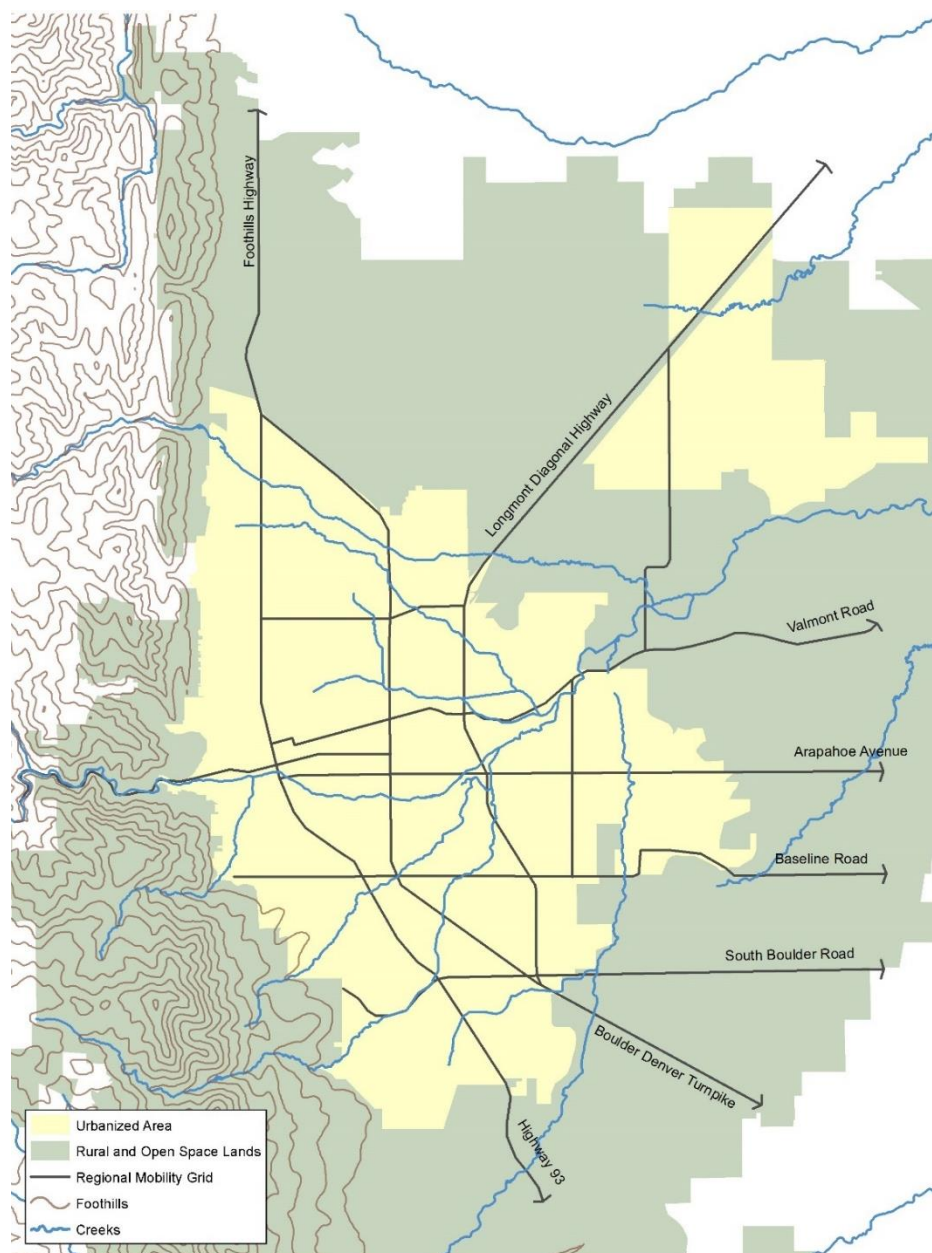
#### Elements That Define Boulder's City Structure

Boulder's distinctive 'sense of place' and compact size did not happen by accident. It has taken creative public policies and pragmatic planning decisions over many years to produce and preserve Boulder's unique character and physical beauty. Elements that define Boulder's city structure and support its continuing evolution to a more sustainable urban form are described below.

[\*Note: all diagrams in this section have been edited and updated.\*](#)

**1. Natural Setting****Boulder's natural setting defines its size and shape.**

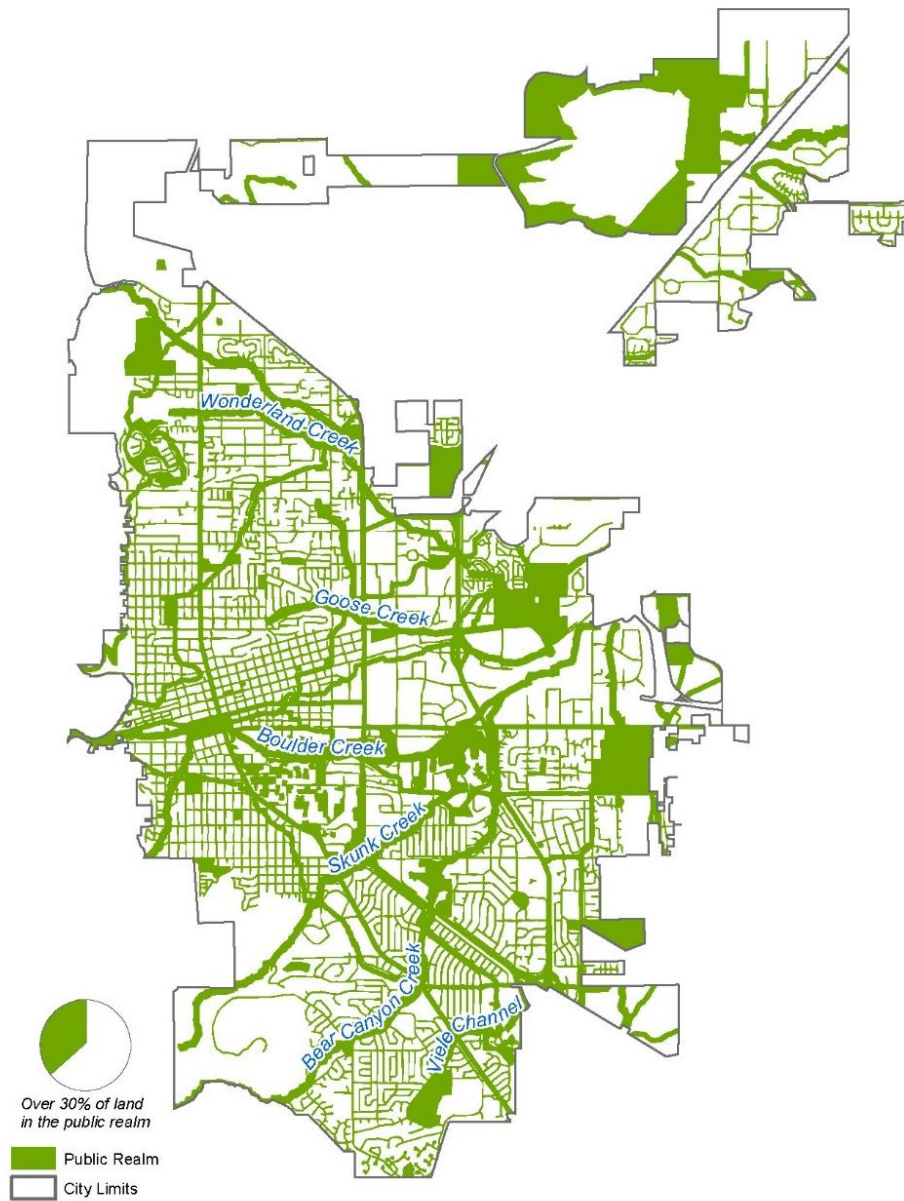
The two most important factors that shape the city of Boulder are its mountain backdrop and surrounding ~~greenbelt~~open space and rural lands. These natural features form a clearly-defined edge that separates the urban area from the open countryside. Creeks and man-made irrigation ditches have also shaped the layout of the city. Irrigation ditches are an important link between natural features and Boulder's rural and agricultural areas.



**Figure 2-1: Boulder's Natural Setting**

## 2. ~~5~~ The Public Realm

The public realm provides key functions and strongly influences character and aesthetics. ~~The public realm~~ It includes the city's streets, greenways, sidewalks and paths, ~~ditches~~, parks, plazas and other urban outdoor spaces. ~~It~~ that comprises a large portion of Boulder's land and represents a substantial public investment. The design of the public realm plays a major role in defining the character, identity and aesthetic quality of the city overall and individual neighborhoods. It also serves a variety of important functions: contributing to transportation mobility, passive and active recreation, community resilience, gathering places, opportunities to connect to nature and each other, opportunity to express culture, creativity and arts, enhancement of air and water quality, and mitigation of urban heat island effects.



*Figure 2-2: Public Realm (\*may be edited for final draft plan)*



**23. Individual Character Areas**

**Different parts of Boulder are distinguished by their individual character.** Boulder's city structure is also defined by the individual character and distinctive qualities of its built environment in different areas, drawing on each area's unique history, development pattern, land uses, amenities and other factors. Some of the more distinctive character areas within the city are: the downtown historic core and surrounding pre-World War II residential neighborhoods, the 28<sup>th</sup>/30<sup>th</sup> Street regional retail corridor, the University and federal lab campuses, the industrial areas in East Boulder and Gunbarrel, the post-World War II residential neighborhoods and the North Boulder neo-traditional/New-Urbanist neighborhoods.

**4. Activity Centers**

~~Activity centers concentrate activities into nodes at a variety of scales~~ Centers are places where a mix of land use and commercial activities are concentrated. Boulder's commercial, entertainment, educational, ~~and~~ civic, regional and neighborhood centers are distributed throughout the community as shown on the structure diagram ~~focused in concentrated nodes of activities at a variety of scales distributed throughout the community.~~

**Regional Centers**

The city's three regional centers constitute ~~At~~ the highest level of intensity ~~are the city's three regional centers.~~ They form a triangle at Boulder's geographic center: the Historic Downtown, the Boulder Valley Regional Center (BVRC), and the University of Colorado (CU) with the University Hill business district, which also serves as a neighborhood center for the surrounding area. Each regional center ~~has~~ provides a distinct function and character, provides a wide range of activities and draws from the entire city as well as the region.

**Neighborhood Centers**

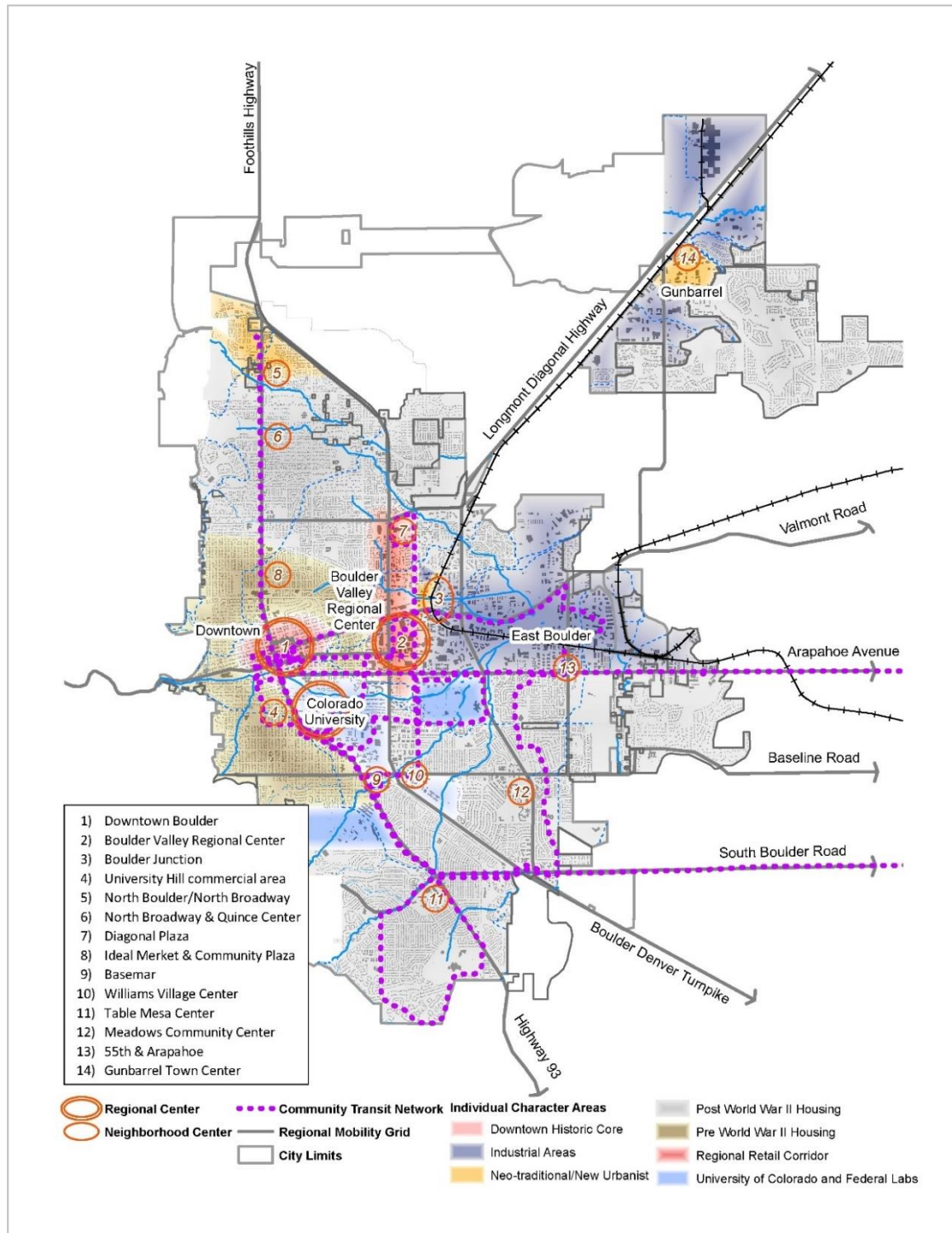
The next tier of intensity is neighborhood ~~activity~~ centers. In addition to serving as neighborhood gathering places, these centers also provide goods and services for the day-to-day needs of nearby residents, workers and students, and are easily accessible from surrounding areas by foot, bike and transit. Neighborhood centers contribute to sense of place and the achievement of walkable (15-minute) places with a mix of uses and range of services.

*Note: Removed centers map and combined into Structure Map (below)*

**45. Mobility and ~~Grid~~ Multimodal Transit Network**

**Boulder's 'mobility ~~grid~~ network' interconnects the city.**

Boulder's multi-modal network of major corridors, 'mobility grid'—the system of streets, alleys, its community transit corridors network, and multi-use and greenway paths—interconnects the city and both serves and reflects the city's land-use pattern. Networks for vehicles, bicycles, pedestrians and transit—sometimes shared, sometimes separate—serves to overlay the city and create a lacework of ~~interconnect~~ movement within and between ~~and within~~ regional centers, neighborhood centers, and residential and employment areas. In general, the western historic neighborhoods of the city have offer a fine-grained, walkable and bikeable street grid, whereas other parts of the city (e.g., for example, East Boulder), have feature larger blocks and a more auto-car-oriented super-block system. Over time, the city seeks to extend a more pedestrian and bike-friendly mobility grid complete and connected streets to all parts of the community.



**Figure 2-3: City Structure Map (character areas, centers map, and mobility network)**  
(\*graphics will be further clarified for final draft plan)

Projected Growth

~~This diagram illustrates where housing and jobs could be added within the city Service Area through development of vacant parcels and redevelopment of properties under current plans and regulations. The Built Environment policies help shape the form and quality of future growth, in addition to protecting historic and environmental resources and preserving established neighborhood character.~~

Projected Growth

*(Note: This topic is now covered in Sec. 1 Growth Management policies)*

**Sustainable Urban Form Definition**

The city's urban form is shaped by the location and design of streets, paths and open spaces; the mix of uses and activities that are allowed in each area of the city; and the design and intensity of development and public improvements. The city's goal is to evolve toward an urban form that supports sustainability. This "sustainable urban form" is defined by the following components:

***Compact:***

- A compact development pattern with density in ~~appropriate~~ locations guided by the structure diagrams and Land Use Map to create and support viable, long term commercial opportunities and high frequency public transit.

***Connected:***

- An integrated multimodal system with abundant, convenient and pleasant ways to get around on foot, by bike, and by local and regional transit service.
- Opportunities for people to connect to nature and natural systems.

***Complete:***

- Daily needs within easy access from home, work or school without driving a car.
- A quality of life that attracts, sustains and retains diverse businesses, creative entrepreneurs and investment in the local economy.

***Green, Attractive and Distinct:***

- Comfortable, safe, and attractive places to live, work, learn and recreate that have a distinct, memorable character and high-quality design and that promote healthy, active living.
- A public realm that is beautiful, well-used and enriched with art, trees and landscaping.
- Buildings, streets, utilities and other infrastructure that protect natural systems, minimize energy use, urban heat island effects and air and water pollution, and support clean energy generation.
- Preservation of agriculturally significant lands, environmentally sensitive areas and historic resources.

***Inclusive:***

- A diversity of employment, housing types, sizes and prices, and other uses to meet the needs of a diverse community.
- Welcoming, accessible public gathering spaces for interaction among people of all ages, walks of life and levels of ability.

## Community Identity/Land Use Pattern

### 2.01 Unique Community Identity

The unique community identity and sense of place that is enjoyed by residents of the Boulder Valley and characterized by the community's setting and history will be respected by policy decision makers.

### 2.02 Physical Separation of Communities

The city and county will strive to maintain and enhance an open land buffer that separates development in the Boulder Valley from surrounding communities and contributes to distinct community identities.

### 2.03 Compact Development Pattern

The city and county will, by implementing the Boulder Valley Comprehensive Plan [\(as guided by the Land Use Designation Map and Planning Areas maps\)](#), ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area ~~in order~~ to prevent urban sprawl and create a compact community.

### 2.04 Open Space Preservation

The city and county will permanently preserve lands with open space values by purchasing or accepting donations of fee simple interests, conservation easements or development rights and other measures as appropriate and financially feasible. Open space values include use of land for urban shaping and preservation of natural areas, environmental and cultural resources, critical ecosystems, water resources, agricultural land, scenic vistas and land for passive recreational use.

### 2.05 Design of Community Edges and Entryways

Well-defined edges and entryways for the city are important because they support an understanding and appreciation of the city's image, emphasize and preserve its natural setting, and create a clear sense of arrival and departure. Natural features are most effective as edges, but public open land, major roadways, [gathering spaces](#), [public art](#), or heavy tree planting can also function as community edges. As new areas are developed, ~~the definition of a~~ [defined](#) community edge will be a design priority. Major entryways into the Boulder Valley will be identified, protected and enhanced.

## Rural Lands Preservation

### 2.06 Preservation of Rural Areas and Amenities

The city and county will attempt to preserve existing rural land use and character in and adjacent to the Boulder Valley where environmentally sensitive areas, hazard areas, agriculturally significant lands, vistas, significant historic resources, and established rural residential areas exist. A clear boundary between urban and rural areas at the periphery of the city will be maintained, where possible. Existing tools and programs for rural preservation will be strengthened and new tools and programs will be put in place.

## 2.07 Delineation of Rural Lands

Area III consists of the rural lands in the Boulder Valley, outside the Boulder Service Area. The Boulder Service Area includes urban lands in the city and lands planned for future annexation and urban service provision. Within Area III, land is placed within one of two classifications: the Area III-Rural Preservation Area or the Area III-Planning Reserve Area. The boundaries of these two areas are shown on the Area III-Rural Preservation Area and Area I, II, III Map. The more specific Area III land use designations on the Boulder Valley Comprehensive Plan map indicate the type of non-urban land use that is desired as well as recognize those county developments that have or can still develop at other than rural densities and uses. The Area III-Rural Preservation Area is intended to show the desired long-term rural land use; the Area III-Planning Reserve Area is an interim classification until it is decided whether or not this land should be placed in the Area III-Rural Preservation Area or in the Service Area.

### *a) Area III-Rural Preservation Area*

The Area III-Rural Preservation Area is that portion of Area III where rural land uses and character will be preserved through existing and new rural land use preservation techniques and no new urban development will be allowed during the planning period. Rural land uses to be preserved to the greatest possible extent include: rural town sites (Eldorado Springs, Marshall and Valmont); existing county rural residential subdivisions (primarily along Eldorado Springs Drive, on Davidson Mesa west of Louisville, adjacent to Gunbarrel, and in proximity to Boulder Reservoir); city and county acquired open space and parkland; sensitive environmental areas and hazard areas that are unsuitable for urban development; significant agricultural lands; and lands that are unsuitable for urban development because of a high cost of extending urban services or scattered locations, which are not conducive to maintaining a compact community.

### *b) Area III-Planning Reserve Area*

The Area III-Planning Reserve Area (PRA) is that portion of Area III with rural land uses where the city intends to maintain the option of limited Service Area expansion. The location and characteristics of this land make it potentially suitable for new urban development, based on the apparent lack of sensitive environmental areas, hazard areas, and significant agricultural lands, the feasibility of efficient urban service extension, and contiguity to the existing Service Area, which maintains a compact community.

## 2.08 Rural Density Transfer

The city and county will jointly determine criteria and areas for transfer of development rights (TDRs) within or in proximity to the Boulder Valley, in order to secure conservation easements on valuable rural lands from which density may be transferred and shift those rural residential densities to appropriate urban settings where the negative impacts of growth can be better mitigated or avoided.

## Neighborhoods

### 2.09 Neighborhoods as Building Blocks

The city and county will foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, foster community interaction, and plan for urban design and amenities. All neighborhoods, whether residential areas, business districts, or mixed land use areas, should offer unique physical elements of neighborhood character and identity, such as distinctive development patterns or architecture; historic or cultural resources; amenities

such as views, open space, creeks, irrigation ditches, and varied topography; and distinctive community facilities and business areas.

## **2.10 Preservation and Support for Residential Neighborhoods**

The city will work with neighborhoods to protect and enhance neighborhood character and livability and preserve the relative affordability of existing housing stock. The city will also work with neighborhoods to identify areas for additional housing or small retail uses that could be integrated into and supportive for neighborhoods. The city will seek appropriate building scale and compatible character in new development or redevelopment, appropriately sized and sensitively designed streets and desired public facilities and mixed commercial uses. The city will also encourage neighborhood schools and safe routes to school.

## **2.11 Accessory Units**

Consistent with existing neighborhood character, accessory units will be encouraged ~~in order to~~ increase rental housing options in single family residential neighborhoods. Regulations developed to implement this policy will address potential cumulative negative impacts on the neighborhood. Accessory units will be reviewed based on the characteristics of the lot, including size, configuration, parking availability, privacy and alley access.

## **2.12 Preservation of Existing Residential Uses**

The city will encourage the preservation or replacement in-kind of existing, legally established residential uses in non-residential zones. Non-residential conversions in residential zoning districts will be discouraged, except where there is a clear benefit or service to the neighborhood.

## **2.13 Protection of Residential Neighborhoods Adjacent to Non-residential Zones**

The city and county will take appropriate actions to ensure that the character and livability of established residential neighborhoods will not be undermined by spill-over impacts from adjacent regional or community business zones or by incremental expansion of business activities into residential areas. The city and county will protect residential neighborhoods from intrusion of non-residential uses by protecting edges and regulating the impacts of these uses on neighborhoods.

## **2.14 Mix of Complementary Land Uses**

The city and county will strongly encourage, consistent with other land use policies, a variety of land uses in new developments. In existing neighborhoods, a mix of land use types, housing sizes and lot sizes may be possible if properly mitigated and respectful of neighborhood character. Wherever land uses are mixed, careful design will be required to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

## **2.15 Compatibility of Adjacent Land Uses**

To avoid or minimize noise and visual conflicts between adjacent land uses that vary widely in use, intensity or other characteristics, the city will use tools such as interface zones, transitional areas, site and building design and cascading gradients of density in the design of subareas and zoning districts. With redevelopment, the transitional area should be within the zone of more intense use.



## Locations for Mixed Use and Higher Density Development

### 2.16 Mixed Use and Higher Density Development

The city will encourage well-designed mixed use and higher density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers. The city will provide incentives and remove regulatory barriers to encourage mixed use development where and when appropriate. This could include public-private partnerships for planning, design or development; new zoning districts; and the review and revision of floor area ratio, open space and parking requirements.

### Activity Centers

### 2.17 Variety of Activity Centers

The city and county support a variety of regional, ~~subcommunity~~ and neighborhood ~~activity~~ centers where people congregate for a variety of activities such as working, shopping, going to school or day care, accessing human services and recreating. ~~Some cActivity centers~~ should be located within walking distance of neighborhoods and business areas and designed to be compatible with surrounding land uses and intensity and the context and character of neighborhoods and business areas. Regional centers should serve a larger role and be located near transit. Good multimodal connections to and from ~~activity~~ centers and accessibility for people of all ages and abilities will be encouraged.



*Note: The highlighted sections are a placeholder pending feedback on options presented as part of April study sessions. The options for discussion regard how non-residential capacity will be reduced, how much residential capacity will be increased, and consideration of the future character of the BVRC and the massing and height of buildings.*

## **New Policy 2.xx Boulder Valley Regional Center and 28<sup>th</sup> Street**

The city will preserve and enhance the Boulder Valley Regional Center (BVRC) as a high intensity regional commercial center while encouraging the addition of a variety of housing types. With its co-location of retail, daily amenities, transportation amenities, and housing, the BVRC should provide the opportunity for exemplary walkable neighborhoods. The city will pursue regulatory changes to reduce the current non-residential capacity [TBD] in the BVRC while increasing housing capacity [TBD]. This will be accomplished through analysis to balance the needs of redevelopment in certain areas with strategies that minimize business displacement; and with ongoing community outreach. The guiding principles noted to the right will apply to development in the BVRC and along 28<sup>th</sup> Street north of BVRC.

*Note: Refer to Regional Business (RB) and General (GB) land use categories (IV-Land Use Map Descriptions).*



**Fig. - Placeholder illustration of potential mixed use in the BVRC**

*\*will be edited for final draft plan pending feedback*

## **BVRC Guiding Principles**

### **1. Encourage Mixed Use**

Buildings should co-locate residential and commercial uses. New construction and redevelopment of parcels in this area should include both vertical and horizontal mixed-use, including first floor retail with residential above as flats and live-work units. Mixed-use development should include a mix of amenities, including cultural and recreational.

### **2. Ensure appropriate scale and transitions to neighboring residential uses.**

BVRC is intended as a higher intensity district than neighborhood centers with buildings potentially up to four or five stories when housing is provided. Building footprints should allow for a fine-grained connected street pattern, not superblocks. Transition zones from the higher-density BVRC to medium density neighboring uses should encourage residential uses that appropriately transition between differing densities, such as townhomes.

### **3. Encourage infill in appropriate places.**

Where possible, infill should be encouraged, such as on underutilized surface parking lots.

### **4. Function as a regional multimodal hub.**

Capitalize on the existing and planned transportation connections. Address ways to get around for users of all transportation modes by including sheltered seating, shared bicycles, bike cages and repair stations. Provide flexibility in parking standards. Access improved connections to and from the regional mobility hub.

### **5. Ensure comfort and safety.**

Include human-scaled lighting, furnishings, signs and way-finding that feel welcoming, safe and comfortable for users of all ages and abilities. Provide unimpeded connections within the center between parking, transit, retail and residential uses

See also Enhanced Design policy 2.37.

## New Policy 2.xx Neighborhood Centers

The city will encourage neighborhood centers to provide pedestrian-friendly and welcoming environments with a mix of land uses. The city acknowledges and respects the diversity of character and needs of its neighborhood centers and will pursue area planning efforts to support evolution of these centers to become mixed-use places and strive to accomplish the guiding principles noted to the right.

Note: Refer to Community Business (CB) land use category -(IV-Land Use Map Descriptions).



Illustrative potential streetscape in  
Neighborhood Centers

\*will be edited for final draft plan



Illustrative potential streetscape in  
Neighborhood Centers

\*may be edited for final draft plan

## Neighborhood Centers Guiding Principles

### 1. Meet every day needs of neighboring communities

Include a mix of locally-serving retail (e.g., retail anchors such as grocery stores and personal services such as hair salons or small local markets) and other activities such as smaller-scale office uses to meet every day needs.

### 2. Ensure appropriate scale transitions to neighboring residential uses.

Be at a scale and intensity lower than downtown and the regional centers, ensuring compatibility of buildings with adjacent residential uses decreasing intensity of activity around edges or “transition zones” near neighborhoods. These transition zones should encourage a diversity of low- and medium-residential uses, such as attached single family housing, rowhomes and a variety of flats.

### 3. Encourage a richness of transportation amenities.

Neighborhood centers should include conveniences such as sheltered seating, shared bicycles, bike cages and repair stations, among others.

### 4. Encourage parking management strategies.

Encourage parking management strategies, such as shared parking, in neighborhood centers.

### 5. Ensure comfort and safety.

Include human-scaled lighting, furnishings, signs and way-finding that feel welcoming, safe and comfortable for users of all ages and abilities. Provide unimpeded connections within neighborhood centers between parking, transit, retail and residential uses.

See also Enhanced Design policy 2.37.

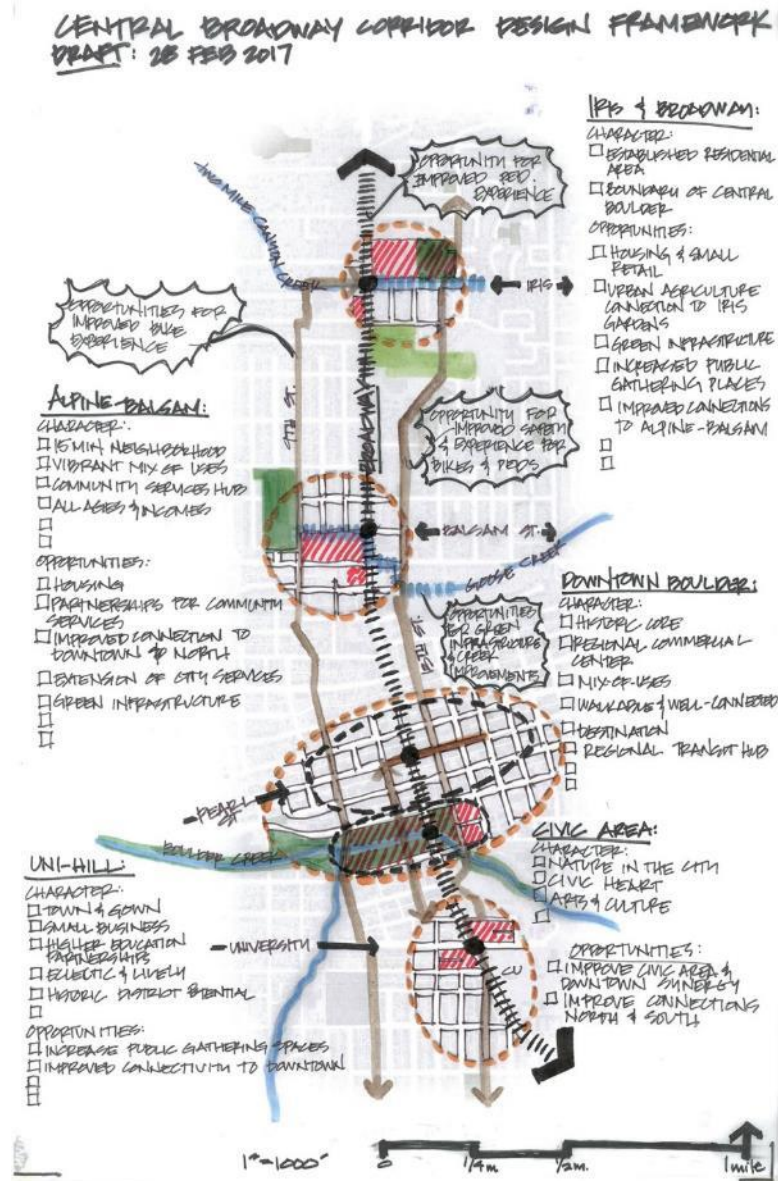
## 2.18 Role of the Central Area

The central-Boulder's Central area will continue as the regional service center of the Boulder Valley for office, retail, financial, governmental, civic, medical, cultural and university activities. As such, it will remain the primary activity center and focal point of the Boulder Valley. The central area includes distinct, interrelated activity centers such as the Downtown Business District, Civic Area, University of Colorado University Hill, Canyon Boulevard Cultural Corridor, and Boulder Valley Regional Center. It also includes the University of Colorado main campus and Canyon Boulevard Cultural Corridor. A variety of land uses surrounds these activity centers, and complete streets and multi-modal transportation alternatives provide direct connections between them.

The Central Broadway Corridor Design Framework ("Framework") focuses on the five key activity centers along the central stretch of Broadway (University Hill/CU, the Civic Area, Downtown, the Alpine-Balsam site, and Boulder County's Broadway and Iris site).

With a focus on physical form and character, systems, and community experiences and services and some housing, the Framework will identify opportunities to strengthen existing assets and opportunities to fill gaps and address challenges along the corridor and in the centers.

Note: The text on the Central Broadway Corridor Design Framework will be edited for the final draft plan as ongoing work on the Framework progresses.



**Figure 2-4: Central Boulder Corridor Design Framework Draft Diagram**

*\*will be edited for final draft plan*



Note: The highlighted sentence below is a placeholder pending feedback as part of April study sessions. The topic of discussion regards how to encourage housing in the right way in industrial areas.

### **New Policy 2.xx Light Industrial Areas**

The city supports its light industrial areas, which contain a variety of uses including technical offices, research and light manufacturing. The city will preserve existing industrial areas as places for industry and innovation and will pursue regulatory changes to better allow for housing infill. Housing should occur in a logical pattern and in proximity to existing and planned amenities. Analysis will guide appropriate places for housing infill within areas zoned Industrial General (IG) (not those zoned for manufacturing or service uses) that minimize the potential mutual impacts of residential and industrial uses in proximity to one another.

Note: Refer to Light Industrial (LI) land use category (IV-Land Use Map Descriptions).



**Illustrative potential housing in Industrial Areas**

*\*may be edited for final draft plan*



**Illustrative potential mixed use in Industrial Areas**

*\*may be edited for final draft plan*

## **Light Industrial Area Guiding Principles**

### **1. Preserve established businesses and the opportunity for industrial businesses**

The primary role of the industrial areas for research and light manufacturing should be maintained through existing standards. Housing infill should play a subordinate role and not displace established businesses or the opportunity for industrial businesses.

### **2. Encourage housing infill in appropriate places.**

Housing infill should be encouraged in appropriate places (e.g., at the intersection of collector/arterial streets and on underutilized surface parking lots) and along open space and/or greenway or trail connections. Housing should be located near other residential uses or retail services.

### **3. Offer a mix of uses**

Encourage a mix of uses (e.g. coffee shops, restaurants) to serve the daily needs of employees and residents, in particular at the intersection of collector/arterial streets.

### **4. Encourage a richness of transportation amenities**

The multimodal system in industrial areas should be improved with convenient and pleasant ways to get around on foot, by bike and with local connections to regional transit.

### **5. Pursue parking management strategies.**

Encourage parking management strategies, such as shared parking.

See also Enhanced Design policy 2.37.

## Public Realm, Urban Design and Linkages

### 2.19 Urban Open Lands

Open lands within the fabric of the city ~~are an important part of~~ constitute Boulder's public realm and provide recreational opportunities, transportation linkages, gathering places and density relief from the confines of the city, as well as protection of the environmental quality of the urban environment. The city will promote and maintain an urban open lands system to serve the following functions: active and passive recreation, environmental protection, flood management, multimodal transportation, enhancement of community character and aesthetics.

### 2.20 Boulder Creek, Tributaries and Ditches as Important Urban Design Features

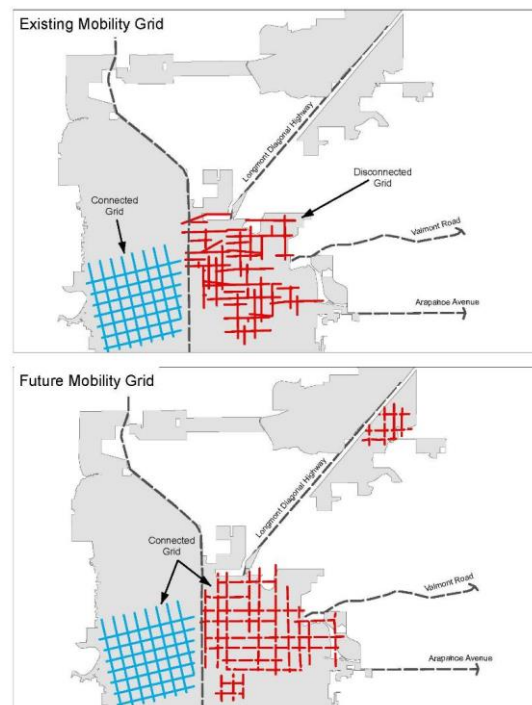
Boulder Creek, its tributaries and irrigation ditches will serve as unifying urban design features for the community with multiple co-benefits for a resilient community. The city and county will support the preservation or reclamation of the creek corridors for natural ecosystems, wildlife habitat and cultural resources; for recreation and bicycle and pedestrian transportation; to provide flood management; to improve air and water quality; and to provide a relief from ~~contrast to~~ urban development. Path and trail design and development in these greenways will be sensitive to the ecology, terrain, existing easements, and privacy of adjacent residents and surroundings. The city and county will support agriculture by recognizing and accommodating irrigation ditch maintenance practices and operations.

### 2.21 Commitment to a Walkable and Accessible City

The city ~~and county~~ will promote the development of a walkable and accessible city by designing neighborhoods and mixed use business areas to provide easy and safe access by foot, bike and transit to places such as neighborhood centers, community facilities, transit stops or centers, and shared public spaces and amenities (i.e., 15-minute neighborhoods). The city will consider additional neighborhood centers or small mixed use retail-serving commercial areas where appropriate and supported by the neighbors they would serve. In some cases the definition of the mix of uses and scale and character will be achieved through area planning.

### 2.22 Improve Mobility Grid and Connections

The walkability, bikeability and transit access should be improved in parts of the city that need better connectivity and mobility, for example, in East Boulder. This should be achieved by coordinating and integrating land use and transportation planning and will occur through both public investment and



private development.

## 2.23 Trail Corridors/Linkages

In the process of considering development proposals, the city and county will encourage the development of paths and trails where appropriate for recreation and transportation, such as walking, hiking, bicycling or horseback riding. Implementation will be achieved through the coordinated efforts of the private and public sectors.

## Community Conservation and Preservation

### 2.24 Preservation of Historic and Cultural Resources

The city and county will identify, evaluate and protect buildings, structures, objects, districts, sites and natural features of historic, architectural, archaeological, or cultural significance with input from the community. The city and county will seek protection of significant historic and cultural resources through local designation when a proposal by the private sector is subject to discretionary development review.

### 2.25 Leadership in Preservation: City- and County-Owned Resources

The city and county will evaluate their publicly owned properties to determine their historical, architectural, archaeological or cultural significance. Eligible resources will be protected through local designation. including s-Secondary structures buildings or elements that are part of and convey the cultural significance of a site, such as a farm complex and alley buildings. structure, should be retained and preserved as well.

### 2.26 Historic and Cultural Preservation Plan

The city and county will develop and regularly update a Boulder Valley-wide preservation plan in order to: integrate historic preservation issues into the Boulder Valley Comprehensive Plan; ensure coordination between preservation goals and zoning, land use, growth management, transportation and housing goals; and ensure consistency among governmental policies that affect the community's historic, archeological and cultural resources. Preservation plans will be developed with public and landowner participation. The city will continue to implement and update the Plan for Boulder's Historic Preservation Program.

### 2.27 Eligible Historic Districts and Landmarks

The city has identified areas that may have the potential to be designated as historic districts. The Designated and Eligible Historic Districts map shows areas with designation potential, as well as areas that are already designated as historic districts. These potential historic areas and historic survey information will continue to be assessed and updated. There are also many individual buildings-resources of landmark quality both within and outside of these eligible areas. Additional historic district and landmark designations will be encouraged in accordance with the Plan for Boulder's Historic Preservation Program. Such resources may contribute to cultural and heritage tourism values.

### 2.28 Historic Preservation/Conservation Tools

As guided by the Plan for Boulder's Historic Preservation Program, ~~t~~The city will develop a variety of tools that address preservation and conservation objectives within the community. Specific tools that address historic preservation and conservation objectives will be matched to

the unique needs of specific areas. Preservation tools may include [financial and other incentives programs for owners of designated landmark properties buildings and properties located in designated districts, design review, and public improvements](#). Conservation districts, easements and other tools may be applied in areas that do not qualify as local historic districts but contain features that contribute to the quality of the neighborhood or community. These could include historic resources that have lost integrity, neighborhoods with significant character but that are not historically significant, and scattered sites that share a common historic or architectural theme.

## 2.29 Preservation of Archaeological Sites and Cultural Landscapes

The city will develop a plan and processes for identification, designation and protection of archaeological and cultural landscape resources, such as open ditches [where practicable and in coordination with the irrigation ditch company](#), street and alleyscapes, railroad rights-of-way, and designed landscapes.

## Design Quality

### 2.30 Sensitive Infill and Redevelopment

With little vacant land remaining in the city, most new development will occur through redevelopment. The city will gear subcommunity and area planning and other efforts toward defining the acceptable amount of infill and redevelopment and standards and performance measures for design quality to avoid or adequately mitigate negative impacts and enhance the benefits of infill and redevelopment to the community and individual neighborhoods. The city will also develop tools, such as neighborhood design guidelines, to promote sensitive infill and redevelopment.

### 2.31 Design of Newly-Developing Areas

The city will encourage a neighborhood concept for new development that includes a variety of residential densities, housing types, sizes and prices, opportunities for shopping, nearby support services and conveniently sited public facilities, including roads and pedestrian connections, parks, libraries and schools.

#### New Policy: Building Height

[The city will allow buildings taller than the permitted height \(typically 35 feet\) in areas anticipating change or where planning efforts have resulted in a subcommunity plan, area plan, or design guidelines. The city will develop regulations to use additional height as an incentive in exchange for community benefits that further other community objectives such as the provision of permanently affordable housing \(as described in New Policy 1.xx\). The city will review and update land use regulations to provide clear guidance on height and intensity of land uses.](#)

### 2.32 Physical Design for People

The city and county will take all reasonable steps to ensure that public and private development and redevelopment be designed in a manner that is sensitive to social, health and psychological needs. Broadly defined, this will include factors such as accessibility to those with limited mobility; provision of coordinated facilities for pedestrians, bicyclists and bus-riders; provision of functional landscaping and open space; and the appropriate scale and massing of buildings related to neighborhood context.



### 2.33 Environmentally Sensitive Urban Design

For capital improvements and private development, the city and county will strive to ensure that buildings, streets, utilities and other infrastructure are located and designed to protect natural systems, minimize energy use, reduce urban heat island effects and air and water pollution, and support clean energy generation.

### 2.34 Importance of Urban Canopy, Street Trees and Streetscapes

The city and county will develop regulations and programs to encourage the planting and maintenance of attractive, healthy street trees and streetscapes, which act as the primary connection between the private and public realm and provide aesthetics, comfort, cleaner air, and other environmental benefits for the public realm.

### 2.35 Outdoor Lighting/Light Pollution

The city and county will encourage the efficient use of outdoor lighting to reduce light pollution and conserves energy while providing for public safety. The city will seek to provide a nighttime environment that includes the ability to view the stars against a dark sky so that people can see the Milky Way Galaxy from residential and other appropriate viewing areas. Measures such as using more energy-efficient lights, ensuring that the level of outdoor lighting is appropriate to the application, minimizing glare, and using shielding techniques to direct light downward will be required.

### 2.36 Design Excellence for Public Projects

Public projects bear a special responsibility to exhibit design excellence. The city and county will work to ensure that new capital projects and transportation facilities are visually attractive and contribute positively to the desired community character.

### 2.37 Enhanced Design for Private Sector-All Projects

Through its policies and programs, the city will encourage or require quality architecture and urban design in private sector-all development that encourages alternative modes of transportation, provides a livable environment and addresses the elements listed below.

**a) The context.** Projects should become a coherent part of the neighborhood in which they are placed. They should be preserved and enhanced where the surroundings have a distinctive character. Special attention will be given to protecting and enhancing the quality of established residential areas that are adjacent to business areas.

**a)b) Area planning.** Where there is a desire to improve the character of the surroundings, a new character and positive identity as established through area planning or a community involvement process should be created for the area as city work plan and resources allow.

Special attention will be given to protecting and enhancing the quality of established residential areas that are adjacent to business areas.

**c) Relationship to the public realm.** Projects should relate positively to public streets, plazas, sidewalks, paths, ditches and natural features. Buildings and landscaped areas—not parking lots—should present a well-designed face to the public realm, should not block access to sunlight, and should be sensitive to important public view corridors. Future strip commercial development will be discouraged.

- d) Ditches.** Project sponsors should collaborate with irrigation ditch companies on design and construction. Where possible, project elements should educate and inform about the connection between irrigation ditches and agricultural lands.
- e) Transportation connections.** Projects should provide a complete network of vehicular, bicycle and pedestrian connections both internal to the project and connecting to adjacent properties, streets and paths, including dedication of public rights-of-way and easements where required.
- b)f) Parking:** The primary focus of any site should be quality site design; parking should play a subordinate role to site and building design and not jeopardize open space or other opportunities on the property. Parking should be integrated into buildings and be compact and dense. The placement of parking should be behind and to the sides of buildings or in structures rather than in large street-facing lots. Surface parking will be discouraged and versatile parking structures that are designed with the flexibility to allow for different uses in the future will be encouraged.
- e)g) Human scale and art in public spaces.** Projects should provide pedestrian interest along streets, paths and thoughtfully designed public spaces ~~that support a mix of events, and destinations and art.~~ Model investment in public art at the city and encourage individuals, businesses, organizations, and developers to invest in improvements to public spaces through the addition of meaningful, innovative, and quality works of art.
- d)h) e Permeability.** Create permeability in centers with a mix of semi-public and public spaces that are connected visually for intuitive navigation. Include civic and cultural uses as well as outdoor seating, shade trees and green spaces in the public spaces to create a unique identity and sense of place. Projects should provide multiple opportunities to walk from the street into projects, thus presenting a street face that is permeable. Where appropriate, they should provide opportunities for visual permeability into a site to create pedestrian interest.
- e)i) f On-site open spaces.** Projects should incorporate well-designed functional open spaces with quality landscaping, access to sunlight and places to sit comfortably. Where public parks or open spaces are not within close proximity, shared open spaces for a variety of activities should also be provided within developments.
- i) g Buildings.** Buildings should be designed with a cohesive design that enhances the streetscape and is comfortable to the pedestrian. ~~and Buildings should demonstrates approachability and a relationship to the street,~~ with inviting entries that are visible from public rights of way—, multiple entrances and four-sided design. Foster appeal of buildings through attractive, well-designed architecture made of high-quality, long-lasting materials and innovative approaches to dDesign. ~~innovation and the use of high quality building materials are encouraged.~~

## Chapter III—Policies

### Sec. 3. Natural Environment

In this section, the “natural environment” includes the city and county owned open space lands as well as environmental components (like air, water, geological features) and remnants of the natural environment within the urban area. Preservation and protection of the natural environment that characterizes the Boulder Valley is a core community value that has defined Boulder since the end of 19<sup>th</sup> century. Within the Boulder Valley’s complex ecological system, there are inextricable links among the natural environment, the built environment, the economy and community livability. Changes to the natural ecosystems within the Boulder Valley can have a profound effect on ecosystem viability and the quality of life desired by Boulder Valley residents.

*(Note: Show this next section as a graphic.) A mixture of wildlands and urban lands exist throughout the Boulder Valley, often referred to as the wildland-urban interface, and within a continuum or gradient. High quality ecosystems containing primarily native plants and animals occupy one end of the natural environment gradient. Land that is not dominated by native species but that is in a natural condition without buildings or development is found further along the gradient. On the other end of the gradient are lands that contain mostly non-native plants and animals and are used primarily for developed recreation, transportation or other purposes (e.g., parks, greenways) in an urban environment. These lands are managed differently for different purposes.*

Over many decades, with the initiative and financial support of local citizens, the city and county have actively protected and managed open space around the urban area, and existing city and county open space plans and policies apply to those public lands acquired and managed as habitat conservation areas, natural areas, recreational areas, and agricultural areas.

As in the rest of the world, the Boulder Valley climate is experiencing local and regional climate change within the larger global climate regimes. Anticipated further changes and intensified weather events and warming heighten the need for the city and county to proactively reduce risk and protect resources.

Boulder has been a t the forefront of leader in environmental protection and preservation for many years. Sixty-three percent (63%) of the Boulder Valley has been protected by the city and county as open space for habitat for native plants and animals, agricultural productivity, and The vast amount of natural land protected by the city and county contributes to the high quality of life for residents for recreation, relaxation, and connection with nature. The community’s historic and on-going emphasis on clean air and water, -and preservation of natural habitats has resulted in significant progress toward a sustainable, resilient and healthy urban environment.

The city and county places strong emphasis on being a leader and role model to other communities for its exemplary environmental protection practices and accomplishments. The city will continue to identify and develop and implement state-of-the-art environmental policies both community wide and within the city government organization to further its natural environmental sustainability goals.

The policies in this section support the following city and county goals related to the conservation and preservation of land, water, air resources and pollution prevention and climate change and resilience:

- Protecting Native Ecosystems and Biodiversity and Native Ecosystems

- [Enhancing](#) Urban Environmental Quality
- [Protecting](#) Geologic Resources and [Reducing Risks from](#) Natural Hazards
- [Sustaining and Improving](#) Water and Air Quality

[Reaching these goals requires an overall planning and management strategy that incorporates an understanding of ecological systems and implements adaptive management principles for monitoring and course corrections given uncertainties of climate change. Plans listed at the end of this section provide important guidance and strategies for protection and restoration.](#)

### 3.01 Incorporating Ecological Systems into Planning

The city and county will approach planning and policy decisions in the Boulder Valley through an ecosystem framework in which natural regions like [bioregions](#), airsheds and watersheds are considered and incorporated into planning.

### 3.02 Adaptive Management Approach

The city [and county](#) will employ an adaptive management approach to resource protection and enhancement. An adaptive management approach involves [establishing objectives, conducting](#) ongoing monitoring of resource conditions, [assessing](#) the effectiveness of management actions, [revising](#) ~~management~~ [management actions](#) based on new information from research, and learning from experience what works and what does not.

### [Protecting Native Ecosystems and Biodiversity](#)

#### 3.03 ~~Natural~~ [Native](#) Ecosystems

The city and county will protect and restore significant native ecosystems on public and private lands through land use planning, development review, conservation easements, acquisition and public land management practices. The protection and enhancement of biological diversity ~~and habitat for~~ [state and federal endangered and threatened species and state, as well as county critical wildlife habitats, migration corridors, environmental conservation areas, high biodiversity areas, rare plant areas, and significant natural communities](#) and [county and local species of concern \(i.e., resources identified in the Boulder County Comprehensive Plan\)](#) will be emphasized. Degraded habitat may be restored and selected extirpated species may be reintroduced as a means of enhancing native flora and fauna in the Boulder Valley.

#### 3.04 Ecosystem Connections and Buffers

The city and county recognize the importance of preserving large [habitat](#) areas, [especially](#) of unfragmented habitat in supporting the biodiversity of its natural lands and viable habitat for native species. The city and county will work together to preserve, enhance, restore and maintain [undeveloped lands identified as critical and having significant ecological value](#) for providing ecosystem connections [\(e.g., wildlife corridors\)](#) and buffers [to support the natural movement of native organisms between](#) ecosystems. [Connected corridors of habitat may extend through or along the edges of the urban environment and often serve as vital links between natural areas for both wildlife and humans. They are often at the greatest risk of degradation and development and thus should be identified for planning and, where appropriate, for acquisition, restoration, and/or management.](#)

### 3.05 Maintain and Restore Natural Ecological Processes and Natural Disturbances

Recognizing that natural ecological processes, such as wildfire and flooding, are integral to the productivity and health of natural ecosystems, the city and county will work to ensure that, when appropriate precautions have been taken for human safety and welfare, ecological processes will be maintained or ~~mimicked-replicated~~ in the management of natural lands.

### 3.06 Wetland and Riparian Protection

Natural and human-made wetlands and riparian areas are valuable for their ecological and, where appropriate, recreational functions, including their ability to enhance water and air quality and reduce the impacts of flooding. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish and wildlife. Because they have historically been so scarce in the Front Range and because of continued degradation, ~~t~~The city and county will continue to develop and support ~~develop~~ programs to protect, and enhance, and educate the public about the value of wetlands and riparian areas in the Boulder Valley. The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction, or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided. Management of wetland and riparian areas on city open space lands is described in the OSMF Grasslands Ecosystems Management Plan.

### 3.07 Invasive Species Management

The city and county will cooperate and promote efforts, both public and private, to prevent the introduction and spread of invasive and non-native plant and animal species ~~and seek to control their spread~~. High priority will be given to managing invasive species that have, or potentially could have, a substantial impact on city and county resources or ecosystem function. City and county resource management plans will provide direction and guidance for identifying -priorities for management and control of invasive non-native species.

### 3.08 Public Access to Public Lands

Certain city and county-owned or managed lands provide a means for educating users on the importance of the natural environment. These pPublic lands may include areas for recreation and preservation of agricultural use, unique natural features, ~~and~~ wildlife and plant habitat. Public access to natural lands will be provided for, except where closure is necessary to protect areas from unacceptable degradation or impacts to agriculture, habitat or wildlife, for public safety, or limits on access necessary to preserve the quality of the visitor experience.

### 3.13-xx Integrated Pest Management *(note: moved from below)*

While the city and county approaches to this policy differ in their management strategies, both work to aggressively manage invasive species. The city and county aims encourage efforts to reduce and eliminate, where possible, the use of pesticides and synthetic, inorganic fertilizers on public properties and also provides outreach and education to encourage the public to use a similar approach on private property.- in its own The city's practices carefully consider when pest management actions are necessary

and focus on creating healthy and thriving ecosystems to lower pest pressure by natural processes. When pest management is necessary, the city commits to the use of ecologically-based integrated pest management principles, which emphasizes the selection of the most environmentally sound approach to pest management and the overall goal of reducing or eliminating the dependence on of using non-chemical pest-control strategies. When public or environmental health risks are identified, the city and county will balance the impacts and risks to the residents and the environment when choosing management control measures. The county will strive to reduce the use of pesticides and synthetic, inorganic fertilizers where use does occur.

### **New Policy: Climate Change Mitigation and Adaptation and Resilience**

The city and county are working to help mitigate climate change globally and recognize that climate change adaptation is an important area for consideration. Preserving large ecological reserves enhances the resilience of native ecosystems, and reduces the loss of native biodiversity, ecological processes, and ecosystems as the climate changes. Additionally, the city and county will use an adaptive management approach to assess potential impacts from changes in the local climate. Open space management plans guide other strategies related to climate change, such as visitor experiences on open space. Overall strategies may include:

1. Actively identify and monitor ecosystems most vulnerable to climate change using biological indicators of sensitivity and response.
2. Actively improve our understanding of the effect of climate change on local ecosystems and of actions that may help maintain or restore the ecological functions of natural systems under a changing climate.
3. Protect large reserves of open space land to support the long-term viability of native plants and animals.
4. Conduct restoration of degraded environments and management of natural ecosystems to enhance their resilience in the presence of climate change, using existing management plans and the best available science. In some cases, this may involve ecosystems' transitionings to novel states (e.g., to ecosystems now found at different elevations, to variations of current ecosystems, or in other ways that cannot be forecast with certainty today).
5. On-going attention to the wildland-urban interface environments to better manage both natural resources and human-wildlife conflicts and to reduce the potential for catastrophic wildfire.
6. Addressing specific management guidance and direction regarding climate change mitigation, adaptation, and resilience when city and county agencies prepare master plans.

### **Enhancing Urban Environmental Quality**

#### **3.09 Management of Wildlife-Human Conflicts**

The Boulder Valley sits within a wildland-urban interface, and t~~The city and county~~ recognizes the intrinsic value of wildlife in both ~~its~~the urban and rural ~~setting~~areas. The city and county will promote wildlife and land use management practices to minimize conflicts with residents and urban land uses while identifying, preserving and restoring appropriate habitat for wildlife species in the urban area. When a wildlife species is determined to be a nuisance or a public health hazard, a full range of alternative wildlife and land use management techniques will be considered by the city and county ~~in~~order to mitigate the problem in a manner that is humane, effective, economical and ecologically responsible.

*(Note: move this policy to after 3.12 in final draft.)*

#### **3.10 Urban Environmental Quality**



To the extent possible, the city and county will seek to protect the environmental quality of areas under significant human and urban influence ~~such as agricultural and urban lands~~ and will balance human needs and public safety with environmental protection. The city will develop and apply community-wide programs and standards for new development and redevelopment so that negative environmental impacts will be mitigated and overall environmental quality of the urban environment will ~~not worsen and may improve~~ be maintained and improved.

### 3.11 Urban Forests

The city will support, promote and, in some cases, regulate the protection of healthy existing trees and the long-term health and vitality of the urban forest in the planning and design of public improvements and private development. Urban canopy plays an important role in ameliorating the effects of climate change; therefore, the city will guide short- and long-term urban forest management that encourages overall species diversity ~~native~~ and low water demand tree species ~~where appropriate~~.

### 3.12 Water Conservation

The city and county will promote the conservation of water resources through water quality protection, public education, monitoring and policies that promote efficient-appropriate water usage such as water-conserving landscaping. The city will endeavor to minimize water waste and reduce water use during peak demand periods. New development and redevelopment designed to conserve water will be encouraged.

#### New Policy: Soil Carbon Sequestration

The city and county recognize that soil carbon sequestration may have a range of potential benefits, including water retention, soil health and soil stabilization. Soil health is especially important for both the natural environment and agricultural lands. Section 9 (Food and Agriculture) includes a description of soil carbon sequestration policy for tilled agricultural lands.

For the natural environment, the current capacity of native grasslands and forests to sequester carbon will be important in city and county soil carbon sequestration efforts. Native grasslands and forests will be maintained and protected following resource management plans. Opportunities to manage soil carbon levels in such areas if and when appropriate need to be consistent with adopted plans and policies.

### *Protecting Geologic Resources and Reducing Risks from Natural Hazards*

#### 3.14 Unique Geological Features

Due to its location at the interface of the Great Plains and the Rocky Mountains, the Boulder Valley has a number of significant or unique geological and paleontological features. The city and county will attempt to protect these features from alteration or destruction through a variety of means, such as public acquisition, public land management, land use planning and regulation, and density transfer within a particular site.

#### 3.15 Mineral Deposits

Deposits of sand, gravel, coal and similar finite resource areas will be delineated and managed according to state and federal laws and local government regulations. ~~Mineral deposits and other non-renewable resources will be used with the greatest practical efficiency and the least possible disturbance to existing~~



natural and cultural resources. The impacts of extraction or uses of such resources will be balanced against other community values and priorities, including environmental and cultural resource protection, health concerns and carbon emission reduction. The city and county will work together to acquire mineral rights as appropriate.

### 3.16 Hazardous Areas

Hazardous areas that present a danger to life and property from flood, forest fire, steep slopes, erosion, unstable soil, subsidence or similar geological development constraints will be delineated, and development in such areas will be carefully controlled or prohibited.

### 3.17 Erosive Slopes and Hillside Protection

Hillside and ridge-line development will be carried out in a manner that, to the extent possible, avoids both negative environmental consequences to the immediate and surrounding area and the degradation of views and vistas from and of public areas. Regulations should address the risk of earth movement and/or mud slides to guide planning, design and construction of any development on, adjacent to, or at the base of hillsides.

### 3.18 Wildfire Protection and Management

As Boulder County's climate changes, wildfire may become increasingly common. The city and county will require on-site and off-site measures to guard against the danger of fire in developments adjacent to natural lands and consistent with forest and grassland ecosystem management principles and practices. Recognizing that fire is a widely accepted means of managing ecosystems and wildfire risk, the city and county will integrate ecosystem management principles with wildfire hazard mitigation planning and urban design.

### 3.19 Preservation of Floodplains

Undeveloped floodplains will be preserved or restored where possible through public land acquisition of high hazard properties, private land dedication and multiple program coordination. Comprehensive planning and management of floodplain lands will promote the preservation of natural and beneficial functions of floodplains whenever possible.

### 3.20 Floodplain Management

The city and county will protect the public and property from the impacts of flooding in a timely and cost-effective manner while balancing community interests with public safety needs. Recognizing that the impact of climate change on the magnitude and frequency of significant flood events is not yet known, the city and county will continue to monitor the effects of climate change on floodplain delineation and management and amend regulation and management practices as needed for the purpose of protecting life and property.

The city and county will manage the potential for floods by implementing the following guiding principles: a) Preserve floodplains; b) Be prepared for floods; c) Help people protect themselves from flood hazards; d) Prevent unwise uses and adverse impacts in the floodplain; and e) Seek to accommodate floods, not control them. The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi-hazard mitigation and flood response and recovery plans. In addition, the city and county will prepare for, respond to, and manage flood recovery by implementing multi-hazard mitigation programs and projects, preparing flood response and recovery plans and regulating the siting and protection of critical facilities in floodplains.

### 3.21 Non-Structural Approach to Flood Management

The city and county will seek to preserve the natural and beneficial functions of floodplains by emphasizing and balancing the use of non-structural measures with structural mitigation. Where drainageway improvements are proposed, a non-structural approach should be applied wherever possible to preserve the natural values of local waterways while balancing private property interests and associated cost to the city.

### 3.22 Protection of High Hazard Areas

High hazard areas are the areas of the floodplain with the greatest risk to loss of life due to floodwater velocity. The city will prevent redevelopment of significantly flood-damaged properties in high hazard areas. The city will prepare a plan for property acquisition and other forms of mitigation for flood-damaged and undeveloped land in high-hazard flood areas. Undeveloped high hazard flood areas will be retained in their natural ~~state~~ whenever possible. To reduce risk and loss, Compatible uses of riparian corridors, such as riparian corridors, natural ecosystems, wildlife habitat and wetlands will be encouraged protected in these areas wherever appropriate. Trails or other open recreational facilities may be feasible in certain areas.

### 3.23 Larger Flooding Events

The city and county recognizes that floods larger ~~than~~ the 100-year event will occur resulting in greater risks and flood damage that will affect even improvements constructed with standard flood protection measures. The city and county will seek to better understand the impact of larger flood events and consider necessary floodplain management strategies including the protection of critical facilities.

## Sustaining and Improving Water and Air Quality

### 3.24 Protection of Water Quality

Water quality is a critical health, economic and aesthetic concern. The city and county have been protecting, maintaining and improving water quality and overall health within ~~the~~ Boulder ~~Creek Valley~~ watersheds as a necessary component of existing ecosystems and as a critical resource for the human community. The city and county will continue seek to reduce point and nonpoint sources of pollutants, protect and restore natural water systems, and conserve water resources. Special emphasis will be placed on regional efforts, such as watershed planning, and priority will be placed on pollution prevention over treatment.

### 3.25 Water Resource Planning and Acquisition

Water resource planning efforts will be regional in nature, consider climate change and incorporate the goals of water quality protection, ~~and as well as~~ surface and ground-water conservation. The city will use a variety of strategies, such as water conservation, demand management, reuse and acquisition of additional water supplies to meet the adopted municipal water supply reliability goals while balancing instream flow maintenance and preservation of sustainable agriculture. ~~The city will continue to obtain additional municipal water supplies to insure adequate drinking water, maintain instream flows and preserve agricultural uses.~~ The city will seek to minimize or mitigate the environmental, agricultural and economic impacts to other jurisdictions ~~in its acquisition of additional municipal water supply and seek to further the goals of maintaining instream flows and preventing the permanent removal of land from agricultural production elsewhere in the state~~ in its acquisition of additional municipal water rights. ~~The city and county may continue to acquire water rights for Open Space purposes.~~

### 3.26 Drinking Water

The city and county will continually seek to improve the quality of drinking water and work with other water and land use interests as needed to assure the integrity and quality of its drinking water supplies. The city and county will employ a system-wide approach to protect drinking water quality from sources waters to the water treatment plant and throughout the water distribution system.

### 3.27 ~~In-stream~~ Minimum Flow Program

The city will pursue expansion of the existing in-stream flow program consistent with applicable law and manage stream flows to protect riparian and aquatic ecosystems within the Boulder Creek watershed.

### 3.28 Surface and Groundw~~w~~ Water

Surface and groundwater are part of an integrated environmental system that will be protected as a resources ~~will be~~ and managed to prevent their degradation and to protect and enhance aquatic, wetland and riparian ecosystems. Land use and development planning and public land management practices will consider the interdependency of surface and groundwater and potential impacts to these resources from pollutant sources, changes in hydrology, drilling, mining, and dewatering activities. The city will consider additional regulation of activities impacting groundwater that may create nuisances to other properties. Such regulations should be balanced with other comprehensive plan policies and address how to minimize subsurface construction requiring ongoing dewatering to limit environmental impacts and mitigate impacts of dewatering on surface water quantity and quality, groundwater recharge, wells, and ecosystems and associated energy use. Dewatering systems should be designed to protect life, safety, property, and environment.

### 3.29 Wastewater

The city will pursue sustainable wastewater treatment processes to achieve water quality improvements with greater energy efficiency and minimal chemical use. Pollution prevention and proactive maintenance strategies will be incorporated in wastewater collection system management. The county will discourage the installation of private on-site wastewater systems where municipal collection systems are available or where a potential pollution or health hazard would be created.

### 3.30 Protection of Air Quality

Air quality is a critical health, economic and aesthetic concern. The city and county will seek to reduce stationary and mobile source emissions of pollutants. Special emphasis will be placed on local and regional efforts to reduce pollutants, which cause adverse health effects, and impair visibility and contribute to climate change.

#### Relevant Plans and Policies include:

- Grasslands Ecosystem Management Plan, OSMP
- Forest Ecosystem Management Plan, OSMP
- Boulder County Comprehensive Plan Environmental Resources Element
- Visitor Master Plan, OSMP (Note: or new name of plan as updated)
- Water Utility Master Plan
- Water Efficiency Plan

**Boulder Valley Comprehensive Plan Update  
2015 Major Update**

**Ch. III Sec. 3: Natural Environment  
Draft – Mar. 24, 2017**

- [Boulder’s Climate Commitment](#)
- [City of Boulder Resilience Strategy](#)
- [Greenways Master Plan](#)
- [Integrated Pest Management Policy](#)

## Chapter III—Policies

### Sec. 4. Energy, and Climate and Waste

Boulder's efforts to promote energy efficiency and renewable energy are essential to reducing greenhouse gas emissions and helping to reduce the severity of future climate change. ~~as are our efforts to promote alternative~~ Promoting transportation options and a compact city form also support climate stabilization. The objective is to help address energy and climate goals and integrate them with other planning activities, such as decisions regarding development patterns, infrastructure, transportation, economic development, building and site design, and natural resources. The city and county will continue to prioritize emission reductions programs that address climate stabilization, create local economic opportunities, enhance community well-being and resilience and inspire other communities.

Changes in the dynamics of energy markets as well as the threat of climate change may profoundly affect our community both economically and physically. A number of factors are increasing uncertainty about future energy issues, but rapidly evolving technology and the economic benefits of energy efficiency and renewable energy are providing ~~Boulder and Boulder County~~ the city and county with new opportunities to take charge of our energy future and make greater use of local and regional energy resources. Changes and solutions related to energy and climate are occurring at a rapid rate and therefore necessitate an agile, predictive and responsive approach. Recognizing the need for a comprehensive strategy, Boulder's Climate Commitment focuses on the areas of energy, resources, and ecosystems. Energy use (in buildings, for mobility, clean energy sources, and energy resilience) is the primary near-term area of focus due to the critical importance of reducing fossil fuel use. Simultaneously, the city and county continue to explore ways to use natural resources more wisely to reduce waste and to understand how ecosystem management can help sustain our community and play a key role in climate stability. This section addresses:

~~The policies in this section support the city and county's goals of meeting energy needs, reducing greenhouse gas emissions, and adapting to climate changes:~~

- Climate Action and Greenhouse Gases Emissions
- Energy Conservation and Renewable Energy
- Energy-Efficient Land Use and Building Design
- Waste Minimization and Recycling and Sustainable Purchasing
- ~~Sustainable Purchasing~~

### ***Climate Action and Greenhouse Gas Emissions***

#### **4.01 Greenhouse Gas Climate Action: Reduce Greenhouse Gas Emissions**

To mitigate climate change, the city and county will continue to take action to reduce the burning fossil fuels for energy and encourage such change throughout Boulder Valley. The city and county will identify and implement innovative as well as cost-effective actions to dramatically reduce the community and sector's contributions to total global greenhouse gas emissions- and

power a vibrant future. The city's goal is to reduce its energy-related emissions 80 percent or more below 2005 levels by 2050 through a rapid transition to a renewable energy based economy. The county strives to achieve carbon neutrality and become more resilient to the potential effects of climate change.

## **4.02 Climate Adaptation Planning**

The city and county will cooperatively develop and implement a climate change adaptation plan to identify current vulnerabilities, address economics of recovery, and determine strategies to protect the community against the potential negative impacts associated with climate change. These challenges include droughts, flash flooding, communicable diseases, heat waves, fire mitigation and fire protection, wildfires and increased road maintenance, among others. The city and county seek to improve the community's ability to effectively and quickly respond to and recover from adversity and disruptions and climate change related shocks and stresses.

## ***Energy Conservation and Renewable Energy***

### **4.03 Energy Conservation and Renewable Energy**

Boulder's transition to clean energy through innovative strategies, products, and services aims to dramatically reduce greenhouse gas emissions, enhance community resilience, enhance local environmental health and diversity, promote creative solutions to energy conservation, and support a vital and equitable economy. The city and county will plan for and implement innovative programs and opportunities for individuals, businesses and organizations to maximize the efficient use of energy and reduce carbon footprint from development~~reduce energy consumption and develop local energy generation.~~ The city and county will set goals to ensure that the community has access to reliable, competitively-priced and increasingly clean energy. The city and county will support both public and private decisions to use adoption and use of renewable energy, develop local renewable energy resources and preserve options for developing renewable energy in the future. The city will review and consider revisions to regulations to support on-site energy generation, including solar and wind.

~~The city and county will pursue an energy path that not only reduces carbon emissions, but also promotes innovation, competition and economic vitality, and will set goals to ensure that the community has access to reliable, competitively priced and increasingly clean energy.~~

### **New Policy: Local Energy Generation Opportunities**

The city and county support programs and opportunities for individuals, businesses and organizations to develop, use and share local energy generation. The city will review and consider revisions to regulations to support on-site energy generation, including solar and wind.

### **New Policy: Clean Mobility**

To reduce greenhouse gas emissions, the city and county will support the retirement of fossil-fuel based transportation. The city and county will continue to develop policies, incentives and programs that reduce vehicle miles traveled, replace fossil fuel-based transportation (e.g., with electric vehicles) and continue to plan a built environment and mix of land uses that reduce the need for people to drive.



**New Policy: Energy System Resilience**

The city and county recognize that energy resilience is necessary for properly functioning emergency infrastructure and community resilience. The city supports a communitywide electricity network that can deliver basic services in case of a grid disruption. The city will pursue energy resilience strategies such as grid modernization, micro grid development, on-site generation, storage technologies, and reduced demand to reduce emissions and reliance on fossil fuels.

**Energy-Efficient Land Use and Building Design****4.04 Energy-Efficient Land Use**

The city and county will encourage energy efficiency and conservation through land use policies and regulations governing placement and; orientation and clustering of development of land uses to minimize energy use, including an increase in mixed-use development, and co-location of developments that are surrounded by open space.

**4.05 Energy-Efficient Building Design**

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

**Waste Minimization, and Recycling, and Sustainable Purchasing****4.06 ~~New Policy: Building~~ Construction Waste Minimization**

To minimize construction waste, the city and county will encourage renovation of existing buildings over demolition. –The city and county and will develop will support policies and programs that promote the reuse of materials salvaged after deconstruction –as a resource.

**4.07 Waste Minimization and Recycling**

The city and county will pursue and support programs, partnerships, and activities that promote a reduction in consumer consumption of products and materials, encourage local reuse markets, ~~that~~ reduce the amount of waste that must be landfilled and pursue Zero Waste or darn near as a long term goal. Policies, programs and regulations will emphasize waste prevention, reuse, composting, recycling and the use of materials with recycled content.

**Sustainable Purchasing****4.08 Environmental Purchasing Policy**

The city and county will maintain a robust Environmental Purchasing Policies ~~iesy~~ for the city and county organizations. The policies will~~that~~ promotes the purchase of recycled and compostable products and encourages consideration of materials, length of use, re-use and disposal options, as well as cost when procuring materials and products.



**Relevant Plans and Policies Links:**

- ~~CAP and Community Guide~~
- [All-Hazards Recovery Plan, Office of Emergency Management](#)
- [Climate Commitment, City of Boulder](#)
- [Disaster Debris Management Plan](#)
- [Emergency Operations Plan, OEM](#)
- [Environmental Sustainability Plan](#)
- [Solid Waste Element, Boulder County Comprehensive Plan](#)
- [Sustainable Materials Management Element, Boulder County Comprehensive Plan](#)
- [Zero Waste Strategic Plan, City of Boulder](#)
- [Zero Waste Action Plan, Boulder County](#)

*Chapter III—Policies***Sec. 5. Economy**

Boulder’s highly-educated workforce, quality of life, natural environment, synergies with the University of Colorado and federally-funded research labs, and diverse mix of businesses including a high concentration of companies in advanced industries and rich base of small, local and independent businesses are the foundation of its economic vitality. The city fosters and retains high-caliber employees and talented entrepreneurs focused on innovation and vision and has earned recognition as one of the nation’s best places for startups.

Boulder is recognized and respected throughout the world as a city where companies thrive and people are constantly creating innovative businesses and products. Boulder is fortunate to have a talented, highly educated workforce, world class institutions and a quality of life that allows companies to attract capable employees. Home to a wide variety of small and mid-sized businesses and several significant large employers, Boulder has a clear niche for environmentally sustainable, technological, entrepreneurial, scientific and outdoor-oriented businesses. Economic policies and programs are aimed at supporting and enhancing our community’s unique, entrepreneurial assets while achieving essential goals and livability.

Boulder recognizes the need to revitalize its older commercial and industrial areas, renovate “tired buildings” and support renovation and business growth in these areas. As a mature, compact city with little remaining vacant land, the city must engage in strategic planning for redevelopment areas and ensure that economic benefit is a primary outcome. A balanced approach to a healthy economy maintains the outstanding quality of life enjoyed by existing residents and businesses while supporting Boulder’s diverse mix of small and mid-sized businesses as well as several large employers. The city also recognizes that economic growth strength can bring many benefits to the community, including greater tax revenues, local job opportunities, increased diversity, and a variety of services and business types, and physical improvements. The city will collaborate with the business community to facilitate growth, development, and infrastructure improvements that benefit residents and businesses alike.

While the city enjoys economic success, Boulder also faces challenges. Cyclical global economic downturns and potential disruptions can affect the local economic climate and the livelihood of the community. The rising costs of commercial space and housing can affect businesses and their ability to recruit and retain new employees. Additionally, redevelopment or growth may lead to displacement of existing businesses, increased demands for services and infrastructure, and a strain on regional transportation systems and local housing affordability throughout the Boulder Valley.

Through its Resilience Strategy, the city is adopting strategies to foster preparedness for uncertainty and potential disruptions to economic prosperity. Boulder is also following a sustainable path to economic development through the implementation of an Economic Sustainability Strategy that focuses on business formation, retention and growth. The policies in this section support the following goals related to maintaining a sustainable and resilient economy:

- Strategic Redevelopment and Sustainable Employment

- Diverse Economic Base
- Quality of Life
- Sustainable [and Resilient](#) Business Practices
- Job Opportunities, Education and Training

## ***Strategic Redevelopment [Opportunities](#) and Sustainable Employment***

### **5.01 Revitalizing Commercial and Industrial Areas**

The city ~~will develop specific~~ [supports](#) strategies ~~unique to specific places to optimize for the redevelopment opportunities, partner with the private sector and proactively support redevelopment of commercial and industrial areas.~~ [of commercial and industrial areas.](#) [Revitalization should support and enhance these areas, conserve their strengths, minimize displacement of users, and reflect their unique characteristics and amenities and those of nearby neighborhoods.](#) ~~Examples of commercial and industrial areas for revitalization that have been identified in previous planning efforts~~ are Diagonal Plaza, University Hill commercial district, [Gunbarrel](#) and the East Boulder [Industrial area.](#)

The city will use a variety of tools [and strategies in area planning and in the](#) ~~to creation of e~~ public/private partnerships that lead to successful redevelopment [and minimize displacement and loss of service and retail uses.](#) These tools may include, but are not limited to, area planning [with community input,](#) infrastructure improvements, [shared parking strategies, transit options and hubs, and](#) changes to zoning or development standards and incentives ~~including (e.g., financial incentives, increased development potential or urban renewal authority).~~

### **5.02 Regional Job Center**

~~The city is one of several job centers in the region, and significant additional employment growth is projected in the future.~~ The city ~~will adopt policies and~~ [supports](#) strategies that ~~support the city's further Boulder's continued role as a regional job center, in the future~~ consistent with sustainability goals ~~and projected employment growth.~~ [The city and county recognize the importance of regional planning and partnerships for housing and transportation and will continue to address impacts on housing affordability and transportation related to its role as a regional job center.](#) ~~The city will support the growth and success of existing businesses, including primary and secondary employers.~~

## ***Diverse Economic Base***

### **5.03 Diverse Mix of Uses and Business Types**

The city and county will support a diversified employment base within the Boulder Valley, reflecting labor force capabilities and recognizing the community's [quality of life and](#) strengths [in a number of industries in scientific, professional, technological and related industries.](#) The city [values its industrial, service and office uses and](#) ~~will identify areas that should be~~ [continue to identify and](#) protect ~~them for industrial, service and office uses.~~ [The city and](#) will evaluate areas with non-residential zoning to [ensure the existing and future economic vitality of Boulder while responding to the needs of regional trends and a changing global economy.](#) ~~ensure that the existing and future needs of a rapidly changing and technologically-oriented global economy and employment base are adequately accommodated. Where appropriate, mixed use development will be encouraged incorporating residential uses and support services for the employment base.~~

~~As an integral part of redevelopment and area planning efforts, the city acknowledges that displacement and loss of service and affordable retail uses will be considered in the context of redevelopment and planning goals.~~

#### 5.04 Vital and Productive Retail Base

The city ~~recognizes the importance of its retail base and maintaining affordable retail space. The city will develop and implement a retail strategy that~~ will take into account emerging trends, such as shifting demographics and changing consumer behavior, addresses the market opportunities and shopping needs of the community, ensures an appropriate mix of retail, and identifies strategies and opportunities to improve the retail base and the city's sales tax revenues including affordable retail.

#### 5.05 Support for Local Business and Business Retention

The city and county ~~value~~ recognize the significant contribution of the diverse mix of existing businesses, including primary and secondary employers of different sizes, in the local economy, and Nurturing will work to nurture, and supporting established businesses and maintain maintaining a positive climate to retain for the retention of businesses existing business and jobs is a priority. The city recognizes the vital role of small, local, and independent businesses that serve the community and will balance needs of redevelopment in certain areas with strategies that minimize displacement of existing businesses and create opportunities for startups and growing businesses. The city will continue to proactively analyze trends in market forces to shape its activities, plans, and policies regarding local business and business retention. The city and county will consider the projected needs of businesses and their respective employees, such as commercial and office space, when planning for transportation infrastructure, programs and housing. Business retention and expansion is a primary focus for the city. The existing jobs that are in Boulder are the city's most important jobs.

#### New Policy: Affordable Business Space and Diverse Employment Base

The city and county will further explore and identify methods to better support businesses that provide direct services to residents and local businesses in addressing rising costs of commercial space that affects them. The city will consider strategies, regulations, or new programs to maintain a range of options to support a diverse workforce and employment base.

#### 5.06 Industry Clusters

The city will ~~adopt support~~ an industry cluster approach to business development. This approach involves a focus on supporting multiple businesses in an industry and considering special financial and technical assistance programs and other tools to retain, expand and attract businesses in those clusters. Cluster efforts focus on supporting multiple businesses in an industry. Boulder's primary clusters include: the technological and scientific sectors, natural and organic products, biosciences, active living / outdoor recreation, clean technology and creative arts. Boulder's key industry clusters include aerospace, bioscience, clean tech, data storage, digital media, natural and organic products, recreation, software, tourism and the creative sector. ~~Boulder~~ The city acknowledges that these clusters and their needs will evolve and change over time.

## ***Quality of Life***

### **5.07 Funding City Services and Urban Infrastructure**

The city will encourage a strong sustainable economy to generate revenues to fund quality city services ~~for the public that are consistent with community goals and character and~~. The city recognizes that urban infrastructure, facilities, services, and amenities are important to the quality of life of residents, employees and visitors to the community. A strong and complete local and regional multimodal transportation system ~~is~~ and transportation demand management programs are essential to a thriving economy, as they offer options for commuters, helps attract and retain key businesses, ~~and~~ employers and visitors, and provides regional access to global markets. The city will continue to plan for and invest in urban amenities and infrastructure (such as e.g., bike paths, parks, shared and managed parking, public spaces, quality gathering places, cultural destinations, and public art) as well as community services (e.g., open space and mountain parks, high speed internet, fire-rescue, public safety, and senior services).

### **5.08 Role of Tourism in the Economy**

The city ~~Recognizes~~ the importance of tourism (e.g., heritage, cultural, sports and open space) ~~to the unique qualities of Boulder economy and, the city will continue to work supports ongoing tourism efforts~~ with various partners including the Boulder Convention and Visitors Bureau, to study the existing and future role of different types of tourism in the community, track the benefits and impact of tourism on the economy, and invest in ways opportunities to support and enhance the sector.

### **5.09 Role of Arts, and Cultural, Historic and Parks and Recreation Amenities Programs**

The city and county recognize arts and culture, historic, and parks and recreation amenities as important contributors to the city's economic vitality and quality of life. The city and county will work to support and, as appropriate, enhance the resiliency, sustainability and innovation of arts, cultural, historic, parks and recreation amenities so they continue to contribute to the economic vitality of the community, provide unique offerings, and foster meaningful connections to Boulder among its residents, workforce, and visitors ~~and encourage further development of arts and cultural programs that can serve as attractors for new business investment and visitors to the city.~~ The city values arts within the public realm and will work to enhance the capacity of arts and culture to act as an economic generator.

### **5.10 ~~New Policy:~~ Communications Infrastructure**

The city will promote opportunities to enable Boulder residents, businesses, visitors and public or private institutions to connect affordably, easily and securely. The city ~~will~~ and county support and facilitate the development of technologically-advanced communications infrastructure, e.g., broadband, and other improvements that will provide support to serve the community, help businesses thrive and grow ~~as well as,~~ facilitate foster the growth of emerging telecommunications industries, and support emergency systems.

## ***Sustainable and Resilient Business Practices***

### **5.11 ~~New Policy:~~ Sustainable Business Practices**

The city and county will ~~promote and encouragesupport~~ sustainable and energy efficient business practices and. ~~The city will continue to~~ establish and maintain programs to assist businesses

~~and individuals in reducing energy costs, to explore solutions to employing sustainable practices.~~  
Potential solutions for exploration including reducing waste and greenhouse gas emissions, increasing building energy efficiency (in existing or renovated structures), conserving water, making building renovations to reduce greenhouse gas emissions and reducing transportation impacts.

### 5.12 ~~New Policy:~~ Home Occupations

The city and county will evaluate regulations for ~~home-home~~-based occupations to balance potential impacts to residential neighborhoods and reflect the goal of allowing more flexibility to have ~~home-home~~-based businesses, neighborhood services, and employment opportunities. The city and county supports the innovative, creative, and entrepreneurial activities of residents, including those who are in the very early stages of creating start-up companies or providing neighborhood services. ~~The city and county will continue to develop policies that result in reducing supports people's efforts to reduce the~~ number and length of trips through working from home; and will revise ~~its~~ regulations to be responsive to new uses and types of businesses, and neighborhood services that may be compatible with residential areas.

### 5.13 ~~New Policy:~~ Responsive to Changes in the Marketplace

The city recognizes that development regulations and processes have an impact on the ability of business to respond to changes in the marketplace. The city will work with the local business community and residents to make sure the city's regulations and development review processes provide a level of flexibility to allow for creative solutions while meeting broader community goals. This could involve modifying regulations to address specific issues and make them more responsive to emerging technologies, and evolving industry sectors.

### New Policy: Economic Resilience

To better buffer against disruptions, the city and county will identify potential threats through an economic resilience assessment and continue fiscal conservation accounting policies that reduce the exposure of the community to unexpected economic downturns. The city and county will work to restore operations as quickly as possible following local and regional disasters and other disruptive events. Additionally, the city and county will work with local businesses to assist them in the plans for preparedness and continuity of operations and – post disaster, in the facilitation of rapid damage assessments, return to operations, and access to recovery funds.

## *Job Opportunities, Education and Training*

### 5.14 Employment Opportunities

The city and county will encourage local employers to provide employment opportunities for all persons, including the local unemployed and underemployed work force, and to implement equal opportunity and workplace inclusivity and diversity programs. The city and county will engage in these efforts in cooperation with various agencies providing employment assistance programs.

### 5.15 ~~Business Partnerships~~ to Support Economic Vitality Goals

The efforts of the city, county, and the private sector to enhance the economic prosperity of the community are directly and indirectly supported by many organizations and entities. The city and county work in partnership with a number of organizations, –These include but not limited to the the University of Colorado, Downtown Boulder Inc., Boulder Chamber, Boulder Convention and Visitors Bureau, Boulder Economic Council, Boulder Convention and Visitors Bureau, the



Boulder Independent Business Alliance, Boulder Innovation Center, Boulder Small Business Development Center, Boulder Valley School District, CO-LABS, Downtown Boulder Partnership, Innosphere, Latino Chamber of Boulder County, Boulder Valley School District, the Boulder Independent Business Association, the University of Colorado and other diverse and emerging groups to support economic vitality goals. The city acknowledges that although each of these organizations and entities has an independent focus, their work contributes to the overall quality of life enjoyed within the community.

### 5.16 Support for the University of Colorado and Federal Labs

The city and county understand the central-important role that the federally-funded labs and the University of Colorado play in our the economy and will continue to work with state and federal elected officials to foster their important economic contribution. The city will take an active role in efforts to preserve the state and federal funding for these entities to ensure they remain in Boulder and will pursue mutually beneficial partnerships. The city recognizes the importance of having strong and thriving institutions for higher education and programs for continuing education and workforce training thriving in the community. The city supports Also, the seminal role of the University of Colorado, a world class research university, and the federal labs in business support, technology transfer s, and tech start-ups, and entrepreneurial business creation needs to be fully understood, evaluated and enhanced. The city will work with CU the University of Colorado to further the community's goals for sustainable urban form as university-owned land is developed or redeveloped.

### 5.17 ~~New Policy:~~ Diverse Workforce, Education and Training

The city and county will encourage and support the Boulder Valley School District as well as the variety of and post-secondary educational institutions to offer quality continuing education and vocational-technical training. The city will work with employers, educators, and partners to support programs designed to help develop and attract workers in multiple fields with -specialized skills and experience and foster a well-educated, highly-skilled, creative workforce. will support efforts to add focused workforce vocational training facilities, including those that provide training for "green" jobs.

#### Relevant Plans and Policies:

- City of Boulder Resilience Strategy
- Community Cultural Plan
- Economic Sustainability Strategy



*Chapter III—Policies***Sec. 6. Transportation**

The vision is to create and maintain a safe and efficient transportation system that meets the sustainability goals of the community and the Boulder Valley. The system should accommodate increased person trips by providing travel choices and by reducing the share of single occupant auto trips. Plans also prepare the community for future technology changes such as autonomous vehicles and demographic and social shifts such as an aging community and increasing bicycle and car sharing.

A mature community like Boulder has little opportunity or ~~desire-ability~~ to add road capacity, as widening streets and building new roads would have significant negative environmental, community character and financial impacts. Consequently, the strategies of the city's Transportation Master Plan (TMP) center on maintaining a safe and efficient system, and developing a balanced transportation system, that supports all modes of travel, on making the system more efficient in carrying travelers, maintaining a safe system and on shifting trips away from the single-occupant vehicle.

Boulder's challenge is to manage and improve the existing system to accommodate increasing demands for travel needs, both local and regionally through greater efficiency, better access, and by providing a broader range of travel choices. Important issues and trends include:

- ~~Limited funding for both new infrastructure and maintenance of existing resources at all levels of government;~~
- ~~Increasing importance of frequent and affordable regional transit; and~~
- ~~Increasing energy costs with corresponding increases in the cost of travel.~~

The policies in this section generally reflect the Focus Areas of the city's Transportation Master Plan (TMP) and the adopted Boulder County TMP including:

- Complete Transportation System
- Regional Travel
- Funding and Investments
- Integration of Land Use and Transportation ~~Integration and with Sustainability Initiatives~~
- Other Transportation Policies
- ~~Complete Transportation System~~
- ~~Integration of Land Use and Transportation~~
- ~~Air Quality~~
- ~~Boulder Municipal Airport~~

## Complete Transportation System

### **6.01 All-Mode Transportation System and Complete Streets**

The Boulder Valley will be served by an integrated all-mode transportation system, developed cooperatively by the city and county. ~~The city's~~ transportation system will be based on complete streets in the urban area including ~~comple~~ completed networks for each mode, making ~~ing~~ safe and convenient connections between modes, ~~and provid~~ing seamless connections between the city and county systems, and promoting access and place-making for the adjacent land uses and activities. Improvements to ~~the urban~~ travel corridors ~~network~~ will be made in a manner that recognize pedestrian travel as the primary mode and preserves or improves the ~~capacity or safety~~ and efficiency of all modes ~~and recognizes pedestrian travel as a component of all trips~~. ~~For rural parts of the Boulder Valley, the transportation system is focused on sustainable mobility through development of a multimodal system, creating the complete trip and investing in key transportation corridors.~~

### **New Policy: Renewed Vision for Transit**

The city and county will integrate transit investments and improvements to address service, capital infrastructure, policies, programs and implementation. These will expand the Community Transit Network (CTN) and improve regional transit service and connections outside the city such as bus rapid transit (BRT) along state highways and regional bus services.

### **6.02 Reduction of Single Occupancy Auto Trips**

The city and county will support and promote the greater use of alternatives to single occupancy automobile travel. ~~It is the~~ The city will continue progress toward its specific objective to ~~continue progress toward 'no long term growth in traffic'~~ reduce vehicle miles of travel (VMT) 20 percent from 1994 levels through the year 20325 within the Boulder Valley to achieve transportation and greenhouse gas reduction goals. ~~These efforts will require inclusion of the~~ The city and county will include other communities and entities (especially origin communities such as Longmont, Lafayette, Louisville, and Erie) ~~and will include~~ in developing and implementing integrated travel demand management (TDM) programs, ~~and new~~ mobility services and improved local and regional transit service. The city will require ~~Within the city,~~ new developments within the city will be required to include travel demand management to reduce the vehicle miles traveled and single occupant vehicle trips produced by the development.

### **6.03 Congestion Transportation System Optimization**

The transportation system is used by all modes and maintaining its efficient and safe operation benefits all users. The city and county will monitor the performance of all modes as a basis for informed and systematic trade-offs supporting mobility, safety, greenhouse gas reduction and other related goals. The city and county will strive to limit the extent and duration of congestion, defined as Level of Service (LOS) F, to 20 percent of the roadway system within the Boulder Valley while providing for increased mobility.

### **New Policy: Integrated Transportation Demand Management (TDM) Programs**

The city and county will cooperate in developing comprehensive Transportation Demand Management (TDM) programs for residents and employees, which include incentives such as developing a universal community transit pass program; promoting shared use mobility, ridesharing, bikesharing, carsharing, vanpools and teleworking; and supporting programs for

walking and biking such as secured long term bike parking. The city will employ strategies such as shared, unbundled, managed and paid parking (i.e., “Shared Unbundled, Managed, and Paid” – “SUMP” principles) to reflect the real cost of Single Occupancy Vehicle (SOV) travel. The city will require TDM plans for new larger, residential and commercial developments.

### **Policy (from 6.05 & 6.06): Accessibility and Mobility for All**

The city and county will develop a complete all-mode transportation system accommodating all users, including people with mobility impairments, youth, older adults, non-English speakers, and low-income persons. This will include increased support for mobility services for older adults and people with disabilities, reflecting the expected increases in these populations. Efforts should focus on giving people options to live well without a car and may include prioritizing affordable public transportation and transit passes, new technologies, mobility services and prioritizing connections between multimodal transportation and affordable housing to facilitate affordable living.

### **New Policy: Transportation Safety**

The city and county recognizes safety for people of all ages using any mode within the transportation system (i.e., walking, bicycling, riding) as a fundamental goal. The city’s policy “Toward Vision Zero” is aimed at reducing aims to reduce serious injury and fatal collisions involving people using all modes of travel, focusing on crash trends and mitigation strategies identified in the Safe Streets Boulder Report and on-going local, regional, and state-wide safety assessments.

### **Regional Travel**

#### **6.04 Regional Travel Coordination Cooperation**

Local transportation and land use decisions have regional transportation impacts. The city and county will work to develop regional consensus for multimodal improvements to regional corridors. This can be achieved by, and through working with the Colorado Department of Transportation and the Transportation, the Regional Transportation District (RTD) and other providers to develop high quality, high frequency regional transportation options, including improvements identified in the Northwest Mobility Study (NAMS), FasTracks arterial bus rapid transit (BRT) service and commuter bikeways between the communities. The city and county will work towards with first and final mile connections to local systems and longer-term rail planning.

### **New Policy: Regional Transit Facilities**

The city will develop and enhance the regional transit anchors that serve the primary attractors of Downtown Boulder, the University of Colorado and Boulder Valley Regional Center, including at Boulder Junction. Developing “Mobility Hubs,” and first and last mile connections to these facilities is a priority to support employees commuting into and throughout Boulder and to reduce single occupancy auto travel and congestion on regional roads.

#### **6.05 Accessibility**

*(combined above)*

*The city and county will develop a complete all-mode transportation system that accommodates all users, including people with mobility impairments, as well as youth, older adults and low-income persons. Efforts should focus on giving people options to live well without a car and may include prioritizing affordable public transportation and transit passes.*

### **6.06 Mobility Services**

*The city and county will increase their support for mobility services for older adults and people with disabilities to reflect the expected increases in these populations.*

### **Funding and Investment**

#### **6.07 Investment Priorities**

To protect previous investments and ensure efficient use of existing travel corridors, the city and county will prioritize ~~their investment first to for improvements to safety and~~ maintenance ~~and safety improvements for all modes~~ of the existing transportation systems. The city and county will give ~~Second priority is given to~~ capacity additions for ~~the~~ non-automotive modes and efficiency improvements for existing road facilities that increase ~~levels of service person carrying capacity~~ without adding general purpose lanes. The city and county will manage and price any additional road capacity to provide reliable and rapid travel times for transit, high occupancy vehicle lanes and other car sharing options.

### **Integration of Land Use and Transportation and -with Sustainability Initiatives**

#### **New Policy: Access Management and Parking**

The city considers vehicular and bicycle parking as a component of a total access system of all modes of transportation (bicycle, pedestrian, transit and vehicular). Such parking will be consistent with the desire to reduce single occupant vehicle travel, balance the use of public spaces, consider the needs of residential and commercial areas, and address neighborhood parking impacts. The city will accommodate parking demand in the most efficient way possible with the minimal necessary number of new spaces and promote parking reductions through a variety of tools including parking maximums, shared parking, unbundled parking, parking districts and transportation demand management programs. The city will expand and manage parking districts based on SUMP principles (shared, unbundled, managed and paid) to support transportation and GhG reduction goals, as well as broader sustainability goals including economic vitality and neighborhood livability.

#### **6.08 Transportation Impacts Mitigated**

~~Transportation~~ ffie or traffic impacts from a proposed development that cause unacceptable community or environmental impacts or unacceptable reduction in a multimodal level of service, or parking impacts to surrounding areas will be mitigated. All development will be designed and built to be multimodal, and pedestrian-oriented and include TDM strategies to reduce the vehicle miles traveled generated by the development. New development will provide continuous pedestrian, bike and transit systems through the development and connect these systems to those surrounding the development. The city and county will provide tools and resources to help businesses manage employee access and mobility and support public-private partnerships, such as transportation management organizations, to facilitate these efforts.

**New Policy: Concurrent Land Use and Transportation Planning**

Overall citywide transportation and land use planning should be coordinated. Future major changes to the land use map and policies of this plan and the Transportation Master Plan should be, to the extent practicable, be coordinated, modeled and evaluated concurrently.

**6.09 Integration with Land Use Integrated Planning for Regional Centers and Corridors**

Land use in and surrounding the ~~Three~~ intermodal **regional** centers (i.e., ~~of~~ will be developed or maintained Downtown Boulder, the University of Colorado and the Boulder Valley Regional Center at including at Boulder Junction), in the downtown, Boulder Junction and on the university's main campus as will support their function as anchors to regional transit connections and as Mobility Hubs for connecting pedestrian, bicycle and local transit to regional services.

The land along **multimodal corridors** will be designated as multimodal transportation zones where transit service is provided on that corridor. In and along these multimodal transportation zones corridors and centers, the city will develop plan for a highly connected and continuous transportation system for all modes, identify locations for mixed use and higher density development integrated with transportation functions, through appropriate design emphasize high quality urban design and pedestrian experience, and develop parking maximums and encourage parking reductions.

**New Policy: Complete Missing Links**

The city will complete missing links in the transportation grid through the use of connections plans and at the time of parcel redevelopment.

**6.10 Managing Parking Supply**

Providing for vehicular parking will be considered as a component of a total access system of all modes of transportation — bicycle, pedestrian, transit and vehicular — and will be consistent with the desire to reduce single-occupant vehicle travel, limit congestion, balance the use of public spaces and consider the needs of residential and commercial areas. Parking demand will be accommodated in the most efficient way possible with the minimal necessary number of new spaces. The city will promote parking reductions through parking maximums, shared parking, unbundled parking, parking districts and transportation demand management programs.

**6.11 Transportation Facilities in Neighborhoods**

The city and county will strive to protect and improve the quality of life within city neighborhoods while developing a balanced transportation system. The city will prioritize improvements to ing access and safety within neighborhoods, e.g. by controlling vehicle speeds or providing multi-modal connections, will be given priority over vehicle mobility. The city and county will design and construct new transportation facilities to minimize noise levels to the extent practical. Neighborhood needs and goals will be balanced against the community necessity or benefit of a transportation improvement. Additionally, the city will continue its neighborhood parking permit (NPP) programs to seek to balance access and parking demands of neighborhoods and adjacent traffic generators.



**New Policy: Transportation Infrastructure to Support Walkable 15-Minute Neighborhoods**

The city will prioritize improvements to transportation facilities in neighborhoods that create a variety of neighborhood supporting activities and infrastructure within approximately a one-quarter mile walk radius where residents and employees can fulfill more of their daily needs through safe, healthy and convenient walking and biking. Such infrastructure also has health and fuel consumption reducing benefits.

**6.12 Neighborhood Streets and Alleys Connectivity**

The city recognizes neighborhood streets and alleys as part of the public realm and will be developed-planned-asin a well-connected and fine-grained pattern to facilitate public access, to promote safe and convenient travel for all, and to effectively disperse and distribute vehicle traffic, and maintain character and community cohesion. -The city recognizes In historic districts, alleys in historic districts areas particularly important for maintaining character and providing travel routes for pedestrians and bicycles.

**New Policy: Mobility Hubs**

As guided by the Transportation Master Plan, the city will establish Mobility Hubs that provide seamless integration between transit and pedestrian and bicycle facilities, car/ridesharing, and context-appropriate parking supply for people of all physical abilities. The city will encourage Mobility Hubs to emphasize excellent pedestrian infrastructure within a quarter- to half-mile walkshed, connections to the bicycle network, and high quality urban design of structures and public spaces.

**Other Transportation Policies****Air Quality****6.13 Improving Air Quality and Reducing Greenhouse Gas Emissions**

Both the city and county are committed to reductions in greenhouse gas emissions with the city committing to an 80 percent reduction from 2005 levels by 2050. The city and county will design the transportation system to minimize air pollution and reduce GhG emissions by promoting the use of non-automotive, low emission transportation modes and infrastructure to support them, reducing auto traffic, and encouraging the use of fuel efficient and alternatively-clean-fueled vehicles that demonstrate air pollution reductions, and maintaining acceptable traffic flow.

**Boulder Municipal Airport****6.14 Municipal Airport**

Boulder Municipal Airport is a general aviation airport that has been in existence since 1928. The Boulder Municipal Airport will continue aThe airport will continue at the appropriate scale to ensure it meets the needs of the community by providing a safe environment for aviation business and business-related travel; scientific and research flights; recreation and tourism; flight training and vocational education; aerial fire-fighting; emergency medical flights; as well as flood and other disaster-related support for the city and county. -s a small-scale general aviation airport. The city will seek to mitigate noise, safety and other impacts of airport operation while assuring that new development in proximity will be compatible with existing and planned use of the airport.

### **New Policy: Emergency Response Access**

The city and county will continue to assess and develop solutions to coordinate transportation policies, infrastructure planning, and response plans in the event of a disruption or emergency.

#### **Relevant Plans and Policies**

- [Boulder County Transportation Master Plan](#)
- [Boulder County Multimodal Transportation Standards](#)
- [City Transportation Master Plan](#)
- [City Climate Commitment strategy](#)
- [Airport Master Plan](#)

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## Chapter III - Policies

### Sec. 7. Housing

The range of available housing opportunities helps to define a community. The social, economic and environmental well-being of the community is enhanced when individuals and families are retained, workforce housing is available, and ~~existing~~ residents with changing or special housing needs are served. The Boulder Valley Comprehensive Plan, ~~which~~ identifies desired locations, densities and types of housing planned for Boulder, ~~is~~ an integral link in the community's housing strategy to provide a diversity of housing types and price ranges. Through a variety of policies, programs and regulations, the type, number, and affordability of new and existing housing units can be influenced, and programs and assistance made available to those who have limited resources or special needs.

The high cost of local housing results in many households paying a disproportionate amount of their income for housing or finding it necessary to moving farther from their work to find affordable housing (often out of Boulder County) ~~in order to find housing that they can afford~~. Households who are burdened by housing costs or by the combined costs of housing and transportation have less money available for other necessities and may find it difficult to actively participate in the community, ~~which~~. ~~This can~~ leads to a more transient and less stable workforce, a less culturally diverse community, additional demands on supportive human services and to an exclusion of key community members ~~of our society~~ from ~~the~~ civic ~~affairs~~ infrastructure.

~~Emerging~~ Housing trends facing the community include:

- Continued escalation of housing costs that disproportionately impact low and moderate income households;
- Growth in the An aging senior population;
- Loss of middle income households in the community;
- Diminishing diversity of housing types and price ranges;
- The addition of 5,000 university students by 2030 The University of Colorado's anticipated continued student growth;
- The growing difficulty of providing affordable housing attractive to families with children in a land-constrained community; and
- The need to evaluate regulations to creatively accommodate an expanding variety of household types, including multi-generational households.

~~Therefore, the~~ policies in this section support the following city and county goals related to housing:

- ~~Local~~ Support for Community Housing Needs
- Preserve and Enhance Housing Choices
- ~~Advance and Sustain Diversity~~
- Integrate Growth and Community Housing Goals

***Local Support for Community Housing Needs*****7.01 Local Solutions to Affordable Housing**

The city and county will employ local regulations, policies, and programs to meet the housing needs of ~~their~~ low ~~and~~ moderate and middle income households ~~and workforce~~. Appropriate federal, state and local programs and resources will be used locally and in collaboration with other jurisdictions. The city and county recognizes that affordable housing provides a significant community benefit and will continually monitor and evaluate ~~its~~ policies, programs and regulations to further the city/region's affordable housing goals.

**7.02 Permanently Affordable Housing Goals**

The city will increase the proportion of ~~permanently affordable~~ housing units permanently affordable to low and moderate income households to an overall goal of at least ten percent of the total ~~existing~~ housing stock. The city will also increase the proportion of market-rate middle income housing, as well as permanently affordable middle income units, as described in the Middle Income Housing Strategy. These goals will be achieved through regulations, financial subsidies and other means. City resources will also be directed toward maintaining existing permanently affordable housing units and increasing the stock of permanent affordable housing through preservation of existing housing, securing replacements for lost low and very low income units

**7.03 Populations with Special Needs**

The city and county will encourage development of housing for populations with special needs (including residences for people with disabilities, populations requiring group homes or other specialized facilities, and other vulnerable populations) to be dispersed throughout the community where appropriate. The city will serve these populations by providing additional city subsidy that is primarily achieved through the city's inclusionary housing program and specifically through the cash-in-lieu component. The location of such housing should be in proximity to shopping, medical services, schools, entertainment and public transportation services and transportation options appropriate for the population being housed. ~~Every e~~fforts will be made to avoid concentration of these homes in one area.

**7.04 Strengthening Community Housing Partnerships**

The city and county will create and preserve partnerships dedicated to the community's housing needs by supporting ~~private and~~ nonprofit agencies and private entities that create and maintain permanently affordable housing in the community, and fostering nonprofit and private sector partnerships. The city and county recognizes the role of the university in the housing market and will encourage the University of Colorado and other post-secondary institutions in their efforts to increase the amount of on-campus housing.

**7.05 Strengthening Regional Housing Cooperation**

Affordable housing is a regional issue that requires the city and county to work with other public and private partners to develop regional housing solutions. The city and the county will work to enhance regional cooperation on housing issues to address regional housing needs and encourage the creation of housing proximate-in proximity to regional transit routes. Such efforts include the Regional HOME Consortium, the Boulder County Consortium of Cities and the Ten Year Plan to Address Homelessness.

## **Preserve and Enhance Housing Choices**

### **7.06 Mixture of Housing Types**

The city and county, through their land use regulations and housing policies will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities, to meet the housing needs of the full range of the Boulder Valley population. The city will encourage developers to provide a mix of housing types within each development.

### **7.07 Preserve Existing Housing Stock**

The city and county, recognizing the value of their existing housing stock, will encourage its preservation and rehabilitation through ~~its~~ land use policies and regulations. Special efforts will be made to preserve and rehabilitate existing housing serving low ~~and~~ moderate and middle income ~~individuals and~~ households.

### **7.08 Preservation and Development of Manufactured Housing**

Recognizing the importance of manufactured housing as an option for many households, the city and county will encourage the preservation of existing mobile home parks and the development of new manufactured home parks, including increasing opportunities for resident-owned parks. ~~Whenever If~~ an existing mobile home park is found ~~in a hazardous areato have health or safety issues, every reasonable efforts~~ will be made to reduce or eliminate the ~~hazard issues~~, when feasible, or to help mitigate for the loss of housing through re~~housing location~~ of affected households.

## **Diversity**

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

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

### **7.10 Balancing Housing Supply with Employment Base**

~~The expansion of~~ the Boulder Valley housing supply should reflect to the extent possible current employer locations, projected employer workforce housing needs, locations, industrial/commercial development sites, variety of and salary ranges, and the demand such developments bring for housing employees. Key considerations include housing type, mix, and affordability. The city will explore policies and programs to increase housing for Boulder workers and their families by fostering mixed-use and multi-family development proximate in proximity to transit, employment or services and by considering the conversion of commercial and industrial zoned or designated land to allow future residential use.

### **New Policy Permanently Affordable Housing for Additional Intensity**

The city will develop regulations and policies to ensure that when additional intensity is provided through changes to zoning, a larger proportion of the additional development potential for the residential use will be permanently affordable housing for low, moderate and middle income households.

## **Integrating Growth and Community Housing Goals**

### **7.11 Incorporate Mix of Housing in Future Service Area**

In considering future expansion of the Service Area, the city will identify possible sites for housing that serves low-~~and~~, moderate and middle income households. Designation of land uses in new growth areas will provide for a mixture of housing types, sizes and densities ~~in order to~~ meet the diversity of housing needs.

### **7.12 Conversion of Residential Uses in the Community**

The city will evaluate and revise ~~its~~ regulations to reduce the opportunities for the conversion of residential uses to non-residential uses or to require mitigation for residential units lost through the redevelopment of existing housing or the conversion of a residential use to non-residential uses.

### **7.13 Integration of Permanently Affordable Housing**

Permanently affordable housing, whether publicly, privately or jointly developed and financed should be dispersed throughout the community. Where possible, the city will encourage new affordable units to be provided on the site of and integrated into new housing developments. ~~will be designed as to be compatible, dispersed, and integrated with housing throughout the community.~~

### **7.14 Minimizing Displacement**

The city will evaluate its policies and regulations in order to minimize the negative effects of displacement on low income persons when housing sites are redeveloped by the private sector. Available relocation assistance options in the community will continue to be offered to displaced low-income persons.

### **New Policy Market Affordability**

The city will encourage and support efforts to provide market rate housing priced to be more affordable to middle income households by identifying opportunities to incentivize moderately sized and priced homes.

#### **Relevant Plans and Policies:**

- Comprehensive Housing Strategy
- Analysis of Impediments to Fair Housing Choice
- Boulder Broomfield HOME Consortium Consolidated Plan
- Boulder County 10-year Plan to Address Homelessness
- Middle Income Housing Strategy

## Chapter III – Policies

### Sec. 8. Community Well-Being and Safety

~~The Boulder Valley, H~~like all communities, ~~the Boulder Valley~~ is much more than its physical form. It is composed of people as well as the places where they live and work; it is as much a social environment as it is a physical ~~one environment~~. ~~The -Boulder Valley~~ is a center of active living ~~that attracts, attracting~~ residents, businesses and visitors who value community and individual health. The city ~~and county areis~~ committed to continuing to be ~~a national leaders~~ in promoting the physical health and ~~welfare well-being~~ of ~~everyone in~~ the community as well as promoting civil and human rights ~~and supporting community non-profits that contribute to these aims~~. ~~The city and county strive to foster mental and social health and well-being withand health equity through the cultivation of a wide range of recreational, cultural, educational and social opportunities.~~

Boulder is a fluid ~~and~~, growing community, with changing demographics. The city and county proactively anticipate and plan for emerging ~~social demographic~~ trends and ~~social~~ issues, ~~and consider challenges faced by different demographic and socio-economic groups~~, including:

- ~~Needs of a growing older adult population and their family caregivers; Supporting the ability of a growing-~~ **older population to age well in our community;**
- ~~Ensuring h~~**Healthy starts for children** ~~and youth development with encouragement and opportunities to be contributing members of the community;~~
- ~~Supporting and the~~ inclusion of **immigrants and other culturally-diverse people** into the community;
- ~~Addressing the i~~mpacts of a large **university population** on housing and other infrastructure; ~~and~~
- ~~Addressing the full range of impacts from the community's lack of affordable housing and the increasing cost of living.~~
- ~~Need for ongoing support of services and facilities for basic needs such as food, health care, shelter, child care, elder care, and education and training;~~
- ~~Support for community non-profits; and~~
- ~~Accessibility and affordability of basic health and human services.~~

~~In providing human services, the vision for Boulder is to create and support a comprehensive safety net of services for residents, through coordinated regional planning, service delivery, and integrated partnerships. Generally, Boulder County provides state- and federally- mandated programs, entitlement programs and countywide services. The city provides services identified as important to the Boulder community, including safety net services and early intervention and prevention services to meet critical human service needs.~~

The policies in this section support the city's and county's goals related to:

- Human Services

- Social Equity
- [Safety and](#) Community Health
- Community Infrastructure and Facilities

## ***Human Services***

The city and county partner in providing human services, the city and county partner to comprehensively create and support a safety net of services and opportunities to support individual and family economic mobility and self-sufficiency through coordinated regional planning, service delivery, and integrated partnerships. Generally, Boulder County provides many of the critical state- and federally-supported programs, entitlement programs and county-wide services while the city complements and augments these services and those identified as important to the Boulder community, including a range of services from safety net services to prevention services.

### **8.01 Providing for a Broad Spectrum of Human Needs**

The city and county will develop and maintain human service programs that provide for the broad spectrum of human needs. An emphasis will be placed on supporting best practices and evidence-based programs that build upon community resilience through increased self-reliance and self-sufficiency. Using a resilience framework will help individuals avoid crisis and recover more quickly following emergencies, which will in turn reduce the community's long term costs of providing services, from safety net services to early intervention and prevention programs which mitigate more costly, long-term interventions and forestall worsening social conditions. Planning for services will balance meeting emergency and short-term immediate needs with long-term solutions and supports for critical social issues.

### **8.02 Regional Approach to Human Services**

The city and county will continue their collaborative roles in human services planning and funding through partnerships with other agencies and local government as well as shared data and reporting that offers easy access for community residents and facilitates data-driven decision-making. The city and county will use a coordinate a regional approach to policy and program development such as that articulated in the Ten-Year Plan to Address Homelessness and the Human Services Strategic Plan. The city and county will seek to build partnerships with surrounding communities and the region, which will help address the often disproportionate service burden placed on Boulder as a key regional service center.

## ***Social Equity***

### **8.03 Equitable Distribution of Resources**

The city and county will work to ensure that basic-human services are accessible and affordable to those most in need. The city and county will consider the impacts of policies and planning efforts on low- and moderate- income and special needs populations and ensure impacts and costs of sustainable decision making do not unfairly burden any one geographic or socio-economic group in the city. The city and county will consider ways to reduce the transportation burden for low income, older adult, and disabled populations, and to enable equal access to community infrastructure.



## 8.04 Addressing Community Deficiencies

The city and county will use community feedback in conjunction with robust data resources to identify barriers to development and provision of important basic human services and will work closely with community partners and non-profits to find solutions to critical deficiencies. ~~and work to find solutions to critical social issues such as lack of housing options for very low income and special needs populations, access to and affordability of basic services, and limited availability of affordable retail products.~~

## 8.05 Diversity

The community values diversity as a source of strength and opportunity. The city and county will support the integration of diverse cultures and socio-economic groups into the physical, social, cultural and economic environments. ~~Furthermore, the city and county will –and– promote opportunities for community engagement of diverse community members; and promote formal and informal representation of diverse community members in civic affairs.~~

### New Policy: Youth Engagement

The city and county support youth engagement and partner with organizations in the community to offer opportunities to youth for civic engagement and education. This activity is intended to foster innovative thinking and leadership.

## Safety and Community Health

## 8.06 Safety

The city and county will promote safety by fostering ~~positivegood~~ neighborhood and community relations, building a sense of community pride and involvement, and promoting safe and attractive neighborhoods. The city and county will provide police, fire protection and emergency management services and preparedness education to ensure a safe community. The city and county will adjust public safety service delivery to respond to changing community needs including those resulting from demographic changes and redeveloping and urbanizing areas, to support safe, livable neighborhoods and vibrant business districts.

## 8.07 Physical Health and Well-Being

The city and county strive to ensure that ~~theis~~ community continues to be a leader in promoting physical, ~~mental and social well-being health and welfare~~ of community members, and will support recreational, cultural, educational and social opportunities. The city and county recognizes that ~~healthy diet and physical activity areis~~ essential to ~~individual and health and community well-being. The city will support opportunities for people to exercise.~~ Neighborhood and community design will encourage physical activity and healthy eating by establishing easy access to parks and trails, ~~opportunities to purchase healthy foodshealthy food retailers,~~ and locating activity centers close to where people live, work and attend school. ~~The city will support community health programs such as: obesity prevention, outdoor education, safe routes to school, and healthy eating.~~

### New Policy: Resilience in Public Safety and Risk Prevention

The city and county will provide focused efforts around public safety risk prevention and early intervention. Working with the community, the city and county will strive to prepare all segments

of the community for uncertainty and disruptions by encouraging community and individual preparedness and creating a culture of risk awareness.

### **New Policy: Community Connectivity and Preparedness**

The city and county will support fostering social and community connectivity and communications which promote well-being, deepen a sense of community and encourage civic participation and empowerment. The city and county recognize that supporting connections in the community also enhances preparedness and improves the ability to respond and recover when emergencies happen.

### **New Policy: Tolerance and Respect**

The city and county value all residents and visitors and promote tolerance and respect. The city and county strive to ensure community members are safe from discrimination and physical violence.

## ***Community Infrastructure and Facilities***

Core community amenities and assets in the form of facilities and infrastructure play an essential part in community and individual well-being. The quality of parks, libraries, trails and other community resources directly shape Boulder's vibrancy, functionality, and livability and contribute to important parts of the city's community identity.

Future planning for a number of key facilities and services will occur subsequent to the 2015 update to the BVCP, namely the Library Master Plan Update, the Open Space and Mountain Parks Master Plan and City Facilities Assessment. Each of these planning efforts will further clarify and deepen the city's policies that shape the future visions of these services, amenities and facilities.<sup>1</sup>

## **Elementary and Secondary Schools**

### **8.08 Planning for School Sites and Facilities**

The city and county will assist the Boulder Valley School District in its planning efforts to assure that the number, size and location of school lands and facilities is adequate to serve the population for the foreseeable future. The city and county will consider current and projected school enrollment and available school capacities when approving the type, scale and timing of residential development. The city and county will work with the school district to consider transportation impacts when planning for school sites and facilities.

### **8.09 –Accessibility to Schools**

The city and county will work with the Boulder Valley School District to develop safe and convenient pedestrian, bicycle and transit access for students to existing and new schools. New

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<sup>1</sup> As Master Plans are accepted and result in new policy direction or clarification, changes to BVCP policies will be made at the next mid-term or major update.

school facilities will be located so that school-age children have the opportunity to arrive safely on their own.

## Community Facility Needs

### 8.10 Support for Community Facilities

The city and county recognize the importance of educational, health, cultural and non-profit community agencies that provide vital services to the residents of the Boulder Valley and will work collaboratively with these agencies to reasonably accommodate their facility needs and consider location based on transportation accessibility or other needs.

## Parks and Trails

### 8.11 City Parks and Recreation

The city and county recognize park and recreation facilities provide one of the most effective ways to build people's sense of community and quality of life, especially in redeveloping areas and in the revitalization of neighborhoods in the city. Parks and Recreation programs and facilities will continue to provide for a well-balanced and healthy community by providing a range of activities that support mental and physical health through high-quality programs and services that meet the needs of the community. Such facilities and services will be designed in a manner that responds to the needs of the intended users.

Park and recreation facilities and services of the city or other service entities will provide an adequate range of exercise and recreational opportunities for residents. Such facilities and services will be designed in a manner that responds to the needs of the intended users. City park and recreation facilities will provide a variety of landscape types as amenities and recreational resources for urban dwellers, including irrigated green spaces, low water need plantings and natural vegetation areas.

#### New Policy: City Parks as Gathering Spaces

The city will strive to ensure its public parks within residential areas are gathering places for neighbors and community members to build relationships and social ties that encourage safety and support within neighborhoods. These spaces will be planned and managed to remain clean, open, safe and accessible to neighbors and build strong social capital which is the backbone of a resilient and engaged community.

### 8.12 Trail Functions and Locations

The city and county recognize that trails are an important part of Boulder's community identity and serve to achieve accessibility goals and connect humans and the natural environment. Trails serve a variety of functions such as exercise, recreation, transportation, education and/or environmental protection. Trails should be designed and managed to provide a safe and enjoyable experience and to minimize conflicts among trail users. Trails should be designed for physical and environmental sustainability, well-signed, monitored and adequately maintained to encourage on-trail travel. Informal trails, the widening of trails by users, and off-trail use should be discouraged and/or eliminated. In order to provide environmental protection, informal trails and user widening of trails by users should be discouraged by ensuring that formal trails are well designed, monitored and adequately maintained. Trail and trailhead locations, and alignments,

and access requirements should be planned based on area-specific needs and conditions and minimize environmental impacts consistent with BVCP Natural Environment policies. avoid environmentally sensitive areas and minimize environmental impacts. Trailheads should be located so they are convenient and safe for those arriving by alternate modes of transportation as well as automobiles.

### 8.13 Trails Network

The city and county recognize regional connectivity of parks, greenways, open spaces, residential areas, and employment centers is important to reduce traffic congestion, reduce parking demand, to enhance opportunities for long distance transportation and recreation experiences, increase accessibility, disperse use and crowding impacts on users, neighborhoods and ecosystems and to reduce generation of greenhouse gases and other air pollution.

The city and county will coordinate with other trail providers and private landowners in trail system planning, construction, management and maintenance. Where compatible with environmental protection goals and ~~conservation~~ easement agreements, trail connections will be developed to enhance local access to trails and the overall functioning of the trails network. The city and county strive to connect trail systems and expand connections to adjacent trails systems to further regional connectivity.

## Culture

### 8.14 Libraries

Library facilities and services of the Boulder Valley will be responsive to the needs of all populations, providing an adequate range of informational, educational and intellectual opportunities for all residents.

### 8.15 Information Resource/Community Center

The city will ~~facilitate~~provide access to information through a variety of formats providing materials, technology and services to enhance the personal development of the community's residents. In its role as the community's public and civic information center, the library will provide venues for community group meetings and resources and services to meet the needs of the community's multicultural and special populations. Other community gathering spaces and information sources include the city and county websites, municipal buildings, and recreation and senior centers.

### 8.16 Education Resources

The city will seek to provide educational, cultural and literacy resources and ~~opportunities~~services for the community. The city will develop and maintain resources to assist learners and students of all ages, including support for formal education programs, and provide public workspaces and independent learning resources. The city will develop collaborative relationships with community educational institutions and function as a research center for residents.

### 8.17 ~~Performing and Visual Arts~~ and Cultural Facilities

The city and county recognize the ability of cultural facilities and activity to positively contribute to community members' well-being, sense of community and cultural understanding. The city and county recognize the need to enhance the personal development of the public and to build a sense of community by providing for cultural needs, will encourage the provision of venues and facilities for a wide range of the performing and visual arts and cultural expression that are available and affordable to everyone, the provision of art in public buildings and spaces. The city supports neighborhood-serving arts and cultural amenities including public sculptures, murals, plazas, studio space, and community gathering spaces.

### **8.18 The Arts and Community Culture**

The city and county recognize and support the arts and community members' easy access to cultural experiences. Arts and culture advance civic dialogue, awareness and participation, contribute to people's authentic expression of diversity and promote community inclusion. The city and county will encourage a rich mix of cultural offerings by supporting cultural organizations, artists, the expression of culture and creativity in the public realm and Boulder's cultural destinations. They are central to the cultural life for children, youth and adults of the Boulder community and a clean industry that contributes significantly to the Boulder economy. They present significant quality of life advantages to the Boulder community through education, entertainment and the aesthetic environment and provide a vehicle to bring together people of all walks of life and diverse ages, genders, religions, abilities, opinions, races, ethnicities, classes, and economic means for better communication and mutual understanding.

### **8.19 Public Art**

The city and county recognize the importance of public art and the environmental vibrancy it instills. The city and county will build a thriving public art program to encourage the installation of art in public buildings and spaces.

The city and county will incorporate artistic elements in public projects whenever possible.

### **8.20 Canyon Boulevard Cultural Corridor**

The city will encourage public and private projects within the Canyon Boulevard Cultural Corridor to have an arts focus and to incorporate public art.

#### ***Relevant Plans and Policies include:***

- [Boulder County Human Services Safety Net Report](#)
- [Community Cultural Plan, City of Boulder](#)
- [Fire-Rescue Master Plan, City of Boulder](#)
- [Homelessness Strategy](#)
- [Human Services Strategy, City of Boulder](#)
- [Library Master Plan, City of Boulder](#)
- [Resilience Strategy, City of Boulder](#)
- [Parks and Recreation Master Plan, City of Boulder](#)
- [Police Master Plan, City of Boulder](#)

## Chapter III – Policies

### Sec. 9. Agriculture and Food

~~A strong local food system can positively impact the resiliency, health, economy and environment of the Boulder Valley and surrounding region. Food choices and the agricultural method of food production represent one of the most significant impacts that humans have on the quality of our community life and the environment world around us. A strong local food system can positively impact the resiliency, culture, health, economy, and environment of the Boulder Valley and its surrounding areas. Sustainable rural and urban agricultural practices and efficient short distances to transport of food can help reduce the energy required used to feed the local community. Access to healthysafe food, including locally-grown food for all Boulder residents, is a top priority for our community. It is important that suchhealthy food be available to individuals and families in all neighborhoods, regardless of economic situation and location.~~

~~Roots in progressive food movements run deep in Boulder County and have contributed to the dynamic and thriving natural foods industry. Many local restaurants specialize in providing local ingredients in their food, garden to table processes have been developed in local schools, and the desire for a year round farmers market are all indications of people's growing interest and demand for locally produced food.~~

The city and county have made significant contributions to the preservation of lands suitable for agricultural production, and the water needed to use these areas for agriculture. Most agricultural production in the Boulder Valley occurs on city and county open space. Agricultural lands in the Boulder Valley included tilled cropland, irrigated fields, hay fields, grazed fields, orchards, tree farms, and urban plots.

The following policies on agriculturalale and ~~access to local~~ food systems guide public policy and decision-making in to move our community toward a more robust agricultural economy and ensuring everyone has access to food.

- ~~— Support for Agriculture~~
- ~~Local Food Production~~
- ~~— Sustainable and Agricultural Agricultural Practices Soil Health and Soil Carbon Sequestration~~
- ~~— Access to Healthy Food~~
- ~~— Regional Efforts to Enhance the Food System Urban Gardening and Food Production~~
- ~~Access to Locally Produced Healthy Food Education Regarding Local Agriculture~~

#### 9.01 Support for Agriculture

The city and county ~~will~~ encourage the preservation of working agricultural lands, and sustainable production of food on them ~~use of agricultural lands as a current and renewable source of food and feed and for their contribution to the degree they provide~~ cultural, environmental, ~~and economic diversity and resiliencet~~ benefits to the community. These ~~uses areas~~ are important for preserving the rural character and agriculture in of Area III. The success of agriculture on these lands is vitally dependent on their water supplies. The city and county will demonstrate and encourage the protection of significant agricultural areas and related water supplies and facilities, including the historic and existing ditch systems, through a variety of means, which may include public acquisition, land use planning, and sale or lease of water for agricultural use. The city and county will emphasize the importance of sustainable water use. The city and county will support farmers and ranchers in this area as they negotiate the challenges of operating in a semi-arid environment that is often near residential areas.



**9.025 Urban Gardening and Food Production**

The city encourages community and private gardens to be integrated in the city. City incentives include allowing flexibility and/or helping to remove restrictions for food production and sales on private lands and in shared open spaces and public areas, and encouraging rooftop gardens and composting and planting edible fruit and vegetable plants where appropriate.

**9.02 Local Food Production**

~~The city and county will encourage and support local food production to improve the availability and accessibility of healthy foods and to provide other educational, economic and social benefits. The city and county support increased growth, sales, distribution and consumption of foods that are healthy, sustainably produced and locally grown for all Boulder Valley residents with an emphasis on affordable access to food for everyone and long term availability of food.~~

**9.03 Sustainable Food Production and Agriculture Practices**

The city and county will promote sustainable food production and agricultural practices on publicly-owned lands and will encourage them on private lands. Sustainable practices include food production methods that are healthy, have low environmental impact, integrate ecological conservation objectives, enhance soil health, responsibly use water and protect its quality, provide for pollinator and beneficial insect habitat, are respectful to workers, are humane to animals, provide fair wages to farmers, integrate whole farm planning and support the Boulder Valley farming communityies. These can include a range of production types that take into account land suitability, water availability, invasive species, energy use and labor and capital needs. The city and county will also promote sustainable agriculture by recognizing the critical importance of delivering irrigation water to agricultural lands.

**New Policy 9.04: Soil Health and Soil Carbon Sequestration**

The city and county will ~~may~~ consider strategies to enhance soil health and will explore and evaluate strategies to sequester soil carbon on certain agricultural lands. They city and county recognize that there is baseline work to be done, such as conducting research and literature reviews, identifying relevant information gaps, and determining if and how Open Space Mountain Parks (OSMP) and county Parks and Open Space tilled lands best offer opportunities to address carbon sequestration, beginning with limited experimentation in tilled lands.

**9.05 Access to Healthy Food**

The city and county will support cooperative efforts to establish community markets throughout the community and region. Such efforts include working to identify a location or develop facilities to allow one or more year-round farmers' markets, supporting sales of produce from small community gardens and working with local partners on food programs. The city and county support increased growth, sales, distribution and consumption of foods that are healthy, sustainably produced and locally grown for all Boulder Valley residents with an emphasis on affordable access to food and long term availability of food.

**New Policy: 9.06 Food System Resilience**

The city promotes and supports a more resilient Boulder County food system. To ensure food security in the community, the local food system must be able to respond and adapt to uncertainties, including climate change impacts, degraded soil health, drought, and disruptions to the larger regional and national food production, delivery, and supply system. The city will explore local food system vulnerabilities, assess the local productive capacity to buffer future

shocks, and developing solutions to address them, particularly as it relates to ensuring the food security of the community's most vulnerably residents.

### **9.074 Regional Efforts to Enhance the Food System**

The city and county will participate in regional agricultural efforts and implement recommendations at a local level to the extent appropriate and possible.

#### **9.06 Access to Locally Produced Food**

~~The city will support cooperative efforts to establish community markets throughout the community and region. Such efforts include working to identify a location or develop facilities to allow a year round farmers market and support sales of produce from small community gardens.~~

#### **Relevant Plans and Policies include:**

- [Agriculture Resources Management Plan](#)
- [City of Boulder Water Efficiency Plan](#)
- [2015 State of Colorado Water Plan](#)
- [Boulder County Environmental Element](#)
- [Parks and Recreation Master Plan](#)
- [Boulder County Cropland Policy](#)
- [City of Boulder Source Water Master Plan](#)
- [Visitor Management Plan \(Note: as renamed after next update\)](#)
- [Grassland Ecosystem Management Plan](#)

## **Chapter III – Policies**

### **Sec. 10—Local Governance and Community Engagement**

Boulder Valley residents take pride in being an engaged community with a long history of taking action to shape the community’s vision for this plan. The policies in this section reflect the community’s strong values in maintaining a high level of awareness, communication, and public participation in local government.

The City of Boulder’s concept for a high-performing government is reflected in the city organization’s vision for “service excellence for an inspired future.” The organizational vision includes demonstrating consistent and professional service, welcoming diverse perspectives and backgrounds, and treating all with respect and dignity. The city strives for continuous improvement and supports creativity as stewards of the public’s trust. A shared dedication to public service, community collaboration, and the sum of individual contributions leads to great results.

#### **10.1 High-Performing Government**

The city and county strive for continuous improvement in stewardship and sustainability of financial, human, information and physical assets. In all business, the city and county seek to enhance and facilitate transparency, accuracy, efficiency, effectiveness and quality customer service. The city and county support strategic decision-making with timely, reliable, and accurate data and analysis.

#### **10.2 Community Engagement (formerly Policy 1.05)**

The city and county recognize that environmental, economic and social sustainability of the Boulder Valley are built upon full involvement of the community. The city and county support better decision-making and outcomes that are achieved by facilitating open and respectful dialogue, seeking the involvement of those potentially affected by or interested in a decision and representing the views or interests of those less able to actively participate in the public engagement process, especially vulnerable and traditionally under-represented populations. The city and county therefore support the right of all community members to contribute to governmental decisions through continual efforts to maintain and improve public communication and the open, transparent conduct of business.

Additionally, the city and county will ~~continue to support programs and provide opportunities for~~ actively and continually pursue innovative public participation and neighborhood involvement. Efforts will be made to use effective technologies and techniques for public outreach and input, remove barriers to participation and involve community members not usually engaged in civic life. Emphasis will be placed on notification and engagement of the public in decisions involving large development proposals or major land use decisions that may have significant impacts and/or benefits to the community.

#### **10.3 Communication Capacity for Resilience**

The city and county recognize that engaged communities and residents are better prepared to support themselves in the event of a disruption and encourage community engagement in conjunction with risk education and preparedness. The city and county will continue to support ongoing, robust communication and outreach to communities and vulnerable residents to educate and prepare for disruption.

### **10.4 Informed Community**

The city and county commit to gathering and sharing information to support and encourage open, participatory government and an informed community. To encourage vibrant public discourse, the city and county strive to provide participants with the information they need to participate in a meaningful way.

### **10.5 Support for Volunteerism**

The city recognizes the value of community volunteers to help achieve the organization and community's goals. The city supports volunteer programs that engage residents to improve their community and participate in addressing local issues. City volunteer programs connect residents with city staff to enhance programs and policy while improving community relations. These programs are intended to be mutually beneficial, offering skills and experience for volunteers and assisting staff with reaching community goals.

## IV. Land Use Map Descriptions

The Boulder Valley Comprehensive Plan BVCP Land Use Map ~~provides a sketch~~ depicts a plan of the desired land use pattern in the Boulder Valley, ~~and this chapter includes the land use designations that describe the characteristics, locations, and uses for each category on the map. Land use categories include residential, business, industrial, public/semi-public, open space, and park use.~~ The map also shows the location and functional classification of roads. ~~The following descriptions are meant to be used in interpreting the map.~~

The following is included to assist in map interpretation.







- A. The land use designations are meant to accompany and interpret the Land Use Map which sets forth a basic framework and guide for future land use and transportation decisions and should be used in conjunction with the policies, figures, and principles shown in the Built Environment chapter.
- B. The land use designations should be used to guide future zoning decisions. Specific zoning dictates the development standards for specific properties and may be changes as part of a general rezoning of the city or through the adopted rezoning process in the Land Use Code.
- C. Amendments to the map and these designations will be in accordance with the Amendment Procedures in this plan.
- D. Subcommunity and local area planning may help to tailor the citywide maps and descriptions to the more focused areas of the community.

(Note: A collage of photos are attached for each category and will be added to the next draft.)

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**Land Use Designations**

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/Intensity
<b>Residential Categories</b>		<p>Residential land uses <del>areas</del> on the <del>Boulder Valley Comprehensive Plan</del> <u>BVCP Land Use Designation Map</u>, for the most part, reflect the existing land use pattern or current zoning for an area. Many <del>of the residential</del> areas developed in the city and the county over the last <del>30</del> <u>40</u> years are characterized by a mixture of housing types ranging from single-family detached to <del>cluster and patio homes</del>, townhouses and apartments. A variety of housing types will continue to be encouraged in developing areas <del>during the planning period of the Comprehensive Plan</del>.</p> <p>Residential densities <del>under the Comprehensive Plan</del> range from very low <del>density (two units or less per acre)</del>; <del>low density (two to six units per acre)</del>; <del>medium density (six to 14 units per acre)</del>; to high density <del>(more than 14 units per acre)</del>. It is assumed that variations of the densities on a small area basis <u>within any particular designation</u> may occur <del>within any particular classification</del>, but an average density will be maintained for the designation <del>for that classification</del>. <del>With i</del>In certain residential areas, there is also the potential for limited small neighborhood shopping facilities, offices or services through special review.</p>	
<b>Very Low Density Residential</b>  <i>Note: other images to be added</i>	VLR 	<p><b>Characteristics and Locations:</b> Very Low Density Residential tends to have larger lots and more rural characteristics. <del>Most</del> <u>Many of these areas are located in Unincorporated Boulder County in the Area III – Rural Preservation Area or Area II and may not have urban services. There are a few several areas in North Boulder and East Boulder within the city limits designated VLR.</u></p> <p><b>Uses:</b> <u>Consists predominantly of single family detached units and related agricultural uses.</u></p>	2 du/ac. or less
<b>Low Density Residential</b> 	LR 	<p><b>Characteristics and Locations:</b> <u>Low Density Residential is the most prevalent land use designation in the city, covering the primarily single family home neighborhoods including the historic neighborhoods and Post-WWII neighborhoods.</u></p> <p><b>Uses:</b> <u>Consists predominantly of single family detached units.</u></p>	2 to 6 du/ac.
<b>Manufactured Housing</b> 	MH 	<p><b>Characteristics and Locations:</b> <u>This designation is applied to existing <del>mobile home</del> manufactured housing parks. The intent is to preserve the affordable housing provided by the existing mobile housing parks and allow for future affordable housing.</u></p> <p><b>Uses:</b> <u>Consists of manufactured housing units.</u></p>	Var.











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Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/Intensity
<b>Medium Density Residential</b> 	MR 	<p><b>Characteristics and Locations:</b> <u>Medium Density Residential is characterized by a mixture of housing types-</u> Medium density areas are generally situated near <u>neighborhood and</u> community shopping areas or along some of the major arterials of the city.</p> <p><b>Uses:</b> <u>Consists of a mix of housing types ranging from single-family detached to attached residential units such as townhomes, multiplexes, and some small lot detached units (e.g., patio homes), not necessarily all on one site.</u></p>	6 to 14 du/ac.
<b>Mixed Density Residential</b> 	MXR 	<p><b>Characteristics and Locations:</b> Mixed density areas surround <del>the</del> downtown <u>in the Pre-World War II older neighborhoods</u> and are located in some areas planned for new development.</p> <p>Additionally, in older downtown neighborhoods that were developed with single family homes but for a time were zoned for higher densities, a variety of housing types and densities are found within a single block. <u>The city's goal is to preserve the current neighborhood character and mix of housing types, and not exacerbate traffic and parking problems in those older areas.</u> Some new housing units may be added.</p> <p><del>The average density in the downtown neighborhoods designated mixed density is in the medium density range (six to 14 units per acre). The mixed density designation is also applied in</del> <u>For some areas planned designated for new development (outside of the Pre-WWII neighborhoods), where</u> the goal is to provide a substantial amount of affordable housing in mixed density neighborhoods that have a variety of housing types and densities.</p> <p><b>Uses:</b> <u>Consists of Single family, multi-family residential units. May include some complimentary uses implemented through zoning.</u></p>	<p><u>For older areas:</u> 6 to 14 du/ac.</p> <p><u>For newer areas:</u> 6 to <del>18-20</del> du/ac.</p>
<b>High Density Residential</b> 	HR 	<p><b>Characteristics and Locations:</b> The highest density areas are generally located close to the University of Colorado, in areas planned for transit- oriented redevelopment, <u>and near major corridors and services.</u></p> <p><b>Uses:</b> <u>Consists of attached residential units, apartments. May include some-complimentary uses implemented through zoning.</u></p>	More than 14 du/ac.
<b>Mixed Use Residential</b> 	MUR 	<p><b>Characteristics and Locations:</b> <u>Mixed Use-Residential development may be deemed appropriate and will be encouraged in those areas identified as appropriate for a mix of uses, and where residential character will predominate. -some residential areas These areas may be designated Mixed Use Residential.</u> Specific zoning and other <u>standards and</u> regulations will be adopted which define the desired <u>form,</u> intensity, mix, location and design characteristics of these uses.</p>	

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


Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
		<u>Uses:</u> <del>In these areas, residential character uses will predominate, although a</del> Neighborhood scale retail and personal service uses will be allowed.	
<b>Industrial Categories</b>		The land use plan <del>projects includes</del> four <del>classifications types</del> of industrial use within the Boulder Valley: <b>General, Community, Light, and Mixed Use-Industrial.</b>	
<b>General Industrial</b> 	GI 	<u>Characteristics and Locations:</u> The General Industrial designation/classification is shown where the <del>more intensive and heavy</del> industries are located or planned.  <u>Uses:</u> Consists of more intensive manufacturing and may include outdoor storage and warehouses.	
<b>Community Industrial</b> 	CI 	<u>Characteristics and Locations:</u> <del>The Community Industrial classification</del> This designation is shown for those areas where the predominant community industrial uses provide a direct service to the planning area. <del>These uses often have ancillary commercial activity and</del> are essential to the life of the Boulder community.  <u>Uses:</u> Consists of <del>These uses include</del> smaller scale community serving industries (such as auto-related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations), <del>and similar uses. May include some ancillary commercial activity.</del>	
<b>Light Industrial</b> 	LI 	<u>Characteristics and Locations:</u> <del>The industrial uses considered as 'Light' on the Comprehensive Plan are . These uses are</del> Light Industrial uses are concentrated primarily in 'industrial parks' located within the Gunbarrel area along the Longmont Diagonal, and <del>along north of</del> Arapahoe Avenue between 33rd and <del>63rd</del> 55th streets.  <u>Uses:</u> Consists primarily of research and development, light manufacturing and assembly, media and storage, <del>large scale printing and publishing, electronics, technical companies,</del> or other intensive employment uses. <del>Residential and other complimentary uses will be encouraged in appropriate locations.</del>	
<b>Mixed Use Industrial</b> 	MUI 	<u>Characteristics and Locations:</u> <del>Mixed Use Industrial development may be</del> This use Mixed Use Industrial may be deemed appropriate and will be encouraged in some industrial areas <del>where industrial character will predominate. Housing compatible with and appropriate to the industrial character will be encouraged and may be required.</del> Neighborhood retail and service uses may be allowed. Specific zoning and other standards and regulations will be adopted which define the desired form, intensity, mix, location and design characteristics of	

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Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
		these uses.  <u>Uses:</u> Consists of light Industrial uses will predominate and neighborhood retail and service uses may be allowed. Housing compatible with and appropriate to the industrial character will be encouraged and may be required.	
<b>Business Categories</b>		Within the Boulder Valley there are <del>five</del> <u>six</u> categories of business land use, based on the intensity of development and the particular needs of the residents living in each subcommunity. They <del>five categories</del> are: <b>Regional, Mixed Use-Business, General, Community, General, Transitional and Mixed Use-Business, and Service Commercial.</b>	
<b>Regional Business</b>  <i>Note: other images to be added</i>	<b>RB</b> 	<u>Characteristics and Locations:</u> The two major Regional Business areas of the Boulder Valley are the Downtown and <u>the Boulder Valley Regional Center Crossroads Area</u> serving the entire Boulder Valley and neighboring communities. These areas will remain the dominant focus for regional business activity. Street activation and a mix of uses is encouraged as the areas are refurbished.  <u>Uses:</u> <del>Within these areas are located the m</del> <u>Consists of major</u> shopping facilities, offices, financial institutions, and government and cultural facilities <u>are within these areas. Housing compatible with the surrounding business character and as a transition to other residential areas will be encouraged and may be required.</u>	<u>Most intense of the business categories</u>
<b>Mixed Use Business</b> 	<b>MUB</b> 	<u>Characteristics and Locations:</u> Mixed Use -Business development <del>may be deemed</del> <u>may be</u> appropriate and will be encouraged in some business areas. <del>These areas may be designated Mixed Use Business where business or residential character will predominate. (Generally, the use applies to areas around 29<sup>th</sup> Street, as well as North Boulder Village Center, the commercial areas near Williams Village, and other parcels around Pearl, 28<sup>th</sup> and 30<sup>th</sup>.)</del> Specific zoning and other <u>standards and</u> regulations will be adopted which define the desired <u>form</u> , intensity, mix, location and design characteristics of these uses.  <u>Uses:</u> Consists of business or residential uses. Housing and public uses supporting housing will be encouraged and may be required.	
<b>General Business</b> 	<b>GB</b> 	<u>Characteristics and Locations:</u> The General Business areas are located, for the most part, at junctions of major arterials of the city where intensive commercial uses exist <u>(e.g., on 28<sup>th</sup> St., 30<sup>th</sup> St., and Pearl).</u> <del>The plan proposes that T</del> these areas <u>should</u> continue to be used without expanding the strip character already established.  <u>Uses:</u> Consists of a mix of business uses. Housing compatible with the surrounding business character and as a transition to other residential areas will be encouraged and may be required.	
<b>Community Business</b>	<b>CB</b> 	<u>Characteristics and Locations:</u> <del>A</del> Community Business areas <u>are</u> is the focal point for commercial activity serving a subcommunity or a collection of neighborhoods. They <del>use</del> are designated to serve the daily	generally < 150,000 to 200,000

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		convenience shopping and <u>personal</u> service needs of <u>the local populations nearby residents and workers and support the goal of walkable communities.</u>  <u>Uses:</u> Consists predominantly of commercial business uses with <u>convenience shopping and services and some offices. Offices within the Community Business areas should be designated specifically for residents of the subcommunity.</u> Where feasible, multiple uses, <u>including housing,</u> will be encouraged <u>within these centers.</u>	sf.
<b>Transitional Business</b> 	TB 	<u>Characteristics and Locations:</u> The Transitional Business designation is shown <u>at the intersection of and</u> along certain major streets. These are areas usually zoned for less intensive business uses than in the General Business areas, and they <u>will</u> often provide a transition to residential areas.  <u>Uses:</u> Consists of a mix of uses <u>including housing.</u>	
<b>Service Commercial</b> 	SC 	<u>Characteristics and Locations:</u> Service Commercial areas <u>provide a wide range of community and regional retail and service uses generally not accommodated in core commercial areas and which</u> generally require automotive access for customer convenience and the servicing of vehicles.  <u>Uses:</u> A wide range of community retail and service uses <u>generally not accommodated in other commercial areas.</u>	

<b>Open Space Categories</b>		Open Space designations include the following three categories: <b>Acquired Open Space, Open Space with Development Restrictions, and Other Open Space.</b> Open Space designations are not intended to limit acquisition, but to be indicative of the broad goals of the <u>open space</u> program. Other property that meets Open Space purposes and functions should be considered and may be acquired. Open Space designations indicate that the long-term use of the land is planned to serve one or more open space functions. However, Open Space designations may not reflect the current use of the land while in private ownership.	
<b>Open Space, Acquired</b>	OS-A 	<u>This applies to l</u> and already acquired by the city or Boulder County for open space purposes.	
<b>Open Space, Development Rights (or Restrictions)</b>	OS-DR 	<u>This designation applies to p</u> Privately owned land with <u>existing</u> conservation easements or other development restrictions.	
<b>Open Space, Other</b>	OS-O 	<u>This designation applies to o</u> ther public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods including but not limited to	





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		<p>intergovernmental agreements, dedications or acquisitions.</p> <p><i>When the mapping designation applies to some Area I linear features such as water features or ditches, in those cases, the intent is to interpret the map in such a way that the designation follows the linear feature. OS-O may be applied to ditches; however, the category should not be used to interfere with the operation of private irrigation ditches without voluntary agreement by the ditch company.</i></p>	
<b>Other Categories</b>			
<b>Agricultural</b>	<p>AG</p> 	<p><b>Characteristics and Uses:</b> An Agriculture land use designation identifies land in the Service Area that is planned to remain in agricultural use. Given the urban nature of Boulder, the designation will be used rarely. Uses that are auxiliary to agriculture, such as a home, a barn and outbuildings and the incidental sales of farm or horticultural products are expected on land with this designation.</p>	
<b>Park, Urban and Other</b>	<p>PK-U/O</p> 	<p><b>Characteristics and Uses:</b> Urban and Other Parks includes public lands used for a variety of active and passive recreational purposes. Urban parks provided by the city include pocket parks, neighborhood parks, community parks and city parks as defined in the <i>Parks and Recreation Master Plan</i>. The specific characteristics of each park depend on the type of park, size, topography and neighborhood preferences.</p> <p><i>Neighborhood parks typically provide a children's playground, picnic facilities, benches, walkways, landscaped areas and multi-use open grass areas. Other park uses may include recreational facilities such as basketball or tennis courts, community gardens and natural areas. There are three community park sites (Harlow Platts, East Boulder and Foothills) that are fully or partially developed. Large multi-use city parks are planned for two locations: 1) the Valmont Park site and 2) the Area III Planning Reserve site, which will be held to meet future recreational needs. The Boulder Reservoir is a regional park that provides opportunities for fishing, swimming, boating, picnicking, etc. Other public recreational facilities, including city recreation centers, a golf course, swimming pools, ballfields, and the Eldorado Canyon State Park are also included in this category.</i></p>	
<b>Public / Semi-Public</b>	<p>PUB</p> 	<p><b>Characteristics and Location:</b> Public/Semi-Public land use designations encompass a wide range of public and private non-profit uses that provide a community service. <u>They are dispersed throughout the city.</u></p> <p><b>Uses:</b> This category includes municipal and public utility services (e.g., such as the municipal airport, water reservoirs, and water and wastewater treatment plants). <u>Public/Semi-Public</u> also includes: educational facilities, <del>including</del> (public and private schools and the university); government offices such as city and county buildings, libraries, and the jail; government laboratories; and nonprofit facilities (e.g., such as cemeteries, <u>places of worship</u> churches, hospitals, retirement complexes), and may include other uses as allowed by zoning.</p>	

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<b>Environmental Preservation</b>	EP 	The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.	
<b>Natural Ecosystems Overlay</b>		<p><del>In order to</del> To encourage environmental preservation, a Natural Ecosystem overlay is applied over <del>Comprehensive Plan Land Use Designations</del> <u>land use designations</u> throughout the Boulder Valley <del>Planning Area</del>. Natural ecosystems are defined as areas that support native plants and animals or possess important ecological, biological or geological values that represent the rich natural history of the <del>Boulder Valley</del>. The <del>Natural Ecosystems</del> overlay also identifies connections and buffers that are important for sustaining biological diversity and viable habitats for native species, <del>for</del> protecting the ecological health of certain natural systems, and <del>to</del> <u>buffering</u> potential impacts from adjacent land uses.</p> <p>A Natural Ecosystems overlay will not necessarily preclude development or human use of a particular area or supersede any other land use designation but will serve to identify certain environmental issues in the area. The overlay will serve to guide the city and the county in decisions about public acquisition, purchase of development rights or conservation easements, promotion of private land conservation practices, density transfers, rezonings, development review, annexations and initial zonings, rezonings, service area boundary changes, and subcommunity and departmental master planning.</p> <p>A description of the criteria used to identify lands suitable for a Natural Ecosystems designation can be found in the environmental resources element of the plan on the web at: <a href="http://www.bouldervalleycompplan.net">www.bouldervalleycompplan.net</a>.</p>	



## IV. Implementation—Subcommunity and Area planning

### *Subcommunity and Area Planning*

Subcommunity and area planning bridges the gap between the broad policies of the Boulder Valley Comprehensive Plan and site specific project review (development applications or city capital projects).

Area plans typically address planning issues at a more detailed level than subcommunity plans. The planning horizon is the same as that for the comprehensive plan—15 years. Such plans are prepared through a process described below that includes residents, neighbors, business and land owners, and city (and sometimes county) departments to work together toward defining the vision, goals and actions for an area, as described below.

Subcommunity and area plans are intended to:

- Establish the official future vision of an area;
- Create a common understanding among residents, business and land owners, and city departments ~~of the parties involved regarding the~~ expected changes in the area;
- Determine the appropriate density, character, scale and mix of uses in an area, and identify the regulatory changes needed to ensure or encourage appropriate development compatible with its surrounding area;
- Define desired characteristics of an area or neighborhood that should be preserved or enhanced;
- Define the acceptable amount of infill and redevelopment and determine standards and performance measures for design quality to avoid or adequately mitigate the negative impacts of infill and redevelopment and enhance the benefits;
- Identify the need and locations for new or enhanced pedestrian, bicycle and vehicular connections;
- Identify the need and locations for new public or private facilities, such as shopping, child care, schools, parks and recreation, library and transit facilities, so that daily needs are close to where people live and work and to contribute to the livability, enjoyment, and sense of physical and social identity of a subcommunity or area;
- Identify and prioritize community benefits from development that are a priority for the area;
- Develop implementation methods for achieving the goals of the plan, which may include: neighborhood improvement, trail, park or street projects; changes to the land use regulations or zoning districts; or changes to the Comprehensive Plan Land Use Map.

Area plans typically address planning issues at a more detailed level than subcommunity plans. The planning horizon for subcommunity and area plans is the same as that for the Comprehensive Plan—15 years.

The subcommunity and area planning process includes:

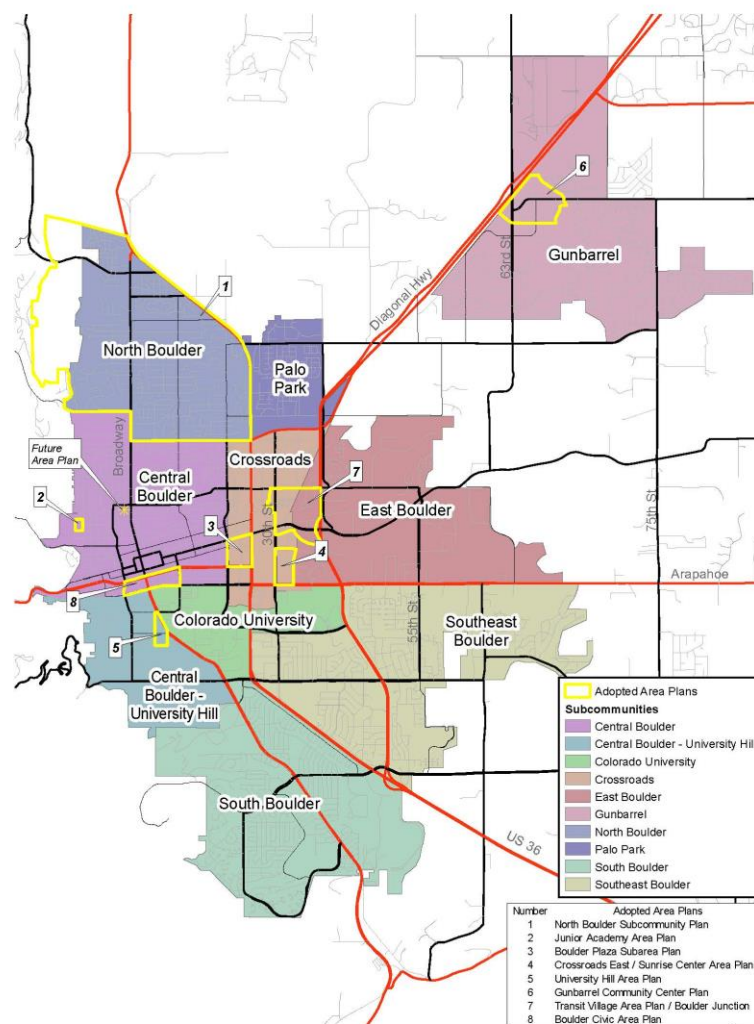
- Identifying opportunities to address Comprehensive Plan goals;
- Developing criteria for decision-making that balance local area interests with those of the broader community;
- Involving interested groups and individuals to identify issues and opportunities to be addressed by the plan and establish a common vision for the future;
- Identifying a range of appropriate techniques for determining the priority of, and means of financing, plan elements; and
- Establishing a planning framework in which to review public projects, land use changes, and development proposals to implement or ensure compliance with the plan.

Boulder County is involved in the development of plans that affect land in Area II or III.

Subcommunity and area plans are adopted by Planning Board and City Council and amended as needed with the same legislative process as originally adopted. [Land Use Map changes proposed in subcommunity and area plans may be incorporated into the BVCP concurrent with the adoption of the area plan.](#)

## Subcommunity Planning

There are ~~ten~~<sup>nine</sup> subcommunity planning areas within the Service Area: Central Boulder, [Central Boulder - University Hill](#), Crossroads, the University of Colorado, East Boulder, Southeast Boulder, South Boulder, North Boulder, Palo Park, and Gunbarrel.



[Map V-1: Adopted Subcommunity and Area Plans](#)

When the subcommunity and area planning program was instituted in 1990, the idea was to develop plans for all of the subcommunities. The North Boulder Subcommunity Plan was the first because the area had the largest amount of vacant land in the city at the time and a significant amount of change was

anticipated. As the city becomes more fully developed, the need for extensive planning at the subcommunity planning level has lessened, and it is now thought that not all subcommunities will necessarily have subcommunity plans. If they do, they will address fewer issues than were tackled in the North Boulder Subcommunity Plan. It is anticipated that each subcommunity plan will be evaluated as needed and monitored annually through the Capital Improvements Program (CIP) and the Boulder Valley Comprehensive Plan Action Plan.

## Area Planning

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

## Criteria for Selection

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

- Extent to which the plan implements Boulder Valley Comprehensive Plan goals;
- Imminence of change anticipated in the area;
- Magnitude of an identified problem;
- Likelihood of addressing a recurring problem;
- Cost and time effectiveness of doing the plan; and
- Extent to which the plan will improve land use regulations, the development review process and the quality of public and private improvements.

## Criteria for Determining a Neighborhood Planning/Infill Pilot Project

*(Note: This section ultimately may belong in the Action Plan but is included here for review and input.)*  
Outcomes of a neighborhood infill or planning project may include but are not limited to area plans, regulations, new residential building types, or other outcomes. The criteria for establish a neighborhood planning/infill pilot includes:

- A high level of interest on the part of the neighborhood residents and an organization that will work with the city and sponsor the plan or project;
- Recent trends that have created changes in the neighborhood and identified imminence of change anticipated in the future;
- Desire to develop address neighborhood needs and/or improvements through creative solutions;
- Agreeableness to identify solutions for communitywide goals and challenges as well as to address local needs;
- Interest in addressing risk mitigation (e.g., addressing potential hazards) and in building community capacity and the ability to be more self-sufficient and resilient;
- Demonstrated interest on the part of the neighborhood residents and organization to test and apply innovative, contextually-appropriate residential infill including but not limited to duplex conversions, cottage courts, detached alley houses or accessory dwelling units or small mixed use or retail projects, considering areas of preservation.

## Adopted Subcommunity and Area Plans

The city has adopted the following subcommunity or area plans as shown on Map V-1:

- Boulder Plaza Subarea Plan, 1992
- North Boulder Subcommunity Plan, 1995
- University Hill Area Plan, 1996
- Crossroads East/ Sunrise Center Area Plan, 1997
- Gunbarrel Community Center Plan, 2004
- Transit Village Area Plan, 2007
- Junior Academy Area Plan, 2009

### **North Boulder Subcommunity Plan**

The North Boulder Subcommunity Plan was adopted in 1995 to develop a vision for an area that had considerable development potential. The plan aims to preserve the present character and livability of the existing residential neighborhoods and ensure that future changes are beneficial to both the subcommunity and the city as a whole. A new mixed use village center along Broadway is envisioned to become the heart of subcommunity activity. New neighborhoods in the northern portion of the subcommunity are meant to create a strong edge to the city and an attractive entrance into Boulder.

#### *Implementation of the Plan*

The North Boulder Subcommunity Plan was the basis for re-zoning of a portion of the area in 1997. Five new zoning districts were created to implement the design guidelines in the plan, including: a business main street zone, patterned after historic ‘Main Street’ business districts; three mixed use zones that provide a transition between the higher intensity business ‘Main Street’ and surrounding residential or industrial areas; and a mixed density residential zone district. The plan also established a street and pedestrian/bicycle network plan, to which developing or re-developing properties must adhere.

### **Gunbarrel Community Center Plan**

The Gunbarrel Community Center Plan, adopted in 2004 and amended in 2006, provides a blueprint for transitioning the Gunbarrel commercial area from mostly light industrial uses to a viable and vibrant, pedestrian-oriented commercial center serving Gunbarrel subcommunity residents and workers. This will involve: expanding the amount of retail and allowing more density in the retail area; adding new residential and some offices uses in proximity to the retail core; and providing more vehicular, pedestrian and bicycle connections to and from and within the center. The new connections will improve access, break down the existing “superblocks,” provide better visibility to shops, and promote more pedestrian-scale architecture and outdoor spaces. Spine Road between Lookout and Gunpark roads will become the ‘Main Street’ for the retail area.

#### *Implementation of the Plan*

Implementation of the Gunbarrel Community Center Plan will occur over a long period of time through a combination of actions from both the public and private sectors. Business associations, such as the Gunbarrel Business Alliance, and neighborhood groups will play an important role in promoting collaboration to successfully implement the plan. Land use changes were made in the 2005 Boulder Valley Comprehensive Plan update to reflect the plan vision.

### **Transit Village Area Plan/ Boulder Junction**

The Transit Village Area Plan guides development of an area that is within walking distance of a future transit hub near 30<sup>th</sup> and Pearl streets, which will provide regional and local bus and rail service. The plan recommends land use changes to transform this mostly industrial, low density, automobile-oriented area into a more urban, higher density, pedestrian-oriented environment, with a mixture of uses, including new retail and office, and new residential neighborhoods for a diversity of incomes and lifestyles. Many of the existing service commercial and industrial uses on the north and east side of the area, respectively, will



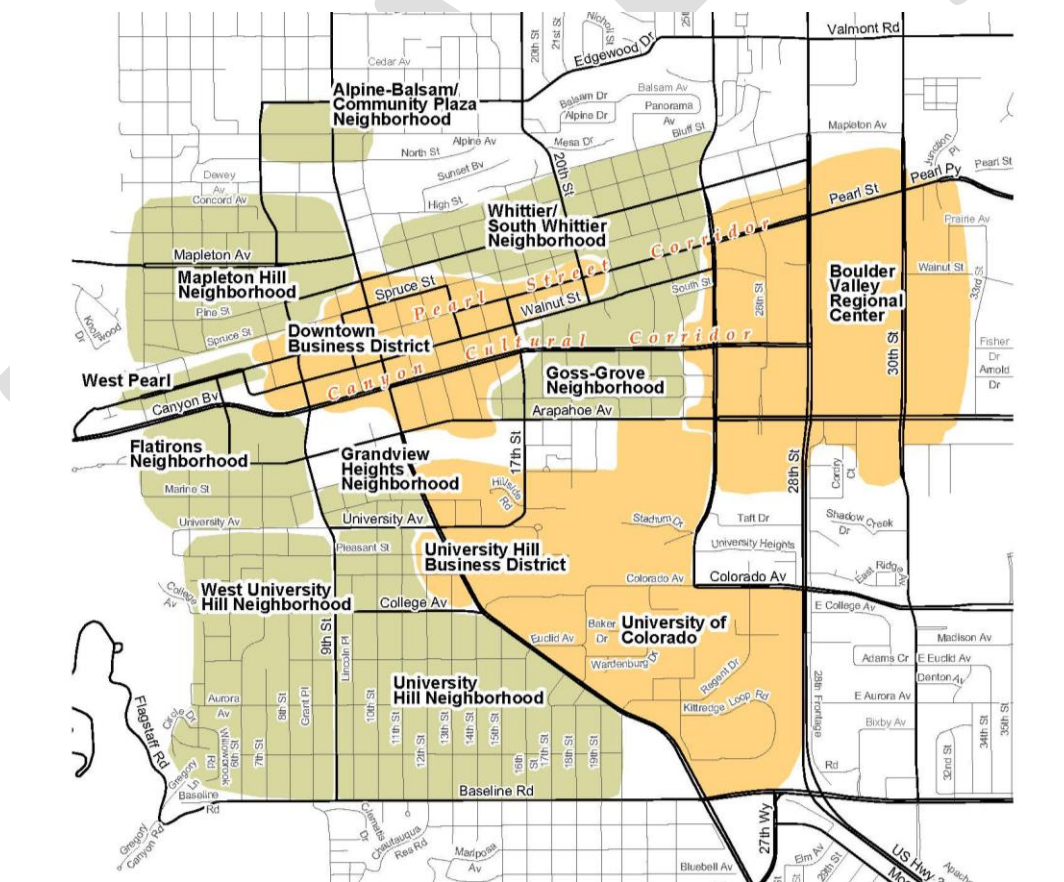
continue. The plan also focuses on: developing new, high-quality public spaces and streets; creating a new home for the historic Union-Pacific train depot; and protecting and enhancing Goose Creek.

### *Implementation of the Plan*

After adoption of the plan, the area was renamed Boulder Junction. Implementation will entail significant public investment in the transit facilities, the adjacent pocket park and civic plaza, the new north-south collector road, rehabilitation of the Depot, Goose Creek enhancements and the city-owned site at the northeast corner of the 30<sup>th</sup> and Pearl intersection. Property owners will contribute to construction of new streets, sidewalks and bicycle facilities when they develop their properties. In 2010 and 2011, land use and zoning changes were made on the west side of the area, and a general improvement district was formed to manage parking and provide Transportation Demand Management services. Land use changes and public improvements on the east side of the area will occur later, after substantial redevelopment of the west side.

### **Central Area**

The Downtown, the University and the Boulder Valley Regional Center areas constitute the three primary activity centers within the Boulder Valley's central area, [as shown on Map V-2. See the Central Area Framework in the Built Environment section.](#)



## Map V-2: Central Area

### **Downtown**

The Downtown is the heart of Boulder—a hub of civic, social, cultural, entertainment, spiritual, professional and commercial activity. The Pearl Street Mall provides a unique pedestrian experience, with surrounding historic residential neighborhoods, newer commercial and mixed use buildings, the city’s civic center and Boulder Creek in close proximity. Several documents and districts work to maintain and enhance the Downtown environment:

- The **Downtown Urban Design Guidelines**, adopted in 1986 and revised in 2002 and 2011, guide the design quality of new construction and preservation and renovation projects located downtown.
- The **Central Area General Improvement District (CAGID)**, formed in 1970, provides parking and related improvements and maintenance in a 35-block area encompassing the Downtown.
- The **Downtown Boulder Business Improvement District (BID)**, formed in 1999, provides enhancements and services (economic vitality, marketing and enhanced maintenance) in the roughly the same area as CAGID to supplement services provided by the city.
- The **2005 Downtown Strategic Plan** recommends near-term strategies to keep Downtown Boulder vibrant and successful, for example, supporting small businesses and simplifying parking.

### **Boulder Valley Regional Center**

The Boulder Valley Regional Center (BVRC) is a primarily commercial area, providing retail at a range of scales, restaurants, offices, and hotels in the geographic center of Boulder. There is also some high-density housing, two parks and the Dairy Center for the Arts. The BVRC was established as an urban renewal district in 1979 to revitalize the area, with public improvements financed by bonds that were paid off in 2002. The following plans and guidelines continue to guide redevelopment and evolution of the area into a more attractive, pedestrian-, bicycle- and transit-friendly place:

- The **Boulder Plaza Subarea Plan**, 1992, and the **Crossroads/Sunrise Center Area Plan**, 1997, provide guidance on specific improvements to circulation, the public realm and building design in each area when redevelopment occurs.
- The **BVRC Transportation Connections Plan**, adopted in 1997 and updated in 1998 and 2002, shows where pedestrian, bicycle and vehicular transportation facilities should be constructed or improved through redevelopment or the Capital Improvements Program.
- The **BVRC Design Guidelines**, adopted in 1998, establishes design goals and guidelines for development proposals in the BVRC, including site layout, circulation, buildings, landscaping and open space, streetscape, and signs.

### **University of Colorado and University Hill**

The University of Colorado-Boulder (CU-Boulder) is an important part of the Boulder Valley’s intellectual, cultural, social and economic life. The University’s plans for expansion are set forth primarily in these documents:

- The **Flagship 2030** strategic plan seeks to position CU-Boulder for global leadership in education, research, and creative works by the year 2030. It envisions an increase in the number of undergraduate, graduate and professional school students and a corresponding increase in faculty.



- The draft **2011 Campus Master Plan** will provide guiding principles for developing facilities over the next ten years in support of the Flagship 2030 vision. The plan proposes development of the East Campus (generally bounded by 30<sup>th</sup> Street, Colorado Avenue, Arapahoe Avenue, and Foothills Parkway) as a full campus, with higher density building and a broad mix of programs. The Williams Village property will also continue to be developed. Growth on Main Campus will be limited, and the South Campus will continue to be reserved as a land bank for future generations. The final plan is expected to be completed in 2011.

The University Hill business district, to the west of Main Campus across Broadway, serves both the university population and the surrounding neighborhood, with restaurants, shopping and entertainment. Efforts to revitalize and diversify uses on The Hill to include more housing, some office, a broader range of retail offerings and increased cultural activities are guided by the following:

- The **University Hill General Improvement District (UHGID)**, created in 1970 and expanded in 1985, provides parking, maintenance and aesthetic improvements to the business district and also has played a leadership role in facilitating revitalization and redevelopment on The Hill.
- The 1996 <http://www.bouldercolorado.gov/files/PDS/Subcommunity/unihill.pdf> **University Hill Area Plan** initiated streetscape improvements and land use regulation amendments to enhance the appeal and safety of public spaces, encourage mixed use development, and support and strengthen The Hill's pedestrian-oriented, urban village character
- Direction from City Council in 2010 to explore strategies for Hill revitalization, including creation of a **general improvement district for the surrounding high-density residential neighborhood** and an **"innovation district"** in the commercial area.

### Surrounding Neighborhoods

Goals for specific Central Area neighborhoods near the Downtown and the University are as follows:

- The **Pearl Street Corridor** between 18th Street and Folsom links the Downtown with the BVRC. The corridor is half a block wide along both sides of Pearl Street and is separated from established residential neighborhoods by alleys. The vision for the corridor is an interesting and varied mix of uses, combining urban-density housing with small-scale retail uses and office space. The scale of new buildings will be sensitive in use and design to adjacent residential uses. The challenge is to strengthen the pedestrian environment along the street from Downtown to the BVRC and beyond to Boulder Junction.
- The **Community Hospital/Community Plaza neighborhood**, just north of the downtown along Broadway, includes the hospital, medical offices and two shopping centers. The design of commercial expansions and physical improvements in the area must incorporate special considerations to minimize impacts to adjacent residential neighborhoods.

## IV. Master Plan Summaries and Trails Map

City departments prepare master plans to provide a common framework for planning the delivery and funding of city services, facilities and programs. These, in turn, provide the basis for capital improvement programming and operational budgeting. Master plans are developed to be consistent with the policies, plans, and population and employment projections provided in the Boulder Valley Comprehensive Plan. Accepted Master plans include: summaries:

- Open Space and Mountain Parks
- Parks and Recreation
- Transportation
- Greenways
- Fire/Rescue
- Police
- Water Utility
- Wastewater
- Flood and Stormwater
- ~~Waste Reduction~~
- Library
- ~~The Arts~~ Community Cultural Plan
- Historic Preservation
- Housing and Human Services
- Facilities and Asset Management
- Airport
- ~~Airport~~ Waste Reduction
- Climate Action Commitment

Each summary has a link to the full plans. This section does not include summaries of other city or county strategy documents referenced throughout this plan such as the city's Resilience Strategy. To view those strategies, check the webpages.

### Open Space and Mountain Parks

The 2005 Open Space and Mountain Parks Visitor Master Plan (VMP) serves as a framework for how Open Space and Mountain Parks will provide high quality visitor experiences while protecting and preserving significant natural areas and valuable habitats for native plants and animals. The VMP contains goals, objectives, policy guidance and an overview of strategies and investment programs that the city and community intend to accomplish by the year 2015. Future planning for Open Space and Mountain Parks will combine landscape level planning with protecting or restoring native ecosystems, maintaining viable and functional plant and animal communities and habitats, and maintaining sustainable historical land uses in the Boulder Valley. Priorities will be consistent with the purposes of Open Space as specified in the City Charter.

### Parks and Recreation

The 2013 Parks and Recreation Master Plan guides the Boulder Parks and

Recreation Department's (BPRD) investments and strategies through 2018, shaping the delivery of services in a manner that is consistent with city sustainability goals and level of service standards. The master plan includes the department's mission, vision and guiding principles and incorporates initiatives that provide the framework for the department's annual action plan and are structured around six key themes: Community Health and Wellness, Taking Care of What We Have, Financial Sustainability, Building Community and Relationships, Youth Engagement and Activity and Organizational Readiness. This framework will help the department ensure that available resources are focused on the community's park and recreation priorities.

## Transportation

Since 1989, the Transportation Master Plan (TMP) has placed transportation plans and programs within the context of the broader community goals to protect the natural environment, increase sustainability and resiliency, and to enhance Boulder's quality of life. The TMP recognizes that Boulder is unlikely to build significant additional road capacity due to environmental, financial and community constraints. The plan maintains the following goals:

- A transportation system supportive of community goals;
- An integrated, multimodal transportation system emphasizing the role of the pedestrian mode as the primary mode of travel;
- Sufficient, timely and equitable financing mechanisms for transportation;
- Public participation and regional coordination in transportation planning; and
- A transportation system supportive of desired land use patterns and functional, attractive urban design.

These goals are measured according to nine objectives. The six existing objectives are enhanced and the three new objectives are added to the plan. These objectives are:

- Reduce vehicle miles of travel (VMT) in the Boulder Valley 20 percent by 2035;
- Reduce single-occupant vehicle travel to 20 percent of all trips for residents and to 60 percent of work trips for non-residents;
- Achieve a 16 percent reduction in greenhouse gas emissions and continued reduction in mobile source emissions of other air pollutants;
- No more than 20 percent of roadways congested (at Level of Service - LOS F);
- Expand fiscally viable transportation alternatives for all Boulder residents and employees, including the elderly and those with disabilities;
- Increase transportation alternatives commensurate with the rate of employee growth;
- Continuous improvement in safety for all modes of travel;
- Increase the share of residents living in complete neighborhoods to 80%; and,
- Reduce daily resident VMT to 7.3 miles per capita and non-resident one-way commute VMT to 11.4 miles per capita.

The 2014 update to the TMP identifies five focus areas for strategic action: multimodal corridors, regional travel, transportation demand management (TDM), funding and Integrating with Sustainability. The 2014 update reflects the work of the Climate Commitment transportation sector greenhouse gas analysis. The resulting measurable objectives reflect the challenging expectations for additional reductions in vehicle miles of travel and single occupant mode share. , The plan provides a Renewed Vision for Transit to significantly increase transit use, commits to the development of a more inclusive bike system, and reflects changing financial conditions and updates to the investment programs.

## Greenways

The 2011 Master Plan provides a framework to implement the Greenways Program through coordinating planning, construction, maintenance activities and funding sources of multiple city departments and outside agencies. The original Greenways Master Plan was adopted by City Council in 1989. The master plan has been updated a number of times, and this latest update includes two key components: (1) the expansion of the Greenways Program to include all of the fourteen major tributaries to Boulder Creek within the city of Boulder; and (2) a summary of current changes to policies and plans that affect implementation of the Greenways Program. The update also provides descriptions of current conditions based on changes that have occurred within the system since the last plan update in 2001.

The Greenways Master Plan integrates multiple city objectives for Boulder's riparian corridors:

- Protect and restore riparian, floodplain and wetland habitat
- Enhance water quality
- Mitigate storm drainage and floods
- Provide alternative modes of transportation routes or trails for pedestrians and bicyclists
- Provide recreation opportunities
- Protect cultural resources
- \_\_\_\_\_

~~The 2001 Greenways Master Plan integrates multiple city objectives for Boulder's riparian corridors:~~

- ~~habitat protection~~
- ~~water quality enhancement~~
- ~~storm drainage and floodplain management~~
- ~~trails and recreation, and~~
- ~~cultural resources protection.~~

~~The basis of the plan is the understanding that stream corridors are a vital link in the larger ecosystem and that each stream is an important natural and cultural resource in the~~

~~community. The plan includes baseline studies and recommended improvements for each corridor, processes for project planning and public involvement, a maintenance strategy and funding opportunities. Greenways projects are funded from a variety of sources, and several boards are involved, under the auspices of the Greenways Advisory Committee, in planning, reviewing and approving projects: the Water Resources Advisory Board, Transportation Advisory Board, Parks and Recreation Advisory Board, the Open Space Board of Trustees, Environmental Advisory Board and Planning Board. An update to the master plan is expected to be completed in 2011.~~

## Fire/Rescue

The Boulder Fire-Rescue Department (BFRD) provides emergency response to fires, medical emergencies, rescues, and hazardous material releases in Boulder. BFRD responds to all hazards and provides the following services:

- Fighting structural and wildland fires;
- Responding to medical emergencies, rescue situations, hazardous material releases, as well as natural disasters;
- Providing fire-safety education for the public, from children and youth (preschool through college age) to seniors;
- Working with local businesses and organizations by inspecting buildings and reviewing construction plans for fire prevention;
- Acting as the designated emergency response authority (DERA) for the city for hazardous materials;
- Protecting over \$21 billion dollars worth of property within Boulder, which encompasses 25.8 square miles of land;
- Assisting in the protection 70.8 square miles of city Open Space and Mountain Parks (OSMP) outside the city of Boulder; and
- Coordinating city efforts in the joint city/county Office of Emergency Management (OEM).

## Police

The Boulder Police Department provides both service and safety and has adopted a philosophical shift from a traditional 911-driven, purely reactive approach to an emphasis on community-based, prevention-oriented police services. The department defines its fundamental responsibilities as the following:

- Enforcing laws and preserving public safety and order;
- Reducing crime and disorder through prevention and intervention;
- Responding to community needs through partnerships and joint problem-solving;
- Investigating and reporting serious and non-serious crimes for prosecution;
- Providing information and service referrals; and
- Managing and administering departmental operations.

## Water Utility

The Water Utility Master Plan (WUMP) is a comprehensive analysis and plan for the city's water source, storage, treatment and delivery systems and is intended to guide future water utility decisions. It includes the Source Water Master Plan, the Treated Water Master Plan, the Water Quality Strategic Plan, General Planning Information and a Consolidated Capital Improvements Plan. The two master plans incorporated into the WUMP are summarized below:

### *Source Water*

The 2009 Source Water Master Plan (SWMP) takes a broad watershed perspective to guide source water management. The SWMP presents facility improvements to Boulder's water supply system, including storage, conveyance, hydroelectric and treatment, for the next 20 years. The plan also includes reliability standards for the water provided by the city, based on the type of uses, ranging from those uses that require an assured supply, such as drinking water and firefighting, to those that can tolerate occasional restrictions, such as lawn irrigation and car washing. The plan anticipates that the city will maintain a diversity of water supply sources (both East and West Slope sources) to increase supply reliability and hedge against droughts. Extensive modeling shows that the city has sufficient supply holdings to meet the ultimate municipal water needs of expected development levels within the city's water service boundaries. In addition to residential and commercial consumptive uses, the city's raw water supply has been used for maintaining streamflow and enhancing stream habitat in Boulder Creek and its tributaries and for leasing to downstream agricultural and recreational users.

### *Treated Water Facilities*

The Treated Water Master Plan (TWMP) presents a plan for future treated water system development needs. The city's treated water facilities include water treatment plants, reservoirs, pump stations, hydroelectric facilities, pressure reducing station and the transmission/distribution lines (water mains). The TWMP was updated in 2011 in conjunction with creating the WUMP and included working with the city's hydraulic distribution system model, determining the hydraulic and treatment capacity of the water treatment plants, identifying deficiencies in treatment and delivery systems, and estimating and ranking capital needs across the entire system.

## Wastewater Utility

The 2009 Wastewater Utility Master Plan (WWUMP) presents key issues, programs, policies and associated budgets for the wastewater collection system, wastewater treatment plant, and water quality programs. The WWUMP is supported by three primary planning documents: the Wastewater Collection System Master Plan (updated in [200916](#)), the Wastewater Treatment Plant Master Plan (updated in [20072016](#)) and the Water Quality Strategic Plan (updated in 2009).

The three guiding principles for the WWUMP are:

- Protect public health and safety
- Protect Boulder's natural resources and the environment, and
- —Maximize the use of the Wastewater Utility's funds.



- 

The wastewater treatment plant has recently undergone significant modifications to increase the hydraulic capacity to 25 million gallons per day and meet future ammonia-nitrogen limit requirements. The [2016 Wastewater Collection System Master Plan included the development of a new GIS-based hydraulic sewer model incorporates new data on collection system performance during wet weather events and prioritizes capital needs.](#)

## Flood and Stormwater Utility

The Comprehensive Flood and Stormwater Utility Master Plan, adopted in 2004, serves as the framework for evaluating, developing and implementing various programs and activities in the flood and stormwater utility within the scope of the available budget. The master plan outlines the following guiding principles for managing the utility:

### Floodplain Management

- Preserve floodplains
- Be prepared for floods
- Help people protect themselves from flood hazards
- Prevent adverse impacts and unwise uses in the floodplain
- Seek to accommodate floods, not control them
- 

### Stormwater Quality

- Preserve our streams
- Prevent adverse impacts from stormwater
- Protect and enhance stream corridors
- 

### Stormwater Drainage

- Maintain and preserve existing and natural drainage systems
- Reduce and manage developed runoff
- Eliminate drainage problems and nuisances

### [Comprehensive Stormwater Collection System Master Plan \(2016\)](#)

[Stormwater Master Plan \(SMP\) was updated in 2016 based on new data from the 2013 flood event. The primary goal of the SMP is to provide the City of Boulder with a guide to proactively address existing and future stormwater drainage and stormwater quality through a series of recommended improvements to the city's stormwater collection system. The 2016 SMP builds on previous planning efforts through additional analysis of where under-served or non-existent drainage systems create potential stormwater collection problems and develops improvements and associated estimates of capital costs needed to increase the level of service in these local drainage system areas.](#)

## Library

The Boulder Public Library (BPL) contributes to social sustainability goals by providing free library services that allow community members of all incomes, ages, and backgrounds to stand on equal footing with regard to information access. BPL also serves as a community center, providing spaces for a wide variety of public gatherings and cultural events. The 2007 Library Master Plan identifies four strategic issues that must be addressed for the library to continue to meet the needs of the Boulder community:

- Libraries worldwide are in the midst of radical and rapid changes in how they provide services;
- The demographics of Boulder are changing, resulting in a broader range of needs to be served;
- BPL facilities are aging and are not easily adapted to provide flexible, responsive and updated services;
- The quality of the BPL's services is not sustainable at current funding levels.

Master plan goals include:

- Provide welcoming community space in which all members of the public can interact, exchange ideas, learn and build community, as well as read, think, work and reflect;
- Provide resources that inform, educate, inspire and bring enjoyment to both individuals and the community as a whole;
- Develop and maintain an information technology architecture that accommodates the changing requirements of delivering library services in the 21st century;
- Engage the entire community to meet the unique and varying informational needs; and
- Create a stable and sustainable funding model that honors the mission of providing the community with free and equal access to information.

## The Arts Community Cultural Plan

~~The 2005-2015 Community Cultural Plan Cultural Master Plan was created by the Boulder Arts Commission and provides an updated look at Boulder's accomplishments in the arts, the current strengths and weaknesses of the arts community, and the economic benefit of the arts to the greater community social, physical and cultural environment to include creativity as an essential ingredient for the wellbeing, prosperity and joy of everyone in the community. Three vision elements were developed to articulate how the plan will be implemented through municipal government strategies: Cultural Vitality, Creative Identity and Vibrant Environment. The plan re-emphasizes the vision laid out in the original 1992 master plan: to position Boulder as an important year-round center for the arts—with "the arts" defined broadly to encompass all visual, literary, performing, traditional, experimental and folk disciplines—and to ensure that art is inclusive of all peoples, ages and cultures. The master plan is specifically crafted to respond to the financial challenges currently faced by arts organizations. It contains goals and~~

objectives in five key areas: From these vision elements, eight strategies were developed to guide the plan's implementation:

- Support our cultural organizations;
- Reinvent our public art program;
- Create and enhance venues;
- Enhance the vitality of the creative economy;
- Emphasize culture in neighborhoods and communities;
- Support individual artists and creative professionals;
- Advance civic dialogue, awareness and participation; and
- Engage our youth.
- \_\_\_\_\_
- \_\_\_\_\_
- Cultural facilities development
- Positioning, marketing and promotion
- Arts education: Audience development and advocacy
- Organizational development
- Community and arts partnerships.
- \_\_\_\_\_

## Historic Preservation

Boulder has a robust preservation program and a long history of protecting historically important buildings and districts. In 2013, the city adopted the Historic Preservation Plan to establish a long-term vision for historic preservation in Boulder and to identify and prioritize specific strategies for achieving this vision. The plan establishes five goals to guide the program:

- Ensure the protection of Boulder's significant historic, architectural and environmental resources;
- Actively engage the community in historic preservation efforts;
- Make review processes clear, predictable and objective;
- Continue leadership in historic preservation and environmental sustainability; and
- Encourage preservation of historic resources.
- \_\_\_\_\_

During its nearly 40-year history, the city's The city Historic Preservation program has designated historic districts and individual landmarks, listed structures or sites of merit, and reviewed and approved proposed alterations to historic properties, new construction in historic districts, and demolitions of buildings over 50 years old, in addition to carrying out special projects. As of 2017, there were ten designated historic districts in Boulder and 175 individual landmarks, totaling over 1,300 designated properties. Current historic districts include:

- Floral Park (established in 1978)
- Chautauqua Park (established in 1978)

**Boulder Valley Comprehensive Plan Update  
2015 Major Update**

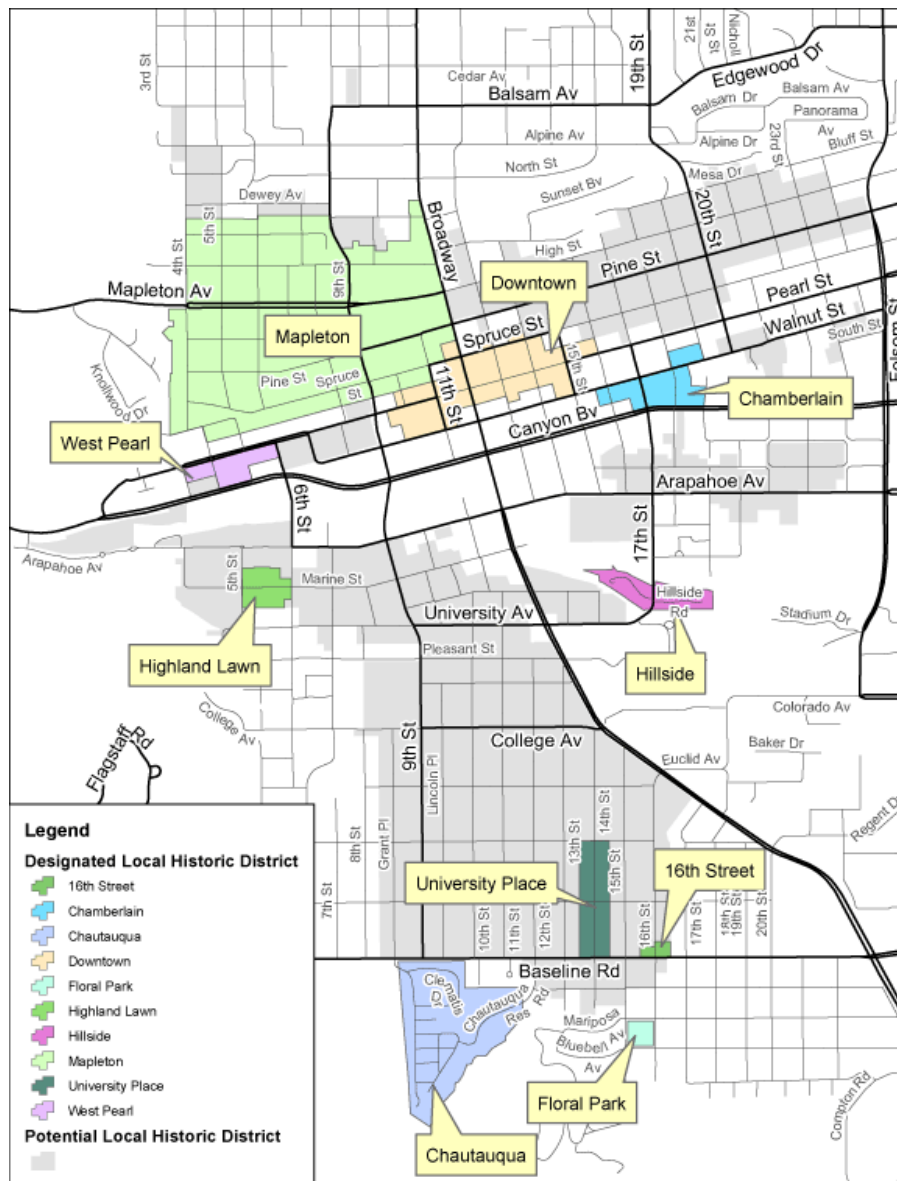
**Ch. VI: Master Plan Summaries and Trails map  
Draft Mar. 24, 2017**

- Mapleton Hill (established in 1982<sup>24</sup>)
- West Pearl (established in 1994)
- Chamberlain (established in 1995)
- Downtown Boulder (established 1999)
- Hillside (established 2001)
- Highland Lawn (established 2005)
- University Place (established 2006)
- 16<sup>th</sup> Street (established 2006)
- Pending Application: University Hill

~~There are over 160 individual landmarks, m~~Most of the 175 properties with landmark status are which are located in the Central Area.

Some parts of the Downtown and University Hill neighborhoods have the potential to be designated as historic districts, and each neighborhood has individual buildings of landmark quality. ~~Potential districts and individual landmarks have been identified through surveys. Official district or landmark designation is typically initiated by the property owners with support from the city.~~ There are over sixty approved structures of merit that are not currently landmarked but have historic, architectural or aesthetic merit.

Exterior changes to landmarks and properties located in historic districts must meet the purposes and standards outlined in the historic preservation code and adopted design guidelines. There are specific guidelines for a number of historic districts, as well as general design guidelines that apply to all designated local districts and individual landmarks.



Map VI-1: Designated and Potential Historic Districts

## Housing and Human Services

The 2006 Housing and Human Services (HHS) Master Plan is a strategic guide for decision-making and allocation of resources for the department through 2015. The plan focuses on creating a healthy community by providing and supporting diverse housing and human services to Boulder residents in need. The plan goals focus on three key city roles:

- Leader and community partner: Works to build community capacity to provide human services and build social capital through technical

assistance, program partnerships, regional planning and evaluation of and response to social issues.

- Funder: Provides funding to community nonprofits and organizations to provide basic safety net services, early intervention and prevention programs, housing programs and diversity and cultural funding to Boulder residents.
- Service Provider: Provides services where there is a demonstrated need in the community that cannot be met by another sector or where community institutional capacity, resources or leadership to develop or implement services do not currently exist.

~~Through these three roles, the HHS Master Plan puts forth guiding principles that shape HHS policies and programs to fulfill its mission in five priority areas: Housing; Children, Youth, and Families; Senior Services; Office of Human Rights and Community Relations; and Human Services Policy and Planning. The guiding principles provide for program delivery that focuses on safety net services, community responsibility and social equity, economic and social diversity, and self-sufficiency. The Human Service Strategy will be completed in the summer of 2017 to replace the current master plan. The strategy will identify the city's goals and priorities, provide a blueprint for the city's human services investments and identify key partnership for the next five years.~~

## Facilities and Asset Management

The Facilities and Asset Management (FAM) workgroup in the city Public Works Department ~~is responsible for 135 of the city's 385 facilities and structures, comprising mostly facilities under the General Fund. maintains over 100 city facilities.~~ The 2005 FAM Master Plan ~~focused around the city's business plan to establish goals, objectives establishes methods~~ and performance measures for managing FAM facilities and assets and promotes cost-effective programs that provide safe, clean and efficient environments for the public and city staff. It ~~established the minimum goal for LEED Silver certification for new city buildings. reinforces the need for high quality design in municipal projects and addresses environmental sustainability goals on all levels, for example, proper waste management, selection of replaceable materials, installation of energy efficient equipment, and maximizing renewable energy sources. The plan lays out goals and objectives for the next 10 years, through 2014, and is based on the assumption that resources from the General Fund will continue to be limited. An update to the master plan is expected to be completed in 2011.~~ ~~An update to the master plan is underway; to provide facility guidance under the sustainability framework that will include meeting the city's climate and resiliency goals, along with alignment with other city master plans.~~

## Airport

Boulder Municipal Airport (BMA) is a general aviation airport owned and operated by the city. It has served the Boulder aviation community since 1928 and focuses on recreational flying, local business-related flights, flight training, fire/rescue flights and parachuting. The airport has 190 based aircraft, one runway and one glider strip. The



2006 Airport Master Plan Update assesses the current and anticipated needs of the Airport and plans facility and management improvements for the next 20 years. It outlines the following goals:

- Operate in a safe and efficient manner;
- Continue to serve the needs of the Boulder aviation community;
- Maximize compatibility with the community in regard to aircraft noise impacts; and
- Maintain financial self-sufficiency.

The number of aircraft operations is forecasted to remain at current levels or at levels experienced in the past 15 to 20 years. Major changes to the facility are not proposed; improvements are primarily focused on maintaining the facility and operations, as well as meeting aircraft storage needs if the market demands.

### Waste Reduction

Recognizing that the city does not have control of waste hauling and that Boulder relies on a strong network of nonprofit, for-profit, governmental and community partnerships to invest resources in the success of zero waste systems, the ~~The 2006 Master Plan for Waste Reduction~~ has transitioned to the 2015 Zero Waste Strategic Plan. To achieve an 85% waste diversion by 2025, this new plan emphasizes the need to foster partnerships and support organizations that contribute to the economic vitality of the community. The plan guides the city's annual decisions about which investments in new or expanded programs, incentives and facilities should be made by providing a clear evaluation framework. identifies avenues for the Boulder community to achieve zero waste at three different levels of funding, through a combination of facilities, regulations, and services and programs provided by the city, the county and partner nonprofits. Examples include: drop-off centers for recyclable, re-usable and hazardous materials; mandatory construction and demolition material recycling; curbside recyclable and compostable pick-up service; education programs; and rebates. An update to the master plan is expected to be completed in 2011.

### Climate ~~Action~~Commitment

The 2016 Climate Commitment seeks an 80 percent greenhouse gas emissions reduction below 2005 levels by 2050. This plan updates the city's previous climate action goal, which expired in 2012. The plan provides a road map for Boulder's emission reduction efforts, both community-wide and for the city organization through four action areas:

- Reduce energy use;
- Responsible use of resources;
- Ecosystem enhancements; and
- Community climate action.

~~The 2009 Community Guide to Boulder's Climate Action Plan is a roadmap for reducing community greenhouse gas emissions. It updates and expands the 2006 Climate Action~~

~~Plan (CAP). The Community Guide lays out a set of strategies for the city to take to help organizations, individuals and businesses reduce their carbon footprint in the six key areas:~~

- ~~1. Reduce energy use~~
- ~~2. Improve energy efficiency in buildings~~
- ~~3. Augment renewable energy sources~~
- ~~4. Increase walking, biking and transit use and reduce vehicle emissions~~
- ~~5. Minimize landfill waste (which emits methane gas)~~
- ~~6. Protect and grow the urban forest~~

~~The CAP also initiated on-going measurement of Boulder's progress toward the goal of reducing greenhouse gas emissions to seven percent below 1990 levels by 2012. And it acted as a springboard for the city to re-examine its energy source options through the Energy Future project initiated in 2010, based on an Energy Localization framework.~~

### **Trails Map**

The Boulder Valley Comprehensive Plan Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails that have been planned through departmental master planning or area planning processes as well as trail connections that are important links in the Boulder Valley and regional trails systems.

A color version of the trails map can be found at: <http://www.bouldervalleycompplan.net> and click on Plans.

Trails planning in the Boulder Valley involves balancing environmental, community and mobility goals as well as resolving or mitigating trail impacts. The following Boulder Valley Comprehensive Plan policies guide trails planning:

- Policy 2.~~2030~~ Boulder Creek and its Tributaries as Important Urban Design Features
- Policy 2.~~2332~~ Trail Corridors / Linkages
- Policy 8.12 Trail Functions and Locations 8.13 Trails Network

The Trails Map shows existing and proposed trails in the Boulder Valley that are or will be administered by the city of Boulder Planning Department, Parks and Recreation Department, Open Space and Mountain Parks Department, Transportation Division, the Greenways Program and Boulder County Parks and Open Space and Transportation Departments. This map is used by the city, the county, Boulder Valley citizens and other concerned parties to understand, maintain and advance the network of trails that the city, the county, and other public agencies now provide and hope to provide in the future and should be used as a system planning tool.

Each department generates more detailed maps to meet their own needs and those of trails users. Other maps (such as those in departmental master plans or specific area plans) are used to show complete systems.

The Trails Map includes designated unpaved off-street paths, paved off-street paths, multi-use paths that are paved and separated from but parallel to a road, and short, paved off-street paths that connect to a larger trail or bike network and are part of an adopted pedestrian or bike system plan. It does not include sidewalks, on-street bike lanes or bike routes, paved road shoulders or low volume streets serving as bike lanes, routes, or internal walkways.

Trails planning and implementation occur at several steps that get progressively more detailed. The first step is to identify a need or desire for a trail or trail connection, a step that usually occurs as part of departmental master plans. Interdepartmental coordination on trails and trail connections occur as part of the master planning process. Proposed trails may be further refined through other detailed planning processes, such as the Capital Improvements Program (CIP), Trail Study Area (TSA) or Community and Environmental Assessment Process (CEAP). Two kinds of trail designations are included on the Trail Map—conceptual trail alignments and proposed trails. The primary difference relates to the degree that the trail has been studied and whether or not a specific trail alignment has been worked out. Specific definitions include:

### **Proposed Trails**

These trails are represented by dashed red lines on the Trails Map. These dashed lines show a general trail alignment accepted by the public entities involved. There may still be issues to be worked out at the project planning step, but the trail alignment is relatively certain.

### **Conceptual Trail Alignments**

These trails are represented by ~~bubbles or~~ circles on the Trails Map. These ~~circles~~ bubbles show the ~~need or desire~~ recommendations for the trail located ~~as in~~ a conceptual trail corridor as determined through planning processes. The specific alignment has not yet been selected, often because there are still issues that need to be resolved. These issues may involve the need for further study or public process and usually require resolution of environmental, ownership, neighborhood, or other concerns. However, the concept for the trail is supported by the signatories of the Boulder Valley Comprehensive Plan.

### **Conceptual Connections**

In some cases, a planning process has identified an intention to connect trails within the BVCP area to trails or destinations outside the planning area. In such cases, the Trails Map shows an arrow pointing from an existing or proposed trail toward an area outside the Planning Area Boundary. These arrows indicate a general direction for potential connecting trails but not a specific alignment or trail corridor.

## Proposed Trails

~~These trails are represented by solid lines on the Trails Map. These lines show the trail need or desire, but they also show a more definite trail alignment accepted by the public entities involved. There may still be issues to be worked out at the project planning step, but the trail alignment is more certain.~~

## Process for Changes to the Trails Map

At each mid-term or major update to the Boulder Valley Comprehensive Plan, an interdepartmental staff group will assess the need to update the Trails Map. If changes are warranted, staff will analyze the map and compile a list of recommended changes to be included in the Comprehensive Plan update process. Changes to the map may occur when there has been new information or changed circumstances regarding a proposed trail or when an alternatives analysis and public process have occurred at the master planning or area planning level and new trails plans have been adopted. Minor changes can be incorporated into the Trails Map at any time without board adoption. These minor map changes are limited to changes in factual information, which include map corrections and changes in designation from proposed to existing trails (i.e., built). These minor map changes will be identified for the boards at the Comprehensive Plan update process.

Any member of the public may propose changes to the Trails Map at a mid-term or major update to the Comprehensive Plan. These requests should be made in the application process established for the update. Staff will analyze these proposals and a recommendation will be presented to the four adopting bodies along with other applications. Changes to the Trails Map will be forwarded to the following advisory boards for review and comment: Open Space and Mountain Parks Board of Trustees, Greenways Advisory Committee, Transportation Advisory Board, Parks and Recreation Advisory Board, and the County Parks and Open Space Advisory Committee. Changes to the Trails Map may also be forwarded to other advisory boards depending on issues associated with a trail proposal. Recommendations and comments will be forwarded to the adopting bodies. Changes to the Trails Map must be adopted by the city Planning Board, City Council, the County Planning Commission, and the County Commissioners.

All recommendations for changes to the Trails Map will be evaluated by each of the departments involved. Agreement by affected departments on the suitability of the trail and trail alignment will be sought as part of the interdepartmental review.

## VII. Amendment Procedures & Referral Process

*Note: This draft includes some clarifying formatting changes and some “housekeeping edits” (i.e., to remove references to an obsolete Area IIA designation), but it carries forward the 2010 plan procedures as they currently apply. Procedures are being discussed in the context of the City/County Intergovernmental Agreement renewal, so this chapter may be modified after April.*

The Boulder Valley Comprehensive Plan is a joint policy document that is adopted by the City of Boulder and Boulder County in their legislative capacities. Any amendment to the plan is also legislative in nature. The plan is updated periodically to respond to changed circumstances or community needs. Changes to the comprehensive plan fall into three categories:

- Changes that may be considered at any time
- Changes that may be considered during a mid-term review
- Changes that may only be considered during the five-year update

For changes to the plan:

- Where the “county” alone is referred to in the policy, the policy may be amended by the county, after referral to the city.
- Where the “city” alone is referred to in the policy, the policy may be amended by the city, after referral to the county.
- All other policies will be construed to be joint city and county statements of policy, and are to be amended by joint action.
- Where a particular “area” is not specified in the policy text, the policy will apply to all areas.

This section describes the different types of changes, the process for making changes, the criteria for determining which process to follow, and the procedures for approving proposed changes. The types of changes, when they may be considered, and whether they are subject to approval by the city (Planning Board and City Council), the county (County Planning Commission and County Commissioners), or the city and county (Planning Board, City Council, County Planning Commission, and County Commissioners) is summarized in the following table:

Type of Change	When	Process
Land Use Map	If related to rezoning or annexation, may be considered at any time All others, at Mid-term or 5-year update	City approval subject to county referral if meets criteria and related to annexation or rezoning, or in Area I All others, city and county approval
Change from Area IIb to IIa	May be considered at any time if meets criteria	City approval subject to county referral
Changes to the Area II/III boundary	Mid-term (minor changes) 5-year	City and county approval
Policies	Mid-term (minor only) 5-year	Joint policies approved by city and county; city or county policies by relevant jurisdiction

**Boulder Valley Comprehensive Plan  
2015 Major Update**

**Ch. VII: Amendment Procedures & Referrals  
Draft Mar. 24, 2017**

<ul style="list-style-type: none"> <li>Amendment Procedures</li> <li>Referral Process</li> <li>Land Use Map</li> <li>Descriptions</li> </ul>	Mid-term 5-year	City and county approval
<ul style="list-style-type: none"> <li>Plan and Program Summaries</li> <li>Urban Service Criteria and Standards</li> </ul>	Any time	City approval

Type	Mid-term	Five-year review	Any-time	Approval Bodies	Who may Initiate <sup>1</sup>	Criteria	Procedures
<b>LAND USE MAP</b>							
All types	X	X	-	City only (Area I *); City and county (Area II and III)	All	Sec. 1.b.(1)	Sec. 2.c. (Mid-Term); Sec. 3.c.(1) (Five-Year)
Related to rezoning, subcommunity/area plan or annexation only	X	X	X	City and county	City, Prop. Owner	Sec. 1.b.(1)	Sec 1.c.
<b>AREA II/III BOUNDARY</b>							
<i>Service Area Expansion (Area III to Area II) or Contraction (Area II to Area III)</i>							
MINOR ADJUSTMENTS: Area III – Rural Preservation to Area II	X	X	-	City and county	All	Sec. 2.b.(1)	Sec. 2.c. (Mid-Term); Sec. 3.c.(1) (Five-Year)
SERVICE AREA EXPANSION: Area III - Planning Reserve to Area II		X	-	City and county	City and County	Sec. 3.b.(1)	Sec. 3.c.(1); Sec. 3.c.(3)
SERVICE AREA EXPANSION: Reinstatement of Area III - Rural Preservation back to Area II		X	-	City and county	Prop. Owner	Sec. 3.c.(4)	Sec. 3.c.(1); Sec. 3.c.(4)
SERVICE AREA CONTRACTION: Area II to Area III Rural - Preservation		X	-	City and county	All	Sec. 2.b.(2)	Sec. 3.c.(1)
<i>Rural Preservation Expansion or Contraction</i>							
RURAL PRESERVATION EXPANSION: Area III - Planning Reserve to Area III - Rural Preservation		X	-	City and county	All	Sec. 3.b.(3)	Sec. 3.c.(1); Sec. 3.c.(2)
RURAL PRESERVATION CONTRACTION: Area III - Rural Preservation to Area III - Planning Reserve		X	-	City and county	All	Sec. 3.b.(4)	Sec. 3.c.(1); Sec. 3.c.(2)
<i>Planning Area Expansion or Contraction</i>							
Expansion or contraction of Area III outer boundary	X	X	-	City and county	City and County	Sec. 2.b.(2)	Sec. 2.c.
<b>POLICY</b>							
Minor edits	X	-	-	**	All	Ch. II (Intro)	Sec. 2.c.
Major edits	X	X	-	**	All	Ch. II (Intro)	Sec. 3.c.(1)
<b>TEXT</b>							
Amendment Procedures; Referral Process; Land Use	X	X	-	City and county	All	-	Sec. 2.c. (Mid-Term); Sec. 3.c.(1) (Five-Year)



<a href="#">Map Descriptions</a>							
<a href="#">Plan and Program Summaries; Urban Service Criteria and Standards; Subcommunity and Area Plan section</a>	=	=	X	<a href="#">City only</a>	<a href="#">All</a>	=	<a href="#">Sec 1.c.</a>

## 1. Changes that may be considered at any time

The following changes may be considered at any time and require approval by the city Planning Board and City Council:

### a. Types of changes that may be considered at any time if they meet the criteria in Subsection b below:

1. Land Use Map changes
2. Changes to the Master Plan and Program summaries
3. Changes to the Urban Service Criteria and Standards
4. Changes to the Subcommunity and Area Plan section
- ~~5.4. Changes in designation of land from Area IIB to Area IIA~~

### **ab.** Criteria for eligibility for changes that may be considered at any time:

#### (1) Land Use Map changes:

The [Land Use Map](#) is not intended to be a zoning map. It is intended to provide policy direction and definition for future land uses in the Boulder Valley. Thus, a change to the land use designations may be considered at any time if it is related to a proposed change in zoning or proposed annexation, [or concurrently with the adoption of a city-initiated subcommunity/area plan](#) and meets all of the following criteria:

- (a) The proposed change is consistent with the policies and overall intent of the comprehensive plan.
- (b) The proposed change would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city.
- (c) The proposed change would not materially affect the land use and growth projections that were the basis of the comprehensive plan.
- (d) The proposed change does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall ~~service~~ [Service area](#) ~~Area~~ of the City of Boulder.
- (e) The proposed change would not materially affect the adopted Capital Improvements Program of the City of Boulder.
- (f) The proposed change would not affect the Area II/Area III boundaries in the comprehensive plan.

#### ~~(2) Criteria for changes in designation of land from Area IIB to Area IIA:~~

~~(a) The proposed change is compatible with the city's existing and planned urban facilities and service systems, as demonstrated by such factors as:~~

- ~~(i) The full range of urban facilities and services are available, or will be available within three years, as specified in the urban service standards to be provided through city capital improvements and private investment.~~

- ~~(ii) The timing, design and operation of required facility and service improvements are consistent with the city's Capital Improvements Program, master plans and urban service standards in the comprehensive plan.~~
- ~~(iii) Off site improvements that are provided by developers ahead of scheduled capital improvements will not result in premature demand for additional city provided improvements.~~
- ~~(iv) City off site capital facility costs to serve the property can be recovered by development excise taxes and development exactions.~~
- ~~(b) The proposed change would be consistent with the city's ability to annex within three years, as demonstrated by such factors as:~~
  - ~~(i) The property is currently contiguous to the city or there is a reasonable expectation of contiguity within three years, based on expected development trends and patterns.~~
  - ~~(ii) The public costs of annexation and development of Area IIA properties can be accommodated within the city's Capital Improvements Program and operating budget.~~
  - ~~(c) The proposed change would be consistent with a logical expansion of city boundaries, as demonstrated by such factors as: encouraging a contiguous and compact development pattern; encouraging infill and redevelopment or a desired opening of a new growth area; enhancing neighborhood boundaries or edges.~~

### **bc. Procedures for changes that may be considered at any time:**

#### **(1) Requests for changes may be initiated by the city or the property owner:**

A request initiated by the property owner must be submitted in writing to the city's Planning Department and must address the criteria for processing the request separately from a mid-term or five-year review.

#### **(2) The city will make a referral with preliminary comments to the county Land Use Department for comment:**

For land use changes ~~and changes from Area IIB to IIA~~, the county will have 30 days after receipt of the referral to provide written notice to the city as to whether the proposed change meets the criteria. If the county determines that the proposed change does not meet the criteria, then the requested change will be processed at the time of the next mid-term or five-year review and will require four body review and approval.

## ***2. Mid-term review changes***

Changes to the comprehensive plan may be proposed in a mid-term review. A mid-term review may be initiated at some point between ~~five-year~~ major updates as needed. The purposes of the mid-term review are to address objectives identified in the last major update and progress made in meeting those objectives, provide an opportunity for the public to request changes to the plan that do not involve significant city and county resources to evaluate, make minor additions or clarifications to the policy section and to make minor adjustments to the ~~service area~~Service Area boundary. The mid-term review is not intended to be a time to consider major policy changes.

### **a. Types of changes that may be considered as part of the mid-term review:**

The following changes to the Boulder Valley Comprehensive Plan may be considered at the midterm review:

#### **(1) Changes that require approval by the city Planning Board and City Council:**

- Land Use Map changes located in Area I subject to the criteria in Section 1.b.(1) above
- Changes to the Master Plan and Program summaries
- Changes to the Urban Service Criteria and Standards

- Changes to the Subcommunity and Area Plan section
- ~~Changes in designation of land from Area IIB to Area IIA subject to the criteria in Section 1.b.(2) above~~ Minor additions or clarifications to the policy section if “city” alone is referred to in the policy.

(2) Changes that require approval by the city Planning Board, City Council, County Planning Commission and County Commissioners.

- Changes to the Land Use Map (other than those allowed by city approval in Section 2.a.(1) above)
- Changes to the Plan Amendments section
- Changes to the Land Use Map Description section
- Minor additions or clarifications to the policy section [for joint city and county statements](#)
- Minor Service Area boundary changes subject to the criteria set forth below
- Boulder Valley Planning Area expansions and contractions, i.e., changes to the Area III outer boundary subject to the criteria set forth below.

**b. Criteria for minor ~~service-area~~Service Area boundary changes and Boulder Valley Planning Area expansions and contractions:**

(1) Minor adjustments to the ~~service-area~~Service Area boundary ([Area III-Rural Preservation to Area II](#))

Minor adjustments to the ~~service-area~~Service Area boundary are small, incremental ~~service-area~~Service Area expansions that create more logical ~~service-area~~Service Area boundaries. Changes in designation of land from Area III to Area II may be eligible to be approved as a minor service area boundary adjustment based on the following criteria:

- Maximum size: The total size of the area must be no larger than ten acres.
- Minimum contiguity: The area must have a minimum contiguity with the existing ~~service-area~~Service Area of at least 1/6 of the total perimeter of the area.
- Logical Service Area boundary: The resulting Service Area boundary must provide a more logical Service Area boundary (Area III/II), as determined by factors such as more efficient service provision, a more identifiable edge to the urbanized area or neighborhood, a more functional boundary based on property ownership parcel lines or defining natural features.
- Compatibility with the surrounding area and the comprehensive plan: The proposed change of Area III to II must be compatible with the surrounding area as well as the policies and overall intent of the comprehensive plan.
- No major negative impacts: It must be demonstrated that no major negative impacts on transportation, environment, services, facilities, or budget will result from an expansion of the Service Area.
- Minimal effect on land use and growth projections: The proposed change of Area III to II change does not materially affect the land use and growth projections that were the basis of the Comprehensive Plan.
- Minimal effect on service provision: The proposed change of Area III to II does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall Service Area of the City of Boulder.
- Minimal effect on the city’s Capital Improvements Program: The proposed Area III to II change does not materially affect the adopted Capital Improvements Program of the City of Boulder.
- Appropriate timing: The proposed Area III to II change will not prematurely open up development potential for land that logically should be considered as part of a larger Service Area expansion.

**(2) Boulder Valley Planning Area expansions or contractions:**

An Area III outer boundary change may be initiated by the city or the county and will be approved only if it is demonstrated that either expansion or contraction of the planning area is needed due to changed circumstances or past error in determining the boundary.

**c. Procedures for changes that may be considered as part of the mid-term review:**

- (1) Prior to the beginning of the mid-term review, the city Planning Department and county Land Use Department will establish a process and schedule for the update. This will include an opportunity for landowners and the general public to submit request for changes to the plan. The schedule and process will be revised as needed during the review process.
- (2) For those changes eligible for approval by the city Planning Board and City Council, the city Planning Department will make a referral to the county Land Use Department for comment. For changes to the Land Use Map located in Area I, ~~and changes from Area IIB to Area IIA,~~ the county will have 30 days from the date of receipt of the city's referral to provide written notice to the city if the county finds that the proposed change does not meet the applicable criteria for eligibility. Such finding on the part of the county will require that the requested change be subject to approval by each of the four bodies.
- (3) All four approval bodies will hold initial meetings with their staffs to identify changes they wish to be considered as part of the mid-term review. Public attendance is welcomed, but review of public applications will not occur at this time.
- (4) Proposed changes from the public, staff and approval bodies will be reviewed by the city Planning Department, which will prepare a recommendation in consultation with the county Land Use Department on whether to include each proposed change in the mid-term review. Determination of whether to include a proposed change will be made based upon:
  - (a) consistency with the purposes of the midterm review as described in 3. above,
  - (b) available resources to evaluate the proposed change (city and county staffing and budget priorities),
  - (c) consistency with current BVCP policies and
  - (d) compatibility with adjacent land uses and neighborhood context.
- (5) The city Planning Board will consider all requests for changes together with the staff recommendations at a public hearing and will compile a list of proposed changes to be considered during the mid-term review.
- (6) Requests for changes to the comprehensive plan that affect an area designated Open Space will be reviewed by the city Open Space Board of Trustees and the county Parks and Open Space Advisory Committee. The board of trustees will make a recommendation prior to any action on that change.
- (7) After a list of proposed changes to be considered during that year's review has been determined, the city Planning Department and county Land Use Department will study, seek appropriate public input, and make recommendations concerning proposed changes. The city Planning Board will then initiate the hearings on whether to approve, modify or deny any of the proposed changes.

**3. The five-year review**

The comprehensive plan will be reviewed at least every five years for possible amendments to reflect changes in circumstances and community desires.

**a. Types of changes that may be considered at the five-year review:**

Any change to the comprehensive plan may be considered at the five-year review including those that may be considered at other times pursuant to the provisions set forth above. However, certain kinds of changes will be considered only at the five-year review and must be approved by each of the four signatory bodies: the city Planning Board, City Council, County Planning Commission and County Commissioners. Those include:

- Service area expansions or contractions (changes in the Area II/III boundary) that do not satisfy the criteria for consideration as part of a mid-term review
- Area III-Rural Preservation Area expansions or contractions
- Major changes to policy sections

**b. Criteria for approval for Service Area and Area III expansions or contractions:****(1) Service Area expansions (Area III-Planning Reserve to Area II changes)**

Following preparation of a ~~s~~Service ~~a~~Area ~~e~~Expansion ~~p~~Plan (see Sections 3.c.3 below), the city and county must determine that the proposed change from Area III - Planning Reserve to Area II meets the following criteria:

- (a) Provision of a community need: Taking into consideration an identified range of desired community needs, the proposed change must provide for a priority need that cannot be met within the existing ~~service area~~Service Area.
- (b) Minimum size: In order to cohesively plan and eventually annex by neighborhoods and to build logical increments for infrastructure, it is encouraged that the minimum size of the parcel or combined parcels for Service Area expansion be at least forty acres.
- (c) Minimum contiguity: The parcel or combined parcels for Service Area expansion must have a minimum contiguity with the existing service area of at least 1/6 of the total perimeter of the area.
- (d) Logical extension of the ~~S~~ervice ~~A~~area: The resulting ~~s~~Service ~~A~~area boundary must be a logical extension of the ~~service area~~Service Area. Factors used in making this determination include but are not limited to an efficient increment for extending urban services; a desirable community edge and neighborhood boundary; and a location that contributes to the desired compact urban form.
- (e) Compatibility with the surrounding area and comprehensive plan: The proposed Area III-Planning Reserve area to Area II change must be compatible with the surrounding area and the policies and overall intent of the comprehensive plan.
- (f) No major negative impacts: The Service Area Expansion Plan must demonstrate that community benefits outweigh development costs and negative impacts from new development and that negative impacts are avoided or adequately mitigated. To this end, the Service Area Expansion Plan will set conditions for new development, and it will specify the respective roles of the city and the private sector in adequately dealing with development impacts.
- (g) Appropriate timing for annexation and development: A reasonable time frame for annexation is projected within the planning period after Area III-Planning Reserve area land is brought into the ~~service area~~Service Area.

**(2) Service Area contractions (changes from Area II to Area III-Rural Preservation Area)**

Proposed changes from Area II to Area III-Rural Preservation Area must meet the following criteria:

- (a) Changed circumstances indicate either that the development of the area is no longer in the public interest, the land has or will be purchased for open space, or, for utility-related reasons, the City of Boulder can no longer expect to extend adequate urban facilities and services to the area within 15 years;

- (b) Any changes in proposed land use are compatible with the surrounding area and the policies and overall intent of the comprehensive plan.

### (3) Area III-Rural Preservation Area expansions: Area III-Planning Reserve to Area III – Rural Preservation

Expansion of the Area III-Rural Preservation Area must meet the following criteria:

- (a) There is a desire and demonstrated need for expansion of the Area III-Rural Preservation Area due to changed circumstances, community needs, or new information on land use suitability (e.g., environmental resource or hazard constraints, feasibility of efficient extension of urban services, and compact and efficient urban form).

### (4) Area III-Rural Preservation contractions: Area III-Rural Preservation Area to Area III – Planning Reserve

Changes of land from the Area III-Rural Preservation Area to the Area III-Planning Reserve Area must meet the following criteria:

There is a demonstrated need for contraction of the Area III-Rural Preservation Area due to changed circumstances, community needs, or new information on land use suitability (e.g., environmental resource or hazard constraints, feasibility of efficient extension of urban services, and compact and efficient urban form); and land to be considered for a change from Area III-Rural Preservation Area to Area III-Planning Reserve must have a minimum contiguity with the Area III-Planning Reserve area or the existing ~~service area~~Service Area (Area I or Area II) of at least 1/6 of the total perimeter of the area.

## c. Procedures for the five-year review:

### (1) Process and schedule

Prior to the beginning of the five-year review, the city Planning Department and the county Land Use Department will establish a process and schedule for the update. The schedule and process will be revised as needed during the review process. The process will include an opportunity for landowners and the general public to submit requests for changes to the plan. All submittals for proposed changes will be reviewed at initial public hearings. Staff will provide recommendations and the approval bodies will provide direction on which proposals should go forward and which proposals should receive no further consideration. During each five-year review, the city and the county will assess whether or not the ~~service area~~Service Area or the Area III-Rural Preservation Area should be expanded or contracted.

### (2) Expansions or contractions of Area III – Rural Preservation Area

Prior to consideration of an expansion of the Area III– Rural Preservation Area or a change from Area III-Rural Preservation Area to Area III Planning Reserve Area, a study will be completed by the city and county demonstrating compliance with the criteria applicable to the proposed change. The city or the county will decide whether to authorize a study of the proposed change after a public hearing is held.

### (3) Changes from Area III-Planning Reserve to Area II

During each five-year review, the city and county may assess whether or not sufficient merit exists to authorize a ~~service area~~Service Area expansion plan. The determination of sufficient merit will be based on demonstration that a desired community need cannot be met within the existing ~~service area~~Service Area. If the city and county find that sufficient merit exists, the city and county may authorize a planning effort to develop a joint city county ~~service area~~Service Area expansion plan for the area proposed to be brought into the ~~service area~~Service Area in consultation with Area III property owners and the public. The Service Area Expansion Plan must address the following:

- (a) the types of development needed to meet long term community needs;



- (b) key requirements to ensure compliance with community goals and policies, and to ensure compatibility with the existing development context and surrounding area;
- (c) conceptual land use and infrastructure plan components;
- (d) requirements for development impact mitigation and offsets (both on-site and off-site); and
- (e) development phasing.

#### (4) Reinstatement of Area III – Rural Preservation Area back to Area II – Service Area

A property owner that has been moved from Area II to Area III may request that the change be reevaluated under the same procedures and criteria that were used to make such a change for a period ten years after the change was made. Thereafter, such properties will be subject to all of the procedural requirements of this section.

### 4. Notification

a. Any property owner whose property would be affected by a proposed change in land use designation or by ~~service area~~Service Area expansions, contractions or boundary changes will receive timely written notice that such change or changes will be considered. Planning staff will exert its best efforts to provide such notice within 30 days of receiving a request that is to be considered. However, no hearing to approve or deny any such proposal will be held unless the affected property owner was provided with this written notice at least 30 days prior to the date set for the hearing on the proposed change.

b. General public notice of all proposed changes will be provided in the following manner. The city Planning Department will publish a Comprehensive Plan map indicating where the proposed changes are located and a description of each change in the newspaper at least ten days prior to the first public hearing to consider the proposed changes.

### 5. Errors

If a discrepancy is found to exist within the Boulder Valley Comprehensive Plan that is clearly a drafting error or a clerical mistake, either the city or the county, after a referral request to the other agency, may correct such error.

## Referral Process

As part of the cooperative planning process, the City of Boulder and Boulder County have established the following referral process for certain types of land use and public improvements activity within the Boulder Valley. A referral is a written communication from the Planning Department of either the city or the county to the Planning Department of either the county or the city, respectively, in which there is contained either a request for or a response to a request for review and comment on the above-described.

Responses to all referrals will be based upon the Boulder Valley Comprehensive Plan, including all applicable policies, maps, and implementation documents, and applicable codes, agreements, ordinances, and resolutions of the respective jurisdictions.

All referral requests and responses of departments of the city and the county will be received, reviewed and communicated through the respective planning departments, with the understanding that referral responses may be reviewed by the Planning Board or Planning Commission and/or the City Council or Board of County Commissioners at the referee's discretion.

Complete referral responses will be made promptly. The referrer will consider all referral responses or the fact that there have been no responses before proceeding with the activity proposed.

The city will not grant or deny applications for out-of-city water and sewer permits for development activities in Area II unless it has first received a referral response from the county.

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## VIII. Urban Service Criteria and Standards

### *Purposes of Urban Service Standards*

The urban service standards set the benchmark for providing a full range of urban services in the Boulder Valley. A basic premise of the Boulder Valley Comprehensive Plan is that “adequate urban facilities and services” are a prerequisite for new urban development and that, within the Boulder Valley, the city of Boulder is the provider of choice for urban services since it can meet all the service provision requirements embodied in the urban service criteria and standards.

These standards are intended to be minimum requirements or thresholds for facilities and services that must be delivered to existing urban development, or new development and redevelopment to be considered adequate. These adequacy standards allow the county to determine if an urban level of services is met prior to approving new urban development in the unincorporated area, and they provide the city a basis for linking the phasing of growth to the planned provision of a full range of urban services in Area II, annexation, and capital improvement decisions.

The urban service standards for defining adequacy of urban services are included in this section of the Comprehensive Plan. They provide a tool for implementing Policy 1.27 of the Comprehensive Plan. Adequacy standards are included for those urban services that are required for urban expansion in Area II. These include: public water, public sewer, stormwater and flood management, urban fire protection and emergency medical care, urban police protection, multimodal transportation, and developed urban parks.

## Urban Service Criteria

Five criteria are to be used in the determination of the adequacy of proposed or existing urban facilities and services consistent with **Policy 1.27**. The urban service standards are written within the framework of these criteria. They include:

### 1. Responsiveness to Public Objectives

It is desirable and necessary that all urban service systems be coordinated and integrated with other service systems; evaluated periodically for need, efficiency and cost effectiveness; and studied for possible duplication of other service systems ~~so as to be responsive to local public objectives and general public need as determined by the governing body/city council.~~

As public funds and resources are limited, primary emphasis must be given to an effective allocation system that, to the greatest extent possible, effects a consistency of legislative intent; public policy; urban service programs funding; a periodic assessment of the type, quantity and quality of various urban services; realistic estimates of revenue sources and future income; maximization ~~of the availability~~ of outside funding sources (state, federal, etc.); and consistency ~~of the long range program direction in accordance with a capital improvements plan. It has been determined that t~~The municipal budget of the city of Boulder is such an allocation system.

### 2. Sufficiency and Dependability of Financing

Financing for each urban service program must be based, to the greatest extent possible, on predictable annual revenues that are broad enough to support initial improvements, operations and maintenance, and extensions of facilities and services in relation to, at least, minimum program requirements and unexpected contingencies. ~~Where financing is tied solely to users' fees, serious problems may result if and when the demand for such programs may diminish. At the same time, programs relying heavily on real property revenues or state and federal supplemental funding could be severely restricted if such sources of financing fall short of initial predictions. While no guarantees can be given, fi~~Financing from a variety of ~~potential~~ sources and spread over a broad base, including along with

sufficient latitude so that funding can be adjusted in the future as changing conditions occur, should be preferred over single-source revenue programs.

### 3. Operational Effectiveness

Each urban service program may have distinct operational needs and a wide array of operational activities ~~might should~~ be considered. ~~The end result is whether or not a given public program is able to function in a direct, efficient manner. As an example, a volunteer fire department, depending upon personnel employed in other endeavors and scattered throughout the area of service, may not respond as quickly and effectively as firefighting personnel located where the fire suppression equipment is stored. Also, a small sewage treatment plant receiving only limited flows might not be adequately financed to permit proper and continuous monitoring and management.~~

Measures of operational effectiveness include current and long range project forecasting, coordination with other urban service programs, maximization of economies of scale in urban service provision, and the incorporation of operational processes and organizational methods that have proven effective in similar situations.

### 4. Proficiency of Personnel

Conditions and factors ~~that may affecting~~ the competency of personnel include ~~the following~~: 1) education and experience of personnel in meeting job demands; 2) interest and willingness of personnel to implement programs; 3) on-the-job training opportunities; 4) working conditions and fringe benefits related to employees' effectiveness; 5) the ability of the urban service agency to pay salaries commensurate with personnel requirements; and 6) the effectiveness of recruitment programs. ~~As with other criteria, extremes may be involved, but i~~In general, the measure of whether or not urban services are being provided must in part be determined by the skills of individuals carrying out such programs. For each job a comparison should be made of qualifications of the individual employed or to be employed, against personnel standards established by generally recognized public or technical agencies for similar positions.

### 5. Adequacy of Equipment and Facilities

This factor may be more easily measured than any other since "generally accepted standards" are involved. As an example, as residences are located in closer proximity to each other, interest in developing neighborhood parks will normally increase. As evidenced by recreation programs desired by similar population groupings, certain standards for park areas, spaces and facilities may be predicted. In a similar manner, most of the other public services and facilities described in this study have minimum locational space, equipment and building needs related to given population groupings.

## Urban Service Standards

The remainder of this section contains standards for necessary urban services, according to the five primary criteria outlined above. The required urban services and facilities are as follows: public water, public sewer, stormwater and flood management, urban fire protection and emergency medical care, urban police protection, multimodal transportation, and developed urban parks. Each of the preceding seven services (together with schools) are considered necessary for service to residential areas; the first six are required to serve industrial and commercial areas.

### Public Water

#### (1) Responsiveness to Public Objectives

- (a) Provide a sufficient degree of reliability for raw water, treated water, and an efficient transmission/distribution system capacity to meet the demands of the population 24 hours per day.
- (b) Provide full-time personnel 24 hours per day at the water treatment plant to assure water quality, monitor equipment and make emergency repairs.
- (c) Have personnel on call 24 hours per day for water service emergencies.

#### (2) Sufficiency of Financing

- (a) Have revenue sources that are guaranteed so that revenues are available for water related materials, capital improvement projects, equipment, facilities and personnel.

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- (b) Use Plant Investment Fees as possible revenue for water rights acquisition, raw/treated water storage, treatment plant improvements/expansions and construction of water mains.
- (c) Be organized to request and receive state, federal, and Northern Colorado Water Conservancy District funds, when available, for equipment, facilities and projects.
- (d) Have the ability to obtain financing through the use of revenue bonds.
- (3) Operational Effectiveness
  - (a) Use annual budget for personnel, equipment, projects, facilities and materials.
  - (b) Meet standard specifications as exemplified by the American Water Works Association.
  - (c) Meet or surpass acceptable levels of federal and state water quality standards.
  - (d) City of Boulder Design and Construction Standards should be used for standards for water main design for the Boulder Valley.
- (4) Proficiency of Personnel
  - (a) All water treatment plants will be staffed by personnel who have obtained the appropriate Water Operator Certification.
  - (b) All water maintenance crews will be staffed by personnel who have obtained the appropriate Water Distribution System Certification.
- (5) Location and Adequacy of Equipment and Facilities
  - (a) Have capacity to deliver sufficient treated water to maximum day demand conditions.
  - (b) Have existing treatment plant capacity with planned expansion that will be capable of serving projected population of the Service Area.
  - (c) Plan and provide treatment capability to meet required water quality standards.
  - (d) On the divided highways, place hydrants on each side of highway.
  - (e) In single-family residential areas, fire hydrant spacing shall be no greater than 500 feet. No dwelling unit shall be over 250 feet of fire department access distance from the nearest hydrant measured along public or private roadways or fire lanes that are accessible and would be traveled by motorized fire fighting equipment.
  - (f) In multiple family, industrial, business or commercial areas, fire hydrant spacing shall not be greater than 350 feet. No exterior portion of any building shall be over 175 feet of fire department access distance from the nearest hydrant measured along public or private roadways or fire lanes that are accessible and would be traveled by motorized fire fighting equipment.
  - (g) Provide essential equipment and vehicles for water maintenance activities and emergency use.

## Public Sewer

- (1) Responsiveness to Public Objectives
  - (a) Provide full-time personnel 24 hours per day at the wastewater treatment plant to assure treatment quality, monitor equipment, and make emergency repairs on equipment and facilities.
  - (b) Have personnel on call 24 hours per day for sanitary sewer service emergencies.
- (2) Sufficiency of Financing
  - (a) Have revenue sources that are guaranteed so that revenues are available for wastewater-related materials, projects, equipment, facilities, and personnel.
  - (b) Use Plant Investment Fees as possible revenue for construction of sanitary sewer mains and wastewater treatment plant improvement or expansion.
  - (c) Be organized to request and receive state and federal funds, when available, for equipment and facilities.
  - (d) Have capability to finance through the use of revenue bonds.
- (3) Operational Effectiveness
  - (a) Use annual budget for personnel, equipment, projects, facilities, and materials.
  - (b) Meet standard specifications as exemplified by standards of the Water Environment Federation.
  - (c) Meet standards established by the Colorado Water Quality Commission and enforced by the Colorado Department of Health and the Environmental Protection Agency and as set forth in the National Pollutant Discharge Elimination System Permit.
  - (d) City of Boulder Design and Construction Standards should be used for standards for sanitary sewer design for the Boulder Valley.

- (e) Require all new urban development to connect to the central sewer system.
- (4) Proficiency of Personnel
  - (a) All wastewater treatment plants will be staffed by personnel who have obtained the appropriate Wastewater Operator Certification.
  - (b) All wastewater maintenance crews will be staffed by personnel who have obtained the appropriate Wastewater Collection System Certification.
  - (c) Provide a variety of equipment and vehicles for wastewater maintenance activities and emergency use.
- (5) Location and Adequacy of Equipment and Facilities
  - (a) Have treatment plant capacity with planned expansion capable of serving projected population of the service area.
  - (b) Design central collection system for present and future growth.
  - (c) Provide easily accessible repair equipment and replacement equipment for emergency use.

## Stormwater and Flood Management

- (1) Responsiveness to Public Objectives
  - (a) Have personnel on call 24 hours per day for stormwater and flood emergencies.
- (2) Sufficiency of Financing
  - (a) Have revenue sources that are guaranteed so that revenues are available for stormwater and flood management related projects, materials, equipment, facilities, and personnel.
  - (b) Be organized to request and receive Urban Drainage and Flood Control District, state and federal funds, if available, for projects, facilities and equipment.
- (3) Operational Effectiveness
  - (a) Use annual budget for personnel, equipment, projects, facilities and materials.
  - (b) Meet standards as exemplified by the Urban Drainage and Flood Control District.
  - (c) Adopt regulations that meet or exceed consistent with the Federal Emergency Management Agency and Colorado Water Conservation Board.
  - (d) The following are standards for stormwater and flood management criteria for new urban development within the Boulder Valley:
    - (i) Runoff analysis will be based upon proposed land use and will take into consideration all contributing runoff from areas outside the study area.
    - (ii) Storm runoff will be determined by the Rational Method or the Colorado Urban Hydrograph Procedure.
    - (iii) All local collection systems ~~will~~ shall be designed to transport the following storm frequency: Single Family Residential - two (2) year storm All other area - five (5) year storm
    - (iv) The major drainageway system will be designed to transport the 100 year event or a modified standard in an approved plan.
    - (v) Storm runoff quantity greater than the “historical” amount will not be discharged into irrigation ditches without the approval of the flood regulatory authority ~~or~~ and the appropriate irrigation ditch company.
    - (vi) The type of pipe to be installed will be determined by the flood regulatory authority and will be based upon flows, site conditions and maintenance requirements.
    - (vii) All new urban development in the Boulder Service Area, which will be annexed, will be required to meet the intent of the adopted city of Boulder flood plain regulations.
    - (viii) Erosion and sedimentation control will be exercised.
    - (ix) Detention storage requirements will be reviewed by the flood regulatory authority.



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(4) Proficiency of Personnel

(a) All flood control maintenance crews will be staffed by personnel trained and capable of operating the equipment necessary to maintain the stormwater and flood management system.

(5) Location and Adequacy of Equipment and Facilities

(a) Provide essential equipment and vehicles for stormwater and flood management maintenance activities.

## Urban Fire Protection and Emergency Medical Care

### ~~(1) Responsiveness to Public Objectives~~

~~(a) Provide fire protection 24 hours per day with full-time, trained personnel maintaining appropriate state and/or national certifications as firefighters, emergency medical technicians, and hazardous materials responders.~~

~~(b) Have the ability to respond with a minimum of three firefighters per pumper or ladder truck.~~

~~(c) Respond to emergency calls with the first unit dispatched arriving within six minutes 80 percent of the time and all additional units dispatched arriving within 11 minutes 80 percent of the time.~~

### ~~(2) Sufficiency of Financing~~

~~(a) Have funds available to provide a consistent level of fire protection.~~

~~(b) Be organized to request and receive state and federal funds, when available, for equipment and facilities.~~

### ~~(3) Operational Effectiveness~~

~~(a) Use annual budget for personnel, equipment and facilities.~~

~~(b) See Public Water 3 d, i & ii.~~

~~(c) Adopt, administer and enforce fire prevention and life safety codes.~~

~~(d) Inspect building plans to ensure they meet applicable fire prevention and life safety codes.~~

~~(e) Inspect commercial and industrial structures approximately once a year.~~

~~(f) Upon request, provide a voluntary home inspection program for potential fire hazards.~~

~~(g) Maintain an inventory of industrial hazardous material storage.~~

~~(h) Review the design of land development in relation to provision of fire protection.~~

### ~~(4) Location and Adequacy of Equipment and Facilities~~

~~(a) Locate fire stations so that they are within a six minute response time.~~

~~(b) See Public Water, Section 5 d, 5 e, 5 f.~~

### (1) Responsiveness to Public Objectives

a. Consistently evaluate current service delivery for fire protection, all-hazard response and emergency medical services (EMS).

b. Evaluate current service delivery against national standards, national guidelines and customer expectations.

c. Develop benchmarks for improvement across all areas of service delivery.

### (2) Sufficiency of Financing

a. Ensure current financing supports existing level of service delivery.

b. Plan for future financing to support benchmark service delivery.

c. Be organized to receive and utilize grants and state and federal funds when available.

### (3) Operational Effectiveness

a. Fire and EMS response

i. Provide fire and EMS response 24 hours per day, 365 days per year.

ii. Arrive at fires and medical emergencies, staffed and equipped to provide fire suppression and/or medical care, within six (6) minutes of the original 911 call ninety percent (90%) of the time.

iii. Have an effective response force (ERF), dictated by the nature of the emergency, on scene within eleven (11) minutes of the original 911 call ninety percent (90%) of the time.

- iv. Collaborate with neighboring jurisdictions to supplement response when additional resources are needed.
  - b. All-Hazard response
    - i. Equip and train personnel to respond to technical rescues, hazardous materials incidents, water rescues and natural disasters.
    - ii. Collaborate with neighboring jurisdictions to supplement response when additional resources are needed.
  - c. Wildland Fire response and mitigation
    - i. Equip and train personnel to respond to wildland fires in urban and rural settings.
    - ii. Collaborate with neighboring jurisdictions to supplement response when additional resources are needed.
    - iii. Integrate wildfire hazard mitigation planning with urban design and development.
  - d. Community Risk Reduction
    - i. Provide fire safety education for all ages and demographic groups.
    - ii. Adopt fire and life safety codes.
    - iii. Review and approve plans for fire safety systems for new and remodeled buildings for compliance with fire and life safety codes.
    - iv. Regularly inspect businesses and high hazard occupancies for code compliance.
    - v. Provide voluntary home safety inspections.
    - vi. Work with the Local Emergency Planning Commission to maintain an inventory of hazardous materials storage.
    - vii. Review the design of land development in relation to emergency response, access and available water supply.
    - viii. Identify and mitigate risks associated with the negative impacts of climate change.
- (4) Proficiency of Personnel
  - a. Firefighters shall be trained to perform the duties of their assigned position as well as those they may be expected to perform outside their assigned position.
  - b. Firefighters shall maintain appropriate certifications as dictated by the department and state and federal regulations.
  - c. EMS providers will be trained to the level of EMT-Basic or EMT-Paramedic based on whether they provide basic or advanced life support, and will maintain that level of certification based on state and federal requirements.
  - d. Hazardous materials responders will achieve and maintain training and certification at the Operational or Technician level.
  - e. Wildland firefighters will achieve and maintain training and certification based on their expected level of response.
  - f. Administrative personnel will achieve and maintain training and certification based on their assigned job duties.
- (5) Adequacy of Equipment and Facilities
  - a. Fire stations will be located in such a manner as to achieve response time goals (see (3) a.).
  - b. Fire stations will be constructed in such a manner as to provide adequate, appropriate and secure living space for current and anticipated staffing needs. Considerations will include privacy, non-discrimination and occupational safety.
  - c. Fire stations will be constructed in a manner to help the city meet its climate action goals.
  - d. Fire apparatus and equipment will be designed and purchased to meet the current and expected needs of the department.
  - e. See also “Public Water” for information on fire hydrant requirements.

## Urban Police Protection

### (1) Responsiveness to Public Objectives

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- (a) Provide police protection, enforcement and investigative services 24 hours a day.
- (b) Provide a comprehensive mix of patrol, investigative, community collaboration, problem solving, and support services to meet community needs for proactive and responsive police services and to maintain effective service levels.
- (c) Provide response to the scene of any potentially life-threatening police emergency normally within four and a half minutes from the time the call for assistance is received by the Communications center (however, the range for that average within the established city shall not exceed six minutes).

(2) Sufficiency of Financing

- (a) Plan and budget to meet community needs for police services and maintain levels of service.
- (b) Request and utilize state and federal funds, when available, to meet special needs or newly emerging concerns.

(3) Operational Effectiveness

- (a) Manage expenditures to accomplish budgeted goals and operate within budgetary constraints.
- (b) Enforcement of vehicular and pedestrian traffic laws.
- (c) Provide routine patrol to residential, business and industrial areas.
- (d) Maintain complete and accurate records of crimes, accidents, summonses and arrests to ensure issuance of reliable reports, as required by the appropriate government agency and the Federal Bureau of Investigation.

(4) Location and Adequacy of Equipment and Facilities

- (a) Ensure the availability and maintenance of police equipment, particularly that affecting officer safety.
- (b) Locate patrol districts based on crime rates and geography/neighborhoods, so that they are within an average four and a half minute emergency response time 24 hours per day.

## Multimodal Transportation

(1) Responsiveness to Public Objectives

Implement the goals and objectives of the Transportation Master Plan through the following:

- (a) Develop a complete and connected street system of local, connector and arterial roads following the Transportation Standards of the city's Design and Construction Standards.
- (b) Reduce vehicle miles of travel and greenhouse gas (GhG) emissions consistent with the goals and objectives of the city's Transportation Master Plan and Climate Commitment
- ~~(b)~~ (c) Minimize the traffic impacts of development through the traffic or transportation studies required in the development review process as defined in the Boulder Revised Code.
- ~~(d)~~ (e) Develop complete streets including the complete and connected bicycle, pedestrian and transit systems defined in the city's Transportation Master Plan.

(2) Sufficiency of Financing

- (a) Maintain and diversify the existing revenue sources that fund transportation activities and actively pursue new sources to support the investment program contained in the city's Transportation Master Plan.

(3) Operational Effectiveness

- (a) Maintain and operate the transportation system to maximize the person--carrying efficiency of all modes of travel and for long term sustainability following the investment priorities of the city's Transportation Master Plan.

(4) Location and Adequacy of Equipment and Facilities

- (a) New development and redevelopment projects will dedicate Rights of Way (ROW) and provide transportation facilities as required through the development review process contained in the Boulder Revised Code.

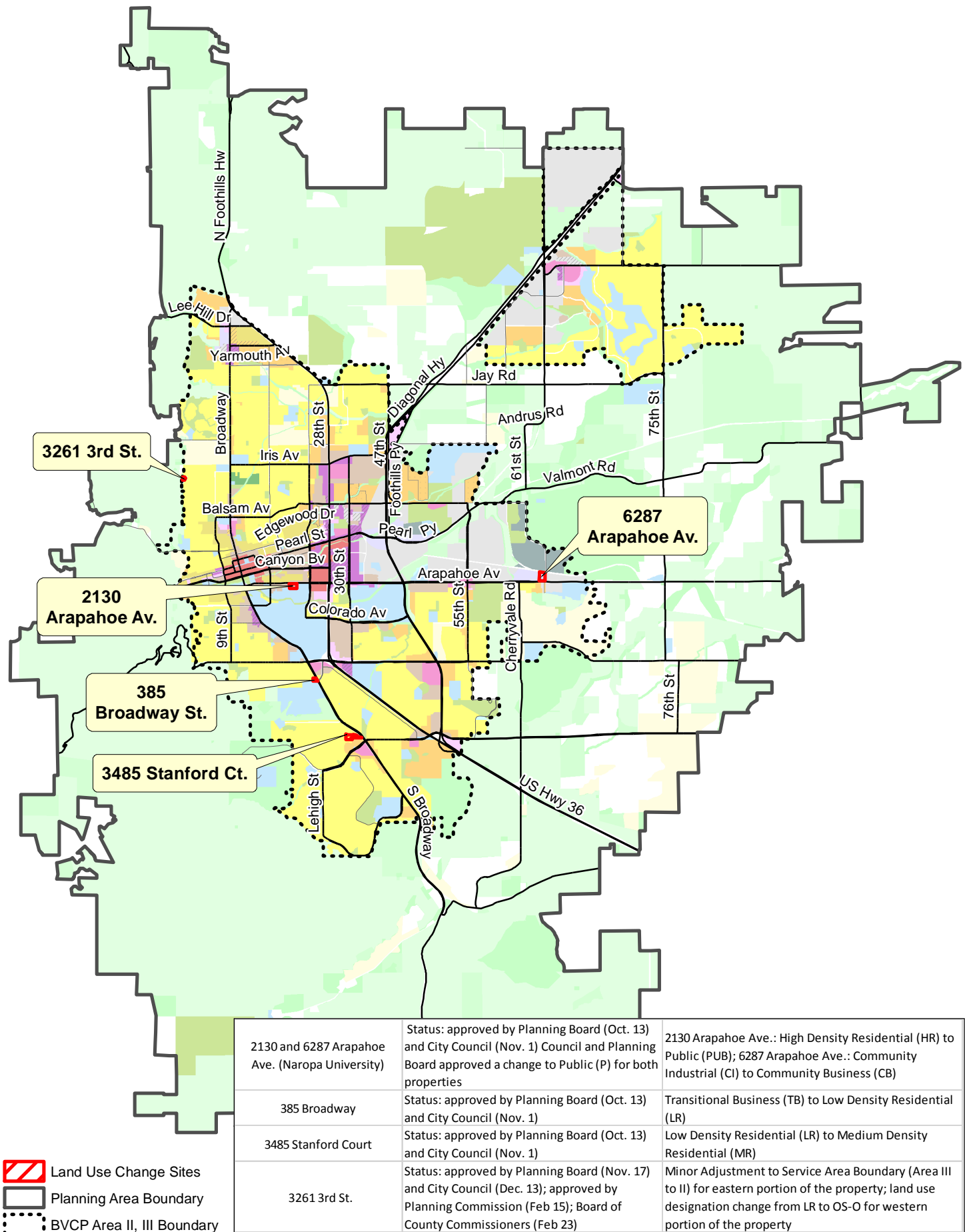
## Developed Urban Parks

(1) Responsiveness to Public Objectives

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- (a) Provide full and part-time personnel for design, construction, maintenance, operations, and programming of parks and recreation facilities and programs.
  - (b) Have key personnel on call 24 hours per day for special service needs.
- (2) Sufficiency of Financing
- (a) Pursue adequate funding, including state and federal sources, to ensure the timely implementation of the Parks and Recreation Master Plan.
  - (b) Use special fees from new residential development to acquire and develop parks to serve these areas.
  - (c) Prior to implementation of new programs or facility development, ensure adequate operations and maintenance funds are available.
- (3) Operational Effectiveness
- (a) Manage the annual budget for efficient use of personnel, equipment and facilities.
  - (b) Provide parks and recreation services by using appropriate equipment and trained personnel on a continuing basis.
- (4) Location and Adequacy of Equipment and Facilities
- (a) Provide neighborhood parks of a minimum of five acres in size within one-half mile of the population to be served.
  - (b) Provide community parks of a minimum of 50 acres in size within three and one-half miles of the population to be served.
  - (c) Provide playground facilities for toddlers, preschoolers and school-age children up through age 12 within one-quarter to one-half mile of residents.
  - (d) Provide other park and recreation facilities accessible to the public and in quantities sufficient to address public demand. Ensure availability of parks and recreation services to all economic segments of the community.
  - (e) Schedule existing developed facilities for redevelopment as conditions and use dictate.

## Changes to Land Use Based on Request Process



# OUR LEGACY. OUR FUTURE.

## BOULDER VALLEY COMPREHENSIVE PLAN

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This summary provides a guide to all the changes, minor and more substantive, proposed for the 2015 plan update.

## **Vision and Core Values**

This section is pulled to the front of the plan to be more accessible to readers. It will be illustrated for the final plan.

### **Vision:**

- Includes a new vision statement that address resiliency, equity and other broad values.

### **Core Values:**

- Adds “diverse” community and “safety” to the core values based on input from the early survey and subsequent conversations with the community and boards.
- In addition to the long-standing values that the community largely affirmed in the 2015 survey, community members also suggested: The ability to be safe everywhere in the community; engaging the community in all civic matters; representative and responsive government; and well-maintained infrastructure (and assets); and diverse community. These values have all been addressed in the refined policies in later chapters of the plan.

## **I—Introduction**

### **Introductory Text**

- Updates plan update list and notes that this plan addresses principles of sustainability and resilience.

### **Interpreting Core Values and Policies of this Plan:**

- Adds clarification about how values and policies are to be interpreted, noting that no one policy or set of policies should outweigh others and that implementation of the plan requires consideration of tradeoffs.

### **Boulder Planning History**

This section will include graphics and photos for the final draft.

- Includes updated history since 2010.

### **Boulder Today and Tomorrow**

- Moves to this section from previously p. 7 and updates it with 2015 projection information.
- The residential and nonresidential projection maps will live on the website rather than in the plan as they may be updated from time to time – more frequently than the plan update.

**Sustainability and Resilience Framework**

- Adds definition and explanation about resilience principles and notes that sustainability and resilience are complementary concepts and can use some of the same basic frameworks for policies and programs.
- Removes numbering from previous policies (1.02 through 1.08) to frame as principles rather than policies and shifts some of the order of text.
- Comprehensive Plan indicators section (formerly Policy 1.06) now describes the use of indicators for the BVCP to measure overall health and well-being related to sustainability and resilience.  
*(Note: the initial indicators are presented under separate cover.)*

**Relationship of Plan to Sustainability and Resilience:**

- includes explanation about plan organization related to sustainability framework. An initial proposal to regroup some of the chapters to better align with the sustainability framework was not well regarded, so the 2010 plan organization is still in place with a new chapter (governance).

**2015 Major Update – Focus Areas**

- Adds the list of key focus areas for this plan update including: (1) Housing Affordability and Diversity, (2) Growth-Balance of Future Jobs and Housing, (3) Design Quality and Placemaking, (4) Resilience and Climate Commitment, (5) Subcommunities and Area Planning (6) Arts and Culture, and (7) Small Local Business.

**II-Plan Organization and Implementation****Plan Organization**

- Includes a new section to summarize each major section of the plan.

**Plan Implementation**

- Shifts some of the text from the action plan section to the beginning of the chapter to describe how the plan is implemented through various actions.

**Subcommunity and Area Plans**

- Notes that as area plans are updated and approved they may automatically trigger amendments to relevant sections of the BVCP including land use map and policies.

**Master Plans**

- References Chapter VI with location of master plan summaries and that the trails map and description is located there.

**Action Plan**

- Notes that the action plan is updated “after each major update” and “revisited alongside the City Council work plan.” It removes some old language regarding an “annual” plan update.

**Plan Time Frame and Updates**

- May include some changes following city/county IGA discussions.

*For the next ten policy sections, all policies will be numbered sequentially in the final draft after input and changes.*

**III-1. Intergovernmental Cooperation and Growth Management**

This section (part of the current Chapter 1) covers intergovernmental cooperation, growth management, annexation policies, and utilities.

**Introduction**

- Includes new introductory text taken from previous BVCP documents.

**Intergovernmental Cooperation****Policies 1.11 through 1.14 – no changes****New Policy Coordination with University of Colorado**

- Includes a placeholder for a new policy regarding city/CU coordination, discussed during early stages of plan update as an approach common in comprehensive plans for university towns.  
*New policy will be presented as part of April study session materials for discussion.*

**Growth Management****Policies 1.15 through 1.18 – no changes****Policy 1.19 Jobs: Housing Balance**

- Includes revisions for the conversion of industrial and “commercial” to residential to better balance jobs and housing.
- *Note: Additional revisions to the Built environment section have been made to articulate a more mixed-use vision for the BVRC, and Industrial areas. Additional policy edits in the housing section and Land Use Map Descriptions address the jobs:housing issue.*

**New Policy Enhanced Community Benefit**

- Defines community benefit as relating to increase in the height or size, density, or intensity of a development beyond what is permitted and tied to a range of objectives including not only affordable housing but also arts, environmental protection and other needs - and a subsequent

regulatory and incentive based approach, relating to It also notes that community objectives may be identified through other planning or policy making efforts of the city (e.g., Area Plans).

- Builds from Planning Board's committee work on community benefit.

### **Framework for Annexation and Urban Service Provision**

#### **Policies 1.20 to 1.23 – no changes**

#### **Policy 1.24 Annexation**

- Includes revisions to address the recent changes to the Blue Line, to clarify the intent to annex substantially developed properties below the Blue Line.

#### **Policies 1.25 and 1.26 – no changes**

#### **Policy 1.27 Definition of Adequate Urban Facilities and Services**

- Adds additional definition to urban transportation.

#### **Policies 1.28 to 1.34 – no changes**

### **Utilities**

#### **Policy 1.35 Utility Provision to Implement Community Goals**

- Adds additional objectives including resilience, floodplain preservation and flood management.

## **III-2. Built Environment**

This section focuses on policies related to urban form that have changed or been updated since the 2010 plan including revisions suggested by the following master plans:

- Community Cultural Plan (2015)
- Transportation Master Plan (2014);
- Parks and Recreation Master Plan (2013); and
- Input from city Water Resources regarding ditches

Proposed changes have resulted from the work through land use scenarios and policy choices relating to jobs/housing balance, affordable and diverse housing, and design issues and survey and community input. Additional edits to policies relating mixed use and higher density development, centers, community conservation (and Historic Preservation), and design quality have also been addressed.

### **Introduction**

- Adds a summary of topics that are included in the section.

**Background****1—Natural Setting**

- Includes new language recommended by city Water Utilities and consistent with policy and text change request #17 (clarification regarding ditches).
- Clarifies (out-of-date) term “greenbelt” as “open space and rural lands”
- Includes a revised graphic figure (with no substantive changes, just graphics and labeling).

**2—The Public Realm**

- Text and graphic are moved forward from previous position (#5) due to its relationship with Natural Setting.
- Adds “greenways” to text.
- Adds “mobility” and “community resilience” to reflect current work in these areas.
- Adds language from the Community Cultural Plan noting opportunities to express culture, creativity and arts in the public realm.
- Deletes “ditches” as requested by water utilities.
- Adds waterways to the figure.

**3—Individual Character Areas**

- Previous character areas map has been combined with the former “centers” map into the new “structure map.”
- Includes clarification that character areas refer to the built environment per staff feedback.

**4—Centers**

- Removes the term “activity” to be more consistent with terminology elsewhere in the plan and notes the difference between regional and neighborhood centers.
- Clarifies the important role within neighborhoods of centers for providing services and contributing to a sense of place and in achieving 15-minute neighborhood.
- Combines previous centers map with character areas map and mobility network into a “structure map,” as noted above.

**5—Mobility and Multimodal Transportation Network**

- Reflects new language in Sec. 6, from city Transportation Master Plan.
- Includes major corridors and the Community Transit Network in a “structure map”(noted above).
- Moves existing and future mobility grid maps to later in the section with the policy referencing the mobility grid (2.22).

**Projected Growth**

- Removes text and places it in Sec. 1 with Growth Management policies.
- Maps have been removed and will be on the bouldervalleycomplan.net webpage.

### **Sustainable Urban Form Definition**

- Edits “Compact” section to refer to the Structure and Land Use maps

### **Community Identity/Land Use Pattern**

No (or minor clarifying) changes are proposed to the following:

- Policy 2.01 Unique Community Identity
- Policy 2.02 Physical Separation of Communities
- Policy 2.03 Compact Development Pattern
- Policy 2.04 Open Space Preservation or

#### **Policy 2.05 Design of Community Edges and Entryways**

- Adds gathering spaces and public art as elements that can function as community edges per staff feedback.

### **Rural Lands Preservation**

No (or minor clarifying) changes are proposed to the following:

- Policy 2.06 Preservation of Rural Areas and Amenities
- Policy 2.07 Delineation of Rural Lands
- Policy 2.08 Rural Density Transfer

### **Neighborhoods**

#### **Policy 2.9 Neighborhoods as Building Blocks – no changes**

#### **Policy 2.10 Preservation and Support for Residential Neighborhoods**

- Notes that the city will also work with neighborhoods to identify areas for additional housing or small retail uses that could be integrated into and supportive of neighborhoods, to respond to feedback in survey and community engagement that some neighborhoods are interested in piloting ideas (also noted in Action Plan).

No changes are proposed to the following policies:

- Policy 2.11 Accessory Units
- Policy 2.12 Preservation of Existing Residential Uses
- Policy 2.13 Protection of Residential Neighborhoods Adjacent to Non-Residential Zones
- Policy 2.14 Mix of Complementary Land Uses
- Policy 2.15 Compatibility of Adjacent Land Uses



**Locations for Mixed Use****Policy 2.16 Mixed Use and Higher Density Development**

- Removes the term “activity” to be more consistent with terminology elsewhere.

**Policy 2.17 Variety of Centers**

- Clarifies key characteristics of regional centers

**New Policy Boulder Valley Regional Center and 28<sup>th</sup> Street**

- Adds policy with accompanying guiding principles and illustrations reflecting scenarios analysis work, input from the community, the 2106 survey, and feedback from Planning Board, City Council, and Planning Commission.
- Conveys the character and intent of the regional center and relationship to surrounding areas.
- *Will be refined pending direction from Planning Board and City Council regarding non-residential and housing capacity and intensity and character.*

**New Policy Neighborhood Centers**

- Adds policy with accompanying guiding principles and illustrations reflecting scenarios analysis work, input from the community, the 2106 survey, and feedback from the board and council.
- Conveys the character and intent of neighborhood centers and their relationship to surrounding areas.
- *May be refined following April study session discussions.*

**Policy 2.18 Role of the Central Area**

- Reflects a more current description of the central area, including removal of “medical” and addition of “civic” to reflect changes to the Boulder Community Health site at Alpine-Balsam.
- Adds description of the Central Broadway Corridor Design Framework and its relationship to the plan and plan implementation, noting possibility of different uses including housing.
- Adds draft diagram of Central Broadway Corridor Design Framework which will be *updated pending discussions about Alpine-Balsam and evolution of the diagram.*

**New Policy Light Industrial Area**

- Adds a policy and accompanying guiding principles and illustrations reflecting scenarios analysis work, community input, the 2016 survey, and feedback from the board and council.
- Conveys the character and intent of light industrial areas to add housing (in areas zoned general industrial IG areas) but to be cautious about disrupting industrial uses in other areas.
- *Will be refined following April study session discussions.*

**Public Realm, Urban Design and Linkages****Policy 2.19 Urban Open Lands**

- Includes minor change to note importance of open lands.

**Policy 2.20 Boulder Creek, Tributaries and Ditches as Important Design Features**

- Acknowledges importance of these features as having important co-benefits of a resilient community, providing relief from urban development.
- Recognizes greenways.
- Recognizes accommodating irrigation ditch maintenance practices and operations, as requested by a member of the community and city utilities.
- Adds “existing easements” per feedback from staff and District Six Water User’s Association.

**Policy 2.21 Commitment to a Walkable and Accessible City of Boulder**

- Adds relevant 15-minute walkability principles and mixed use principles.
- Notes possible area planning process as a way to help define the scale and character and features of walkable neighborhoods.

**Policy 2.22 Improve Mobility Grid and Connections**

- Includes no significant changes other than to add “and Connections” to title.

**Policy 2.23 Trail Corridors/Linkages – no changes**

**Community Conservation and Preservation**

**Policy 2.24 Preservation of Historic and Cultural Resources**

- Adds “historic and cultural.”

**Policy 2.25 Leadership in Preservation: City-and County-Owned Resources**

- Adds “buildings or elements.”

**Policy 2.26 Historic and Cultural Preservation Plan**

- Clarifies that the city and county will develop and “regularly update” a Boulder Valley-wide preservation plan.
- Notes that the city will continue to implement its Historic Preservation Plan.

**Policy 2.27 Eligible Historic Districts and Landmarks**

- Adds language regarding assessment and updates to eligible historic districts and landmarks.
- Adds cultural and heritage tourism as suggested by Planning Board.
- Adds language to reflect the Historic Preservation Program Plan.

**Policy 2.28 Historic Preservation/Conservation Tools**

- Notes “as guided by the Plan for Boulder’s Historic Preservation Program” and other updates to reflect the Historic Preservation plan and program.

**Policy 2.29 Preservation of Archaeological Sites and Cultural Landscapes**

- Adds “where practicable and in coordination with the irrigation ditch company,” per feedback from staff and District Six Water User’s Association.

- Planning Board suggested adding cultural tourism to this policy; however, because tourism may not be appropriate for many sensitive archaeological sites and cultural landscapes, that concept is not included in this particular preservation-related policy but appears above and in the Economy section.

### **Design Quality**

#### **Policy 2.30 Sensitive Infill and Redevelopment – no changes**

#### **Policy 2.31 Design of Newly-Developing Areas – no changes**

#### **New Policy Building Height**

- Reflects current discussions regarding height modifications and work to be undertaken as part of the implementation to update regulations to provide clear guidance on height and intensity of land uses.

#### **Policy 2.32 Physical Design for People – no changes**

#### **Policy 2.33 Environmentally Sensitive Urban Design**

- Includes minor grammatical clarifying edit to “reduce” urban heat island effect.

#### **Policy 2.34 Importance of Street Trees and Streetscapes**

- Adds “urban canopy” to title and “cleaner air” as a benefit of street trees.

#### **Policy 2.35 Outdoor Lighting/Light Pollution – no changes**

#### **Policy 2.36 Design Excellence for Public Projects – no changes**

#### **Policy 2.37 Enhanced Design for “All” Projects**

- Removes “private” from policy title to encourage enhanced design for all projects in the city – public and private sector.
- Moves language from “area planning” bullet to “context” bullet.
- *Area Planning*: Notes that area planning or community involvement process should be created “as city work plan and resources allow.
- *Relationship to Public Realm*: deletes “ditches” as requested by water utilities.
- *Ditches*: Adds new language noting importance and role of ditches requested by water utilities.
- *Parking*: Adds new language per urban design team, Planning Board feedback and draft principles regarding BVRC and neighborhood centers and industrial/innovation areas discussed during the Future Choices Forums, and to be consistent with Access and Management Parking Strategy discussions.
- *Human Scale and Art in Public Spaces*: New public art language reflects Community Cultural Plan and other community input.
- *Permeability*: Adds language about navigation and other features and amenities as part of permeability in projects.

- *Buildings:* Notes importance of building design. *(Note: may need to modify per different locations.)*

### **III-3. Natural Environment**

This section focuses on policies related to the natural environment including incorporation of ecological systems into planning, adaptive management approach, protection of natural lands, management of wildlife, water conservation, flood management, and air quality. The changes reflect updated plans and work since the 2010 Plan and strengthening policies related to existing plans including:

- Ongoing updates to city's Integrated Pest Management policy, Urban Forest Strategic Plan, and Climate Commitment and the county's policy on Genetically Modified Organisms
- Boulder's Resilience Strategy (2016)
- The Bee Safe Resolution (2015) banning the use of neonicotinoids on city property and a Bear Protection Ordinance to secure waste from bears (2014)
- The county's resolution to reduce and eliminate pesticide use to protect both people and pollinators (2015).
- Environmental Resources Element of the Boulder County Comprehensive Plan (2016)
- Boulder County analysis of local oil and gas regulations, and policy updates to the Fourmile Canyon Creek Watershed Master Plan (2015), Boulder Creek Watershed Master Plan (Urban Drainage and Flood Control District, 2015), and Consortium of Cities Water Stewardship Task Force Final Report (2013).
- OSMP Grasslands Ecosystem Management Plan, Forest Ecosystem Plan, Visitor Management Plan.

After the Aug. 24 draft, extensive changes were made to reflect input from the community and county staff with additional review and input by city staff from open space, planning, forestry, and utilities. A revised draft was offered to the open space board.

In November, the City Open Space Board of Trustees (OSBT) suggested minor changes in the preamble and changes for policies 3.03, 3.04, 3.06, 3.07, new policy regarding climate change, 3.11, 3.15, 3.17, 3.18, 3.22, 3.23, 3.25, 3.27, and to the list of relevant master plans, as noted in the following section. In November, the board recommended advancement of the policies with those changes which were included in the Jan. 11 draft.

For the Jan. 11 draft, Planning Board suggested further changes to floodplain and groundwater policies, noted below. Planning Commission suggested adding or strengthening language or direction regarding increasing natural capital in the urban environment (e.g. green roofs, pocket parks, etc.). *(addressed in revisions to Policy 3.10 Urban Environmental Quality)*. Board of Commissioners provided some additional suggestions that have been added.

**Introduction/Preamble:**

- Clarifies how this section applies to urban versus wildlands area and to city Open Space and Mountain Park lands versus other lands, as requested by Open Space Board of Trustees (OSBT) in particular.
- Includes a number of ideas suggested by a group of community members with an active role in open space management, environmental issues, and soil health who collaborated to provide comments. They suggested minor text edits as well as new larger ideas. They suggested the ecosystem continuum (which may later be expressed as a graphic), addressed the overall planning and management strategy that incorporates an understanding of natural ecosystems, and the four overall strategies for protecting the natural environment.
- Adds “Recreation, relaxation, and connection with nature” as requested.
- Adds “a leader in” back to the 5<sup>th</sup> paragraph regarding Boulder’s role in environmental protection, per OSBT request.

**Policy 3.01 Incorporating Ecological Systems into Planning**

- Adds “Bioregions,” at the request of community members. A bioregion is defined by characteristics of the natural environment rather than by political divisions.

**Policy 3.02 Adaptive Management Approach**

- Adds “county”.
- Expands the definition of adaptive management, at the request of community members.
- While it was requested to add precautionary language to this policy, the technical detail is too high for the BVPC. OSMP suggested that if the precautionary principle be added that it include language to consider “least practically restrictive.” Since this approach is still being discussed in OSMP, the issues should be addressed in the OSMP master plan.

**Protecting Native Ecosystems and Biodiversity****Policy 3.03 Native Ecosystems**

- Modifies the title from “Natural” to “Native” to be consistent with policy language.
- Adds reference to Habitat Conservation Areas.
- Adds features identified in the Boulder County Comprehensive Plan Environmental Resources Element at the request of the county.
- Changes “wildlife habitats/migration corridors,” to “wildlife habitats, migration corridors,” per OSBT request.

**Policy 3.04 Ecosystem Connections and Buffers**

- Adds emphasis of “especially of...” unfragmented habitat as important to preserve rather than delete that language, per OSBT.
- Removes “Undeveloped” lands so the policy is more universally applicable to “preservation” or “restoration” of any lands.

- Adds emphasis on buffers and corridors and value for natural movement of organisms including wildlife generally including in and along the edges of the urban environment, as requested by community members. Adds language recommended by county and city staff to clarify that these areas may need further planning to identify priorities for future action.
- Adds degradation... “and development” as a risk in the last sentence, per OSBT.

### **Policy 3.05 Maintain and Restore Ecological Processes and Natural Disturbances**

- Adds “natural disturbances” to title as they are referenced in the policy (i.e., fire, flood).
- Changes “mimicked” to “replicated.”

### **Policy 3.06 Wetland and Riparian Protection**

- Adds language about wetlands’ value to reducing the impacts of flooding, and adds “education” to the public about the value of wetlands.
- Adds minor change to the language about continuing to “develop and support” programs... (instead of support and develop), per OSBT.

### **Policy 3.07 Invasive Species Management**

- Reflects input from community members, OSMP staff, the city’s IPM coordinator, and the county. It clarifies interagency cooperation and partnerships, and reflects that details are available in relevant city and county resource management plans.

### **Policy 3.13 (moved from below) Integrated Pest Management**

- Notes that city and county approaches to the policy differ but both work to manage invasive species.
- Changes language to be consistent with the city’s Integrated Pest Management (IPM) policy and reflects best practices to integrate IPM into an ecological approach to land management.
- County approach is a little different as noted in the language, and staff have noted concerns about being unable to “discourage” the use of pesticides given requirements to follow state weed law and county agricultural program. The County Planning Commission also suggested stronger language.

### **Policy 3.08 Public Access to Public Lands – minor edits**

### **New Policy Climate Change Preparation and Adaptation and Resilience**

- Includes language to be consistent with city’s Climate Commitment document, Resilience Strategy and OSMP management practices. Reflects public input regarding a science-based approach to newly adapting plants and wildlife and the recommendations provided by OSBT.
- Now suggests a list of approaches including monitoring, research, protection of large reserves, conducting restoration of degraded environments and other tools as well as new language introduced by OSBT.
- Takes a more cautious approach to addressing ecosystem transitions due to climate change, acknowledging that the city cannot forecast with certainty.



- After OSBT discussion, it also includes a new statement about addressing climate adaptation in city and county master plans.

### **Enhancing Urban Environmental Quality**

#### **Policy 3.09 Management of Wildlife-Human Conflicts**

- Adds language about wildland-urban interface context.
- Adds “county” at the request of county staff.

#### **Policy 3.10 Urban Environmental Quality**

- Deletes reference to “agriculture” in this policy that is intended for urban areas, as requested by county staff.
- States that the quality of the urban environment will be “maintained and improved” instead of “will not worsen and may improve,” at the request of community members to increase level of attention on urban environmental quality.

#### **Policy 3.11 Urban Forests**

- Adds language about important role of the urban canopy in ameliorating effects of climate change and management policies at request of community members and to be consistent with upcoming plan.
- Remove reference to “native” species, per OSBT and Urban Forester recommendation.

#### **Policy 3.12 Water Conservation**

- Adds reference to “efficient” water usage “such as water-conserving landscaping” rather than xeriscape, as requested by community members. (Note: xeriscape could have damaging consequences for wetlands and trees.)

#### **New Policy: Soil Carbon Sequestration**

- Recognizes soil sequestration as having potential benefits, reflecting input from community members.
- Has been modified with suggestions from OSMP staff. Cross references Sec. 9, Agriculture and Food, where soil health and carbon sequestration is better suited to tilled agricultural lands.

#### **Policy 3.14 Unique Geological Features**

- Adds reference to “public land management” as a means of protection.

#### **Policy 3.15 Mineral Deposits**

- Clarifies intent as balancing relevant community values with the use of mineral deposits.
- Clarifies that the policy is intended to be about mineral “extraction” in addition to (or possibly rather than) “use.”
- Previous input from OSBT and others suggested language such that “the use of non-renewable resources will be considered only when conservation and recycling is not a feasible alternative

and impacts of resource use will be balanced with other community values and priorities”. However, the city attorney advised that such language may be seen as a taking of property, so it has not been included in this draft.

### **Policy 3.16 Hazardous Areas – minor edit**

### **Policy 3.17 Erosive Slopes and Hillside Protection**

- Adds “Erosive Slopes” to the title.
- Community members and OSBT requested a clause about the risk of earth movement and development or trails and the base of hillsides and noting development on, “adjacent to” or at the base of hillsides. The language was more regulatory than what should appear in the BVCP, so this draft has been modified to note that regulations should address those types of issues.

### **Policy 3.18 Wildfire Protection and Management**

- Adds note about climate changes potentially making wildfire increasingly common.
- Includes OSBT recommendation for the last sentence: ... managing ecosystems “and wildfire risk,” the city and county...

### **Policy 3.19 Preservation of Floodplains – no changes**

- A Planning Board member requested that this section be updated to include an aggressive acquisition policy for high hazard areas. However, the current language is consistent with regulations, practices and the city’s financial resources for the program (and policy 3.22).

### **Policy 3.20 Floodplain Management**

- Recognizes impacts of climate change on magnitude and frequency of flooding and uncertainty and need for continued monitoring, floodplain delineation and amended regulations.
- Adds recognition about multiple hazards relationship and use of multi-hazard mitigation programs and projects.

### **Policy 3.21 Non-Structural Approach – no change other than clarifying title**

### **Policy 3.22 Protection of High Hazard Areas**

- Adds a definition for High Hazard areas, as requested by OSBT.
- Deletes “wherever appropriate” in the second to last sentence, per OSBT.
- Community members suggested adding reference to the county, however the county does not reference nor use the same designation for High Hazard.

### **Policy 3.23 Larger Flooding Events**

- Adds “county.”
- Clarifies the term critical facilities as used by the city.
- Note: OSBT recommended adding the idea of proper flood modeling. Such a concept was added to policy 3.20.

**Sustaining and Improving Water and Air Quality****Policy 3.24 Protection of Water Quality**

- Reflects broader Boulder Valley watersheds rather than focusing exclusively on Boulder Creek, per county staff suggestion.

**Policy 3.25 Water Resource Planning and Acquisition**

- New language suggested by water utilities to address requests about changing language regarding acquiring “additional municipal water supply.” OSMP staff notes that the existing policy guidance of acquiring water resources strategically is supported by the City Charter.
- Adds “preservation of sustainable agriculture,” as recommended by OSBT.
- Adds “avoid negatively affecting instream flows... in the acquisition of municipal water “rights” (vs. supply), as recommended by OSBT.
- Adds: “The city and county may continue to acquire water rights for Open Space purposes.”

**Policy 3.26 Drinking Water – no change****Policy 3.27 In-Stream Flow Program**

- Changes title from “Minimum” to “In-stream” Flow Program to be consistent with language in the policy.
- OSBT recommended deleting: “within the Boulder Creek watershed” to make the policy more universally applicable to the entire Boulder Valley watershed(s); however, the city attorney’s office points out that the original language was deliberate and should not be deleted as it may have implications for out of basin water rights. The language was the result of a lot of back and forth work in previous drafts.

**Policy 3.28 Surface and Groundwater**

- Adds “drilling” and “mining” to list of potential impacts to resources.
- Adds new language from utilities to reflect the request from Planning Board to address groundwater and provide a future framework for potential discussions for regulatory changes. In recent years, the community has recognized issues related to groundwater such as excess groundwater during flood events, dewatering, and potential for contamination and recognizes need for regulations.

**Policy 3.29 Wastewater – no change****Policy 3.30 Protection of Air Quality**

- Adds “contributing to climate change” as part of negative effects of pollutants.
- Note: An OSBT member suggested language about the role of trees and plantings to help reduce exposure to air pollutants at the street level. That is addressed in Built Environment.

**New section added to reference all relevant master plans**

### **III-4. Energy, Climate and Waste**

This section focuses on energy and climate and Boulder’s Climate Commitment, and ongoing work being done related to Boulder’s Energy Future, building codes, and Zero Waste Strategic Plan (2015). Boulder County suggests additional alignment with several plans and policies including:

- Zero Waste Action Plan (2010),
- Environmental Sustainability Plan (2012),
- Solid Waste Element of the Comprehensive Plan (is in the process of being updated in 2016)

The following plans may also be relevant related to resilience:

- Office of Emergency Management’s (OEM) All-Hazards Recovery Plan (2013),
- Boulder Recovery Plan Support Annex A – Damage Assessment (2013),
- OEM Emergency Operations Plan (2014), and
- Disaster Debris Management Plan (2016).

Additional changes to Aug. 24 draft to produce the Jan. 11 draft reflected input from the community and city and county staff. This draft also includes suggestions from the Planning Commission, Board of County Commissioners and Environmental Advisory Board.

#### **Introduction**

- Introduces resilience.
- Is consistent with focus areas of the Climate Commitment (i.e., energy use, resources, and ecosystems).
- Addresses rapid transition to a renewable energy based economy, per Climate Commitment.

#### **Policy 4.01 Climate Action: Reduce Greenhouse Gas Emissions**

- Encourages change throughout Boulder Valley and adds, “sectors,” per BOCC request.
- Includes goals from Climate Commitment and county’s plans.

#### **Policy 4.02 Climate Adaptation Planning**

- Adds “climate change related shocks and stresses.”
- Adds “address economics of recovery,” per BOCC request.
- Adds wildfires to potential challenges due to climate change.

#### **Policy 4.03 Energy Conservation and Renewable Energy**

- Adds county.
- Adds concepts of resilience.
- Adds language regarding transition to clean energy and support public and private adoption and use of renewable energy as consistent with the Climate Commitment.
- Includes concepts related to sharing infrastructure and resources and innovative strategies, products, and services as recommended by Planning Board.

**New Policy Local Energy Generation Opportunities**

- Adds language to be consistent with Climate Commitment and Planning Board feedback about local energy generation.
- Expresses intent of innovative and on-site solutions such as solar gardens, etc., as requested by Planning Board.

**New Policy Clean Mobility**

- Recognizes goal of retiring fossil-fuel based transportation and a built environment that includes a mix of uses and supports vehicle travel mile reductions, consistent with the city and county Transportation Master Plans, Boulder Climate Commitment, and other feedback.
- Adds Electric vehicles as an example of deployment per BOCC feedback.

**New Policy Energy System Resilience**

- Recognizes energy resilience as a necessity for emergency infrastructure and community resilience.
- Describes a communitywide electricity network that can deliver basic services in case of grid disruption, to be consistent with Boulder's Energy Future and Resilience Strategy.

**Policy 4.04 Energy-Efficient Land Use**

- Adds "efficiency" as well as conservation.
- Addresses orientation and co-location of land use and mixed use development to minimize energy use.

**Policy 4.05 Energy Efficient Building Design**

- Adds "consider the energy consumption associated with the building process (i.e., from the raw materials through construction)"...

**Policy 4.06 Building Construction Waste Minimization**

- Includes minor clarifying edits.
- A Planning Board member suggested including the word "strongly" to encourage renovation of existing buildings over demolition, however such adverbs generally do not appear in the plan nor affect how the policy would be implemented.

**Policy 4.07 Waste Minimization and Recycling**

- Adds language about "partnerships" and promoting reduction in consumer consumption of products and materials and encouraging local reuse markets to be consistent with city's Zero Waste Strategic Plan.
- Adds county's "Darn Near" waste minimization goal.

**Policy 4.08 Environmental Purchasing Policy**

- Adds county.

**List of relevant plans included**

### **III-5. Economy**

This section focuses on policies related to the economy including strategic redevelopment and sustainable employment, diverse economic base, quality of life, sustainable and resilient business practices, and job opportunities, education and training. Changes reflect updated plans and work since the 2010 Plan and strengthening policies related to existing plans including:

- Economic Sustainability Strategy (ESS) (2013),
- Community Cultural Plan (CCP) (2015), and
- HR&A's Recommendations for Resilience Integration (2016)

After the Aug. draft, community members and Planning Board discussed the importance of small, local businesses and challenges to affordable commercial space. Furthermore, the board suggested identifying the problem and the vision as a first step to addressing the issues around these topics. This feedback has been addressed below. Since the Jan. 11 draft, BOCC suggested some additional changes also noted in this summary.

#### **Introduction/Preamble**

- Reflects input from boards, elected officials, and the community to emphasize a balanced approach to economic “vitality” vs. a “growth” strategy.
- Adds “natural environment” as a factor that contributes to the Boulder Valley’s economic success per BOCC input.
- Adds language on diverse mix of businesses, including advanced industries, per feedback from Economic Vitality staff.
- Adds language regarding the importance of small, local and independent businesses per community feedback.
- Adds language on climate change and other potential disruptions to business.
- Mentions Resilience Strategy and Economic Sustainability Strategy.
- Per county feedback, adds “Boulder Valley” to paragraph regarding potential challenges, as they occur and have implications for the region.

#### **Policy 5.01 Revitalizing Commercial and Industrial Areas**

- Modifies language to create consistency with ESS “Place” chapter and incorporates suggestions from Planning Board regarding the need to consider impacts of growth and address balance.
- Adds language regarding support, conservation and enhancement per Landmarks Board feedback.
- Adds Gunbarrel to examples of commercial and industrial areas for revitalization per suggestion from the community to bring into alignment with ESS.
- Adds transportation among the tools for public/private partnerships per suggestion from the community.
- Adds language regarding minimizing displacement.



**Policy 5.02 Regional Job Center**

- Adds language to address impacts of growth (e.g., transportation planning) per Planning Board input.
- Moves statement regarding “support for existing business” to Policy 5.05: Support for Local Business and Business Retention, as the language was out of place here.
- Adds regional planning and partnerships for housing and transportation, as suggested by the community.
- Previously included language on transportation infrastructure maintenance has been moved into the transportation section.

**Policy 5.03 Diverse Mix of Uses and Business Types**

- Adds language to reflect that industrial, service and offices are valued and should be protected per City Council, Planning Board and community feedback and to be consistent with ESS.
- Removes original language regarding replacement and clarifies this topic in policy 5.05.

**Policy 5.04 Vital and Productive Retail Base**

- Reflects ongoing program work in Economic Vitality and suggestions from Planning Board and the community regarding “affordable retail space.”
- Landmarks Board suggested include the support of the retail base by historic preservation and heritage tourism, however the current policy language does not call out specific contributors to the retail base.

**Policy 5.05 Support for Local Business and Business Retention**

- Moves previously separated language about “Support for Existing Businesses” from a previous draft (Aug. 2016) back to this policy to eliminate redundancies in section.
- Clarifies the priority to support existing local businesses and businesses (as opposed to attracting new businesses).
- Adds language presenting a balanced perspective on redevelopment and retention of existing businesses, as recommended by Planning Board.
- Edits language to ensure inclusion of small, independent businesses, per feedback from Planning Board, the community, and several organizations.
- Clarifies the importance of supporting retention of a diverse mix of businesses, as suggested by the community and Economic Vitality.
- Adds language regarding support of startups and growing businesses per feedback from Economic Vitality.
- Adds language regarding the proactive analysis of trends in market forces per Board of County Commissioner’s Feedback.

**New Policy Affordable Business Space and Diverse Employment Base**

- Adds policy to support businesses that provide direct services to residents and local businesses, in response to feedback from Planning Board, the community (survey), and trends noted by Economic Vitality.

**Policy 5.06 Industry Clusters**

- Updates clusters to be consistent with Primary Employer Study and ESS.
- Adds ... these clusters “and their needs,” a minor edit suggested by community.

**Policy 5.07 Funding for City Services and Urban Infrastructure**

- Adds “facilities, services” along with infrastructure.
- References strategies from Access Management and Parking Strategy (AMPS) and clarifies that infrastructure, services and amenities that contribute to business attraction are not limited to transportation infrastructure alone. Additional examples (e.g., parks, open space, other services) reflect suggestions from ESS and input from Planning Board.
- Adds suggestion from county staff to mention “local and regional” transportation systems.
- A suggestion from the community to support transportation solutions through emerging technologies is covered in the Transportation section.

**Policy 5.08 Role of Tourism in the Economy**

- Reflects suggestions from Planning Board to enhance the role of tourism in the economy.
- Reflects suggestion from Landmarks Board to include heritage tourism.
- Incorporates different types of tourism as examples.

**Policy 5.09 Role of Arts, Cultural, Historic and Parks and Recreation Amenities**

- Broadens the role of all these amenities as important to economic vitality. Adds historic amenities per Landmarks Board; adds parks and recreation amenities per staff feedback.
- Adds “county,” per county staff feedback
- In a previous draft, a policy about “Creative Economy” was added to further consistency with the Community Cultural Plan. However, Planning Board members suggested that the policy sounded exclusive, so it was removed and modified to more broadly show support for the arts and include recognition of their contribution to economic vitality.

**Policy 5.10 Communications Infrastructure**

- Adds “county” to second line per county staff feedback.
- Adds “will promote opportunities to enable Boulder residents, businesses, visitors and public or private institutions to connect affordably, easily and securely.”
- Adds “broadband” to clarify and example of technologically-advanced communications infrastructure.
- Adds “support emergency systems” as part of the purpose.

### **Policy 5.11 Sustainable Business Practices**

- Includes county.
- Modified to be consistent with the ESS and programs and practice and reflects input from Planning Board.

### **Policy 5.12 Home Occupations**

- Includes county.
- Adds minor clarifying descriptors: “innovative, creative, and” entrepreneurial activities of residents...
- Adds language about continuing to develop policies that result in reducing number and length of trips – vehicle miles traveled.

### **Policy 5.13 Responsive to Changes in the Marketplace**

- Adds minor clarifying edits.
- Notes application and permitting process to be consistent with ESS.

### **New Policy Economic Resilience**

- Addresses preparedness for threats through an economic resilience assessment and other approaches consistent with recommendations from Boulder’s Resilience Strategy.

### **Policy 5.14 Employment Opportunities**

- Adds “inclusivity,” per BOCC recommendation.

### **Policy 5.15 Partnerships to Support Economic Vitality Goals**

- Deletes “business” from title.
- Adds county, per BOCC request.
- Edits the list to include groups who work together on economic vitality and lists them alphabetically.

### **Policy 5.16 Support for the University of Colorado and Federal Labs**

- Adds clarifying language.

### **Policy 5.17 Diverse Workforce, Education and Training**

- Modifies policy to be consistent with ESS regarding programs and workforce.
- Includes feedback from Planning Board regarding the need to not only “attract” but also “develop” workers.
- Removes “workforce vocational training facilities, including but not limited to those that provide training for “green” jobs,” as this was more a focus as part of the 2010 update.
- Does not include a community member suggestion to mention specific trades because all trades are included by reference: “In multiple fields with specialized skills and experience.”

## **III-6. Transportation**

This section focuses on policies related to transportation and that have changed or been updated since the 2010 plan including:

- Boulder County Transportation Master Plan (2012);
- Boulder County Multimodal Transportation Standards (2013);
- City Transportation Master Plan (2014);
- City Climate Commitment strategy (2015);
- City Transportation Report on Progress (2016);
- County Mobility4All Needs Assessment (2016);
- Airport Master Plan; and
- Ongoing city Access Management and Parking Strategy (AMPS) and adopted new standards related to Transportation Demand Management (TDM).

Additional and extensive changes since the Aug. 24 draft reflect input from the community and the city's Transportation Advisory Board (TAB), Planning Board, Planning Commission, community members, and additional review and input by city and county transportation staff. Changes are noted below. Only minor changes have been included since the Jan. 11 draft.

### **Introduction**

- Reflects updated city and county plan visions and organization.
- Includes language about shifting technology (e.g., autonomous vehicles) and demographic and social changes.

### **Complete Transportation System**

#### **Policy 6.01 All-Mode Transportation System and Complete Streets**

- Adds "complete streets" to title to reflect city TMP goals.
- Recognizes different approaches to street types and the transportation system in the city (urban areas) and county (rural areas).
- Includes additional language from the city and county master plans.

#### **New Policy Renewed Vision for Transit**

- Reflects city's TMP vision for expanding local and regional transit services and connections.

#### **Policy 6.02 Reduction of Single Occupancy Auto Trips**

- Includes new objective from city's TMP (i.e., reduce vehicle miles of travel).
- Recognizes different city and county approaches to addressing reducing vehicular travel.

#### **Policy 6.03 Transportation System Optimization**

- Changes the title to "Transportation System Optimization."
- Modifies language to be consistent with both the city and county transportation master plans.

- Removes the specific Level of Service LOS policy to be more consistent with all measurable objectives in the city's TMP and the county's approach to addressing a multi modal transportation system that is oriented to moving people efficiently.

### **New Policy Integrated Transportation Demand Management (TDM) Programs**

- Reflects language from TMP that addresses TDM, as adjusted by Transportation Advisory Board.
- Incorporates language from policy 6.10, Managed Parking Supply.

### **Revised Policy (combined from 6.05, 6.06): Accessibility and Mobility for All**

- Includes language from former policy 6.05, Accessibility, and policy 6.06, Mobility Services.
- Adds language about non-English speakers and prioritizing connections between multimodal transportation and affordable housing to facilitate affordable living.

### **New Policy Transportation Safety**

- Reflects the TMP policy "Toward Vision Zero" and recommendations from Planning Board to address safety.
- Consistent with the city's TMP, it focuses on a broad range of crash causes rather than calling out any specific type of cause (e.g., distracted drivers) so it can be applicable over time.

## **Regional Travel**

### **Policy 6.04 Regional Travel Coordination**

- Changes title from "cooperation" to "coordination."
- Adds language about regional impacts of local transportation decisions, consistent with the city's TMP.
- In addition to CDOT and RTD, it references the Northwest Mobility Study and FasTracks arterial bus rapid transit services, commuter bikeways and first and final mile connections as well as longer term rail planning.
- Mentions regional planning and partnerships for housing and transportation, as suggested by the community.
- Adds language regarding transportation infrastructure and the potential for the transportation system to address impacts from in-commuting, as suggested by the community.

### **New Policy Regional Transit Facilities**

- Addresses regional transit anchors that serve the primary attractors of downtown, CU, and the Boulder Valley Regional Center and need to address regional transit as a priority to support employees and reduce single occupancy auto travel and congestion on regional corridors, as consistent with the city's TMP.

### **Policy 6.05 Accessibility**

- Deleted here but added into new policy Accessibility and Mobility for all (above)

**Policy 6.06 Mobility Services**

- Deleted here but added into new policy Accessibility and Mobility for all (above)

**Funding and Investment****Policy 6.07 Investment Priorities**

- Adds “person carrying capacity” and “additional road capacity will be managed and priced to provide reliable and rapid travel times for transit, high occupancy vehicle lanes, and other car sharing options,” consistent with city’s TMP.

**Policy 6.08 Transportation Impacts Mitigated – moved below****Integration of Land Use and Transportation with Sustainability Initiatives****New Policy Access Management and Parking**

- Includes language from 6.10 Managed Parking Supply, modified to be consistent with ongoing Access Management and Parking strategy as well as the TMP. It recognizes that vehicular and bicycle parking are part of a total access system for all modes of transportation.
- In addition to what was originally proposed from those plans, it includes language to reflect Planning Board’s recommendation to “address neighborhood parking impacts.”

**Policy 6.08 Transportation Impacts Mitigated**

- Adds new language to address mitigating “parking impacts to surrounding areas” (particularly from parking reductions), as suggested by Planning Board.
- Adds “TDM” to strategies.
- Otherwise includes minor clarifying edits.

*(Note: The Built Environment policies also address neighborhood centers, mix of land uses and amenities such as parks and schools, and area planning to support neighborhoods.)*

**New Policy Concurrent Land Use and Transportation Planning**

- Reflects Planning Board’s recommendation to coordinate the TMP and BVCP at a citywide level and concurrently (before specific policy 6.09 about integrating land use and transportation for multimodal centers and corridors).

**Policy 6.09 Integrated Planning for Regional Centers and Corridors**

- Changes title to reflect the focus on intermodal centers and corridors
- Notes regional centers (i.e., downtown, CU, and BVRC). Adds mobility hub concept from TMP.
- Adds “and along” multimodal corridors.
- Emphasizes the “high quality pedestrian experience and urban design” in these places, as requested by TAB.



*(Notes: The Built Environment chapter defines land use for different types of centers and where intensity is most appropriate but does not yet provide guidance for land use along corridors. That may need to be further addressed through area planning.)*

### **New Policy (Title only) Complete Missing Links**

- Separated out from “centers and corridors” land use policy above.

### **Policy 6.10 Managed Parking Supply**

- Deleted (combined) into new policy for integrated TDM programs above.

### **Policy 6.11 Transportation Facilities in Neighborhoods**

- Conveys different goals for facilities in city vs. rural neighborhoods from city and county TMPs.
- Adds Neighborhood Parking Permit program language as suggested by Planning Board.

### **New Policy Transportation Infrastructure to Support Walkable 15-Minute Neighborhoods**

- Adds reference to neighborhood supporting activities and infrastructure within approximately a one-quarter mile radius where residents and employees can fulfill more of their daily needs through safe walking and bicycling, as consistent with the TMP’s 15-minute neighborhood idea.
- Adds language about bicycle parking (or infrastructure), per TAB suggestion.
- Includes language about health (and fuel consumption) benefits of investing in sidewalk and trail infrastructure, per Boulder County Health suggestion.
- Note: The Built Environment section also addresses the land use aspect of this concept and an inclusive area planning process for such places, per Planning Board.

### **Policy 6.12 Neighborhood Streets and Alleys Connectivity**

- Adds “alleys” to the title to be consistent with the language in the policy.
- Recognizes alleys as part of the “public realm,” for “safe and convenient travel,” and part of “community character and cohesion.”
- Addresses the historic value and connected nature of alleys and their importance for pedestrian and bicycle transportation off the main streets, per Planning Board.

### **New Policy Mobility Hubs**

- Defines and recognizes the role of future mobility hubs, consistent with the TMP.
- Adds “high quality urban design of structures and public spaces,” as suggested by TAB.

### **Other Transportation Policies**

### **Policy 6.13 Improving Air Quality and Reducing Greenhouse Gas Emissions**

- Adds “and Reducing Greenhouse Gas Emissions” to the title.
- Includes TMP’s goal to reduce GHGs from transportation modes.
- Adds low emissions transportation modes “and infrastructure” per county suggestion to address elective vehicle infrastructure but to avoid focusing on one type of low emission technology.

**Policy 6.14 Municipal Airport**

- Includes new language to provide context for the airport (recognizing its various roles) and reflect the current Airport Master Plan.

**New Policy Emergency Response Access**

- Adds a policy to continue to coordinate transportation related emergency response, per the Resilience Strategy.

**New section added to reference relevant plans and policies****III-7. Housing**

This section focuses on policies related to housing and incorporates policy work completed over the past several years including:

- Housing Boulder community engagement (2013-2015),
- Analysis of Impediments to Fair Housing Choice (2015), and
- Middle Income Housing Strategy (2016).

Additional changes since the Aug. 19 and Dec. 9 drafts reflect input from the community, city and county staff, Planning Board, Board of County Commissioners and Planning Commission. The feedback to date has suggested: putting more emphasis on current housing challenges using long term trends and adding language about the importance of diverse housing types and price ranges in terms of retaining socio-economic diversity, creating an inclusive community, and promoting cultural richness. Planning Board and Planning Commission both offered feedback on a request from a coalition of affordable housing providers (the Affordable Housing Network, the Human Services Alliance, Boulder Housing Partners and the Boulder County Housing Authority) to include a new policy on affordable housing community benefit. Due to the lack of support for the language, this request is not included in this draft. Staff also received feedback on adding specific actions and targets in the policy language (e.g., no loss of affordable housing, no high-end housing, restricting house sizes, etc.). These concepts are either too specific for policy language or were not supported by the BVCP Survey or decision makers. Other changes to the section are noted below.

**Introduction/Preamble:**

- Reflects work done through the Housing Boulder community engagement process and the studies conducted by BBC Research and Consulting.
- Provides additional clarification on the impacts of cost burdened households.
- Provides emphasis on escalating housing costs and who is burdened.
- Adds language about long term trends and inclusive community with choices.

**General changes:**

- Updates language throughout to reflect current terminology related to how the city implements the affordable housing program to include middle income households (i.e., policies 7.01, 7.07, 7.11).
- Acknowledges that numerous policies apply to the county in addition to the city (i.e., policies 7.01, 7.04, 7.12, 7.13, 7.14).

**Policy 7.01 Local Solutions to Affordable Housing**

- Adds middle incomes.
- Adds county.

**Policy 7.02 Affordable Housing Goals**

- Includes a new middle income housing goal (as directed by the 2016 Middle Income Housing Strategy) that provides market rate affordable housing as well as deed restricted permanently affordable units for middle income households ([www.housingboulder.net](http://www.housingboulder.net)). The specific target for middle incomes is not included. It may change during implementation over the next year.

**Policy 7.03 Populations with Special Needs**

- Strengthens the policy to avoid overconcentration of special needs housing in one part of the community and ensuring that housing is near appropriate transportation options.
- Reinforces the importance of the inclusionary housing program, and cash-in-lieu in particular as the primary tool for achieving deeper levels of affordability to serve populations with special needs.
- Replaces a specific list of amenities with a more general description of services.

**Policy 7.04 Strengthening Community Housing Partnerships**

- Adds county.

**Policy 7.05 Strengthening Regional Housing Cooperation**

- Recognizes the regional nature of the issue and work being done with regional partners to address regional affordability.

**Policy 7.06 Mixture of Housing Types**

- The mix and diversity of housing has been an existing policy, but many developments are not yielding a mix. This language strengthens and defines that intent.

**Policy 7.07 Preserve Existing Housing Stock**

- Adds middle incomes.

**Policy 7.08 Preservation and Development of Manufactured Housing**

- Clarifies that hazards are specific to health and safety issues and not limited to natural hazards.

- Changes relocation to rehousing to clarify that the intent is to keep communities intact and rehousing within the community is a priority over relocation whenever possible.

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

- Slightly modifies language to reflect a variety of incomes as an important part of serving a full range of households.

### **Policy 7.10 Balancing Housing Supply with Employment Base**

- Refined to address jobs:housing balance workforce housing needs and balance of housing supply with employment base.

*(Note: Workforce housing is addressed elsewhere (7.01, 7.06, 7.09) and in jobs:housing balance (1.19). Planning Board discussed this but had not uniform opinion about necessary changes. The Board of County Commissioners thought it was an important concept that should be repeated and were supportive of the edits. The edits are also supported by results from the BVCP Survey.)*

### **New Policy Permanently Affordable Housing for Additional Intensity**

- States intent that if zoning increases to allow more intensity, city will require additional permanently affordable housing.
- Note: Additional policy language regarding general community benefit was added to Section 1.

### **Policy 7.11 Incorporate Mix of Housing in Future Service Area**

- Adds middle incomes.
- Includes size as an important part of providing a mixture of housing.

### **Policy 7.12 Conversion of Residential Uses in the Community**

- Includes minor grammatical change.

### **Policy 7.13 Integration of Permanently Affordable Housing**

- Clarifies that affordable housing should be dispersed throughout the community, integrated into all new housing developments, and provided on site as part of new development preferably over off site - consistent with the Federal Fair Housing Act.

### **Policy 7.14 Minimizing Displacement – no change**

### **New Policy Market Affordability**

- States a clear role for market rate solutions in providing more middle income housing options, including identifying incentives for more moderately sized and priced units.

New section added to reference relevant plans and policies

## III-8. Community Well-Being

This section reflects updated plans and work since the 2010 Plan and strengthens policies related to existing plans including:

- Approved master plans and strategies: City Parks and Recreation Master Plan (2013), City Fire-Rescue Master Plan (2011), Community Cultural Plan (2015), and Police Master Plan (2013).
- Public input and early direction from the Homelessness Strategy, Human Services Strategy and Library Master Plan, currently in process.
- Policies related to an aging population, aging in place, healthy child and youth development and youth opportunities have emerged since 2010.

In November, OSBT suggested changes to the trails policy. Since the Aug. and Jan. drafts, other community groups and individuals have suggested additional revisions to the trails policies that are reflected in the draft.

### Introduction

Revisions are proposed to the introduction to refresh information about emerging demographic and social trends relating to well-being such as aging population, some widening social disparities, and the relative health of Boulderites, among other changes.

### Policy 8.01 Providing for a Broad Spectrum of Human Needs

- From *Human Services planning and prioritization* (City Council Study Session 10-27-2015): Adds policy language emphasizing guiding principles for Human Services delivery (e.g., data-driven outcomes; investing in prevention to forestall crisis and improve self-sufficiency and resilience; supporting best-practice and evidence-based programs, evaluate how clients and the community are better off as a result); and coordinating and integrating city-provided services with partners and the county and region. This applies to policies 8.02 through 8.04.

### Policy 8.02 Regional Approach to Human Services

- Adds county and new information from Human Services Plan related to data-driven decisions, regional approaches, and partnerships.

### Policy 8.03 Equitable Distribution of Resources

- Adds county.
- Adds “older adult” to those for whom transportation burden could be reduced.

### Policy 8.04 Addressing Community Deficiencies

- Adds county.
- Adds community feedback, partnerships, etc. to reflect Human Services plan.

### Policy 8.05 Diversity

- Includes minor edits to improve readability.

**New Policy Youth Engagement**

- Reflects on-going emphasis around youth engagement and leadership through Youth Advisory Board (YOAB), Growing up Boulder (GUB), and recommendations in Community Cultural Plan Strategies, Parks and Recreation Plans.

**Policy 8.06 Safety**

- Includes minor edits.
- Adds new language to reflect direction from Police and Fire Master Plans on responsiveness to community needs and changes in redeveloping and urbanizing areas.

**Policy 8.07 Health and Well-Being**

- From *Arts and Culture Plan* and *Parks and Recreation Master Plan*: expands definition of physical health to include total physical, mental and social well-being, and healthy diet.
- Adds values related to fostering mental and social well-being through the cultivation a wide-range of recreational, cultural, educational and social opportunities.

**New Policy Resilience in Public Safety and Risk Prevention**

- Reflects recommendations in Police and Fire Master Plans and Resilience Strategy around risk prevention and early intervention.

**New Policy Community Connectivity and Preparedness**

- Reflects recommendations from Resilience Strategy to emphasize importance and fostering of social capital and communications in neighborhoods to enhance preparedness and improve ability to respond to emergencies.

**New Policy Tolerance and Respect**

- Includes a broad policy describing the city and county commitment to tolerance and respect, and safety from discrimination and violence.

**Policies 8.08 through 8.09 school policies – no changes****Introduction to Community Facility Needs**

- Emphasizes the importance of community facilities and infrastructure on quality of life and livability. Adds description of various master plans anticipated in the near future that will likely result in new policies or policy revisions in this section, including to trails.

**Policy 8.10 Support for Community Facilities**

- Adds minor changes to include “cultural” and “or other needs.”

**Policy 8.11 City Parks and Recreation**

- Adds “city” to title.



- Reflects positive people-centered policy language from city's Parks and Recreation Master Plan.

### **New Policy Parks as Gathering Spaces**

- Includes direction from the city's Parks and Recreation Master Plan and Resilience Strategy highlighting the importance of parks in the social and urban fabric in city neighborhoods.

### **Policy 8.12 Trail Functions and Locations**

- *Note is included in Introduction to Community Facility Needs above that master plans (e.g., OSMP master plan) will provide guidance related to trails planning.*
- Addresses suggestions from members of the public, OSBT, community organizations and Planning Board members to:
  - Include intro sentence reflecting positive function of connectivity and community identity
  - Describe a range of trail functions
  - Design for enjoyable visitor experience
  - Encourage on-trail travel and discourage informal trails
  - Design for long-term sustainability
  - Design and plan for area-specific conditions and needs
  - Minimize environmental impacts consistent with natural environment policies

### **Trails Network**

- Adds language recognizing goals of improved regional trail connectivity such as reduced auto-use and parking, dispersed trail use, reduction in crowding impacts and enhancing opportunities for long distance experiences.
- Adds language to support system connectivity and regional trails systems.

### **Policy 8.14 Libraries - no changes**

### **Policy 8.15 Information Resource/Community Center**

- Includes minor change to "facilitate" vs. provide access to information.

### **Policy 8.16 Education Resource**

- Includes minor revisions to add "cultural" and literary resources and opportunities.

### **Policy 8.17 Arts and Cultural Facilities**

- Reflects Community Cultural Plan about strengthening culture in the community and supporting access to cultural experiences.

**Policy 8.18 The Arts and Community Culture**

- Reflects Community Cultural Plan direction supporting cultural offerings, organizations and artists and the importance of civic dialogue, awareness, and participation (i.e., increased understanding of positive contributions of culture, access to information about culture, and participation).
- Adds language that city and county support neighborhood-serving arts and cultural amenities and community gathering spaces.

**Policy 8.19 Public Art**

- Reflects vision in Community Cultural Plan for the importance of public art and programming.

**Policy 8.20 Canyon Boulevard Cultural Corridor**

- Removed; it is currently being implemented and the policy is outdated.

**List of relevant plans and policies included****III-9. Agriculture and Food**

This section focuses on agriculture, food, sustainable practices, and access to food for the community. The city and county have made significant contributions to the preservation of lands for agricultural production and the water needed to use these areas for agriculture. Most agricultural production in the Boulder Valley occurs on city and county open space. The changes to this chapter reflect updated plans and work since the 2010 Plan including:

- City of Boulder Agriculture Resources Management Plan (in progress)
- Boulder County Cropland Policy (2011)
- Boulder County Environmental Element (2014)
- City of Boulder Source Water Master Plan (2009)
- City of Boulder Water Efficiency Plan (2016)
- HR&A's Recommendations for Resilience Integration (2016)
- City of Boulder Parks and Recreation Master Plan (2012)
- Ordinances and policy changes to promote local food sales
- State of Colorado Water Plan (2015)

Additional changes since the Aug. 24 draft reflect input from the community and county staff. In November, OSBT also provided some recommendations for the chapter as noted below and recommended its advancement with the changes. A few changes have been added since the Jan. 11 draft to reflect county input.

**Introduction/Preamble:**

- Includes in the second paragraph new definitions of “agricultural lands” as requested by a member of the public.
- While more extensive language was suggested to define soil health, staff does not recommend including it in the BVCP, because the topic is really too detailed for the BVCP and should be addressed in the upcoming Open Space Master Plan or other agricultural operations plans.
- Removes bullets to flow directly into policies because it is a short section.
- Note: OSBT suggested adding “education” to the bulleted list, however there is no corresponding policy.

**Policy 9.01 Support for Agriculture**

- Adds language to be consistent with current practice on working agricultural lands.
- Deletes the statement: “the success of agriculture on these lands is vitally dependent on their water supplies” because other factors are important too, per OSBT.
- Adds a new sentence toward the end of the policy to state: “The city and county will emphasize the importance of sustainable water use,” per OSBT.

**Policy 9.02 Urban Gardening and Food Production**

- Moved from former Policy 9.05 and slightly clarified.

**Policy 9.03 Sustainable Food Production and Agricultural Practices**

- Changes title back to include Sustainable “Agricultural” Practices along with “Food Production” to reflect that some but not all agriculture is food production and to recognize the value of animal feed, range, and pasture systems.
- Notes that the city and county will seek opportunities to gather and share data to inform future decision making.
- Changes “farming communities” to “the Boulder Valley farming community,” per OSBT.
- Does not include a section previously added by utilities: “The city and county will also promote sustainable agriculture by recognizing the critical importance of delivering irrigation water to agricultural lands,” because water is not the only critical factor, per OSBT recommendation.
- County staff also requested a note recognizing conventional agriculture as a significant share of agricultural operations and that shifting to sustainable agriculture could take some time. This note seems out of place in a policy but could go in the introduction or in the Agricultural Resources Management Plan or other master plans.

**New Policy 9.04 Soil Health and Soil Carbon Sequestration**

- Adds this new policy about soil health based on a request from a member of the public. It was originally suggested for the Natural Environment section, but because of its relationship to soil health and tilled lands it is most appropriate in this section.

- OSMP staff suggested modifying the original prescriptive language that required certain actions prior to knowledge about the tool and its appropriateness. This policy suggests a phased and research-based approach.
- Modifies the first sentence to be more action oriented: “The city and county will pursue strategies to enhance soil health and will explore and evaluate strategies to sequester soil carbon...” per OSBT recommendation.

#### **Updated Policy 9.05 Access to Healthy Food**

- Adds county.
- Reflects cooperative efforts to establish markets and facilities and increase access to healthy food. It replaces some outdated language in former policy 9.06.

#### **New Policy 9.06 Food System Resilience**

- Provides resilience rationale and the need for the food system to be able to adapt to change and disruption. The new policy language outlines steps for the city to explore system vulnerabilities and capacity, and develop solutions.

#### **Policy 9.07 Regional Efforts to Enhance the Food System – no changes**

#### **Adds Relevant Plans and Policies (OSBT suggested a couple of additions)**

### **III-10. Governance and Community Engagement**

This new section emphasizes the community’s strong values in maintaining a high level of awareness, communication and public participation in local government. It was not part of previous drafts. It is consistent with the Resilience Strategy.

#### **New Policy 10.1 High-Performing Government**

- Describes the city’s goals for stewardship and sustainability of the city’s financial, human, information and physical assets.
- Outlines goals around transparency, accuracy, efficiency, effectiveness and customer service as well as strategic decision-making.

#### **Policy 10.2 Community Engagement (formerly Policy 1.05)**

- Describes support for better decision-making and outcomes by facilitating open and respectful dialogue, seeking involvement of those potentially affected by or interested in a decision and representing the views or interests of those less able to actively participate in the public engagement process, especially vulnerable and traditionally under-represented populations.

#### **New Policy 10.3 Communication Capacity for Resilience**

- Describes resilience benefits of engaged communities and residents in the event of a disruption. Describes city and county support for ongoing robust communication and outreach to communities and vulnerable residents.

**New Policy 10.4 Informed Community**

- Describes the city's commitment to gathering and sharing information to support and encourage open, participatory government and an informed community.

**New Policy 10.5 Support for Volunteerism**

- Describes city goals around community volunteers supporting programs that engage residents to improve their community and participate in addressing local issues.

**IV—Land Use Map Designations**

This section focuses on updates to the land use descriptions chapter. It includes organizational changes to improve legibility as well as more substantive changes to be consistent with the Land Use Code or with goals emerging from this plan update, such as to encourage housing in commercial or industrial areas. Proposed changes are noted below by section.

*Note: The section will also include a collage of photos representative of each type of use. A separate file with the land use pictures by category is provided for review.*

**Introduction/General**

- Includes new language to aid in map interpretation.
- Formats the chapter into a table to clarify descriptions and intent of each category.

**Residential Categories****Very Low Density Residential**

- Adds a description of where VLDR typically occurs – in Area III but also some within city limits.

**Low Density Residential**

- Adds a description of this predominant type of residential in the city.

**Manufactured Housing**

- Notes intent to provide for future affordable housing.

**Medium Density Residential**

- Adds description to be consistent with intent and how regulations apply – to achieve a mix of housing types throughout the district rather than one uniform type.

**Mixed Density Residential**

- Adds language to consist of a mix of housing types versus just one type.
- Adds language to include some complementary uses as implemented through zoning.
- Corrects density range for newer areas to include “20 units/acre” as upper range to reflect the density range in the Title 9 Land Use Code.

## **High Density Residential**

- Describes location.
- Notes that some complementary uses may be appropriate, as implemented through zoning.

## **Mixed Use Residential – No significant changes**

## **Industrial Categories**

### **General Industrial**

- Adds list of uses that are generally consistent with the industrial manufacturing zoning district.

### **Community Industrial**

- Clarifies “community serving industries.”
- Adds note that it may include “ancillary commercial activity” to be consistent with uses and intent.

### **Light Industrial**

- Notes change to location, as the current designation stretches east to 63<sup>rd</sup> Street.
- Adds uses to be consistent with more contemporary light industrial uses (striking large scale printing and noting assembly, media and storage).
- Includes change to reflect key policy direction to accommodate housing and other complementary uses. Note: locations will need to be defined in Land Use Code.

## **Mixed Use Industrial – no significant changes**

## **Business Categories**

### **Regional Business**

- Notes changes to reflect the newer terminology for the “Boulder Valley Regional Center” instead of Crossroads.
- Adds language to encourage street activation.
- Adds language to encourage and possibly require housing.

### **Mixed Use Business**

- Adds locations where the category applies.

### **General Business**

- Adds locations where the category applies.
- Adds language to encourage and possibly require housing.

### **Community Business**

- Adds language about walkable communities.



**Boulder Valley Comprehensive Plan**

**Summary of Changes  
For Mar. 24, 2017 Draft Plan**

- Adds language to encourage housing.

**Transitional Business**

- States that a mix of uses including housing is appropriate.

**Service Commercial – No significant changes**

**Open Space Categories**

**Open Space Acquired – No changes**

**Open Space Development Rights**

- Minor change to clarify it applies to “existing” conservation easements.

**Open Space, Other**

- Adds interpretation language regarding this designation as it relates to linear features and irrigation ditches, per feedback from staff, District Six Water User’s Association and some input from Planning Board.

**Other Categories**

**Agricultural – No changes**

**Park, Urban and Other**

- Removes the outdated descriptive park language.

**Public/Semi-Public – minor changes to describe the location**

**Environmental Preservation – no changes**

**Natural Ecosystems Overlay – minor editorial changes**

- *Note: The Natural Ecosystems Overlay maps should be updated with current data and GIS information before the next major plan update.*

**V—Subcommunity and Area Planning**

This section describes the city’s approach to creating new subcommunity and area plans and includes a summary of existing plans.

**Introduction**

- Adds a brief description about the intent of area plans, the planning horizon and high level statement about who is involved in the process.

**Subcommunity and Area Plans (intent)**

- Adds “identifying and prioritizing community benefits that are a priority for the area” as one of the intended outcomes.

**Subcommunity and Area Planning Process**

- Notes that land use map changes may be incorporated into the BVCP concurrent with the adoption of the area plan.

**Subcommunity Planning**

- Adds Central Boulder – University Hill as a tenth subcommunity.

**Area Planning**

- Adds a description of the scale of area plans and, in general, what types of locations may be most appropriate including to note that residential neighborhoods may be included if they meet the criteria.

**Neighborhood Planning/Infill Pilot Project**

- Adds criteria that will be used when evaluating potential areas for a neighborhood planning pilot program.

**VI—Master Plan Summaries and Trails Map**

This section summarizes existing city master plans. Changes to this section include:

- **2011 Greenways Master Plan**, provides a framework for implementing the city’s Greenways Program through coordinated planning, construction, maintenance activities and funding sources.
- **Wastewater Utility Plans**, including the 2016 Wastewater Collection System Master Plan and 2016 Comprehensive Stormwater Collection System Master Plans.
- **The 2015 Community Cultural Plan**, provides an updated look at Boulder’s social, physical and cultural environment.
- **Historic Preservation**, includes a description of the program and the number of properties with landmark status.
- **The 2015 Zero Waste Strategic Plan**, replaces the 2006 Master Plan for Waste Reduction.
- **Climate Commitment**, includes goals that were identified in 2016.
- **Trail Map**, notes how the map depicts conceptual connections to regional trails.

**VII—Amendment Procedures and Referral Process**

*See note in chapter.* This draft includes minor “housekeeping” edits and formatting changes only. Other changes are pending discussion between the city and county regarding the Intergovernmental Agreement and amendment procedures.

## **VIII—Urban Services Criteria and Standards**

Revisions to this chapter include:

- Minor revisions to improve readability for the criteria,
- Minor revisions to the Stormwater and Flood Management standards for readability and clarification on ditch companies,
- New Urban Fire Protection and Emergency Medical Care standards that reflect current levels of service and benchmarks for service improvement, and
- Minor revisions to Transportation standards to include references to VMT and GhG reduction, and complete streets.

## **Trails Map**

Revisions to the map include:

- Addition of descriptive language on the map (*purpose of map, definitions of proposed trails, conceptual trail alignments and conceptual connections, and where to get more information*)
- New proposed trails and new conceptual alignment for proposed trails
- Modifications to proposed trails
- Changes from 'proposed' to 'existing' to reflect newly constructed trails
- Removal (deletion) of proposed trails and proposed rerouting / removal of existing trails
- Map corrections

A separate summary is included with the trails map.

# 2015 Major Update to Boulder Valley Comprehensive Plan

## DRAFT Action Plan—Outline of Priorities

*Draft – Mar. 25, 2017*

The comprehensive plan **Action Plan** outlines the actions needed to implement comprehensive plan policies that are not currently addressed through other plans or programs. It establishes the timing and priorities for new program initiatives, planning projects and regulatory changes; ongoing programs or projects are not included. It is intended to be flexible and responsive to city goals and resources.

The Action Plan is adopted by City Council after each major update to the BVCP and revisited alongside the council work plan. The county is sent a referral and invited to identify those

actions, projects or other activities in the Action Plan in which they wish to participate. The county may also propose new or additional collaborative actions to the city for its consideration during the major update.

**The following action items have been identified as a high priority throughout this major update. Staff will look to City Council to revise this list and establish priorities. Generally, the action items reflect those that will be completed in the near-term. Longer-term actions, specific timing and responsibilities may be added following the April study session discussion and draft plan.**

Key Implementation Item	BVCP Topics / Sections	Timing (Responsibility)
<b>Amend the Land Use Code to achieve affordable and diverse housing goals</b> , including: <ul style="list-style-type: none"> <li>a) Modify Inclusionary Housing Ordinance to include a middle-income housing requirement in addition to the 20 percent requirement for low and moderate income households.</li> <li>b) Reduce barriers to creating accessory dwelling units.</li> <li>c) Require a higher level of permanently affordable housing for an increase in intensity granted by the city.</li> <li>d) Address incentives for affordable units to be provided on-site alongside market rate units as part of new development.</li> </ul>	<b>Diverse and Affordable Housing</b> - Ch. III - Sec. 7 (Existing and new policies)	Near-term - (a) and (b) are underway  Planning, Housing & Sustainability (PH&S)
<b>Amend the Land Use Code, Site Review Criteria</b> to address community benefit related to height modifications. Develop a scope of work that includes reference to Planning Board's Community Benefits matrix, addresses technical and economic analysis and includes a process for community outreach and collaboration. Check in with Planning Board and City Council on how to scope the height discussion.	<b>Community Benefit/Building Height</b> – Ch. III – Sec. 1 and Sec. 2, (new policies)	Near-term  (PH&S)
<b>Amend the Land Use Code, BR-1, BC-2 and possibly IG</b> to allow and incentivize additional diverse housing. This work will be done in conjunction with the site review criteria item above and will involve the community.  <b>Boulder Valley Regional Center and 28<sup>th</sup> Street (General and Regional Business Districts):</b> In the corresponding BR-1 and BC-2 zoning districts, analyze and modify standards to incentivize diverse mixed use	<b>Diverse and Affordable Housing and Jobs Housing Balance</b> - Ch. III – Sec. 2 (New policies for Regional Center)	Near-term  (PH&S with input from others, including Transportation)

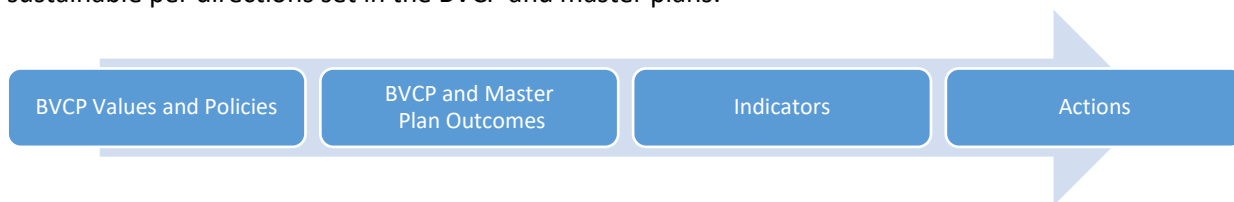
Key Implementation Item	BVCP Topics / Sections	Timing (Responsibility)
<p>and pedestrian-oriented housing and retail, while reducing non-residential potential. Code amendments may address standards in these districts such as parking, open space, connections, use mix, and bulk and heights for each zoning district. Address procedures (e.g., Use Review or Site Review) to achieve best possible outcomes. Coordinate with corridor planning for 30<sup>th</sup> Street.</p> <p><b>For Light Industrial Area:</b> Analyze and modify “Residential Development in Industrial Zoning Districts” criteria as they apply to the General Industrial (IG) zoning district to achieve plan goals for the light industrial area. Address contiguity requirements to encourage residential in locations near infrastructure and services, maintain existing industrial uses allowed, allow for additional limited retail, where appropriate, and foster redevelopment into walkable mixed use “industrial districts.” May address other standards for the IG district such as parking and open space. Consider modifying review procedures for any residential project in IG (e.g., Site Review).</p>	and Light Industrial Area and Land Use Descriptions	
<p><b>Conduct a comprehensive assessment of the city’s Land Use Code</b> to identify other reforms that would accomplish community goals identified through the BVCP, such as modifications to the use table to reflect desired land use outcomes.</p>	Multiple sections of BVCP - policies.	Near-term: Code assessment is included in the 2017 budget  (PH&S)
<p><b>CU South next steps (TBD).</b> Following BVCP land use guidance and refinement of principles and mapping, process an annexation application from CU and an annexation agreement (intergovernmental agreement). Define a public engagement process for future coordination and planning for the site. Coordinate with utilities on flood engineering.</p>	<p><b>Specific Land Use Update and Focused Area Planning,</b> Ch. III – Sec. 1 Intergovt. Cooperation policies, CU South principles and policies</p>	<p>Unknown - Depends on outcomes of discussions in April and timing of CU annexation request</p> <p>(PH&amp;S coordinating with Utilities, CMO and CU)</p>
<p><b>Further refine BVCP indicators</b> in coordination with the city’s new online dashboard. Establish a process for narrowing, measuring, and using indicators to track progress and understand when major changes to the BVCP may be needed. A preliminary list of indicators is included with the BVCP draft plan.</p>	<p><b>Metrics for Plan</b> Ch. I – BVCP Indicators</p>	<p>Near-term:</p> <p>(City Manager’s Office (CMO), PH&amp;S)</p>
<p><b>Conduct a residential infill pilot/plan</b> for a self-selecting neighborhood (also addressed in Housing Boulder project).</p>	<p><b>Subcommunity and Area Plans</b></p>	<p>Unknown</p> <p>(PH&amp;S)</p>

Key Implementation Item	BVCP Topics / Sections	Timing (Responsibility)
<b>Start Phase 2 Transit Village Area Plan Implementation.</b> (a) Reassess TVAP Phase 2 plan land uses; determine if any adjustments are necessary; (b) develop plan for providing public improvements in Phase 2 and market study for land uses; (c) begin Phase 2 land use and zoning changes.	<b>Subcommunity and Area Planning</b> - Not a BVCP item	Near-term  (PH&S)
<b>Prioritize and prepare area plans</b> for the following centers or mixed use commercial areas to accomplish BVCP values and policies at the local level. <i>Near-term area plan locations include:</i> <ul style="list-style-type: none"> <li>• Alpine-Balsam, following the vision plan</li> <li>• County-owned site at Iris and Broadway (with county)</li> <li>• 55<sup>th</sup> and Arapahoe Commercial Center</li> </ul> <i>Slightly longer horizon area plans may include:</i> East Walnut area, east of 33 <sup>rd</sup> Street/south of Pearl, Basemar Center, Meadows Center and Table Mesa Center.	<b>Subcommunity and Area Planning</b>	Timing varies. Staff will begin area plans prioritized and directed by council  (PH&S with other depts.)
<b>Update and expand the subcommunity fact sheets.</b> Using input from surveys and community meetings, provide an “issues” planning sheet for each subcommunity that identifies needs and ideas.	<b>Subcommunity and Area Planning</b>	Near-term, with regular updates as new data becomes available  (PH&S)
<b>Update the Natural Ecosystems Map</b> (and criteria and data for preparing it) in conjunction with the Open Space Mountain Parks (OSMP) master planning process.	<b>Resilience, Natural Environment, Master Planning</b>	Near-term  (PH&S)

## BVCP Indicators – Initial Draft

The draft Boulder Valley Comprehensive Plan states that the city and county will use indicators (or metrics) specific to the Boulder Valley to measure the overall health and well-being of the community, environment and economy and progress toward implementing the vision and values of this plan. For this paper, the term “indicators” and “metrics” are used somewhat interchangeably. Indicators are a measuring system to provide info about trends and realities that can assist with future decision-making and provide data and information as a precursor to action. With indicators, planning goals can be less abstract and more achievable.

The BVCP contains broad values and policies, some with direct and well defined measures of outcomes, some less so. Other detailed goals and metrics appear in master plans. Indicators can provide insights into the overall direction and progress of the Boulder Valley community and trends toward being more sustainable per directions set in the BVCP and master plans.



Many communities have developed “score cards,” or dashboards tracking indicators or metrics – in part because “what gets measured gets done” and because transparency and accountability are cornerstones of democracy and are foundational to how constituents can engage with the city and local government. In 2016, the City launched its own *Boulder Measures* – an online dashboard to visualize progress toward community goals. The dashboard is iterative as new data sets and measurements are added as appropriate and made in a timely and consistent way. The current Phase One is a starting point to gather input on metrics (i.e., those included in the initial launch as well as future metrics the community would like to see) and is focused on site design and overall functionality.

Additionally, *Boulder Measures* is organized around the Sustainability Framework which helps provide a common language for goals and priorities and assists in alignment with the Boulder Valley Comprehensive Plan, master plans, decision-making and budgeting processes. The framework uses seven broad categories and outcomes as noted below.

BVCP Policy Section	Relationship to Boulder’s Sustainability Framework
Sec. 1 - Intergovernmental Cooperation and Growth Management	<i>Livable Community, Good Governance</i>
Sec. 2 - Built Environment	<i>Livable Community, Environmentally Sustainable Community</i>
Sec. 3 - Natural Environment	<i>Environmentally Sustainable Community</i>
Sec. 4 - Energy, Climate and Waste	<i>Environmentally Sustainable Community</i>
Sec. 5 - Economy	<i>Economically Vital Community</i>
Sec. 6 - Transportation	<i>Accessible and Connected Community</i>
Sec. 7 - Housing	<i>Livable Community</i>
Sec. 8 - Community Well-being and Safety	<i>Healthy, and Socially Thriving Community Safe Community</i>
Sec. 9 - Agriculture and Food	<i>Environmentally Sustainable Community</i>
Sec 10 - Governance, Community Engagement	<i>Good Governance</i>



The next phases of *Boulder Measures* will evolve as a full set of indicators are identified, selected, and refined to focus more clearly on information that is:

- **ownable** - tracking those areas where the city or county can own and manage outcomes
- **transparent** – linked to open data and clear how they were calculated
- **aligned** – with master plans and programmatic strategies
- **story-telling** – illustrate how the community is doing relative to policies; share trends
- **sustainable** – documentable and possible to refresh and manage over time

This report outlines each Sustainability Framework category, highlights the relevant BVCP policies, includes a summary of possible future indicators or metrics relating to BVCP values and policies for discussion and further refinement. In some cases, the city and community has set specific targets (or milestones) for indicators, often through master plans (e.g., GhG emissions, neighborhood access scores, affordable housing, measurable objectives in the Transportation Master Plan), in other cases objectives have yet to be defined.

Finally, the *BVCP Trends Report* (2015) contains certain measures that may be meaningful to carry forward into the dashboard as either foundational data or as indicators, and the *Community Profile* and *Housing Profile*, updated each year, also contain baseline information such as total population, total jobs, total households, housing units, median home prices – factors that will be measured and presented regardless of whether they will be integrated into the *Boulder Measures* dashboard.

## Environmentally Sustainable Community

### *Sustainability Framework Principles & Outcomes*



#### **Environmentally Sustainable Community**

- Supports and sustains natural resource and energy conservation
- Promotes and regulates an ecologically balanced community
- Mitigates and abates threats to the environment

### ***BVCP Policies that Relate to Environmentally Sustainable Community***

- 
- *Open Space and rural lands preservation (2.04, 2.06-2.08, 2.19)*
  - *Protecting natural ecosystems and biodiversity (3.03-3.07)*
  - *Environment stewardship within the transportation section which includes new policies such as “Clean Mobility.” (Sec. 6)*
  - *Energy conservation, climate action, energy-efficiency, waste minimization (Sec. 4)*
  - *Sustainable business practices (5.11)*
- 

### ***Possible BVCP Indicators***

- Open space land acquisition
- Community GHG emissions
- GHG Emissions from city operations and facilities
- Waste diversion rate
- Energy conservation and use rate
- Number of electric fleet vehicles
- Urban tree canopy
- Upgrades to residential energy efficiency
- Upgrades to commercial energy efficiency
- Water use and conservation
- Index of biodiversity measures from OSMP (e.g., raptor nestings, species of vertebrates, forest management)
- Public support for OSMP land management – community survey
- Human wildlife conflict reductions

## Safe Community

### *Sustainability Framework Principles & Outcomes*



#### **Safe Community**

- Enforces the law, taking into account the needs of individuals and community values
- Plans for and provides timely and effective response to emergencies and natural disasters
- Fosters a climate of safety for individuals in homes, businesses, neighborhoods and public places
- Encourages shared responsibility, provides education on personal and community safety and fosters an environment that is welcoming and inclusive

### ***BVCP Policies that Relate to Safe Community***

- 
- *City will encourage neighborhood schools and safe routes to schools (2.10)*
  - *Outdoor lighting to reduce light pollution, conserve energy while providing for public safety (2.35)*
  - *City's policy toward "Toward Vision Zero" and improving emergency response access (New policy in Sec. 6)*
  - *Safety and community well-being policies as they relate to emergency services, health, cultural, food, resilience and physical activity (8.06-8.07 & new policies).*
- 

### ***Possible BVCP Indicators***

- Police Department Priority One response time
- Property Crimes clearance rate
- Person Crimes clearance rate
- Fire Department emergency response time
- Bicycle and pedestrian safety (accidents)
- Community perception of safety – community survey
- Help community prepare for disasters (training)
- Notification system (people signed up)

## Livable Community

### *Sustainability Framework Principles & Outcomes*



#### **Livable Community**

- Promotes and sustains a safe, clean and attractive place to live, work and play
- Facilitates housing options to accommodate a diverse community
- Provides safe and well-maintained public infrastructure, and provides adequate and appropriate regulation of public/ private development and resources
- Encourages sustainable development supported by reliable and affordable city services
- Supports and enhances neighborhood livability for all members of the community

### ***BVCP Policies that Relate to Livable Community***

*Livable community policies are scattered throughout the BVCP. They can mainly be found in:*

- *Sec. 1: Policies around limited expansion of the city while ensuring high quality of life and benefits for residents.*
- *An expanded policy regarding community benefit is included (1.15-1.18).*
- *Sec. 2: Policies committing to community character, urban design and amenities, preserving existing residential uses, protecting adjacent non-residential development, and mixing of uses. More policies address design, trails, and environment and historic preservation.*
- *Sec. 6: Improve access and safety in neighborhoods through transportation facilities (6.11). Improvement to the transportation infrastructure to encourage 15-minute neighborhoods (new policy).*
- *Sec. 7: Inclusive housing policies around affordable and middle-income housing, housing for a range of households, and market affordability.*
- *Sec. 8: Policies around social equity, human services and community facilities.*

### ***Possible BVCP Indicators***

- Affordable housing units by type
- Index of social diversity (e.g., age distribution, race and ethnicity, language spoken at home, incomes)
- Code violations/enforcement
- Art and cultural events or installations (measures to be determined in relationship with Community Cultural Plan)
- Building permits and square footage of mixed use, infill projects
- Community perceptions about design and growth – community survey

## Economically Vital Community

### *Sustainability Framework Principles & Outcomes*



#### **Economically Vital Community**

- Supports an environment for creativity and innovation
- Promotes a qualified and diversified work force that meets employers' needs and supports broad-based economic diversity
- Fosters regional and public / private collaboration with key institutions and organizations that contribute to economic sustainability
- Invests in infrastructure and amenities that attract, sustain and retain diverse businesses, entrepreneurs and the associated primary jobs

### ***BVCP Policies that Relate to Economically Vital Community***

*Most related policies are found in the Economy section which focuses on:*

- *Strategic Redevelopment and Sustainable Employment*
- *Diverse Economic Base*
- *Quality of Life*
- *Sustainable and Resilient Business Practices*
- *Job Opportunities, Education and Training*

*Measurable policies include: revitalization and avoiding displacement (5.01), diverse mix of uses and business types (5.03), vital and productive retail base (5.04) encouragement of affordable business space and diverse employment base (new), funding city services and infrastructure (5.07), arts and culture (new), sustainable business practices (5.11), partnerships (5.15), diverse workforce and training (5.17).*

### ***Possible BVCP Indicators***

- Retail sales tax revenue
- Commercial office and industrial vacancy rates
- Community unemployment rate
- New business
- Nonresidential building permits and structures
- Industry mix
- Small business innovation research awards
- Patent activity
- Qualified and diversified workforce (population with advanced degree)
- Jobs:population ratio

## Good Governance

### *Sustainability Framework Principles & Outcomes*



#### Good Governance

- Models stewardship and sustainability of the city's financial, human, information and physical assets
- Supports strategic decision-making with timely, reliable and accurate data and analysis
- Enhances and facilitates transparency, accuracy, efficiency, effectiveness and quality customer service in all city business
- Supports, develops and enhances relationships between the city and community/ regional partners
- Provides assurance of regulatory and policy compliance

### ***BVCP Policies that Relate to Local Governance, Community Engagement***

- *A new Local Governance and Community Engagement section is included with policies on high performing government, communication capacity for resilience, informed community and volunteerism. (Sec. 10)*
- *A youth engagement policy appears in Sec. 8.*
- *The plan carries forward a community engagement policy that commits to improving public communications, and using effective technologies and techniques for public outreach efforts and other necessary actions to establish a robust community engagement framework (1.05 in Sec. 10).*
- *It addresses regional and statewide cooperation which includes other cities, counties, unincorporated communities, the University of Colorado, the school districts, regional organizations and other policy-making bodies (1.11).*

### ***Possible BVCP Indicators***

- General Obligation Bond ratings
- General Fund reserves
- Social media posts views
- Community response to “overall direction of city” in community survey
- Community response to “effectiveness” in community survey
- Capital Improvements Program maintenance spending
- Board and Commission participation
- Volunteer hours for city and/or community organizations
- Access to local government – webpage data, open data
- Partnerships with other agencies and organizations (events, agreements)
- Voter participation in local elections



## Accessible & Connected Community

### *Sustainability Framework Principles & Outcomes*



#### **Accessible & Connected Community**

- Offers and encourages a variety of safe, accessible and sustainable mobility options
- Plans, designs and maintains effective infrastructure networks
- Supports strong regional multimodal connections
- Provides open access to information, encourages innovation, enhances communication and promotes community engagement
- Supports a balanced transportation system that reflects effective land use and reduces congestion

### ***BVCP Policies that Relate to Accessible & Connected***

- 
- *Commitment to a walkable city by introducing mixed use business areas and design to create access (2.21).*
  - *Improve mobility grid and connections, and encourage the develop of trails (2.22 & 2.23).*
  - *Transportation section (Sec. 6) that covers:*
    - *Complete Transportation System*
    - *Regional Travel*
    - *Funding and Investments*
    - *Integration of Land Use and Transportation with Sustainability Initiatives*
    - *Other Transportation Policies*
  - *Creating safe and accessible connections to schools (8.09)*
  - *Community Connectivity and Preparedness – to promote well-being, deepen a sense of community and encourage civic participation (New Policy in Sec. 8)*
  - *Information Resource/Community Center policy to provide access to information by providing materials and through the use of technology and services to enhance personal development of the community (8.15)*
- 

### ***Possible BVCP Indicators***

- Vehicle Miles of Travel (VMT)
- Bike counts
- ConnectBoulder Free Public Wi-Fi Access
- Missing sidewalk and trail links completed
- Index of transportation measurable objectives for mode share including transit ridership
- “Ease of travel” – community survey
- “Internet access” – community survey
- Employee commuting patterns (resident/nonresident)
- Total vehicles per day on regional roads



## Healthy & Socially Thriving Community

### *Sustainability Framework Principles & Outcomes*



#### **Healthy & Socially Thriving Community**

- Cultivates a wide-range of recreational, cultural, educational, and social opportunities
- Supports the physical and mental well-being of its community members and actively partners with others to improve the welfare of those in need
- Fosters inclusion, embraces diversity and respects human rights
- Enhances multi-generational community enrichment and community engagement

### ***BVCP Policies that Relate to Healthy and Socially Thriving Community***

- *Mostly covered in the Community Well-Being Section as it covers topics related to human services, social equity, diversity and community engagement. Examples include:*
  - *Maintain human service programs for a broad spectrum of human needs and provide a regional approach to human services (8.01-8.02).*
  - *Support the integration of diverse cultures and socio-economic groups, infrastructure and facilities and cultural resources (8.05).*
- *Commit to a walkable and accessible city that encourages a healthy and active lifestyle (2.21-2.23)*
- *Accessibility and mobility for all users, including people with mobility impairments, youth, older adults, non-English speakers, and low-income persons (6.05-6.06).*
- *Increasing the number of affordable housing units and encourage the development of housing for populations with special needs (7.02-7.03)*
- *Improvement of water and air quality (3.23-3.30)*
- *Policies on local food system to support agriculture, urban gardening, and creating access to healthy food (Sec. 9)*

### ***Possible BVCP Indicators***

- Parks and Recreation per capita operating expenditure
- Population within .25 miles of a park
- Library visits
- Food tax rebate program
- Park land and developed park land
- Other human service programs (index)
- Recreation facilities
- Recreational and cultural programs
- Agriculture on public lands
- Walkability index (walk score)
- Farmers' Market sales (and SNAP program)



# 2015 Boulder Valley Comprehensive Plan Trails Map

## DRAFT 12/28/2016

### Legend

- Proposed Trail
- Conceptual Connection
- Conceptual Alignment
- Remove Conceptual Alignment
- New Proposed Trail
- Constructed or Designated Trail
- Proposed Trail Removed From Plan
- Modified Proposed Path Alignment
- Path Removed
- Modified Existing Trail Alignment
- New Conceptual Alignment
- Map Correction
- Underpass
- Trail Outside Planning Area
- Existing Multi-Use Trail
- Existing Soft Surface Multi-Use Trail
- Existing Pedestrian Trail
- Street
- Planning Area Boundary
- Lake
- Creek
- City Park
- School Property
- Open Space and Mountain Parks Managed Lands
- County Open Space
- State Owned Land

The Boulder Valley Comprehensive Plan (BVCP) Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails that have been planned through departmental master planning or area planning processes as well as trail connections that are important links in the Boulder Valley and regional trails systems.

A color version of the trails map can be found at: <http://www.bouldervalleycompplan.net> and click on Plans. Refer to departmental master plans or area plans for more details on proposed or conceptual trails. The purpose and content of the map is described in the Implementation Section of the BVCP.

#### Proposed Trails

These trails are represented by dashed red lines on the Trails Map. These dashed lines show a general trail alignment accepted by the public entities involved. There may still be issues to be worked out at the project planning step, but the trail alignment is relatively certain.

#### Conceptual Trail Alignments

These trails are represented by circles on the Trails Map. These circles show the recommendations for the trail located as a conceptual trail corridor, as determined through planning processes. The specific alignment has not yet been selected, but the possible area of the trail is indicated by the location of the circles.

#### Conceptual Connections

Conceptual connections between trails within the BVCP Planning Area to trails or destinations outside the planning area are shown with an arrow pointing from an existing or proposed trail toward an area outside the Planning Area Boundary. These arrows indicate a general direction for potential connecting trails but not a specific alignment or trail corridor.

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SUBJECT TO REVISION

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Map produced by the City of Boulder Planning and Development Services Information Resources Group. For information call (303) 441-1880 or visit us on the web at <http://www.bouldercolorado.gov/planning/>. Map printed from digital file BVSDTrailsMap\_FinalDraft20161128.mxd on 28-Nov-16.





## Summary of Changes to the BVCP Trails Map – draft 3/24/17

### PROPOSED CHANGES

The proposed changes to the BVCP Trails map include:

- Addition of descriptive language on the map (*purpose of map, definitions of proposed trails, conceptual trail alignments and conceptual connections, and where to get more information*)
- New proposed trails and new conceptual alignment for proposed trails
- Modifications to proposed trails
- Changes from ‘proposed’ to ‘existing’ to reflect newly constructed trails.
- Removal (deletion) of proposed trails and proposed rerouting / removal of existing trails
- Map corrections

### New Proposed Trails:

New proposed trails are highlighted in purple (circles and lines). These include upgrades to multi-use paths and proposed connections to trails or other paths identified in the Transportation Master Plan (TMP), West and North Trail Study Area Plans, or the Boulder Reservoir Master Plan.

- Newly identified trails in the North Trail Study Area Plan (2016):
  - Antler Loop – west of Wonderland Lake
  - Wonderland Lake– Designate parallel path on north side of Wonderland Lake
  - North Sky Trail – Foothills Trail connection to Joder Ranch Trail
  - Mahogany Loop – loop on Joder Ranch Trail
  - Connection from Joder Ranch Trail to Buckingham Park
  - Connection from proposed Coyote Trailhead to Joder Ranch Trail
  - Connection from Foothills Trail to Degge / Eagle trails
  - Shale Trail – Boulder Valley Ranch Trailhead to Eagle Trail
  - Wrangler Trail – Hidden Valley Trail to Kelso Road
  - Talon Trail – Boulder Reservoir to Niwot Road
  - Area III Future Park Site to OSMP – *conceptual connection*
- Boulder Reservoir (2012): conceptual alignment around the west side of the reservoir and a trail along the north side of the reservoir
- Diagonal to IBM – From TMP
- Various small connections added in the Transportation Master Plan Update (2014)
  - Lehigh to Bear Creek Elementary School
  - Hanover – Broadway east to Summit Middle School
  - Dartmouth – Broadway east to Martin Park / Creekside Elementary School
  - Sioux Dr. at EBRC
  - Greenways connection 38<sup>th</sup> St. alignment – north of E Aurora at BCSIS/High Peaks
  - CU east – Discovery to Foothills
  - CU east – Potts field across Boulder Creek
  - CU – Boulder Creek connection to Recreation Center
  - Iris south to Hawthorn (near 22<sup>nd</sup> St.)
  - Utica connection to OSMP north of Wonderland Lake
  - US 36 connection to Vine Pl.

### **Modifications to Proposed Trails:**

Modifications to proposed trails are highlighted in blue and reflect areas where better information about the proposed alignment is available or where alignments have been modified from the previously adopted BVCP Trails Map.

- Trail alignment planned from Airport Rd to Andrus Rd - TMP
- Diagonal – to Pleasantville Fields, Clarified in the TMP
- Anemone Trail – WTSA – conceptual alignment to refined alignment

### **Modifications to Existing Trails:**

Modifications to existing trails occurred in various places on Open Space properties due to flood impacts and reconstruction. These are highlighted in yellow.

### **Constructed Trails (Constructed/Modified)**

Trails that have been constructed since the 2010 update are highlighted in green.

- US36 at Table Mesa east to planning area boundary
- Baseline – Broadway to 36<sup>th</sup> St.
- CU – Cockerell Dr.
- CU – 28<sup>th</sup> St. (Baseline to Colorado)
- CU – Boulder Creek to Arapahoe (near 22<sup>nd</sup> St)
- Arapahoe – Folsom to 30<sup>th</sup> St. north and south side
- Arapahoe – Cherryvale east to Westview Dr. on south and east to 75<sup>th</sup> on north
- Boulder Creek path to 48<sup>th</sup> St. (north of hospital)
- 30<sup>th</sup> – Arapahoe to Walnut
- Walnut – 29<sup>th</sup> -30<sup>th</sup>
- Pearl and 30<sup>th</sup> (NW and SE)
- Pearl – 30<sup>th</sup> to Foothills north side
- Foothills Hwy (west side – Goose Creek path to Valmont
- Valmont Rd. north side at Valmont Park
- Valmont and Airport Rd NW
- Iris Ave and Broadway at Boulder County campus
- Crestview Park
- Fourmile Creek Path – Broadway to Violet
- Fourmile Creek Path – 26<sup>th</sup> to 28<sup>th</sup>
- Arrows removed: Chapman Dr. built; US36 multi-use path built

### **Deletion of Trails:**

Proposed trails that are recommended for removal from the BVCP Trails Map are shown in orange. These reflect TMP or TSA planning processes and adopted plans.

- Airport Rd. to Independence Rd (east of Hayden Lake): 2014 TMP, removed due to difficulty to construct and limited connectivity and need
- Hwy 93 to Greenbriar: 2014 TMP, connection determined not necessary
- Gunbarrel west of 63<sup>rd</sup> Street and Twin Lakes: Gunbarrel Ave north to proposed trail and Spine Rd at Lookout Rd south to proposed trail; 2014 TMP- difficult to construct in drainageway and provides little connectivity.
- 27<sup>th</sup> St./Mapleton to Goose Creek (west of 28<sup>th</sup> St):

- Elmers Twomile creek path connections between Glenwood and Iris: 2014 TMP- difficult to construct due to buildings, not needed
- 28<sup>th</sup> and Iris – connection to Diagonal Hwy: trails reconfigured with Diagonal reconstruction
- Foothills Hwy west side connection to Wonderland Creek: different alignment
- *Southern section of Sunshine Trail – removed in WTSA process*
- Various small connections identified through TMP connections planning (some need to be changed on the North Boulder Subcommunity Plan)
  - Connection Greenbriar to Broadway
  - Table Mesa – Vassar to Broadway
  - CU Pleasant St. to stadium
  - Mapleton – Goose Creek (west of 30<sup>th</sup> St.)
  - Boulder Junction to RR
  - 28<sup>th</sup> St. west to Wonderland creek path
  - Kalmia to Linden at 23<sup>rd</sup> St.
  - Linden 19<sup>th</sup> to 21<sup>st</sup>
  - 9<sup>th</sup> Street – Iris to Jasmine
  - Poplar – 17<sup>th</sup> to 19<sup>th</sup>
  - 19<sup>th</sup> St. north of Yarmouth to US36

### **Removal of Existing Trails**

Through the North Trail Study Area Plan sections of the following existing trails are recommended for closure and removal: Old Kiln Trail, Old Mill Trail, Mesa Reservoir Trail, and Degge Trail.

Previously existing trails that have been removed due to flood recovery or that had been identified through planning processes are shown in grey.

### **Map Corrections:**

Map corrections are highlighted in pink, and are trails that are included in the TMP, TSA, or other Planning process, and appear to have been inadvertently left off from the 2010 version of the map.

- Four Pines Trail – exists, not previously shown on map
- West of 71<sup>st</sup> Street by Walden Ponds – exists, not previously shown on map
- East of Twin Lakes - exists, not previously shown on map
- Around Coot Lake - exists, not previously shown on map

### **Revisions to the BVCP Trails Map Description**

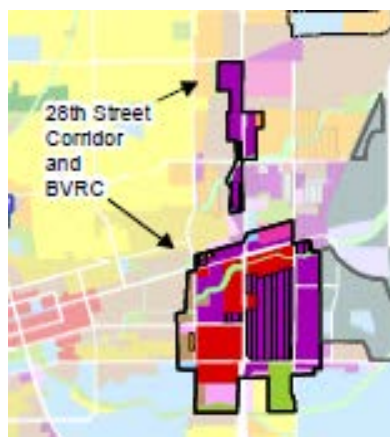
Minor revisions are proposed to the descriptions of proposed trails and conceptual trail alignments. Arrows indicating conceptual connections outside the planning boundary have been modified to be consistent in size. Additionally, revisions are proposed to the implementation section and BVCP Trails Map Description.

## Boulder Valley Regional Center (BVRC) and Light Industrial Areas

The below is the refined analysis for land use policies related to the Boulder Valley Regional Center and Light Industrial areas as introduced in section **ILF** of the staff report.

### Boulder Valley Regional Center

The BVRC is the regional retail center for the city, and is a mixed use area for employment and services. Much of the BVRC and 28<sup>th</sup> Street corridor is characterized by large floorplate single-story



Boulder Valley Regional Center – Regional (Red) and General Business (Purple) Areas being addressed

retail uses with large surface parking lots as well as some smaller commercial uses, including strip malls. However, existing zoning allows for significant additional growth similar to downtown densities which, prior to the height modification ordinance, were beginning to be developed as four and five story office and non-residential uses.

To achieve the objectives listed above and based on feedback, a new policy description for the BVRC is being proposed. Additionally, two options regarding the amount of desired housing and reduction in non-residential capacity and scale and intensity are noted below. The new policy and principles regarding the BVRC and 28<sup>th</sup> Street (Ch. III, Sec. 2 p. 12) presents an initial draft of the future character for this area and will be modified to reflect feedback following discussion.

### ***New Policy 2.xx Boulder Valley Regional Center and 28th Street (Ch. III, Sec. 2 p. 12)***

*The city will preserve and enhance the Boulder Valley Regional Center (BVRC) as a high intensity regional commercial center while encouraging the addition of a variety of housing types. With its co-location of retail, daily amenities, transportation amenities, and housing, the BVRC should provide the opportunity for exemplary walkable neighborhoods. (Statement needs refinement: The city will pursue regulatory changes to reduce the current non-residential capacity [TBD] in the BVRC while increasing housing capacity [TBD].) This will be accomplished through analysis to balance the needs of redevelopment in certain areas with strategies that minimize business displacement and with ongoing community outreach. The guiding principles noted to the right will apply to development in the BVRC and along 28th Street north of BVRC.*

*The draft principle about scale and intensity for BVRC (for discussion): BVRC is intended as a higher intensity district than neighborhood centers with buildings potentially up to four or five stories when housing is provided.*

*Note the draft principle about scale and intensity for neighborhood centers for comparison (Ch. III, Sec. 2 p. 13): Be at a scale and intensity lower than downtown and the regional center.*

The two options for the BVRC represent a range of ideas for discussion relative to existing zoning for the area. They will aid in revising and finalizing the language. The code changes would be

looked at primarily for Business Regional – 1 (BR-1) zoning district and secondarily to Business Community (BC-2 and BC-1) zoning districts, which apply around the edges of the BVRC, along 28<sup>th</sup> Street and in neighborhood centers. Additional post-BVCP implementation actions to address site review criteria and implementation of the community benefit and height policies that would apply citywide would also be relevant to this area. The two options set different scales and intensity of infill development.

### ***BVRC - Policy Option 1***

**Primarily focusing on the areas zoned BR-1, this option would result in a moderate increase in housing units, characterized by up to three story buildings, with a mixture of housing types achieved through redevelopment with mixed use buildings and infill of free-standing housing in transitional areas. This option makes the BVRC a somewhat higher intensity than neighborhood centers but less than downtown.** This option would maintain retail uses, allow some office and allow for a moderate increase of residential capacity. Rough analysis anticipates that up to 1,700 units could be achieved over time through this option, with some reduction in nonresidential capacity to offset the increase in residential zoned development capacity. Additional analysis will be needed regarding the amount of nonresidential capacity with residential.

**Option 1 policy language revisions would be:** *The city will pursue regulatory changes to reduce the current non-residential capacity in the BVRC while increasing the housing mix.*

**Option 1 principle would be changed to read:** *BVRC is intended to have buildings up to three stories.*

The code changes to implement this option (focusing on BR-1) may address the following:

- Not allow for height modifications in BR-1 limiting heights to 3 stories (35’),
- Require or incentivize a certain percentage of retail as part of the land use mix – aiming for first floor retail,
- Incorporate permanently affordable housing through Inclusionary Housing standards, as they get modified through the current process to require more than the current 20 percent,
- Potentially require a minimum amount of residential as part of the land use mix,
- Potentially limit office uses to upper stories (in certain areas of the BVRC), and
- Address connections, open space, and other standards to achieve street level activation and a walkable environment.

### ***BVRC - Policy Option 2***

**This option would result in a higher increase in housing units than option 1 and is more likely to achieve housing and jobs:housing balance objectives. It suggests a hierarchy of mixed use centers, where the regional center is less intense than downtown, but more so than neighborhood centers. It would be characterized by up to five story buildings (max 55’) on some sites – if residential is provided – with a mixture of housing types focused in vertical mixed use buildings and some free-standing housing (up to 35’) in transitional areas and along 28<sup>th</sup> Street. This option would maintain retail uses, reduce the nonresidential office use potential, and increase residential housing unit potential.** Rough analysis anticipates that up to



4,000 housing units could be achieved over time through this option with a corresponding reduction in zoned nonresidential development capacity. Additional analysis will be needed regarding the exact offsets of nonresidential/residential.

**Option 2 policy language revisions would be:** *The city will moderately reduce the current non-residential capacity in the BVRC while increasing zoned housing mix and capacity with incentives and regulations for areas zoning Business Regional zoning district.*

**Option 1 principle would read:** *BVRC is intended as a higher intensity district than neighborhood centers, with buildings potentially up to four or five stories when housing is provided. 28<sup>th</sup> Street is intended as a more modest intensity area with buildings up to three or four stories.*

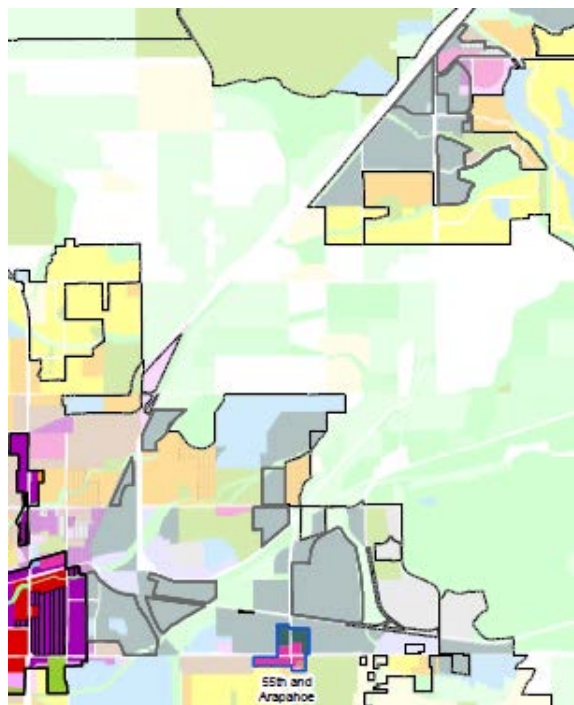
The potential code changes to implement this option would be to:

- Limit nonresidential uses to 35' and allow building heights up to 55' if residential uses (and/or other community benefits) are provided in the BR-1 district,
- Require or incentivize retail as a percent of the mix to retain first floor retail,
- Limit office uses as a percentage of the mix,
- Require a minimum amount of residential uses (e.g., 40%),
- Recognize that the inclusionary housing requirement (as revised) is part of the housing mix but strive for other market rate housing as part of the mix, and
- Address connections, open space, and other standards to achieve street level activation and a walkable environment.

### **Light Industrial Areas**

The light industrial areas are one of the key employment areas in the city. They allow a variety of manufacturing, technical offices, and other light industrial uses. Residential uses are already allowed through the “Residential in Industrial Areas” land use code provisions that apply to areas zoned as Industrial General (IG) and in the Industrial Manufacturing (IM) zone district. The housing provision is rarely utilized. The BVCP expresses an intention to increase residential opportunities in “appropriate” industrial locations with related services and amenities, while balancing the long-standing goal of maintaining the existing industrial uses.

Considering the analysis and feedback received, the new policy regarding light industrial areas (Ch. III, Sec. 2 p. 15) offers an initial draft of the future character of this



*Light industrial areas shown in light gray – East Boulder and Gunbarrel.*

area and may be modified following feedback.

***New Policy 2.xx Light Industrial Areas***

*The city supports its light industrial areas, which contain a variety of uses including technical offices, research and light manufacturing. The city will preserve existing industrial areas as places for industry and innovation and will pursue regulatory changes to better allow for housing infill. Housing should occur in a logical pattern and in proximity to existing and planned amenities. Analysis will guide appropriate places for housing infill within areas zoned Industrial General (IG) (not those zoned for manufacturing or service uses) that minimize the potential mutual impacts of residential and industrial uses in proximity to one another.*

***Approach for Light Industrial Areas***

Based on initial analysis and feedback, a measured approach to increasing residential in industrial areas is proposed. This includes two primary strategies:

1. Modification to the Residential in Industrial Areas code for IG areas only – Explore regulatory changes to the *Residential in Industrial Zones* Criteria (for Industrial General (IG) only), such as adjusting contiguity requirements to allow residential adjacency to major streets (e.g., near collector or arterial streets or near retail). Look at shared parking and minimum open space requirements and possibly Floor Area Ratio to incentive residential. Require residential developments to utilize the site review process rather than use review. Keep zoning in place for Industrial Service and Industrial Manufacturing areas to protect service industrial and other industrial uses.
2. Focused Planning Efforts – Continue discussions with industrial area property owners and the community about best approaches; explore creating smaller nodes of mixed use within the light industrial areas. Engage in area planning with the community efforts for the adjacent 55<sup>th</sup> and Arapahoe neighborhood center, Transit Village Area Plan Phase 2, and East Walnut area.



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION

### MINUTES

November 16, 2016

### AFTERNOON SESSION – 1:30 PM

Hearing Room, Third Floor,  
 County Courthouse, Boulder

*{Approved December 21, 2016}*

### PUBLIC HEARING

### AFTERNOON SESSION – 1:30 PM

On Wednesday, November 16, 2016, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:37 p.m. and adjourning at approximately 5:06 p.m.

Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez, Dan Hilton, W.C. Pat Shanks, Ben Blaugrund, Leah Martinsson

Note: Leah Martinsson excused herself at 4:52 p.m.

Commissioners Excused: Lieschen Gargano, Doug Young, Michael Baker

Staff Present: Kim Sanchez, Kathy Parker (County Attorney), Anna Milner, Steven Giang, Summer Frederick, Nicole Wobus, Dale Case, Amy Oeth, Rick Hackett, David Haines

Others: 15-20

### MINUTES

**MOTION:** W.C. Pat Shanks **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from October 19, 2016 as written.

**SECOND:** Dan Hilton

**VOTE:** Motion **PASSED** {5 to 0} Abstained: Leah Martinsson

**MOTION:** Ann Goldfarb **MOVED** that the Boulder County Planning Commission **APPROVE** the revised Minutes from September 21, 2016 as amended.

**SECOND:** Leah Martinsson

34 **VOTE: Motion PASSED {5 to 0} Abstained: Ben Blaugrund**

**STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS**

36 Kim Sanchez, Chief Planner, provided an update on Docket DC-16-0004 Amendments to Oil and Gas  
38 Development Regulations and the Board of County Commissioners Public Hearing on November 15,  
2016.

40 Nicole Wobus, Long Range Planning and Policy Manager, provided an update on the anticipated  
42 schedule for Planning Commission's review of Boulder Valley Comprehensive Plan (BVCP)-related  
44 topics through May, 2017. The schedule included plans for reconsideration of the land use  
46 designation change requests for the Twin Lakes parcels (Requests #35 and #36) to take place as part  
of the regularly scheduled Planning Commission meeting on January 18, 2017. Planning Commission  
members voted 4 to 2 in favor of including both written and oral testimony.

**Docket DC-16-0005: Proposed Boulder County Land Use Code Text Amendments related to  
Article 4-802.B.3.a of the Site Plan Review regulations**

48 Kim Sanchez, Chief Planner, presented proposed text amendments to the Site Plan Review  
50 regulations to extend the timeline to rebuild a damaged or destroyed structure after a natural disaster  
52 without Site Plan Review. These text amendments propose to extend the 6-month timeline to rebuild  
without Site Plan Review to one-year and delete the provision specifying that the restoration must be  
54 completed within one year. In light of what the County has learned through our experiences after the  
Fourmile Fire, the 2013 Flood Event, and most recently the Cold Springs Fire, staff believes the  
56 proposed changes will assist homeowners who are recovering after a natural disaster and relieve them  
of some of the timing pressures they face.

58 **PUBLIC HEARING OPENED**

60 **SPEAKERS:** None

62 **PUBLIC HEARING CLOSED**

64 **MOTION:** Leah Martinsson

66 **SECOND:** Ann Goldfarb

68 **VOTE: APPROVE AND RECOMMEND TO THE BOARD OF COUNTY**  
70 **COMMISSIONERS APPROVAL** of Docket DC-16-0005: Proposed  
Boulder County Land Use Code Text Amendments related to Article 4-  
802.B.3.a of the Site Plan Review regulations.

72 **Motion PASSED {6 to 0}**

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**Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Policy Update**

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79 Nicole Wobus, Long Range Planning and Policy Manager, and Lesli Ellis, City of Boulder  
 80 Comprehensive Planning Manager, provided a summary of the status of policy update work, the  
 81 process moving forward, and the role of the policy updates within the broader BVCP Major Update.  
 82 Ms. Wobus reviewed Planning Commission's role and presented a summary of updates made thus  
 83 far, as well as public comments relating to the policy sections that were the subject of discussion:  
 84 Sections 1 (Core Values), 3 (Natural Environment), 8 (Community Well-Being) and 9 (Food and  
 85 Agriculture).

86

87 Staff asked for direction on a few specific policies. Regarding Policy 3.13 (Integrated Pest  
 88 Management), Planning Commission requested that staff develop language that makes it clear the  
 89 county is not "encouraging" use of pesticides (i.e., revising the latest text that reads "encourage  
 90 responsible use of pesticides"), and apply the same language in other relevant policies (e.g., 9.02,  
 91 Local Food Production). The latest text was intended to reflect that the county has state regulatory  
 92 obligations to manage weeds, and cannot "discourage" use of pesticides in all cases. Planning  
 93 Commission articulated that policy 3.25 (Water Resource Planning and Acquisition) should be tied  
 94 into the other policy sections and it should be made clear that the city wants to manage water  
 95 resources in a way that will provide the maximum benefit to all other BVCP goals while ensuring that  
 96 the city can still provide water to its customers.

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**PUBLIC HEARING OPENED**

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**SPEAKERS:** Jeffrey Cohen-6610 Gunpark Drive; Donna George-4661 Tally Ho Court; Kristin  
 101 Bjornsen-4818 Brandon Creek Drive; Jessica Hartung-6868 Twin Lakes Road; Karen  
 102 Hollweg-4440 Greenbriar Blvd. (Pooled with Pat Billig, Dave Kunz, Allyn Feinberg,  
 103 Ray Bridge), John O'Dea – 4704 Hampshire

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**PUBLIC HEARING CLOSED**

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**DISCUSSION**

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109 Planning Commission asked questions of staff following up on several points raised in public  
 110 comments related to procedural items. Commissioners inquired why Planning Commission was  
 111 instructed not to meet with members of the public regarding the Twin Lakes land use designation  
 112 change requests. Kathy Parker explained that while it is not illegal to do so, the recommendation was  
 113 based on issues of fairness and transparency. Meeting with one group would mean that Planning  
 114 Commissioners should make themselves available to meet with all groups, which could present time  
 115 constraints for the volunteer Commissioners.

116

117 A Commissioner recognized the public's concern about public comments not being heard or acted on  
 118 by staff, and noted it is not her experience that staff dismisses public comments. Staff provided  
 119 further background on efforts to gather and communicate input from stakeholders, including the Twin  
 120 Lakes Stakeholder Group process, open houses and forums, and posting of public comments on the  
 121 docket webpage. Some commissioners also inquired about the possibility of having a general open  
 122 comments session at the start of meetings, and receiving direct emails with comments from the  
 123 public. Assistant County Attorney, Kathy Parker, explained that the bylaws do not prohibit it but the  
 124 current system was developed in response to previous Planning Commissioner preferences, and to  
 125 respect their time as volunteers. If there is a shift in procedures care would need to be taken to keep  
 126 docket records together. Dale Case, Land Use Director, suggested addressing a variety of procedural  
 issues through a possible committee process during the next year.

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Topics discussed regarding the policy updates included: strengthening the language in the Core Values section to address how decisions with conflicting policies are made; how soil sequestration relates to open space land and environmental preservation; pesticide use; preference for the “Natural Environment” title for section 3; encouraging staff to look closely at the detailed suggestions made by the group of five members of the public who provided detailed suggested text edits for Section 3, and guidance for Section 8; adding more language for protecting natural areas that could be impacted by trails and not allowing social trails to turn into real trails; and a strong preference for keeping the policy sections divided as they currently are instead of the proposed combinations. Jeff Moline, Agricultural Resources Manager for the Parks and Open Space Department, assisted in responding to Planning Commission questions.

**Docket BCCP-15-0001: Boulder County Comprehensive Plan, Open Space Element  
Update - discussion of Scenic Roadway Corridor mapping approach**

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Nicole Wobus, Long Range Planning Manager, and David Haines, Land Use GIS Manager/Business Analyst, presented updates on the process for mapping Scenic Roadway Corridors, and requested Planning Commission’s feedback on the proposed approach and criteria. Topics covered during the presentation included: the scope of the mapping exercise, scenic mapping criteria and method for designation, evolution of the Scenic Roadway Corridor process to date, and whether or not an annual update is necessary, and next steps.

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**PUBLIC HEARING OPENED**

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**SPEAKERS:** No public comment was received.

152

**PUBLIC HEARING CLOSED**

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**DISCUSSION**

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Topics discussed included: whether or not impassable roads should be included on this map; the potential impacts for using the word “scenic” in the title for the map, and whether an alternate name might be more appropriate; the possibility of tracking which criteria contribute to scenic designation for a particular stretch of road; and the ideal percentage of road that should be classified as scenic. Nicole Wobus and David Haines responded to questions.

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Overall, Planning Commission found that there is good potential for the proposed data-driven approach. However, they would like staff to return with more information and revised mapping after revisiting the purpose of the designation. They would like staff to compare the new mapping to previous “Open Corridor-Roadside” designated roads, and provide maps showing which roads, and the percentage of eligible roads, would be designated under different scoring threshold options.

**ADJOURNED**

168

*Detailed information regarding these items, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 2045 13<sup>th</sup> St., Boulder, Colorado 303-441- 3930.*

170





# Land Use

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## BOULDER COUNTY PLANNING COMMISSION

### MINUTES

**December 21, 2016**

**AFTERNOON SESSION – 1:30 PM**

**Hearing Room, Third Floor,  
County Courthouse, Boulder**

### PUBLIC HEARING

**AFTERNOON SESSION – 1:30 PM**

On Wednesday, December 21, 2016, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:32 p.m. and adjourning at approximately 3:50 p.m.

Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez, Dan Hilton, W.C. Pat Shanks, Ben Blaugrund, Leah Martinsson, Doug Young, Michael Baker

Commissioner Excused: Lieschen Gargano

Staff Present: Summer Frederick, Michelle McNamara, Kathy Parker (County Attorney), Anna Milner, Steven Giang, Nicole Wobus, Dale Case, Amy Oeth, Rick Hackett

Others: 15

### MINUTES

**MOTION:** Leah Martinsson **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from November 16, 2016 as written.

**SECOND:** W.C. Pat Shanks

**VOTE:** Motion **PASSED** {6 to 0} Abstained: Michael Baker and Doug Young

### STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS

Nicole Wobus, Long Range Planning and Policy Manager, provided an update on Boulder County Comprehensive Plan (BCCP), specifically the Solid Waste Element update to the BCCP.

**Docket SU-16-0003: SCI Colorado Funeral Services**

Michelle McNamara, Planner II, presented the application for SCI Colorado Funeral Services d/b/a Mountain View Memorial Park and Mountain View Cemetery, Inc. Special Use Review for the enlargement of the existing cemetery area known as Mountain View Memorial Park and the future addition of mausoleums and cremation gardens. The proposed project is located in the Multi-Family (MF) & Rural Residential (RR) Zoning Districts, at 3016 Kalmia Avenue, approximately northwest of the intersection of Foothills Pkwy and Diagonal Hwy, in Section 20, Township 1N, Range 70W.

Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated December 21, 2016.

**PUBLIC HEARING OPENED**

**SPEAKERS:** None

**PUBLIC HEARING CLOSED**

**MOTION:** Leah Martinsson **MOVED** that the Boulder County Planning Commission **CONDITIONALLY APPROVE** and recommend to the Board of County Commissioners **CONDITIONAL APPROVAL** of **Docket SU-16-0003: SCI Colorado Funeral Services** subject to the six (6) conditions listed in the staff recommendation.

**SECOND:** Ben Blaugrund

**CONDITIONS OF APPROVAL**

1. The Applicant shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of any permits by the Boulder County Land Use Department and prior to the recordation of said agreement.
2. The Applicant is subject to all applicable County Building Safety and Inspection Services Team requirements for a building permit.
3. Prior to the issuance of any building permits the applicant shall submit a proposed route for materials to be brought onto and hauled off the subject property. In addition, a traffic control plan to govern operations during all construction projects shall be submitted as required in the Transportation Department's referral comments dated November 28, 2016. These referral comments shall also be added to the Development Agreement.
4. Prior to the issuance of a building permit for the project, the applicant shall demonstrate that the existing structures are adequately serviced by an On-Site Waste Water System (OWTS) meeting the requirements of Boulder County Public Health.
5. Prior to the issuance of any building permits, a vegetation replacement plan with the current conditions of the existing vegetation shall be submitted and approved.
6. The Applicant shall be subject to the terms, conditions and commitments of record and in the file for Docket SU-16-0003: SCI Colorado Funeral Services Special Use Review.

82 **VOTE: Motion PASSED {8 to 0}**

**Docket BVCP-15-0001: Boulder Valley Comprehensive Plan General Updates**

84 Nicole Wobus, Long Range Planning and Policy Manager, and Lesli Ellis, City of Boulder  
 86 Comprehensive Planning Manager, provided an update on the following Boulder Valley  
 88 Comprehensive Plan items: Planning Commission's reconsideration schedule for the Twin Lakes  
 90 parcels, timing of the 3<sup>rd</sup> Street land use change reconsideration, general BVCP schedule, the status of  
 92 the second community survey, CU South Land Use change deliberation schedule and status,  
 jobs:housing balance scenarios which are the focus of community forums taking place through early  
 2017, Community Benefit Policies, the Housing chapter, Small Business Economic Policies, and the  
 status of the Trails map and related policies.

94 **DISCUSSION**

96 Most of the discussion for BVCP items took place after the BVCP Policy update agenda item. A few  
 98 comments and questions about the CU South process were discussed under this agenda item. A  
 commissioner asked if there would be a cut-off date when the Land Use designation changes would  
 not be considered part of the five year update. Staff responded that there are examples of instances in  
 100 which components of the BVCP update get approved on a separate track, later than other items.

**Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Policy Update**

102 Nicole Wobus, Long Range Planning and Policy Manager, and Lesli Ellis, City of Boulder  
 104 Comprehensive Planning Manager, provided a summary of the status of policy update work with a  
 focus on the following sections: 4) Energy and Climate, 5) Economy, and 6) Transportation. Staff  
 106 also provided additional information on the Housing Chapter and the Trails Map update, and  
 welcomed comments on the other policy sections as well.

108 **PUBLIC HEARING OPENED**

110 **SPEAKERS:** Deb Prenger - 4572 Starboard Drive; Kristin Bjornsen - 4818 Brandon Creek Drive  
 112 (pooled with Dinah McKay - 4695 Portside Way); Donna George - 4661 Tally Ho  
 Court (pooled with Ivan Bjornsen - 4818 Brandon Creek Drive); Mike Chiropoulos -  
 114 3325 Martin Drive (pooled with Miho Shida - 6783 Idylwild Court)

116 **PUBLIC HEARING CLOSED**

118 **DISCUSSION**

120 Topics discussed regarding the policy updates included: a request to incorporate more examples in the  
 Natural Environment section; feedback on the Energy and Climate section with regard to the carbon  
 122 footprint of redevelopment versus development and a request to look at the differences and  
 similarities for how building construction waste issues are dealt with at the city and county; feedback  
 124 and questions for the Transportation section included how the city and county measure congestion,  
 the connection between housing and transportation for affordable living, and defining complete  
 126 streets; feedback on the Housing section included community benefit metrics, the affordable  
 development process, manufactured housing, and redevelopment; and feedback for the Community  
 128 Well-Being section. Feedback for the Community Well-Being section was in regard to trails policies

**PC Minutes**

**December 21, 2016**

**Page - 4 -**

130 and a commissioner looking closely at the detailed recommendations in the public comments on page D-77 of the staff report.

132 Further discussion included: the trails map; appreciation for receiving information on the land use  
134 designations and a desire for what can be done to encourage small houses on smaller lots; and a need  
136 to reference neighborhood/subcommunity planning. In regard to the jobs: housing scenarios, several  
of the planning commissioners requested setting metrics. In addition, the scenario discussion  
138 included: how to map the scenarios; general support for scenario D; interest in learning more about  
work-force housing ideas; how often to measure job growth; and a request to consider the carbon  
footprint of each scenario.

**ADJOURNED**

140

*Detailed information regarding these items, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 2045 13<sup>th</sup> St., Boulder, Colorado 303-441- 3930.*

142

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## Land Use

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### BOARD OF COUNTY COMMISSIONERS MEETING SUMMARY

January 31, 2017 – 3:30 PM  
Commissioners Hearing Room, Third Floor  
Boulder County Courthouse

#### **Docket BVCP-15-0001: Boulder Valley Comprehensive Land Use Change Requests**

##### **STAFF PLANNERS:**

Dale Case - Land Use Director, Boulder County; Nicole Wobus - Long Range Planning and Policy Manager, Boulder County Land Use; Pete Fogg - Senior Planner, Boulder County Land Use; Steven Giang - Planner I, Boulder County Land Use; Susan Richstone - Deputy Director for Planning (City of Boulder PH+S); Lesli Ellis - Comprehensive Planning Manager (City of Boulder PH+S); Jay Sugnet - Senior Planner (City of Boulder PH+S); Jean Gatz - Senior Planner (City of Boulder PH+S); Caitlin Zacharias – Planner I (City of Boulder PH+S)

##### **BACKGROUND**

This document summarizes discussion and outcomes from a Jan. 31, 2017 Board of County Commissioners (BOCC) public meeting at which the following Boulder Valley Comprehensive Plan Major Update (BVCP)-related topics were addressed:<sup>1</sup>

- **Key policy choices related to land use and jobs-housing balance.** Staff provided background and updates on recent analysis on scenarios, results from a second survey, directions toward land use changes, and city decision-makers' input on housing and land use policy alternatives. *Action requested: None. Study session only.* No public testimony was taken.
- **CU South site suitability.** Staff provided background on recent site suitability studies and exploration of appropriate land use for the property and issues to address. *Action requested: None. Study session only.* No public testimony was taken.
- **3261 3<sup>rd</sup> Street land use map change, decision to reconsider.** BOCC was asked to decide whether to proceed with the reconsideration process for a previous land use designation change decision for this property due to a change in circumstances related to the location of

<sup>1</sup> At the start of the meeting Nicole Wobus, Long Range Planning and Policy Manager, noted a clarification and a correction for the staff report. In the discussion of the Natural Environment policy section it should have been noted that the content was reviewed by the Boulder County Parks and Open Space Advisory Committee. Also, 3261 3<sup>rd</sup> Street's land use change request was referenced as Request #29 and should have been referenced as Request #25.

the blue line (Land Use Change Request #25). *Action requested: Decision.* No public testimony was taken.

Please refer to the staff memo submitted in advance of the meeting, [available here](#).<sup>2</sup> All public comments received related to the BVCP Major Update docket are [available here](#).<sup>3</sup>

### **3261 3<sup>rd</sup> STREET – VOTE TO PROCEED WITH RECONSIDERATION PROCESS**

The county decision makers' votes on this land use change took place before the November election when voters approved amendments to the location of the blue line. Due to this change in circumstances, staff amended the recommendation for the land use and area map change request before city decision makers decided on this matter. City decision makers decided on an amended version of the staff recommendation. Therefore, reconsideration of the county bodies' September decision making is necessary, as all four decision bodies' must be in alignment for the land use change to take effect.

Nicole Wobus, Long Range Planning and Policy Manager shared the formal written request from the city to reconsider the 3261 3<sup>rd</sup> Street land use designation change. The BOCC commented that the decision to proceed with the reconsideration process was straightforward, and that the BOCC was already familiar with the property. Cindy Domenico moved to approve the proceeding with the reconsideration process. The motion was seconded by Elise Jones and all three Commissioners voted in favor of proceeding with the reconsideration process.

### **KEY POLICY CHOICES RELATED TO LAND USE AND JOBS:HOUSING BALANCE**

Lesli Ellis provided a brief explanation about the study session city staff held with City Council (CC) and City Planning Board (PB) the previous week (Jan. 24, 2017), where staff requested feedback and direction as they enter the final phase of the BVCP Update process. Lesli summarized the feedback received at the city study session, and provided updates on the following topics: the website, second survey, schedule, community input, land use objectives, scenarios and initial staff recommendations regarding adding residential development capacity in light industrial areas and along corridors, height ordinances, action plan priorities, community benefit policy, jobs:housing balance policy, subcommunity planning, and the built environment chapter. Lesli and Nicole requested feedback from the BOCC on these areas, recognizing that city decision makers have authority over items pertaining only to city (Area I) matters. BOCC feedback and discussion on these topics is summarized below.

#### ***Expanding Opportunities for Housing in Light Industrial Areas and Along Corridors***

*Industrial:* Overall, the BOCC supported the idea of expanding housing thoughtfully in light industrial areas. Commissioner Jones requested clarification on staff's references to how the expansion of housing in light industrial areas would be done "carefully." Staff responded that changes would be limited and conditional. The concept would be explored primarily in business parks and in areas where property owners have expressed an interest. Care would be taken to mitigate potential negative impacts on small businesses. Additional analysis of the concept is underway.

*Commercial Centers:* BOCC supported the idea of adding more housing in the Boulder Valley Regional Center and 28<sup>th</sup> Street, and was in favor of continued exploration of options for reducing non-residential potential.

<sup>2</sup> <http://www.bouldercounty.org/doc/landuse/bvcp150001staffreport20170131.pdf>

<sup>3</sup> <http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>



### ***Height Ordinance***

Staff recommends keeping the height ordinance in place, but recognizes further work is needed to avoid possible unintended consequences. Commissioner Jones suggested that increases in height be pursued with caution, and noted that she views height as essentially another planning reserve that could be tapped into 50 years in the future. Commissioner Gardner recognized height as a critical part of the Boulder identity and suggested that height variances be site specific. BOCC also suggested that increases in height be tied to providing community benefits, particularly affordable housing.

### ***Housing Policy***

The BOCC expressed general support for the draft policy language that ties additional density to additional permanently affordable housing. They encouraged creativity in addressing the need to introduce more permanently affordable housing, stating that the county is in a housing crisis. Commissioners noted that the survey outcomes highlight that the community places a high priority on affordable housing. A Commissioner commented on the importance of carefully designing the new policy to ensure that it is structured to achieve the intended outcomes to meet the housing demands for each income group. Another Commissioner suggested potentially tying approval of new accessory dwelling units (ADUs) to housing affordability, a model that has been used elsewhere. This would also support community interests related to aging-in-place. Commissioner Gardner requested clarification on the definitions and targets for housing low, moderate and middle income households.

### ***Action Plan Priorities***

BOCC supported the action plan items presented, and agreed that affordable housing and community action plans are important.

### ***Community Benefit Policy***

BOCC supported a new policy for Community Benefit; specifically, Commissioner Jones favored the reference to a variety of community benefits.

### ***Jobs:Housing Balance***

The BOCC indicated that any steps to address non-residential growth management should be data-driven, and expressed that determining which specific approaches to use warrants careful consideration. The BOCC highlighted the close relationship between regional transportation and job growth in the Boulder Valley, and they expressed a recognition of the impacts of job growth on housing affordability. The BOCC supported the concept of having a target metric for the jobs-housing ratio, as well as strategies to work toward achieving greater balance. A Commissioner suggested having a BVCP policy stating that new jobs must pay for the new commuters that will result (i.e., job growth should be coupled with financial support for a community-wide EcoPass program).

### ***Subcommunity and Area Planning***

BOCC emphasized the county's interest in being an active player in area planning for the Broadway Corridor and tying county facilities into that planning process. The county is also interested in being an active partner in any future planning efforts related to the Boulder Community Hospital site.

## **CU SOUTH SITE SUITABILITY**

Staff requested feedback from the BOCC on whether to continue to move forward with the comprehensive plan land use change for the CU South property.

Commissioner Jones asked for more background on the experience of the 2013 Flood and how it relates to the South Boulder Creek Mitigation Study which began before that flood. The City's Director of Public Works Utilities, Jeff Arthur, provided an explanation of the study and the overall assessment of the area. In the study, a set of alternatives was analyzed and the outcome was a plan for pursuing three phases of mitigation efforts. The CU South mitigation work would be Phase 1 of the

broader plan. The basic concept is to build a high hazard dam at this site. It would be built to a more rigorous design standard than a traditional levee due to its high hazard classification. Commissioner Jones asked for clarification on where the spillway is located. Staff stated that the spillway would be in the same general area but noted that is the subject of further geotechnical analysis.

Commissioner Jones stated that the county typically regulates to the 100-year flood and the 2013 Flood exceeded this value in many areas. She expressed concern that designing to the 100-year level may be insufficient and questioned whether the community should consider designing to a higher standard. Mr. Arthur stated that building a dam for higher level storms would require more land, higher costs, and a slower construction/development time. It could take 80-100 years to build out the current mitigation projects that are designed to a 100-year standard, and if the city were to focus more funds on this area, other parts of the city would suffer as a result.

Commissioner Domenico supported the idea of designing to a more stringent standard than the 100-year flood based on past experiences, and wants to ensure that future dam projects do not exacerbate problems if they fail. Commissioner Gardner inquired if staff has made any updates to the study since the 2013 Flood and wondered how the impacts of that flood compared to computer modeling. Mr. Arthur stated that the models for the 2013 Flood and South Boulder Creek were quite similar. The BOCC also had a critical concern regarding whether the spillway would have unintended consequences for the residential neighborhoods to the west. Mr. Arthur explained that efforts to determine the spillway are not yet complete, but staff could follow up with BOCC to provide more information.

The BOCC expressed that more information is needed on the flood issues, and until there is more information and data available, they do not support moving forward with land use designation changes. The BOCC emphasized the need to consider a 500-year design strategy. Commissioners emphasized that the county views flood risk as a high priority.



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION

### MINUTES

**February 15, 2017**

**AFTERNOON SESSION – 1:30 PM**

**Hearing Room, Third Floor,  
County Courthouse, Boulder**

### PUBLIC HEARING

**AFTERNOON SESSION – 1:30 PM**

On Wednesday, February 15, 2017, the Boulder County Planning Commission held a regular afternoon session, convening at approximately 1:31 p.m. and adjourning at approximately 6:33 p.m.

Commissioners Present: Ann Goldfarb, Natalie Feinberg Lopez, W.C. Pat Shanks, Ben Blaugrund, Leah Martinsson, Doug Young, Michael Baker, Lieschen Gargano, Dan Hilton

Commissioners Excused: None

Boulder County Staff Present: Kim Sanchez, Summer Frederick, Michelle McNamara, Matt Thompson, Kathy Parker and Ben Doyle (County Attorneys), Anna Milner, Steven Giang, Nicole Wobus, Pete Fogg, Amy Oeth, Rick Hackett, Ron West and Janis Whisman (Parks and Open Space), George Gerstle (Transportation)

Others: 90-100

### MINUTES

**MOTION:** Doug Young **MOVED** that the Boulder County Planning Commission **APPROVE** the Minutes from February 15, 2017 as written.

**SECOND:** Leah Martinsson

**VOTE:** Motion **PASSED** {8 to 0} Abstained: Dan Hilton

### STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS

Kim Sanchez, Chief Planner, provided two brief updates:

- 1) Acknowledgement of Pat's last Planning Commission hearing and gratitude for Pat's service over the many years (since 2008).

- 32 2) Status of lawsuit from the Attorney General and summary of Boulder County's official  
34 response to the suit.

**Docket V-16-0011: BEGLEY VACATION**

36 Michelle McNamara, Planner II, presented the application for Keegan Begley, vacation request for  
38 approximately a 72 foot by 15 foot portion of Primos Rd. The proposed project is located in the  
Forestry (F) Zoning District, at 1111 Primos Road, Lot 36 Silver Springs, approximately 1,035 feet  
west of the intersection of Nightshade Drive and Primos Road, in Section 28, T1N, R72W.

40  
42 Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated  
February 15, 2017.

44 **PUBLIC HEARING OPENED**

46 **SPEAKERS:** Joe and Kathleen Mantione – 1051 Primos Road (Pooled time)

48 **PUBLIC HEARING CLOSED**

50 **MOTION:** Doug Young MOVED that the Boulder County Planning Commission  
52 **CONDITIONALLY APPROVE** and recommend to the Board of County  
Commissioners **CONDITIONAL APPROVAL** of **Docket V-16-0011:**  
54 **BEGLEY VACATION** subject to the one condition as stated in the staff  
recommendation.

56 **MOTION TO AMEND:** Ben Blaugrund MOVED to amend the above motion  
58 with language strongly encouraging the applicant to pursue a Variance

60 **SECOND:** Pat Shanks

62 **VOTE:** Motion FAILED {2 to 7}

64 **MOTION:** Doug Young MOVED that the Boulder County Planning Commission  
**CONDITIONALLY APPROVE** and recommend to the Board of County  
Commissioners **CONDITIONAL APPROVAL** of **Docket V-16-0011:**  
66 **BEGLEY VACATION** subject to the one condition as stated in the staff  
recommendation.

68 **SECOND:** Ben Blaugrund

70 **CONDITION OF APPROVAL**

72 1. The applicants shall meet all the post approval requirements within one year after the date  
74 of the Board of County Commissioners' resolution approving this vacation. This  
resolution and associated documents shall also be recorded by Land Use Staff with the  
County Clerk and Recorder's Office within this one year time-frame. This vacation  
76 approval shall not be considered final or effective until this recordation. Finally, this  
vacation approval shall expire if recordation does not occur within the required one year  
78 timeframe (unless an extension is granted).

80 **VOTE:** Motion PASSED Unanimously {9 to 0}

**Docket V-16-0007: OLSGARD VACATION**

Matthew Thompson, Planner II, presented the application for Robert & Rita Olsgard & Angela Olsgard, request to vacate the alley between Parcel #14614003001 (Lots 1-6, BLK 6, Canfield Wise End) and Parcel #146514003002 (Lots 19-21, BLK 6, Canfield Wise End.), and the alley to the south between Parcel #146514003004 (LOTS 16-17-18 BLK 6 CANFIELD WISE 1 & ELY 40 FT VAC WISE AVE PER VO 7/93 END.) and Parcel #146514003002 (Lots 19-21, BLK 6, Canfield Wise End.). The proposed project is located in the Rural Residential (RR) Zoning District, at 11874 Juniper Street, 11880 Juniper Street, and 11869 Jade Street, West of and adjacent to N. 119th Street and 0.07 of a mile south of Jasper Road, in Section 14, T1N, R69W.

Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated February 15, 2017.

**PUBLIC HEARING OPENED**

**SPEAKERS: None**

**PUBLIC HEARING CLOSED**

**MOTION: Pat Shanks MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket V-16-0007: OLSGARD VACATION subject to the three (3) conditions listed in the staff recommendation.**

**SECOND: Leah Martinsson**

**CONDITIONS OF APPROVAL**

1. The applicants shall remove the tiny house from the subject property prior to the recordation of the Board of County Commissioners' resolution approving this vacation.
2. The applicants shall meet all the post approval requirements within one year after the date of the Board of County Commissioners' resolution approving this vacation. Upon completion of all requirements, Staff shall record in the real property records of the Boulder County Clerk and Recorder the resolution and new deeds that reflect the new parcel boundaries for 11880 Juniper Street and 11874 Juniper Street. This vacation approval shall not be considered final or effective staff completes recording. Finally, this vacation approval shall expire if recording does not occur within the required one-year timeframe.
  - a. As an alternative to deeds that reflect the new boundaries for the two properties, as noted above, the applicants may submit to staff a single deed for the combined parcels and vacated rights-of-way together with a request to the County to merge the parcels. If the applicants choose to merge the parcels, they should contact the Land Use Department for additional requirements.
3. Public Service Company of Colorado (PSCo) owns and operates an existing overhead electric distribution facility in the north-south alley right-of-way between 11880 Juniper Street and 11874 Juniper Street. Prior to recordation of the Board of County Commissioners' resolution approving this vacation the applicant must submit a replacement easement for the existing facilities that include a certified survey of the

134 vacation area with an exhibit that contains the legal description with metes and bounds  
measurements.

136 **VOTE: Motion PASSED Unanimously {9 to 0}**

138 *Planning Commission took a short break between agenda items 4 and 5 (from approximately 2:18*  
140 *p.m. to 2:26 p.m.).*

**Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Major Update (BVCP)**

142 **Key policy choices related to land use and jobs-housing balance**

144 Lesli Ellis, City of Boulder Comprehensive Planning Manager, provided a detailed overview of  
findings from the 2016 BVCP Survey, the second community survey with statistically significant  
146 sampling to be completed as part of the BVCP Update. Lesli also reviewed the four land use and  
policy scenarios under consideration to guide changes to the comprehensive plan, potential extension  
148 of the height ordinance moratorium, neighborhood center area plans, other action plan items, and key  
dates as the BVCP update process moves forward. Planning Commission questions and discussion  
pertained to the timeline of the height moratorium, use of community benefits to approve height  
150 variances, the survey participant scope and response rate, affordable housing in industrial areas,  
subcommunity planning, and questions regarding the infill studies.

152 Ms. Ellis then provided a summary of on key policy updates. This includes new policies relating to  
154 community benefit, jobs:housing balance, housing , revised subcommunity/area planning, and urban  
design and character. Lesli also presented eight land use policy questions to planning commission and  
156 shared a summary of the feedback staff has received to date from City Council, Planning Board and  
Board of County Commissioners.

158 Planning Commission asked questions and provided feedback related to the non-residential  
160 management system in place in the 1990s, how the cash in lieu program relates to the 2008 recession,  
monetary limits and incentives of the cash in lieu program, the requirement for deed restrictions for  
162 properties in relation to rent control laws at the state level, middle market housing prices in relation to  
the middle income housing strategy, and examples of cash in lieu being a success in places outside of  
164 Boulder County.

166 **3261 3rd Street land use map change - reconsideration**

168 Caitlin Zacharias, City of Boulder Planner, provided an overview of the need for Planning  
Commission to reconsider the Sept. 21 decision related to this property and presented the amended  
staff recommendation related to reconsideration of the land use and area map change request for 3261  
170 3<sup>rd</sup> street. Reconsideration was requested by the City of Boulder as a result of a change in the location  
of the blue line following the Nov. 2016 election. This change in circumstances resulted in a change  
172 in the staff recommendation from that which was put forward to county decision makers in Sept.  
2016. Planning Commission asked questions related to the new blue line and its relation to this  
174 property. Staff explained that a broader study is underway to address other properties affected by the  
blue line change, and that the rationale for the amended staff recommendation follows the same  
176 rationale as the previous staff recommendation for a more logical service area boundary and  
maintaining the character of surrounding area.

178 **MOTION: Leah Martinsson MOVED that the Planning Commission APPROVE**  
180 **staff's amended recommendation for the Area II-III Boundary and land**  
**use designation previously approved for 3261 3<sup>rd</sup> street as described in**  
182 **the February 15, 2017 staff report to Planning Commission.**



184                   **SECOND:     Dan Hilton**

186                   **VOTE:         Motion PASSED {9 to 0}**

188                   **6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kalua Road - reconsideration**

190                   This agenda item was a continuation of a Jan. 18 Public Hearing for the reconsideration of Planning  
Commission's Sept. 2016 decision regarding land use change requests for parcels along Twin Lakes  
Rd. in Gunbarrel. Nicole Wobus introduced the agenda item and provided clarification to follow up  
192                   on a question regarding jobs and housing projections for Gunbarrel that Planning Commission asked  
at the Jan. 18 Public Hearing.

194                   Staff, requesters and experts were available to answer questions from Planning Commission. Planning  
196                   Commission asked questions regarding the following topics: clarification of potential motion  
language in the staff report; open space acquisition in relation to the Gunbarrel Improvement District;  
198                   dedication and annexation of the subject parcels; the type of development that could take place on the  
BVSD parcel; BVSD's employee survey results; potential for utilizing athletic fields and other space  
200                   adjacent to schools for housing; how the Twin Lakes Rd. parcels could gain contiguity for  
annexation; availability of city services; county regulations and zoning of the properties; past  
202                   discussions of potential annexation of the 6655 Twin Lakes Rd. parcel previously owned by the  
Archdiocese of Denver; history of water main breaks in the area; the proposed wildlife corridor; the  
204                   potential for development to affect great horned owls that live in the vicinity; the community benefit  
of using the parcels to address the shortage of affordable housing; the mix of housing types under  
206                   consideration for the parcels; the amount of land proposed to be set aside for buffers and corridors;  
and the relationship between development intensity and project finances and feasibility.

208                   Planning Commission deliberated and discussed topics such as: the scope and level of detail for  
210                   consideration as part of the land use designation change decision; whether development on the parcels  
would be considered infill; advantages and disadvantages of the proposed Medium Density  
212                   Residential land use designation in comparison to the current land use designations; the appropriate  
dimensions of land proposed to be set aside for buffers, and for use as a wildlife corridor and trail;  
214                   wildlife and hydrology considerations related to the parcels; walkability and proximity to services;  
considerations related to urban design and compatibility with the broader Gunbarrel area; potential for  
216                   land banking the property until the affordable housing crisis intensifies; the lost opportunity to  
preserve the ecology of these parcels through the wildlife corridor if these parcels are land banked  
218                   and developed at greater density in the future; teacher salaries in the Boulder Valley School District  
and school district employees' need for affordable housing; the BVCP's guidance related to compact  
220                   development and affordable housing.

222                   **MOTION:     Leah Martinsson MOVED to approve the BVCP Land Use Map Change**  
224                   **to Medium Density Residential and Environmental Preservation for**  
226                   **6500 Twin Lakes Road, 6655 Twin Lakes Road, and 0 Kalua Road, as**  
228                   **shown and described in the Jan. 18, 2017 staff report, subject to two**  
230                   **recommendations: 1) that the total maximum units to be calculated be**  
232                   **based on the acreage designated Medium Density and 2) that any future**  
234                   **annexation requests and site review processes adhere to the guiding**  
236                   **principles established by the Twin Lakes Stakeholder Group.**

238                   **SECOND:     Lieschen Gargano**

240                   **VOTE:         Motion FAILED {4 to 5}**



## Land Use

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### BOARD OF COUNTY COMMISSIONERS MEETING SUMMARY

February 23, 2017 – 3:30 PM  
Commissioners Hearing Room, Third Floor  
Boulder County Courthouse

#### **Docket BVCP-15-0001: Boulder Valley Comprehensive Land Use Change Requests**

##### **STAFF PLANNERS:**

Dale Case - Land Use Director, Boulder County; Nicole Wobus - Long Range Planning and Policy Manager, Boulder County Land Use; Amy Oeth – Planner II, Boulder County Land Use; Steven Giang - Planner I, Boulder County Land Use; Lesli Ellis - Comprehensive Planning Manager (City of Boulder PH+S); Jay Sugnet - Senior Planner (City of Boulder PH+S); Caitlin Zacharias – Planner I (City of Boulder PH+S)

##### **BACKGROUND**

This document summarizes discussion and outcomes from a Feb. 23, 2017 Board of County Commissioners (BOCC) public meeting at which the following Boulder Valley Comprehensive Plan Major Update (BVCP)-related topics were addressed:

- **Key policy choices related to land use and jobs-housing balance.** Staff provided background and updates on recent analysis on scenarios, results from a second survey, directions toward land use changes, and city decision-makers' input on housing and land use policy alternatives. *Action requested: None. Study session only.* No public testimony was taken.
- **CU South site suitability.** Staff provided background on recent site suitability studies and exploration of appropriate land use for the property and issues to address. *Action requested: None. Study session only.* No public testimony was taken.
- **3261 3<sup>rd</sup> Street land use map change, decision to reconsider.** BOCC was asked to decide whether to proceed with the reconsideration process for a previous land use designation change decision for this property due to a change in circumstances related to the location of the blue line (Land Use Change Request #25). *Action requested: Decision.* No public testimony was taken.

Please refer to the staff memo submitted in advance of the meeting, [available here](#).<sup>1</sup> All public comments received related to the BVCP Major Update docket are [available here](#).<sup>2</sup>

<sup>1</sup> <http://www.bouldercounty.org/doc/landuse/bvcp150001staffreport20170131.pdf>

**Reconsider BOCC's Sep. 27 land use change decision regarding 3261 3<sup>rd</sup> St. (Request #25).**

Caitlin Zacharias, City of Boulder PH+S, provided an overview of the Planning Commission discussion from the previous week regarding approval of land use designation and area map changes for 3261 3rd Street. County decision makers voted on a previous staff recommendation put forward before in Sept., before voters approved amendments to the blue line in Nov. 2016. City decision makers decided on an amended version of the staff recommendation that was put forward to them after the Nov. vote. Therefore, reconsideration of the county bodies' Sept. decision making was necessary as all four decision bodies' must be in alignment for the land use change to take effect. Due to the change in circumstance, staff presented county decision makers with an amended recommendation for the land use and area map change request.

The rationale behind the blue line changes was to create a logical service area boundary which preserves the intent to limit the development potential along the western edge.

Commissioner Jones stated that it made sense to clean up necessary changes along the western edge of the blue line which holds true to the intent from the original review by the BOCC when this project came to them.

BOCC unanimously approved the motion.

**Review draft updates to Boulder Valley Comprehensive Plan (BVCP) policy section.**

Amy Oeth provided an update on policy integration efforts for the BVCP Major Update. The primary objectives of the policy updates have been to reflect new priorities, changing conditions, and emerging challenges, and to align policies with other city and county master plans. The staff presentation provided an overview of changes to the following policy sections of the BVCP: Section 3 Natural Environment, Section 4 Energy and Climate, Section 5 Economy, Section 6 Transportation, Section 7 Housing, Section 8 Community Well-Being, and Section 9 Agriculture and Food.

The Board of County Commissioners (BOCC) provided comments on several sections. The BOCC pointed out several policies in which they would like to add reference to the county. However, they recognized that they were not comprehensive in their review for places in which adding reference to the county would be appropriate, and they asked that staff flag additional possibilities for consideration.

***SECTION 1: CORE VALUES***

**BOCC requested that the section include reference to the county, as appropriate, where relevant sustainability frameworks are noted.**

***SECTION 3: NATURAL ENVIRONMENT***

The BOCC made several comments regarding the policies in this section. They suggested adding 'carbon' to "soil sequestration" for consistency with other references in the document. They suggested changing language in policy 3.20 Flood Management to clarify whether the policy is aspirational or definitive. They want to ensure that the language is reasonable and feasible since absolutely protection is not possible, as reflected by the 2013 Flood conditions. This direction also

<sup>2</sup> <http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>

applied to policies related to wildfire protections where a lot of protection from wildfire and recovery comes down to personal responsibility through mitigation. BOCC also requested that policy language related to “critical facilities” include reference to the county, as appropriate. George Gerstle of the Transportation Department addressed this point and indicated that he would work with his staff to propose revised language. For policy 3.23 Larger Flooding Events BOCC requested adding reference to “city and county”, so it would reflect that the city and county will seek to better understand the impact of larger flood events.

#### ***SECTION 4: ENERGY AND CLIMATE***

BOCC suggested calling out specific segments of the population such as government, private business, and individual citizens when there is a reference to the term “the community”. The purpose of doing this would be to better recognize the multiple groups of players that need to participate in order to have an impact. Commissioner Jones also commented on the “Clean Mobility” policy and how it does not specifically reference electric vehicles. Commissioner Gardner also requested to recognize both the city and the county in the Clean Mobility policy, and also to state that the city and county support innovation. BOCC emphasized that the city and county should both be referenced in any policy related to transportation.

#### ***SECTION 5: ECONOMY***

BOCC indicated a concern that policy 5.05 Support for Local Business and Business Retention was reactive when the policy should be proactive in order to avoid potential problems from occurring. Commissioner Jones stated that the natural environment is a very large economic driver for Boulder and should be identified as such. Commissioner Domenico commented on policy 5.01 Revitalizing Commercial Industrial Areas, wanting to analyze how annexed land in commercial and industrial areas could be used to address other issues such as affordable housing. The BOCC noted the following policies in this section where they felt it was important to list both the city and county: 5.02 Regional Job Center, 5.11 Sustainable Business Practices, 5.12 Home Occupations, 5.14 Employment Opportunities and 5.15 Partnerships to Support Economic Vitality Goals. BOCC also requested to note where else in the Plan the jobs-housing balance issue is addressed. Commissioner Domenico requested calling out the collaboration on planning related to State Highway 7. BOCC also liked the new reference to resilience in this section, and noted that it might be another place worth considering emphasizing the importance of taking a more proactive, forward-thinking approach that anticipates potential problems.

#### ***SECTION 6: TRANSPORTATION***

Commissioner Jones expressed support for the term “mobility for all,” and the BOCC recognized and expressed appreciation for the extensive work in this section.

#### ***SECTION 7: HOUSING***

BOCC indicated an interest in highlighting the loss of middle income households in Boulder since it has had a large impact on the community. BOCC had questions pertaining to how the county should measure economic prosperity and whether or not unlimited economic growth is truly beneficial. Strategies that were proposed included changing policy language to emphasize the “continuing challenge” for low and moderate income or the chronically homeless to address the point that the Boulder Valley is losing the middle income housing. Commissioner Domenico wanted to make a point about the emigration of people out of Boulder because of the inability to afford housing in the community. BOCC expressed an interest in having policy language highlight that the housing strategy should be a regional effort. Regarding policy 7.08 Preservation and Development of Manufactured Housing, BOCC noted that it is a priority to keep communities intact when mitigating for loss of housing. There was also interest in analyzing policies related to Manufactured Homes for equity purposes to explore whether there could be a creative opportunity to recreate mobile home parks for more durable, efficient and high quality affordable housing. Regarding policy 7.10 Balancing Housing Supply with Employment Base, BOCC recommended revising language to reflect

the importance of addressing affordable housing needs associated with the introduction of new jobs in the community. Commissioner Jones suggested the possibility of “requiring” affordable homes rather than using the term “incentivize.” Commissioner Domenico suggested additional language to add context where “market affordability” is referenced (i.e., policy language referring to the fact that smaller, attached units tend to retain value better).

BOCC requested adding references to the county in policies 7.01 Local Solutions to Affordable Housing and 7.04 Strengthening Community Housing Partnerships.

***SECTION 8: COMMUNITY WELL BEING***

BOCC appreciated the city and county policy to “partner to create and support our safety net.” They also appreciated the language about shared data and evidence based approaches. Commissioner Jones noted that the topic of quality of life align well with the discussion of trails in this section. Commissioner Domenico also requested placing an emphasis on public art in relation to Policy 8.19 Public Art.

***SECTION 9: AGRICULTURE AND FOOD***

BOCC asked to check on the accuracy of the statement that the majority of agriculture in Boulder County is happening on city and county open space. Staff agreed to confirm.