



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOARD OF COUNTY COMMISSIONERS

February 23, 2017 – 2:00 PM
Commissioners Hearing Room, Third Floor
Boulder County Courthouse

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

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)

I. INTRODUCTION

A. Purpose

The purpose of the Feb. 23, 2017 Board of County Commissioners (BOCC) public meeting is to:

1. **Reconsider BOCC's Sept. 27 land use change decision regarding 3261 3rd St. (Request #25).** BOCC will reconsider the previous land use designation and area map change decision for this property due to a change in circumstances related to the location of the blue line. Written public testimony will be accepted until 8 a.m. on Wednesday, February 22, 2017.¹
Action requested: Decision.
2. **Review draft updates to Boulder Valley Comprehensive Plan (BVCP) policy sections.** Staff will present summaries of the topics address, and proposed updates to policy sections:
 - 3 (Natural Environment)
 - 4 (Energy and Climate)
 - 5 (Economy)
 - 6 (Transportation)
 - 7 (Housing)
 - 8 (Community Well-Being)
 - 9 (Agriculture and Food)

BOCC feedback on the proposed policy updates will help inform a public review draft of the plan which is expected to be completed at the end of March. Following additional input, an adoption draft will be prepared for May 2017.

¹ Public comments can be submitted and viewed at: <http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>. No public comments have been submitted on Request #25 at this time.

B. Background

The BVCP is the community’s plan for the future. Its policies are intended to guide decisions about growth management, development, preservation, environmental protection, economic development, affordable housing, culture and the arts, urban design, neighborhood character and transportation. The Land Use and Area I, II, III Maps define the desired land-use pattern and location, type, and intensity of development. Despite its 15-year horizon, the BVCP is updated every five years to respond to changed circumstances or evolving community needs and priorities. As changes to the plan are proposed, it is important to ensure that the community’s core values expressed in the plan remain intact.

The county’s BVCP-15-0001 website includes information related to relevant Planning Commission and BOCC meetings, links to public comments received related to this docket, and other key information related to the docket. The city’s project webpage (www.bouldervalleycompplan.net) contains up-to-date information about the project schedule, foundational materials, and current drafts prepared over the past 18 months. Those resources can be found under “Key Resources and Maps” or through the following links:

- **Trends Report.** [Link here for the Trends Report.](#)
- **2040 Projections.** [Link here for Projections.](#)
- **10 Subcommunity and Regional Fact Sheets.** [Link here to access Fact Sheets.](#)
- **Interactive 3D mapping.** [Link here for City of Boulder story board map.](#)
- **2016 Boulder Community Profile.** [Link here for profile.](#)
- **2016 Affordable Housing Trends.** [Link here for housing trends.](#)

All public comments received related to the BVCP are available here:
<http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx#PublicComment>

C. Organization of Report

This report is organized as follows:

Attachment/Section	Description	Pages
II.	Reconsideration of 3261 3rd St.	2
III.	Policy Updates	5
Attachment A/Section 1	Core Values and Sustainability Framework	A1-A11
Attachment B/Section 3	Natural Environment	B1-B24
Attachment C/Section 4	Energy and Climate	C1-C9
Attachment D/Section 5	Economy	D1-D15
Attachment E/Section 6	Transportation	E1-E18
Attachment F/Section 7	Housing	F1-F11
Attachment G/Section 8	Community Well-Being	G1-G16
Attachment H/Section 9	Agriculture and Food	H1-H7

II. RECONSIDERATION OF 3261 3rd ST PUBLIC LAND USE AND AREA MAP CHANGE REQUEST

A. Summary of Request for BOCC Action

In Sep. 2016 both Planning Commission and the Board of County Commissioners voted in favor of staff’s original recommendation to change the Area II/III boundary to coincide with the location of

the blue line as it existed at the time the public land use change request was submitted, along with a change to an Open Space-Other designation for the area west of the proposed Area II/III boundary. The county decision makers' votes took place before the November election when voters approved amendments to the location of the blue line, and before city decision makers decided on the land use designation change for this property.

The blue line previously bisected 3261 3rd Street. The recent changes to the blue line moved it to the western boundary of the property. 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. Changes to the original staff recommendation included:

- 1) A shift of the Area II/III boundary slightly westward of the original staff recommended location, which had recommended following the previous blue line.
- 2) A shift in the recommendation for an Open Space – Other land use designation for the Area III portion of the property to now apply to the amended Area III portion of the property.

Planning Board and City Council decided on a different version of the staff recommendation than did Planning Commission and BOCC. This land use designation change request is part of the four-body approval process and all four BVCP decision bodies (City of Boulder Planning Board and City Council, and Boulder County Planning Commission and Board of County Commissioners) must agree to the same land use change provisions in order for the changes to gain adoption. As a result, City Council requested that BOCC initiate a reconsideration process by county decision making bodies, and BOCC granted approval to move forward with the reconsideration process. Staff brought this item to Planning Commission for reconsideration at their Feb. 15, 2017 meeting, at which Planning Commission approved the following motion:

MOTION: Leah Martinsson MOVED that the Boulder County Planning Commission APPROVE staff's amended recommendation for the Area II / III boundary and the land use designation change previously approved for 3261 3rd St., as described in the Feb. 15, 2017 staff report to Planning Commission.

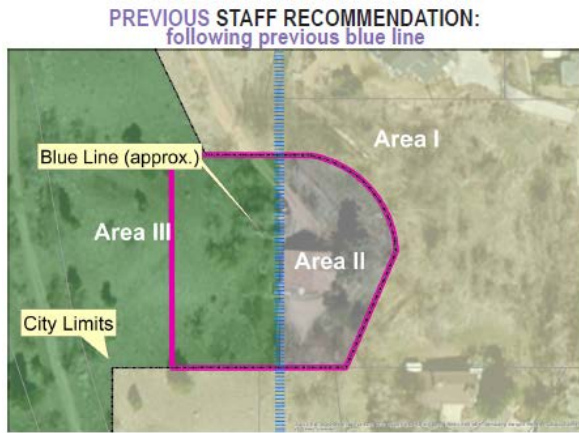
SECOND: Dan Hilton

VOTE: Motion PASSED {9 to 0}

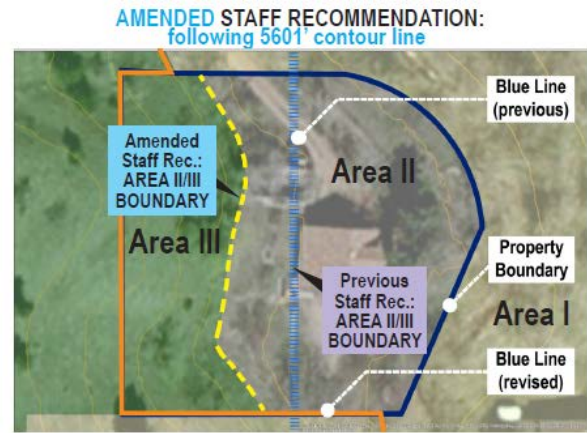
B. Additional Background and Rationale for Changes

The rationale for the amended staff recommendation follows the same rationale as the previous staff recommendation for a more logical service area boundary and maintaining the character of surrounding area. The amended staff recommendation also upholds the intent to limit development potential along the western edge. It allows the requestor a degree of flexibility in the potential future redevelopment of the property yet prevents development from occurring on the steep slope. As stated in the previous staff recommendation, should the owner pursue annexation, staff recommends limiting the following: potential for additional building lots, overall house size and number of units. Discussion regarding the potential historic significance of the existing home on the property will occur during the annexation process as well.

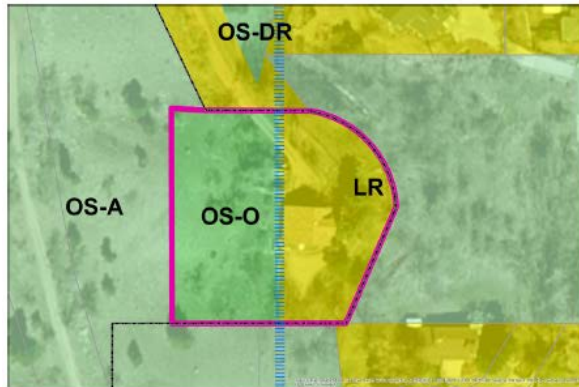
Maps depicting the original and amended staff recommendations are shown here.



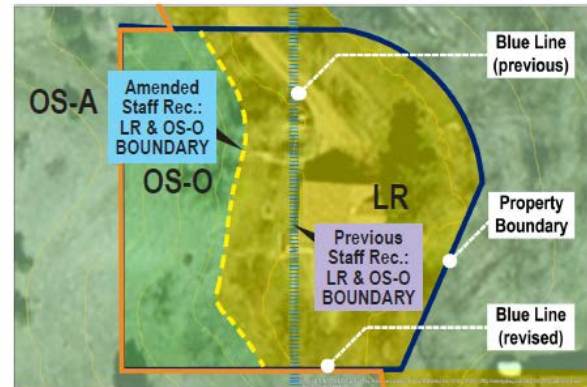
Area Map



Area Map



Land Use Map



Land Use Map

For more information, see the [staff report to City Council](#) for their Dec. 13, 2016 meeting.

Thus far, the following hearings and meetings have taken place:

- *Aug. 30, 2016:* Boulder County Board of Commissioners and Planning Commission joint public hearing
- *Sept. 21, 2016:* Planning Commission Deliberation and Vote
- *Sept. 27, 2016:* Board of County Commissioners Deliberation and Vote
- *Nov. 10, 2016:* City Council Public Hearing
- *Nov. 17, 2016:* Planning Board Public Hearing, Deliberation and Vote
- *Dec. 13, 2016:* City Council Deliberation and Vote
- *Jan. 31, 2017:* Board of County Commissioners Decision to Proceed with Reconsideration Process
- *Feb. 15, 2017:* Planning Commission Public Hearing, Deliberation and Vote

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests Board of County Commissioners approve an amended staff recommendation related to the land use designation change for 3261 3rd St. in the form of the following motion:

Move to approve staff's amended recommendation for the Area II / III boundary and the land use designation change previously approved for 3261 3rd St., as described in the Feb. 23, 2017 staff report to the Boulder County Commissioners.

III. POLICY UPDATES

A. Overview of Policy Update Process

At previous meetings, the City of Boulder Planning Board and City Council reviewed and provided feedback on early outlines of policy chapters noted below. Using that feedback and input from other sources, staff prepared a public review draft for Aug. 24 and took additional public feedback and other board and commission feedback through November to align chapters with master plans and other updated information: Core Values; Natural Environment (Sec. 3); Energy and Climate (Sec. 4); Economy (Sec. 5); Transportation (Sec. 6); Community Well-Being (Sec. 8); and Agriculture and Food (Sec. 9).

The BVCP policy updates reflect input from the public, and city and county staff, including staff from the following county departments: Parks and Open Space, Public Health, Resource Conservation, Community Services, Boulder County Housing Authority, Sustainability, Transportation, and Land Use. In addition, the county Parks and Open Space Advisory Committee reviewed and discussed relevant policy sections at meetings in August and September, 2016 and city's Open Space Board of Trustees recommended the changes set forth.

B. Summaries of Proposed Policy Updates, by Section

Sec. 1 Core Values

This introductory section includes a vision statement, overview of the sustainability and resilience framework for the policies in the plan, and summary of Boulder's planning history.

Draft Updated 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.

Attachment A includes the most recent version of this section along with a summary of the changes made for the latest draft (Jan. 11, 2017).

Sec. 3 Natural Environment

This section focuses on policies related to the natural environment. The changes reflect updated plans since the 2010 BVCP and other changes since the August draft updates that include input from county staff, POSAC, Planning Commission and groups of community members with particular open space, environment, and soil health knowledge, as well as the city Open Space Board of Trustees' (OBST) recommended and approved changes. In general, the policies maintain or increase levels of protection and clarity about this section's relationship to other master plans and the city and county's respective roles in environmental protection.

Topics Covered Include:

- Protecting Native Ecosystems and Biodiversity
- Enhancing Urban Environmental Quality
- Protecting Geologic Resources and Reducing Risks from Natural Hazards
- Sustaining and Improving Water and Air Quality

Changes include:

- A more descriptive preamble calling out features of the natural environment including the differences between policies as attributed to publicly owned versus private lands and lands in

the urban context versus those that are part of the city and county open space surrounding the city.

New policies related to the county:

- 3.02 Adaptive Management Approach (county was added)
- 3.09 Management of Wildlife-Human Conflicts (county was added)
- Climate Change Mitigation and Adaption and Resilience; and
- Soil Carbon Sequestration.

Attachment B includes the most recent version of this section along with a summary of the changes made for the latest draft (Jan. 11, 2017).

Issues of Focus Remaining for County Staff

County staff has reviewed the latest version of this section and has been working with the city to incorporate feedback into the full public review draft which is expected to be completed at the end of March. Below are the policies that staff would like to discuss further and receive feedback from BOCC.

- *3.03 Native Ecosystems:* Features identified in the Boulder County Comprehensive Plan Environmental Resources Element were added in the last version (in italics). County staff has also requested specifically referencing the Boulder County Comprehensive Plan as underlined below:
 - o "...The protection and enhancement of biological diversity and habitat for state and federal endangered and threatened species, *as well as 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..."
- *3.13 Integrated Pest Management:* county staff suggested language changes to reflect slight differences between city and county approaches, and would appreciate feedback on potential adjustments. Staff-proposes changing the current draft policy language to include the underlined text:
 - o "... pest-control strategies. The county's approach to integrated pest management is to address weed control using a variety of environmentally-sound methods supported by scientific research and includes efforts to minimize the use of pesticides when feasible. 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."
- *3.28 Surface and Ground Water:* Language in this policy has significantly changed from previous versions. County staff will work with city staff to review and provide input to any new language that may be relevant to the county.

Sec. 4 Energy and Climate

This section focuses on policies related to energy, sustainability, and climate with strong focus on promoting energy efficiency and renewable energy to reduce greenhouse gas emissions. 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.

Topics Covered Include:

- Climate action and greenhouse gas emissions
- Energy conservation and renewable energy
- Energy efficient land use and building designs
- Waste minimization, recycling, and sustainable purchasing

Changes include:

- Reference to work being done through the city's Climate Commitment and county climate action.

New Policies Related to the County:

- 4.02 Climate Adaptation Planning
- Local Energy Generation Opportunities
- 4.06 Building Construction Waste Minimization
- 4.08 Environmental Purchasing Policy (potentially adding the county)

Attachment C includes the most recent version of this section along with a summary of the changes made for the latest draft (Jan. 11, 2017).

Issues of Focus Remaining for County Staff

County staff has reviewed the latest version of this section and has been working with the city to incorporate feedback into the full draft. Below are the policies that staff would like to discuss further and receive feedback on from BOCC.

- *4.01 Climate Action: Reduce Emissions:* County staff would like to add a reference to county Greenhouse Gas reduction goals.
- *4.07 Waste Minimization and Recycling:* County staff would like to further emphasize the need for efforts to reduce consumer consumption.
- *4.08 Environmental Purchasing Policy:* County staff has requested to add reference to the county's environmentally-sustainable purchasing efforts.

Sec. 5 Economy

The policies in this section focus on providing a sustainable path for economic vitality with the understanding that Boulder's economic success also leads to challenges such as rising costs of commercial space and housing, potential displacement of existing businesses, and increasing demands for services, infrastructure and local and regional transportation. Many of the policies in this section are focused on the city.

Topics Covered Include:

- Strategic redevelopment and sustainable employment
- Diverse economic base
- Quality of life
- Sustainable and resilient business practices
- Job opportunities, education, and training

Changes Include:

- Focus on small businesses and affordability
- Incorporation and strengthening of resilience
- Further clarification of importance of a balanced approach to economic vitality

New Policies Related to the County:

- Affordable Business Space and Diverse Employment Base
- 5.10 Communications (county was added)
- Economic Resilience
- 5.17 Diverse Work Force, Education, and Training (updated)

Attachment D includes the most recent version of this section along with a summary of the changes made for the latest draft (Jan. 11, 2017).

Issues of Focus Remaining for County Staff

County staff has reviewed the latest version of this section and has been working with the city to incorporate feedback into the full draft. Below are the policies that staff would like to discuss further and receive feedback on from BOCC.

- *5.05 – Support for Local Business and Business Retention:* language for this policy has changed. Staff requests feedback from the BOCC.
- *Affordable Business Space and Divers Employment Base:* This is a new policy and county would like feedback on the language and the county's inclusion in this policy.
- *Economic Resilience:* This is a new policy and was updated in the January 2017 draft. Staff would appreciate feedback from the BOCC.

Sec. 6 Transportation

The policies in this section focus on the vision to create and maintain a safe and efficient transportation system that meets the goals of the Boulder Valley by providing travel choices to reduce the share of single occupant vehicular trips. These policies reflect on the need for the transportation system to be developed and managed in conjunction with the land use, social, economic, and environmental goals.

Topics Covered Include:

- Complete transportation system
- Regional travel
- Funding and investments
- Integration of land use and transportation with sustainability initiatives
- Other policies

Changes include alignment with the city and county master plans and multimodal objectives; a renewed transit plan; more emphasis on regional travel; access management and parking and TDM; concurrent land use and transportation planning; complete missing links; transportation infrastructure to support 15-minute neighborhoods; mobility hubs; and emergency response. The latest version also reflects early input from the city's Transportation Advisory Board.

New Policies Related to the County:

- Renewed Vision for Transit
- Accessibility and Mobility for All (combination of former policies 6.05 and 6.06)
- Integrated Transportation Demand Management (TDM) Programs
- Emergency Response Access
- Transportation Safety

Please note: *Policy 6.11 Transportation Facilities in Neighborhoods* now focuses on the city, so references to the county were removed. Also, the language and title were modified for *Policy 6.03 Transportation System Optimization* to reflect the county and city transportation master plans.

Attachment E includes the most recent version of this section along with a summary of the changes made for the latest draft (Jan. 11, 2017).

Issues of Focus Remaining for County Staff

County staff has reviewed the latest version of this section and provided minor feedback to the city for integration in the full draft. The latest version appears to include all county comments to date.

Sec. 7 Housing

This section notes that the high cost of local housing causes many who work in the city to live outside of the city, and that the combined housing/transportation burden leaves less for other necessities making it difficult for many to participate in the community. The current working draft reflects input

from Planning Board, Planning Commission, community members and organizations, and city and county staff.

Topics Covered Include:

- Support for community housing needs
- Preserving and enhancing housing choices
- Advancing and sustaining diversity
- Integrating growth and community housing goals

Other changes emphasize the trends, particularly related to middle-income housing and need to provide a diversity of housing types and price ranges and goals to increase market rate affordable units as well as permanently affordable units.

New Policies Related to the County:

The county is not included in the new policies and has not been added or removed from existing policies.

Attachment F includes the most recent version of this section along with a summary of the changes made for the latest draft (Jan. 11, 2017).

Issues of Focus Remaining for County Staff

As this section has been on a slower schedule, county staff will be taking a closer look at the latest version of this section in the next two weeks and providing feedback to the city for integration in the full draft. Staff will be mindful of the goals proposed by the Boulder County Regional Partnership as this section is being reviewed. Staff would appreciate feedback from the BOCC on which policies should or should not include the county and any suggestions on policy language that the BOCC may have.

Sec. 8 Community Well-Being

The policies in this chapter focus on the general health and wellbeing of the community as well as promoting civic and human rights, diversity, safety, health, service delivery, etc. Revisions and new policies were proposed based on input from city and county staff to reflect adopted plans for Parks and Recreation, Police, Fire, Resilience and Community Culture and guiding principles for the Human Services Strategy. A detailed focus on the trails policy occurred at the Dec. Open Space Board of Trustees (OSBT) meeting.

Topics Covered Include:

- Human services
- Social equity
- Safety and community health
- Community infrastructure and facilities
- Culture

New policies related to the county:

- Youth Engagement
- Resilience in Public Safety and Risk Prevention
- Community Connectivity and Preparedness
- Physical Safety
- 8.17 Arts and Cultural Facilities – the county was added to this policy

Attachment G includes the most recent version of this section along with a summary of the changes made for the latest draft (Jan. 11, 2017). There were several comments from members of the public

and Planning Commission regarding the policies related to trails, and a list of the ideas incorporated from this and other feedback is listed in Attachment G.

Issues of Focus Remaining for County Staff

County staff has reviewed the latest version of this section and provided feedback to the city for integration in the full draft. Below are the policies that staff would like to discuss further and receive feedback from BOCC.

- *8.11 Parks and Recreation:* County staff is taking a closer look at this policy to consider if this is an appropriate location to reference open space as a component of quality of life. It may not be appropriate here since the focus is more on urban resources in this particular policy, but staff suggests including this in one of the policies.
- *Relevant Master Plan List:* Staff has requested to make sure relevant county plans are included in this list.

Sec. 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 such that most agricultural production in the Boulder Valley now occurs on city and county open space. This draft includes recommended changes as approved by the OSBT. The changes reflect updated plans and work since the 2010 Plan as well as a new proposed policy regarding soil health and soil sequestration that has been updated and modified based on recent input from community members and city open space staff.

Topics Covered Include:

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

New policies related to the county:

- 9.04 Soil Health and Soil Carbon Sequestration
- 9.05 Access to Healthy Food – the county was added to this updated policy (previously 9.06)

Attachment H includes the most recent version of this section along with a summary of the changes made for the latest draft (Jan. 11, 2017).

Issues of Focus Remaining for County Staff

County staff has reviewed the latest version of this section and provided minor feedback regarding policy wording to the city for integration in the full draft which is expected to be completed at the end of March.

C. Next Steps for Plan Draft

- Late Mar. 2017: Draft plan
- Early Apr.:
 - Open house/community event to review draft
 - CU South public event

BVCP Major Update, Board of County Commissioners, February 23, 2017

- Boards and Commissions event
- Planning Board review of initial draft plan and analysis
- April 11, 2017: City Council and Planning Board Study Session
- Early – mid May, 2017: Draft plan #2
- May. 23, 2017: First City Council Hearing (Joint with Planning Board)
 - Followed by adoption by Planning Board, then council, then county boards

Note: County meetings for April and beyond are still being scheduled.

Core Values and Sustainability Framework – Summary of Proposed Changes

Jan. 11, 2017

This section is a part of the current Chapter 1 and will become part of a refreshed introductory section which will include a vision statement, the longstanding core values, and the overview of sustainability and resilience as an organization framework for the plan's policies. It will also later contain Boulder's Planning History and information about how the plan is organized. The section will become more graphic to better convey the community's values and vision. Changes noted here reflect input from the 2015 BVCP survey and other input from public, boards, and elected bodies.

Introduction:

- The topics of intergovernmental cooperation, growth management, and provision of urban facilities and services will be in the next chapter, so they are deleted in the introductory text.

Vision and Core Values:

- Adds a new vision statement preceding the values.

Core Values:

- In addition to these long-standing values that the community largely affirmed in the 2015 survey, community members have suggested mentioning new values including: 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). These values are all addressed in the refined policies. They may or may not need to be added to the core values.

Interpreting Core Values:

- Planning team has heard input that this section needs clarification about how values and policies are to be interpreted, so language is included to aid in interpretation.

Plan Organization and Relationship to Sustainability and Resilience:

- A draft plan organizational outline suggested regrouping some of the chapters to better align with the sustainability framework, however the approach was not well regarded, so a new outline has been included that retains the existing structure of the plan. This section has been slightly modified to reflect the new/old structure.

Chapter 1—Introduction, Vision and Values

Note: This section is a part of the current Chapter 1 and will become part of a refreshed “Introduction” section which will include a vision statement, the longstanding core values, and overview of sustainability and resilience as a framework for the plan’s policies. It also carries forward the sustainability policies and will later contain Boulder’s Planning History and information about how the plan is organized.

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, six major updates have been completed: 1982, 1990, 1995, 2000, 2005 and 2010.

The Boulder Valley Comprehensive Plan provides a general statement of the community’s desires for future development and preservation of the Boulder Valley. The principle of sustainability drives the overall framework of the Boulder Valley Comprehensive Plan.

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 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.

The Boulder Valley Comprehensive Plan is a joint plan between the City of Boulder and Boulder County to inform and guide their shared responsibility for planning and development in the Boulder Valley.

Sec. 1-1

Vision and Core Values

This section of the plan sets forth the plan’s core values and sustainability framework.

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, **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 and well-being**

Interpreting Core Values and Policies

Applying a sustainability framework to decision-making in Boulder 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, to adapt successfully to chronic stresses and rebound quickly from disruptive shocks, and to ensure that everyone in the community is able to thrive in a changing environment.

Sec. 1-2

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 city and county strive to balance the values noted above, recognizing that achieving all the values may not be possible in any circumstance. Careful consideration of tradeoffs among the plan's policies is necessary when implementing this plan.

Sustainability Framework

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.

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;

Sec. 1-3

- 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: This policy will move to the “Governance” chapter and will be modified or expanded to reflect goals of community engagement.)*

1.06 Indicators of Sustainability

The city and county will establish indicators of sustainability specific to the Boulder Valley to measure progress in the health and well-being of the community, environment and economy. 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. *(Note: This policy will reference new indicators chapter.)*

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.

Plan Organization and Relationship to Sustainability and Resilience

The city’s sustainability framework addresses environment, economy and social equity goals and is used in master plans, decision-making and budgeting process. 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 the newer policy sections relating to “safety and preparedness” and “governance and engagement,” as noted below. The chapters generally coincide with the sustainability framework as noted below:

Plan Chapter/Section

**Relationship to Boulder’s
Sustainability Framework**

Ch. 1 – Intergovernmental Cooperation and Growth Management

Livable Community

Sec. 2 - Built Environment

Sec. 3 - Natural Environment

Environmentally Sustainable Community

Sec. 4 - Energy and Climate

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 - Good Governance, Community

Environmentally Sustainable Community

Engagement

Good Governance

Sections that will follow in this chapter include:

- Boulder’s Planning History
- Themes for this Major Update

Teal text represents text additions or deletions.

Chapter 1—Introduction, Vision and Values

Note: This section is a part of the current Chapter 1 and will become part of a refreshed “Introduction” section which will include a vision statement, the longstanding core values, and overview of sustainability and resilience as a framework for the plan’s policies. It also carries forward the sustainability policies and will later contain Boulder’s Planning History and information about how the plan is organized.

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, six major updates have been completed: 1982, 1990, 1995, 2000, 2005 and 2010.

The Boulder Valley Comprehensive Plan provides a general statement of the community’s desires for future development and preservation of the Boulder Valley. The principle of sustainability drives the overall framework of the Boulder Valley Comprehensive Plan.

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 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.

The Boulder Valley Comprehensive Plan is a joint plan between the City of Boulder and Boulder County to inform and guide their shared responsibility for planning and development in the Boulder Valley.

Vision and Core Values

This section of the plan sets forth the plan's core values and sustainability framework, ~~and provides overall planning guidance for intergovernmental cooperation, growth management, annexation and provision of urban facilities and services.~~

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 and well-being**

Interpreting Core Values and Policies

Applying a sustainability framework to decision-making in Boulder 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, to adapt successfully to chronic stresses and rebound quickly from disruptive shocks, and to ensure that everyone in the community is able to thrive in a changing environment.

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 city and county strive to balance the values noted above, recognizing that achieving all the values may not be possible in any circumstance. Careful consideration of tradeoffs among the plan's policies is necessary when implementing this plan.

Sustainability Framework

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.

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: This policy will move to the “Governance” chapter and will be modified or expanded to reflect goals of community engagement.)*

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The city and county will establish indicators of sustainability specific to the Boulder Valley to measure progress in the health and well-being of the community, environment and economy. 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. *(Note: This policy will reference new indicators chapter.)*

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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.

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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.

Plan Organization and Relationship to Sustainability and Resilience

The city’s sustainability framework addresses environment, economy and social equity goals and is used in master plans, decision-making and budgeting process. 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 the newer policy sections relating to “safety and preparedness” and “governance and engagement,” as noted below. The chapters generally coincide with the sustainability framework as noted below:

Plan Chapter/Section**Relationship to Boulder’s Sustainability Framework**Ch. 1 – Intergovernmental Cooperation and Growth ManagementLivable CommunitySec. 2 - Built EnvironmentSec. 3 -Natural EnvironmentEnvironmentally Sustainable CommunitySec. 4 - Energy and ClimateSec. 5 - EconomyEconomically Vital CommunitySec. 6 -TransportationAccessible and Connected CommunitySec. 7 - HousingLivable CommunitySec. 8 - Community Well-beingHealthy, and Socially Thriving CommunitySec. 9 - Agriculture and FoodSafe CommunitySec 10 - Good Governance, Community EngagementEnvironmentally Sustainable CommunityGood GovernanceSections that will follow in this chapter include:

- Boulder’s Planning History
- Themes for this Major Update

3. Natural Environment– Summary of Proposed Changes

Jan. 11, 2017

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 to this chapter 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.

Additional and extensive changes since the Aug. 24 draft reflect input from the community and county staff with additional review and input by city staff from open space, planning, forestry, and utilities.

December 2016 Board Suggestions

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.

PB suggested further changes to the groundwater policy, which has also been addressed below.

PC 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)*

A further round of minor editing to reduce redundancies will occur as necessary. Other changes are noted below.

Introduction/Preamble:

- This section will remain as a stand-alone chapter rather than be combined with others as initially proposed.
- Open Space Board of Trustees (OSBT) in particular asked for clarification about how this section of policies apply to the urban versus wildlands area and to OSMP lands versus other lands. A lot of the added preamble language is intended to provide such clarification.
- A group of community members with an active role in open space management, environmental issues, and soil health collaborated to provide comments on this chapter. They provided a comprehensive mark up of this section and suggested a number of minor text edits to align the language as well as new larger ideas. The group suggested describing the ecosystem continuum (which may later be expressed as a graphic), addressing the overall planning and management strategy that incorporates an understanding of natural ecosystems and the four overall strategies for protecting the natural environment.
- Added “recreation, relaxation, and connection with nature” as requested.
- OSBT added “a leader in” back to the 5th paragraph regarding Boulder’s role in environmental protection.

Policy 3.01 Incorporating Ecological Systems into Planning

- Added “Bioregions,” at the request of community members.

Policy 3.02 Adaptive Management Approach

- Expanded 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.

Policy 3.03 Native Ecosystems

- Modifies the title from “Natural” to “Native” to be consistent with policy language.
- Adds reference to Habitat Conservation Areas and references OSMP plans.
- Adds features identified in the Boulder County Comprehensive Plan Environmental Resources Element at the request of the county.
- OSBT asked to change “wildlife habitats/migration corridors,” to “wildlife habitats, migration corridors.”

Policy 3.04 Ecosystem Connections and Buffers

- OSBT asked to add emphasis of “especially of...” unfragmented habitat as important to preserve rather than delete that language.
- 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, as requested by community members including in and along the edges of the urban environment. Additional language recommended by county and city staff to clarify that these areas may need further planning to identify priorities for future action.
- OSBT also recommended adding degradation... “and development” as a risk in the last sentence.

(Note: Suggest cross referencing and adding new policy language to the “Built Environment chapter” to address conservation and design of open space connections and buffers in urban areas, recognizing that urban lands can also be important for supporting biodiversity and maintaining wildlife habitat.)

Policy 3.05 Maintain and Restore Ecological Processes and Natural Disturbances

- Adds “natural disturbances” to title, as disturbances (i.e., fire, flood) are referenced in the policy.
- Includes minor edit: “mimicked” changed to “replicated”.

Policy 3.06 Wetland and Riparian Protection

- Adds language about wetlands’ value to reducing the impacts of flooding, and adding “education” to the public about the value of wetlands.
- OSBT added minor change to the language about continuing to “develop and support” programs... (instead of support and develop).

Policy 3.07 Invasive Species Management

- New language 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 plans.
- Adds a new section to be consistent with city IPM policy referencing management.

Policy 3.08 Public Access to Public Lands – no change

New Policy Climate Change Preparation and Adaption and Resilience

- Includes language to be consistent with city's Climate Commitment document, Resilience Strategy, OSMP management practices. It has been modified to reflect public input regarding a science-based approach to newly adapting plants and wildlife and the recommendations provided by OSBT.
- This new policy 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.
- It takes a more cautious approach to addressing ecosystem transitions due to climate change, acknowledging that the city cannot forecast with certainty.
- It also includes a new statement about addressing climate adaptation in city and county master plans.

Policy 3.09 Management of Wildlife-Human Conflicts

- Added language about wildland-urban interface context.
- Added the "county" at the request of county staff.

Policy 3.10 Urban Environmental Quality

- Deleted reference to "agriculture" in this policy that is intended for urban areas, as requested by county staff.
- Changed language to say that the quality of the urban environment will be "maintained" and may improve instead of "will not worsen," and be improved at the request of community members. Saying areas will improve would be a new policy direction.

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.
- OSBT and Urban Forester recommended removing reference to "native" species.

Policy 3.12 Water Conservation

- Adds reference to "efficient water usage rather than xeriscape, as requested by community members. (Note: xeriscape could have damaging consequences for wetlands and trees.)

Policy 3.13 Integrated Pest Management

- Changed 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.

New Policy: Soil Carbon Sequestration

- Adds new language to recognize soil sequestration as having potential benefits. It reflects input from community members and has been modified with suggestions from OSMP staff. This policy cross references Sec. 3, Agriculture and Food, where soil health and carbon sequestration could apply and be 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 that the intent of the policy is to balance relevant community values with the use of mineral deposits.
- Notes 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 as suggested by community and staff.
- Clarifies that the policy is intended to be about mineral “extraction” in addition to (or possibly rather than) “use.”

Policy 3.16 Hazardous Areas – no changes

Policy 3.17 Erosive Slopes and Hillside Protection

- Added to the title: “Erosive Slopes.”
- Added a clause about the risk of earth movement and development or trails and the base of hillsides at the request of community members.
- OSBT recommended adding to the last sentence: development on, “adjacent to” or at the base of hillsides.

Policy 3.18 Wildfire Protection and Management

- Adds context statement about the likely warming and drying of the climate making wildfire increasingly common.
- OSBT recommended adding to the last sentence: ... managing ecosystems “and wildfire risk,” the city and county...

Policy 3.19 Preservation of Floodplains – no changes

Policy 3.20 Flood Management

- Adds recognition about multiple hazards relationship and increased potential for flooding.

Policy 3.21 Non-Structural Approach – no change

Policy 3.22 Protection of High Hazard Areas

- OSBT recommended adding a definition for High Hazard areas as the policy is not clear that HHZ are defined and regulated.
- Suggested adding reference to the county by community members, however the county does not reference nor use the same designation for High Hazard.
- OSBT recommend in the second to last sentence deleting “wherever appropriate”.

Policy 3.23 Larger Flooding Events

- Adds “county”
- Critical facilities are a specific term used by the city. That is clarified.
- OSBT recommended adding “and proper flood modeling” after floodplain management strategies. The concept is being reviewed by utilities.

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 notes that the existing policy guidance of acquiring water resources strategically is supported by City Charter.
- OSBT recommended adding “preservation of sustainable agriculture”.

- OSBT also recommended adding language to “avoid negatively affecting instream flows... in the acquisition of municipal water “rights” (vs. supply), and added a sentence to state: “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

- “Minimum” Flow Program changed to “In-stream” in title to be consistent with policy language.
- OSBT recommended deleting: “within the Boulder Creek watershed” to make the policy more universally applicable to the entire Boulder Valley watershed(s).

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 on 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.

Policy 3.29 Wastewater – no change

Policy 3.30 Protection of Air Quality

- Added language regarding “contributing to climate change” as part of negative effects of pollutants.

Note: OSBT suggested also adding language about the role of trees and plantings to help reduce exposure to air pollutants at the street level. This should be addressed in the “Built Environment” chapter – highlighting the important role of street trees and vegetative plantings in mitigating air quality and reducing exposure to pollutants at the street level.

New section added to reference all relevant master plans

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 19th century. Within the Boulder Valley’s complex ecological system, there are inextricable links among the natural environment, plants and animals, 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.

A mixture of wildlands and urban lands exist throughout the Boulder Valley in a continuum often referred to as the “urban wildland” interface. 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 often 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 leader in environmental protection and preservation for many years. Sixty-three percent (63%) of the Boulder Valley Comprehensive Plan area has been protected by the city and county as open space for critical habitat for native plants and animals, agricultural productivity, and 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 will continue to identify and implement state-of-the-art environmental policies community wide to further natural environment 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 resilience:

- Protecting Native Ecosystems and Biodiversity
- 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.

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

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

Protecting Native Ecosystems and Biodiversity

3.03 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, as well as 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 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. Important guidance and strategies for protection and restoration are in city and county plans listed at the end of this section.

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 land 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 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, the city and county will continue to develop and support programs to protect, 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 OSMP Grasslands Ecosystem 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. 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 public 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.

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 topics 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' transitions to novel states, 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 the city and county recognize the intrinsic value of wildlife in both its urban and rural 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 and will balance human needs and public safety with environmental protection. The city will develop 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 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 and low water demand tree species.

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 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.

3.13 Integrated Pest Management

The city and county policies differ slightly in management approach. 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. 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.

(Note: For the next draft of this chapter, this policy will be moved to right before 3.07 in the "Native Ecosystems and Biodiversity" subsection, since invasive species are managed using IPM. It helps frame the issue there, and it is not just an urban environmental quality issue.)

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 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. The extraction or use of non-renewable mineral resources will be considered only when conservation and recycling is not a feasible alternative. The impacts of such resource use 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. Due to the risk of earth movement and/or mud slides, special attention needs to be paid to soil types and underlying geological strata before and during 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 Flood 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. 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. The city and county recognize that multiple hazard risks are closely linked, such as the role of fire damaged slopes and increased risk of flooding.

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 because the floodwater velocity has the potential to sweep people off their feet. 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, riparian corridors, natural ecosystems, wildlife habitat and wetlands will be protected in these areas. Trails or other open recreational facilities may be feasible in certain areas.

3.23 Larger Flooding Events

The city and county recognize 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 will seek to better understand the impact of larger flood events and consider necessary floodplain management strategies including the protection of critical facilities, as defined by the city.

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 Boulder Valley watersheds as a necessary component of existing ecosystems and as a critical resource for the human community. The city and county will continue 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 and incorporate the goals of water quality protection as well as surface and groundwater 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 seek to minimize or mitigate the environmental, agricultural and economic impacts to other jurisdictions and seek to prevent the permanent removal of land from agricultural production, and avoid negatively affecting instream flows, 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 source waters to the water treatment plant and throughout the water distribution system.

3.27 In-stream 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.

3.28 Surface and Groundwater

Surface and groundwater are part of an integrated environmental system that will be protected as a resource. 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. Subsurface construction requiring ongoing dewatering shall be minimized to limit environmental impacts. Impacts of dewatering on surface water quantity and quality, groundwater recharge, wells, and ecosystems along with associated energy use, shall be appropriately mitigated. Dewatering systems shall be designed to protect life, safety, and property.

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, impair visibility and contribute to climate change.

Relevant Master Plans include:

- Grasslands Ecosystem Management Plan, OSMP
- Forest Ecosystem Management Plan, OSMP
- Boulder County Comprehensive Plan Environmental Resources Element (2016)
- Visitor Master Plan, OSMP (Note: or new name of plan as updated)
- Water Utility Master Plan
- Water Efficiency Plan
- Boulder's Climate Commitment
- City of Boulder Resilience Strategy
- Greenways Master Plan
- Integrated Pest Management Policy

Teal text represents text additions or deletions.

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 19th century. Within the Boulder Valley’s complex ecological system, there are inextricable links among the natural environment, plants and animals, 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.

A mixture of wildlands and urban lands exist throughout the Boulder Valley in a continuum often referred to as the “urban wildland” interface. 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 often 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 ~~the forefront of leader in~~ environmental protection and preservation for many years. Sixty-three percent (63%) of the Boulder Valley Comprehensive Plan area has been protected by the city and county as open space for critical 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 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.

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

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 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. Important guidance and strategies for protection and restoration are in city and county plans listed at the end of this section.

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 OSMP 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.

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 topics 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' transitions to novel states, 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 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.

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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~~role~~ of climate change; therefore, the city will guide short- and long-term urban forest management that encourages overall species diversity ~~and native~~ and low water demand tree species ~~where appropriate~~.

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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.

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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 extraction or use of non-renewable mineral resources will be considered only when conservation and recycling is not a feasible alternative. The impacts of such resource use 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.

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3.22 Protection of High Hazard Areas

High hazard areas are the areas of the floodplain with the greatest risk to loss of life because the floodwater velocity has the potential to sweep people off their feet. 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 will seek to better understand the impact of larger flood events and consider necessary floodplain management strategies including the protection of critical facilities, as defined by the city.

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 improve 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 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 resources as needed to ensure 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, and avoid negatively affecting instream flows, 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 Ground~~w~~-Water

~~Surface and groundwater resources will be 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. Surface and groundwater are part of an integrated environmental system that will be protected as a resource. 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. Subsurface construction requiring ongoing dewatering shall be minimized to limit environmental impacts. Impacts of dewatering on surface water quantity and quality, groundwater recharge, wells, and ecosystems along with associated energy use, shall be appropriately mitigated. Dewatering systems shall be designed to protect life, safety, and property.~~

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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.

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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 Master Plans include:

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- Forest Ecosystem Management Plan, OSMP
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- Visitor Master Plan, OSMP (Note: or new name of plan as updated)
- Water Utility Master Plan

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

4. Energy and Climate – Summary of Proposed Changes

Draft – Jan. 11, 2017

This section focuses on energy and climate and Boulder’s Climate Commitment (draft Oct. 2015), and ongoing work being done related to Boulders 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 in a resilience section:

- OEMs All-Hazards Recovery Plan (2013),
- Boulder Recovery Plan Support Annex A – Damage Assessment (2013),
- OEMs Emergency Operations Plan (2014),
- Disaster Debris Management Plan (2016)

Additional changes since the Aug. 24 draft reflect input from the community and city and county staff. ***Environmental Advisory Board also reviewed that draft at its January 2017 meeting and will be advancing additional comments.*** Additional suggestions from the Planning Commission regarding consideration of carbon footprint from development and building construction waste that may be further explored in the next round of revisions. A further round of minor editing to reduce redundancies will occur as necessary. Other changes are noted below.

Introduction

- Introduces resilience.
- Includes new language that 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 Emissions

- Includes goals from Climate Commitment.

Policy 4.02 Climate Adaptation Planning

- Includes new language regarding ability to recover from a “wide range of climate related shocks and stresses.”

Policy 4.03 Energy Conservation and Renewable Energy

- Adds language regarding transition to clean energy and support public and private adoption and use of renewable energy as consistent with the Climate Commitment.
- Planning Board expressed support for innovative solutions such as solar gardens, etc. This policy is intended to express that intent.

New Policy Local Energy Generation Opportunities

- Consistent with Climate Commitment and Planning Board feedback. Planning Board also suggested language about sharing infrastructure and resources. It is frame as a city policy.

New Policy Clean Mobility

- New language framed as a city only policy is consistent with the Transportation Master Plan, Climate Commitment, and Planning Board feedback.

New Energy System Resilience

- Adds as a city policy to be consistent with work occurring as part of Boulder’s Energy Future.

Policy 4.04 Energy Efficient Land Use

- Adds language to address “efficiency” as well as conservation and to address “land uses to minimize energy use, including co-location of mixed use developments that are surrounded by open space.”

Policy 4.05 Energy Efficient Building Design

- Adds language to “consider the energy consumption associated with the building process (i.e., from the raw materials through construction...”

Policy 4.06 Building Construction Waste Minimization

- Minor edits, to “strongly” encourage... based on feedback from Planning Board.

Policy 4.07 Waste Minimization and Recycling

- Adds language to be consistent with Zero Waste Strategic Plan.

List of master plans included

4. Energy and Climate

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. 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 action, create local economic opportunities, enhance community well-being and resilience and inspire and empower 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 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, mobility, and clean energy sources, and energy resilience) is the primary near-term 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 and reduce waste, and to understand how ecosystem management can help sustain our community and play a key role in climate stability. This chapter addresses:

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

Climate Action and Greenhouse Gas Emissions

4.01 Climate Action: Reduce Emissions

The city and county will continue to take action to mitigate climate change with a primary focus in the next five years on addressing one of the primary causes of global warming – burning fossil fuels for energy. Both bodies will identify and implement innovative as well as cost-effective actions to dramatically reduce the community's contribution 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 Climate Commitment Strategy identifies interim goals before 2050.

4.02 Climate Adaptation Planning

In addition to climate mitigation planning addressed in the policy above, the city and county will cooperatively develop and implement a climate change adaptation plan to identify current vulnerabilities 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 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 a wide range of 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, 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. The city will support both public and private adoption and use of renewable energy and preserve options for developing renewable energy in the future.

The city and county 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 innovative programs and opportunities for individuals, businesses and organizations to develop and share local energy generation and will consider the local and regional impacts of distributed energy development. The city will support private decisions to use 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.

New Policy: Clean Mobility

The city recognizes accelerated retirement of fossil-fuel based transportation is a critical element of the city's emissions reduction strategy. To achieve this, the city supports efforts in three broad areas: reducing vehicle miles traveled, replacing fossil fuel-based transportation and continuing to plan a built environment that reduces the need for people to drive. The city supports innovations in these areas of transportation and clean mobility.

New Policy: Energy System Resilience

The city recognizes that energy resilience is necessary for properly functioning emergency infrastructure and overall community resilience. The city supports a communitywide network that can deliver basic services in case of a grid disruption through strategies such as grid modernization, micro grid development, on-site generation, storage technologies and reduced demand.

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 of land uses to minimize energy use, including co-location of mixed use 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, Recycling, and Sustainable Purchasing

4.06 Building Construction Waste Minimization

To minimize construction waste, the city and county will strongly encourage renovation of existing buildings over demolition. The city and county 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 and activities that reduce the amount of waste that must be landfilled and pursue Zero Waste as a long term goal. Neither entity is responsible for waste hauling; they rely on a strong network of nonprofit, for-profit, governmental and community partnerships to invest resources toward zero waste systems. Policies, programs and regulations will emphasize waste prevention, reuse, composting, recycling and the use of materials with recycled content. The city and county will pursue the goal of 85% waste diversion in residential single-family, residential multi-family and commercial uses by 2025.

4.08 Environmental Purchasing Policy

The city will maintain a robust Environmental Purchasing Policy for the city organization 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 Links:

- CAP and Community Guide
- Waste Reduction Master Plan
- Built Environment Policies – energy efficient land use
- Economy: sustainable business practices

Teal text represents text additions or deletions.

4. Energy and Climate

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 action, create local economic opportunities, enhance community well-being and resilience and inspire and empower other communities.

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~~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~~

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The city and county ~~will pursue an energy path that not only dramatically 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-competitively-~~priced and increasingly clean energy.

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The city will maintain a robust Environmental Purchasing Policy for the city organization 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 Links:

- CAP and Community Guide
- Waste Reduction [Master Plan](#)
- Built Environment Policies – energy efficient land use
- Economy: sustainable business practices

DRAFT

5. Economy– Summary of Proposed Changes

Draft – Jan. 11, 2017

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. The changes to this chapter 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)
- HR&A’s Recommendations for Resilience Integration (2016)

Additional changes since the Aug. 24 draft reflect input from the community and city and county staff. **A further round of minor editing to reduce redundancies will occur as necessary.** Other changes are noted below.

September and December 2016 Planning Board Suggestions

Planning Board discussed the importance of small, local and homegrown 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.

Introduction/Preamble:

- Edited language to reflect input from Economic Sustainability Strategy, Planning Board and the community to emphasize balanced approach to economic “vitality” vs. “growth” strategy.
- Added language regarding the importance of small, local and independent businesses per community feedback.
- Per county staff feedback, added “Boulder Valley” to paragraph regarding potential challenges, as they affect a regional scale.

Policy 5.01 Revitalizing Commercial and Industrial Areas

- Modified language to create consistency with ESS “Place” chapter and incorporate suggestions from Planning Board regarding the need to consider impacts of growth and address issues regarding balance.
- Added language regarding support, conservation and enhancement per Landmarks Board feedback.
- Added Gunbarrel to examples of commercial and industrial areas for revitalization per suggestion from the community to bring into alignment with ESS.
- Added transportation among the tools for public/private partnerships per suggestion from the community.
- Clarified language of last two sentences (formerly one sentence) due to feedback from the community and various organizations.

Policy 5.02 Regional Job Center

- Added language to reflect feedback from Planning Board regarding the need to address impacts of growth (e.g., transportation planning).
- Moved statement regarding “support for existing business” to Policy 5.05: Support for Local Business and Business Retention, as the language seemed out of place here.
- Added mentioning regional planning and partnerships for housing and transportation, as suggested by the community.
- Added language regarding transportation infrastructure and the potential for the transportation system to address impacts from in-commuting, as suggested by the community.

Policy 5.03 Diverse Mix of Uses and Business Types

- Updated language to be consistent with ESS.

Policy 5.04 Vital and Productive Retail Base

- This language reflects ongoing program work in Economic Vitality and suggestions from Planning Board and the community regarding “affordable space.”
- Suggested edit by Landmarks Board to include the support of the retail base by historic preservation and heritage tourism, however the policy language does not call out specific contributors to the retail base. Other chapters of the plan may be more appropriate for this language (e.g., historic preservation policies in Built Environment could also say more about the role of heritage tourism and value of historic preservation).

Policy 5.05 Support for Local Business and Business Retention

- Moved separated policy language from Newly Separated Policy: Support for Existing Businesses in previous draft version (Aug. 2016) back into policy 5.05 to eliminate redundancies
- Edited policy language to clarify the priority to support local businesses and businesses already in Boulder (as opposed to efforts to attract businesses).
- Added language presenting a balance perspective on redevelopment and retention of existing businesses as recommended by Planning Board.
- Edited language to ensure inclusion of small, independent businesses per feedback from Planning Board, the community, and several organizations.
- Included language to clarify that importance of supporting growth and retention of a diverse mix of businesses, as suggested by the community and Economic Vitality.

New Policy: Affordable Business Space and Diverse Employment Base

- New policy in response to feedback from Planning Board, the community, and trends noted by Economic Vitality.

- Incorporated language from previously separated policy “Addressing Disproportionate Impacts” that appeared in previous draft version (Aug. 2016).

Policy 5.06 Industry Clusters

- Updated clusters are consistent with Primary Employer Study and ESS.
- Minor suggested edit from the community to include mention of the needs of Boulder’s clusters.

Policy 5.07 Funding for City Services and Urban Infrastructure

- Updated to include reference to Access Management and Parking Strategy (AMPS) and clarify that infrastructure, services and amenities that contribute to business attraction are not limited to transportation infrastructure alone. Additional examples reflect suggestions from ESS and input from Planning Board.
- Added suggestion from Boulder County staff to mention “local and regional” transportation systems.
- Suggestion from the community to support transportation solutions through emerging technologies is covered in the Transportation chapter.

Policy 5.08 Role of Tourism in the Economy

- Language reflects additional suggestions from Planning Board to enhance it.
- Language reflects suggestion from Landmarks Board to include heritage tourism.
- Incorporation of different types of tourism provided as examples.

Policy 5.09 Role of Arts, Cultural, Historic and Parks and Recreation Amenities

- In a previous draft version, a former policy about the “Creative Economy” was added in order further consistency with the CCP. However, Planning Board suggested that the policy sounded exclusive, so it has been removed. Instead, it has been modified to show support for the arts and include recognition of their contribution to economic vitality.
- Removed “the arts within the public realm,” as this is part of the Built Environment chapter.
- Added historic amenities and historic preservation per Landmarks Board feedback; added parks and recreation amenities per staff feedback

Policy 5.10 Communications

- Per county staff feedback, added “county” to first line.

Policy 5.11 Sustainable Business Practices

- Policy 5.11 has been modified to be consistent with the ESS and programs and practice. It also reflects some input from Planning Board.

Policy 5.12 Home Occupations

- Minor clarifying edits to language.

Policy 5.13 Responsive to Changes in the Marketplace

- Minor clarifying edits to language.
- Edit regarding application and permitting process to be consistent with ESS.

New Policy: Economic Resilience

- New policy language consistent with ongoing work and recommendations from City of Boulder’s Resilience Strategy.

Policy 5.14 Employment Opportunities – no changes

Policy 5.15 Business Partnerships to Support Economic Vitality Goals

- Edited order of groups to list them alphabetically.
- List edits are intended to be inclusive and reflective of the groups who work together to support economic vitality.

Policy 5.16 Support for the University of Colorado and Federal Labs

- Addition of clarifying language.

Policy 5.17 Diverse Workforce, Education and Training

- Modified policy to be consistent with ESS “People” chapter.
- Modified policy to include feedback from Planning Board regarding the need to not only “attract” but also “develop” workers.
- Removed “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.
- Suggestion from a member of the community to make mention of specific trades was not incorporated, as the policy language “in multiple fields with specialized skills and experience” is intended to include all trades.

[Additional language on the Sharing Economy may be incorporated as an emerging theme in the draft plan version]

5. Economy

Boulder's highly-educated workforce, quality of life, high concentration of companies in growing industries, rich base of small, local and independent businesses, and synergies with the University of Colorado and federally-funded research labs are the foundation of its economic vitality. The city fosters and retains high-caliber employees and talented entrepreneurs and has earned recognition as one of the nation's best places for startups.

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. Boulder recognizes that economic strength can bring many benefits to the community including greater tax revenues, local job opportunities, increased diversity, a variety of services and business types and physical improvements.

While the city is fortunate to enjoy economic success, it also faces challenges. Cyclical global and economic downturns affect the local economic climate, and rising costs of commercial space and housing can affect businesses and their ability to recruit and retain new employees. Additionally, redevelopment or growth in the Boulder Valley may lead to displacement of existing businesses, increase demands for services and infrastructure, and strain 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 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 and Sustainable Employment

5.01 Revitalizing Commercial and Industrial Areas

The city supports place-based strategies that support redevelopment of commercial and industrial areas. Revitalization should support and enhance these areas, conserve their strengths, and minimize displacement of users. Revitalization should reflect the unique characteristics and amenities in those areas and nearby neighborhoods. Examples of commercial and industrial areas for revitalization 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 to create public/private partnerships that lead to successful redevelopment. 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 (e.g., financial incentives, development potential, or urban renewal authority). The city acknowledges that displacement and

loss of service and affordable retail uses can result from redevelopment. The goals of any redevelopment and area planning efforts must carefully consider these potential consequences and implications for area business owners.

5.02 Regional Job Center

The city supports strategies that further Boulder's continued role as a regional job center, consistent with sustainability goals and projected employment growth. The city recognizes 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 continue to develop, maintain and enhance its transportation infrastructure on both a local and regional level in order to support Boulder's economic vitality. The city recognizes that further developing its transportation system could help address impacts from in-commuting.

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 strengths in a number of industries and quality of life. Therefore, the city will continue to identify and protect industrial, service and office uses and will evaluate areas with non-residential zoning to ensure the existing and future economic vitality of Boulder while responding to the needs of a rapidly changing global economy.

5.04 Vital and Productive Retail Base

The city recognizes the importance of its retail base and will develop and implement a retail strategy that takes 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 to improve the retail base and the city's sales tax revenues, including maintaining affordable retail space.

5.05 Support for Local Business and Business Retention

The city and county deeply value existing and homegrown businesses in the local economy and will work to nurture, support, and maintain a positive climate to retain them. The city recognizes the vital role of small, local, and independent businesses that serve the community and the importance of balancing needs with redevelopment in certain areas with strategies that minimize their displacement.

The city will support the growth and success of a diverse mix of businesses, including primary and secondary employers of all sizes. Boulder's economic sustainability and resilience efforts recognize the importance of jobs already in the city; business retention and support for existing and homegrown companies and jobs is a priority. The city and county recognize the need to retain businesses in Boulder County as they grow and will consider projected needs, including those of their employees, such as commercial and office space, transportation infrastructure and housing.

New Policy: Affordable Business Space and Diverse Employment Base

The city and county acknowledge that rising costs of commercial space can affect businesses and affordability and will further explore the issue and identify methods to better support businesses in addressing this issue. Methods may include strategies, addressing regulatory issues, or new

programs. The city recognizes that the rising costs of commercial space and housing can disproportionately affect lower-income and minority residents and small businesses and non-profits and will develop strategies to maintain a range of options to support a diverse workforce and employment base.

5.06 Industry Clusters

The city will continue to support an industry cluster approach to business development and consider 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 key industry clusters include aerospace, bioscience, clean tech, data storage, digital media, natural and organic products, recreation, software, tourism and the creative sector. Boulder 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 and 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 transportation system and transportation demand management programs are essential to a thriving economy, as they can offer options for commuters, help attract and retain key businesses and employers as well as visitors, and provide regional access to global markets. The city will continue to plan for and invest in urban amenities and infrastructure such as bike paths, parks, shared and managed parking, public spaces, quality gathering places, cultural destinations, and public art; as well as community services including but not limited to open space and mountain parks, high speed internet, fire-rescue, public safety, and senior services.

5.08 Role of Tourism in the Economy

Recognizing the importance of tourism (e.g., heritage, cultural, sports and open space) to the Boulder economy, the city will continue to work 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 to support and enhance the sector.

5.09 Role of Arts, Cultural, Historic and Parks and Recreation Amenities

The city and county will support 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, foster meaningful connections to Boulder among its residents, workforce, and visitors; and offer additional benefit to the community. The city will work to support and as appropriate enhance the capacity of arts and culture, historic preservation, and parks and recreation as important contributors to economic vitality and quality of life. (*Note: See also the Built Environment chapter.*)

5.10 Communications

The city and county support and facilitate the development of technologically-advanced communications infrastructure and other improvements that will provide support to the

community, help businesses thrive and grow, foster the growth of emerging telecommunications industries, and support emergency systems.

Sustainable and Resilient Business Practices

5.11 Sustainable Business Practices

The city supports sustainable and energy efficient business practices and will continue to establish and maintain programs to assist and encourage businesses and their employees to employ sustainable practices including reducing waste and greenhouse gas emissions, increasing energy process and building efficiency (in existing or renovated structures), reducing energy costs, conserving water, and reducing transportation impacts.

5.12 Home Occupations

The city will evaluate regulations for home based occupations to balance potential impacts to residential neighborhoods and reflect the goal of allowing more flexibility to have home based businesses, neighborhood services, and employment opportunities. The city supports the entrepreneurial activity of residents, including those who are in the very early stages of creating startup companies or providing neighborhood services. The city recognizes that home-based businesses play a role in helping to reduce vehicle miles traveled and supports efforts to reduce the number and length of trips through working from home. The city 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 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 the community at large to make sure the city's policies, 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 make them more responsive to emerging technologies and evolving industry sectors and continually improving the application and permitting process.

New Policy: Economic Resilience

As part of a national and global economy, the city and county are intricately linked to large scale social and economic forces beyond their control that may nevertheless effect the overall economic strength and vitality of the community. Changes in macro-economic forces, such as rising interest rates, volatility in energy markets, or changes in federal support for national research labs, as examples, can alter the economic prospects of the community in both the short- and medium-term. To better buffer against these and other potential disruptions, the city and county will proactively identify potential threats through an economic resilience assessment and continue existing fiscally conservation accounting policies that reduce the exposure of the community to unexpected economic downturns.

Additionally, local and regional disasters and other disruptive events can disrupt local businesses and threaten the livelihood of community members. Returning to operations as quickly as possible buffers the economic shock a disaster can cause. As a result, the city and county will work with local businesses to assist them in proactively developing preparedness and continuity of operations plans and facilitating rapid damage assessments post-disaster so they can rapidly access recovery funds and return to operations.

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 diversity programs in cooperation with various agencies providing employment assistance programs.

5.15 Partnerships to Support Economic Vitality Goals

The efforts of the city and the private sector to enhance the economic prosperity of the community are directly and indirectly supported by many organizations and entities, including but are not limited to Boulder Chamber, Boulder Convention and Visitors Bureau, Boulder Economic Council, the Boulder Independent Business Alliance, Boulder Small Business Development Center, Boulder Valley School District, CO-LABS, Downtown Boulder Partnership, Innosphere, Latino Chamber of Boulder County, the University of Colorado and other diverse and emerging groups. Though each 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 important role that federally-funded labs and the University of Colorado play in our economy and will continue to work with our state and federal elected officials regarding 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 institutions for higher education, continuing education and workforce training thrive in the community. Also, the seminal role of the University of Colorado, a world class research university, and the federal labs in business support, technology transfer and tech startups needs to be fully understood, evaluated and enhanced. The city will work with CU to further the community's goals for sustainable urban form as university owned land is developed or redeveloped.

5.17 Diverse Workforce, Education and Training

The city and county will encourage and support the Boulder Valley School District and post-secondary educational institutions to offer quality continuing education and 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.

Teal text represents text additions or deletions.

5. Economy

Boulder's highly-educated workforce, quality of life, high concentration of companies in growing industries, rich base of small, local and independent businesses, and synergies with the University of Colorado and federally-funded research labs are the foundation of its economic vitality. The city fosters and retains high-caliber employees and talented entrepreneurs and has earned recognition as one of the nation's best places for startups.

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. Boulder recognizes that economic strength can bring many benefits to the community including greater tax revenues, local job opportunities, increased diversity, a variety of services and business types and physical improvements.

While the city is fortunate to enjoy economic success, it also faces challenges. Cyclical global and economic downturns affect the local economic climate, and rising costs of commercial space and housing can affect businesses and their ability to recruit and retain new employees. Additionally, redevelopment or growth in the Boulder Valley may lead to displacement of existing businesses, increase demands for services and infrastructure, and strain regional transportation systems and local housing affordability throughout the Boulder Valley.

Boulder also recognizes that economic growth can bring many benefits to the community including greater tax revenues, local job opportunities, increased diversity, 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.

Through its Resilience Strategy, the city is adopting strategies to foster preparedness for uncertainty and 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 place-based strategies that to support optimize redevelopment of commercial and industrial areas. -Revitalization should support and enhance these areas, conserve their strengths, and minimize displacement of users. Revitalization should reflect the unique characteristics and amenities in those areas and nearby neighborhoods. Examples of commercial and industrial areas for revitalization that have been identified in

previous planning efforts are Diagonal Plaza, ~~and~~ University Hill ~~C~~commercial district, ~~Gunbarrel~~ and the East Boulder ~~I~~industrial area.

The city will use a variety of tools to create public/private partnerships that lead to successful redevelopment. 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)~~. The city acknowledges that displacement and loss of service and affordable retail uses can result from redevelopment. The goals of any redevelopment and area planning efforts must carefully consider these potential consequences and implications for area business owners.

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. and The city recognizes the importance of regional planning and partnerships for housing and transportation and will continue to address related 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. The city will continue to develop, maintain and enhance its transportation infrastructure on both a local and regional level in order to support Boulder's economic vitality. The city recognizes that further developing its transportation system could help address impacts from in-commuting.~~

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 strengths in a number of industries in scientific, professional, technological and related industries and quality of life. ~~Therefore, the city will identify areas that should be continue to identify and protected for industrial, service and office uses and will evaluate areas with non-residential zoning to ensure the existing and future economic vitality of Boulder while responding to the needs of a rapidly changing more global economy. ensure that the existing and future needs of a rapidly changing and technologically oriented global economy and employment base are adequately accommodated.~~

~~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 will develop and implement a retail strategy that ~~will takes 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 to improve the retail base and the city's sales tax revenues, including maintaining affordable retail space.

5.05 Support for Local Business and Business Retention

The city and county ~~deeply value~~ ~~recognize the significant contribution of~~ existing ~~and~~ ~~homegrown~~ businesses in the local economy and will work to nurture, ~~and~~ support, ~~established~~ ~~businesses~~ and maintain a positive climate to retain ~~businesses~~ ~~them~~. ~~The city recognizes the vital role of small, local, and independent businesses that serve the community and the importance of balancing needs with redevelopment in certain areas with strategies that minimize their displacement.~~

~~The city will support the growth and success of a diverse mix of businesses, including primary and secondary employers of all sizes. Boulder's economic sustainability and resilience efforts recognize the importance of jobs already in the city; business retention and support for existing and homegrown companies and jobs is a priority. The city and county recognize the need to retain businesses in Boulder County as they grow and will consider projected needs, including those of their employees, such as commercial and office space, transportation infrastructure 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 acknowledge that rising costs of commercial space can affect businesses and affordability and will further explore the issue and identify methods to better support businesses in addressing this issue. Methods may include strategies, addressing regulatory issues, or new programs. The city recognizes that the rising costs of commercial space and housing can disproportionately affect lower-income and minority residents and small businesses and non-profits and will develop strategies to maintain a range of options to support a diverse workforce and employment base.~~

5.06 Industry Clusters

The city will ~~adopt~~ ~~continue to support~~ an industry cluster approach to business development and consider 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, bio sciences, 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 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~~ transportation system ~~and transportation demand management programs are~~ essential to a thriving economy, ~~as they can offer options for commuters, help~~ attract and retain key businesses and employers ~~as well as visitors, and~~ ~~provid~~es regional access to global markets. The city will continue to plan for and invest in urban amenities ~~and infrastructure~~ such as bike

paths, parks, shared and managed parking, public spaces, quality gathering places, cultural destinations, and public art; as well as community services including but not limited to open space and mountain parks, high speed internet, fire-rescue, public safety, and senior services.

5.08 Role of Tourism in the Economy

Recognizing the importance of tourism (e.g., heritage, cultural, sports and open space) to the unique qualities of Boulder economy, 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 to support and enhance the sector.

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

The city and county will support 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, foster meaningful connections to Boulder among its residents, workforce, and visitors; and offer additional benefit to the community 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 the arts within the public realm and will work to support and as appropriate enhance the capacity of arts and culture, historic preservation, and parks and recreation to act as an economic generator as important contributors to economic vitality and quality of life.

(Note: See also the Built Environment chapter.)

5.10 ~~New Policy:~~ Communications

The city ~~will and county~~ support and facilitate the development of technologically-advanced communications infrastructure and other improvements that will provide support to 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 ~~will promote and encourages supports~~ sustainable and energy efficient business practices and. The city will continue to establish and maintain programs to assist and encourage businesses and their employees individualsto employ sustainable practices including reducing waste and greenhouse gas emissions, increasing energy process and building efficiency (in existing or renovated structures), reducing energy costs, conserving water, employing sustainable practices, making building renovations to reduce greenhouse gas emissions, and reducing transportation impacts.

5.12 ~~New Policy:~~ Home Occupations

The city will evaluate regulations for home based occupations to balance potential impacts to residential neighborhoods and reflect the goal of allowing more flexibility to have home based businesses, neighborhood services, and employment opportunities. The city supports the entrepreneurial activity of residents, including those who are in the very early stages of creating start-up companies or providing neighborhood services. The city and recognizes that home-based businesses play a role in helping to reduce vehicle miles traveled and, supports people's efforts

to reduce the number and length of trips through working from home. The city 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 the community at large to make sure the city's policies, 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 make them more responsive to emerging technologies and evolving industry sectors and continually improving the application and permitting process.

New Policy: Economic Resilience

As part of a national and global economy, the city and county are intricately linked to large scale social and economic forces beyond their control that may nevertheless effect the overall economic strength and vitality of the community. Changes in macro-economic forces, such as rising interest rates, volatility in energy markets, or changes in federal support for national research labs, as examples, can alter the economic prospects of the community in both the short- and medium-term. To better buffer against these and other potential disruptions, the city and county will proactively identify potential threats through an economic resilience assessment and continue existing fiscally conservation accounting policies that reduce the exposure of the community to unexpected economic downturns.

Additionally, local and regional disasters and other disruptive events can disrupt local businesses and threaten the livelihood of community members. Returning to operations as quickly as possible buffers the economic shock a disaster can cause. As a result, the city and county will work with local businesses to assist them in proactively developing preparedness and continuity of operations plans and facilitating rapid damage assessments post-disaster so they can rapidly access recovery funds and return to operations.

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 diversity programs in cooperation with various agencies providing employment assistance programs.

5.15 Business Partnerships to Support Economic Vitality Goals

The efforts of the city and the private sector to enhance the economic prosperity of the community are directly and indirectly supported by many organizations and entities. ~~These include but are not limited to 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 Small Business Development Center, Boulder Valley School District, the Boulder Independent Business~~

~~Association, CO-LABS~~ the University of Colorado and other diverse and emerging groups. Though each 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 economy and will continue to work with our state and federal elected officials regarding 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 institutions for higher education, continuing education and workforce training thriving in the community. 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 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. ~~will support efforts to add focused workforce vocational training facilities, including those that provide training for “green” jobs.~~

6. Transportation– Summary of Proposed Changes

Draft- Jan. 11, 2017

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
- The city has also been working on an 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. A further round of minor editing to reduce redundancies and ensure usage of appropriate terminology will occur as necessary. In addition, policies will be renumbered and possibly further organized into a sequence from vision to mode to metrics.

Introduction:

- Includes new language to reflect 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.

Policy 6.02 Reduction of Single Occupancy Auto Trips

- Includes new objective from city's TMP.
- Recognizes the city and county different 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.
- Removing the specific LOS policy to be more consistent with all measurable objectives in the city’s TMP and county’s approach to addressing its multi modal transportation system which is oriented to moving people efficiently.

New Policy: Renewed Vision for Transit

- Added to reflect city’s TMP vision for expanding local and regional transit service sand connections.

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.
- Boulder County staff suggested adding language about including “monolingual Spanish speakers” and prioritizing connections between multimodal transportation and affordable housing to facilitate affordable living.

New Policy: Integrated Transportation Demand Management (TDM) Programs

- Reflects recommended language from TMP to address TDM and adjusted by Transportation Advisory Board.
- It also incorporates language from policy 6.10, Managed Parking Supply.

New Policy: Transportation Safety

- This new policy is consistent with the TMP and reflects recommendations from Planning Board to address safety problems caused in particular by distracted drivers.
- The city’s Transportation Master Plan focuses on a broad range of crash causes rather than calling out any specific type of cause (e.g., distracted drivers). The safety policy reflects an approach that will be applicable over time.

Regional Travel

6.04 Regional Travel Coordination

- Changes title from “cooperation” to “coordination.”
- Adds language about regional impacts of local transportation decisions -- to be 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.

New Policy: Regional Transit Facilities

- Adds a new policy to be consistent with city's TMP and 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.

6.05 Accessibility

- Deleted here but added into new policy Accessibility and Mobility for all

6.06 Mobility Services

- Deleted here but added into new policy Accessibility and Mobility for all

Funding and Investment

6.07 Investment Priorities

- Adds new language to be consistent with the city's TMP, including regarding "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."

6.08 – 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 and modified to be consistent with more current work completed during the 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."

Moved 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.

New Policy: Concurrent Land Use and Transportation Planning

- Reflects Planning Board’s recommendation to reflect an overall citywide coordination of TMP and BVCP and concurrent planning (before getting more specific about multimodal centers and corridors).

Policy 6.09 Integrated Planning for Multimodal (or “Intermodal”) Regional Centers and Corridors

- Changes title to reflect the focus on multimodal centers and corridors
- Adds language to be consistent with the TMP – acknowledging the regional centers (downtown, CU, and BVRC).
- Adds “and along” these corridors.
- Adds new language as requested by TAB to emphasize the “high quality pedestrian experience and urban design” in these places.

(Note: The Built Environment chapter will more clearly define land use for different types of centers and corridors and where intensity is most appropriate or not. The “multimodal transportation zones” designation does not currently exist in the plan. Planning Board has also recommended criteria for how to address land uses in these places.)

New Policy Title: Complete Missing Links

- This language was previously bundled with the “centers and corridors” policy above.

6.10 Managed Parking Supply

- Deleted (combined) into new policy for integrated TDM programs above.

6.11 Transportation Facilities in Neighborhoods

- New language intends to convey different goals for city neighborhoods vs. rural neighborhoods as conveyed through the city and county TMPs.
- Adds new language about Neighborhood Parking Permit programs as suggested by Planning Board.

New or Modified Policy: Transportation Infrastructure to Support Walkable 15-Minute Neighborhoods and Centers

- Adds new language to be consistent with the 15-minute neighborhood policy in the TMP – to support neighborhood supporting activities and supportive infrastructure within approximately a one-quarter mile radius where residents and employees can fulfill more of their daily needs through safe walking and bicycling.
- TAB suggested adding language about bicycle parking (or infrastructure).

- Planning Board also suggested a refinement and additions to other parts of the plan to address the land use aspect of this concept of 15-minute neighborhoods, and an inclusive local process for planning such places.
- Boulder County Health suggested including language about health (and fuel consumption) benefits of investing in sidewalk and trail infrastructure.

(Note: The Built Environment chapter includes policies related to neighborhood centers, mix of land uses and amenities such as parks and schools, and area planning within neighborhoods to support complete neighborhoods to serve neighborhood needs.)

6.12 Neighborhood Streets and Alleys Connectivity

- Adds “alleys” to the title to be consistent with the language in the policy.
- Adds language recognizing role as part of the “public realm” and regarding “safe and convenient travel” as well as “community character and cohesion.”
- Planning Board suggested addressing the historic value and connected nature of alleys and their importance for pedestrian and bicycle transportation off the main streets.

New Policy: Mobility Hubs

- Adds language to be consistent with the TMP to define and recognize the role of future mobility hubs
- Includes suggested language from TAB to add “high quality urban design of structures and public spaces.”

Other Transportation Policies

6.13 Improving Air Quality

- 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 EV infrastructure but to avoid focusing on one type of low emission technology.

6.14 Municipal Airport

- Includes new language to provide context for the airport and reflect current Airport Master Plan.

New Policy: Emergency Response Access

- Addresses proposal to continue to coordinate emergency response, from the Resilience Strategy recommendations.

Graphics and Maps to Add to This Chapter

- Add new Renewed Vision for Transit
- Transportation GHG reduction graph – 40% of reduction needed in the Clean Energy and Innovations area
- Images of Mobility Hubs
- Photos of people walking, bicycling, and transit
- Photos of recently completed capital construction projects (e.g. Boulder Junction and Broadway Euclid)
- Call out the metrics from the TMP including LOS, VMT, GHG goals, etc.

New section added to reference all relevant master plans

6. Transportation

The Boulder Valley Comprehensive Plan and the county and city's Transportation Master Plans reflect the fundamental premise that the transportation system be developed and managed in service of land use, social, economic and environmental goals.

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 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.

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

- Complete Transportation System
- Regional Travel
- Funding and Investments
- Land Use and Transportation Integration and Sustainability Initiatives
- Other Transportation Policies

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 completed networks for each mode, making safe and convenient connections between modes, providing seamless connections between the city and county systems, and promoting access and placemaking for the adjacent land uses and activities. Improvements to urban travel corridors will recognize pedestrian travel as the primary mode and preserve or improve the safety and efficiency of all modes. 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.

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 city's specific objective to reduce vehicle miles of travel (VMT) 20 percent from 1994 levels through the year 2035 within the Boulder Valley to achieve transportation and greenhouse gas reduction goals. These efforts will require inclusion of other

communities and entities (especially origin communities such as Longmont, Lafayette, Louisville, and Erie) in developing and implementing integrated travel demand management (TDM) programs, new mobility services and improved local and regional transit service. Within the city, new developments 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 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. Maintaining the efficiency of the transportation system provides increased mobility and safety for people using all modes of travel.

New Policy: Renewed Vision for Transit

Transit investments and improvements will be integrated to address service, capital, 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.

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 as well as new technologies and mobility services and prioritizing connections between multimodal transportation and affordable housing to facilitate affordable living.

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. These 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. Strategies such as shared, unbundled, managed and paid parking (i.e., “Shared Unbundled, Managed, and Paid” – “SUMP” principles) can reflect the real cost of Single Occupancy Vehicle (SOV) travel. The city will require TDM plans for new larger, residential and commercial developments.

New Policy: Transportation Safety

Safety for people of all ages using any mode within the transportation system (i.e., walking, bicycling, riding) is a fundamental goal. The city’s policy “Toward Vision Zero” is aimed at reducing 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

City 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 working with the Colorado Department of 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, 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 reduce single occupancy auto travel and congestion on regional roads
(combined above) (combined above)

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 investment for safety and maintenance improvements for all modes of the existing systems. Second priority is given to capacity additions for the non-automotive modes and efficiency improvements for existing road facilities that increase person carrying capacity without adding general purpose lanes. Any 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.

Integration of Land Use and Transportation and with Sustainability Initiatives

New Policy: Access Management and Parking

Vehicular and bicycle parking will be considered 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. 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 a variety of tools including parking maximums, shared parking, unbundled parking, parking districts and transportation demand management programs. Parking districts will be expanded and managed based on SUMP principles (shared, unbundled, managed and paid) to support the city's transportation and GhG reduction goals, as well as broader sustainability goals including economic vitality and neighborhood livability.

6.08 Transportation Impacts Mitigated

Transportation 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 Integrated Planning for Regional Centers and Corridors

Land use in and surrounding the three **intermodal regional centers** (i.e., Downtown Boulder, the University of Colorado and the Boulder Valley Regional Center including at Boulder Junction), will support their function as anchors to regional transit connections and 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 corridors and centers, the city will 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, 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 area transportation plans and at the time of parcel redevelopment.

6.11 Transportation Facilities in Neighborhoods

The city will strive to protect and improve the quality of life within city neighborhoods while developing a balanced transportation system. Improving access and safety within neighborhoods 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, neighborhood parking permit (NPP) programs will seek to balance access and parking demands of neighborhoods and adjacent traffic generators.

New or Modified 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

Neighborhood streets and alleys are part of the public realm and will be planned as a well-connected and fine grained pattern to facilitate public access, promote safe and convenient travel for all, disperse and distribute vehicle traffic, and maintain character and community cohesion. In historic districts, alleys are 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. Mobility Hubs will emphasize excellent pedestrian infrastructure within a quarter- to half-mile walkshed and connections to the bicycle network as well as high quality urban design of structures and public spaces.

Other Transportation Policies

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 clean-fueled vehicles that demonstrate air pollution reductions, and maintaining acceptable traffic flow.

6.14 Municipal Airport

Boulder Municipal Airport is a general aviation airport that has been in existence since 1928. The 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. 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 Master Plans

- Boulder County Transportation Master Plan (2012)
- Boulder County Multimodal Transportation Standards (2013)
- City Transportation Master Plan (2014)
- City Climate Commitment strategy (2015)
- Airport Master Plan

Teal text represents text additions or deletions.

6. Transportation

The Boulder Valley Comprehensive Plan and the county and city's Transportation Master Plans have reflect the fundamental premise that the transportation system be developed and managed in conjunction in service of with land use, social, economic and environmental goals.

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 TMP and the adopted Boulder County Transportation Master Plan including:

- Complete Transportation System
- Regional Travel
- Funding and Investments
- Land Use and Transportation Integration and 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~~ providing ~~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.

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 city's 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 2035 within the Boulder Valley to achieve transportation and greenhouse gas reduction goals. These efforts will require inclusion of ~~de~~ 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. Within the city, new developments 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. Maintaining the efficiency of the transportation system provides increased mobility and safety for people using all modes of travel. 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: Renewed Vision for Transit

Transit investments and improvements will be integrated to address service, capital, 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.

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 as well as new technologies and mobility services and prioritizing connections between multimodal transportation and affordable housing to facilitate affordable living.

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. These 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. Strategies such as shared, unbundled, managed and paid parking (i.e., “Shared Unbundled, Managed, and Paid” – “SUMP” principles) can reflect the real cost of Single Occupancy Vehicle (SOV) travel. The city will require TDM plans for new larger, residential and commercial developments.

New Policy: Transportation Safety

Safety for people of all ages using any mode within the transportation system (i.e., walking, bicycling, riding) is a fundamental goal. The city’s policy “Toward Vision Zero” is aimed at reducing 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

City 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~~ 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, 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 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 (combined above)

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 safety and maintenance and safety improvements for all modes of the existing systems. 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. Any 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.

Integration of Land Use and Transportation and -with Sustainability Initiatives

New Policy: Access Management and Parking

Vehicular and bicycle parking will be considered 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. 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 a variety of tools including parking maximums, shared parking, unbundled parking, parking districts and transportation demand management programs. Parking districts will be expanded and managed based on SUMP principles (shared, unbundled, managed and paid) to support the city's transportation and GhG reduction goals, as well as broader sustainability goals including economic vitality and neighborhood livability.

6.08 Transportation Impacts Mitigated

Transportation 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. Improving access and safety within neighborhoods 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, neighborhood parking permit (NPP) programs will seek to balance access and parking demands of neighborhoods and adjacent traffic generators.

New or Modified 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

Neighborhood streets and alleys are part of the public realm and will be ~~developed-planned as~~ 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. In historic districts, alleys are 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. Mobility Hubs will emphasize excellent pedestrian infrastructure within a quarter- to half-mile walkshed and connections to the bicycle network as well as 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 Master Plans

- Boulder County Transportation Master Plan (2012)
- Boulder County Multimodal Transportation Standards (2013)
- City Transportation Master Plan (2014)

- [City Climate Commitment strategy \(2015\)](#)
- [Airport Master Plan](#)

7. Housing– Summary of Proposed Changes

Jan. 11, 2017

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)
- 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 and Planning Commission. On Dec. 15, Planning Board 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). The language from this request is not included in this draft. Other changes are noted below.

As with all the chapters, a further round of minor editing to reduce redundancies will occur as necessary.

Introduction/Preamble:

- Reflects work done through the Housing Boulder project and the studies conducted by BBC Research and Consulting.
- Provides additional clarification on the impacts of cost burdened households.
- 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).

Policy 7.01 Local Solutions to Affordable Housing

- Adds middle incomes.

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).

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.
- Replaces a specific list of amenities with a more general description of services.

Policy 7.04 Strengthening Community Housing Partnerships

- Includes minor grammatical change.

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.

Policy 7.09 Housing for a Full Range of Households

- Slightly modifies language to reflect goals for low, moderate, and middle incomes.

Policy 7.10 Balancing Housing Supply with Employment Base

- Language slightly refined to address jobs:housing balance workforce housing needs and balance of housing supply with employment base.
- *(Note: Planning Board discussed this and did not have a uniform opinion about necessary changes. This policy could be removed, as workforce housing is addressed elsewhere in the policies (7.01, 7.06, 7.09), as is jobs:housing balance (1.19).)*

New Policy: 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.

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 to meet housing needs.

Policy 7.12 Conversion of Residential Uses in the Community – no 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 – 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 sized units.

7. Housing

To a large extent, the range of available housing opportunities in a community defines what the community is and what it has the potential to be. The social, economic and environmental well-being of the community is enhanced when individuals and families are retained, workforce housing is available, and 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 moving farther from their work (often out of Boulder) to find housing that they can afford. Households that 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. This can lead to a more transient and less stable workforce, a less culturally diverse community, additional demands on supportive human services and to exclusion of key community members from civic affairs.

Housing trends facing the community include:

- An aging population;
- Loss of middle income households in the community;
- Diminishing diversity of housing types and price ranges;
- CU'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:

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

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

7.02 Affordable Housing Goals

The city will increase the proportion of housing units permanently affordable to low and moderate income households to an overall goal of at least ten percent of the total 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.

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. The location of such housing should be in proximity to services and transportation options appropriate for the population being housed. Efforts will be made to avoid concentration of these homes in one area.

7.04 Strengthening Community Housing Partnerships

The city will create and preserve partnerships dedicated to the community's housing needs by supporting nonprofit agencies and private entities that create and maintain permanently affordable housing in the community, and fostering nonprofit and private sector partnerships. The city 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 in proximity to regional transit routes. Such efforts include the Regional HOME Consortium 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, moderate, and middle income 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. If an existing mobile home park is found to have health or safety issues, efforts will be made to reduce or eliminate the issues, when feasible, or to help mitigate for the loss of housing through relocation of affected households.

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 Boulder Valley housing supply should reflect to the extent possible employer workforce housing needs, locations, and salary ranges. 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 to transit, employment or services and by considering the conversion of commercial and industrial zoned or designated land to allow future residential use.

(Note: Planning Board discussed this and did not have a uniform opinion about necessary changes. This policy could be removed, as workforce housing is addressed elsewhere in the policies (7.01, 7.06, 7.09), as is jobs:housing balance (1.19).)

New Policy Permanently Affordable Housing for Additional Intensity

The city will develop regulations and policies to ensure that when additional density 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 housing.

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, moderate and middle income households. Designation of land uses in new growth areas will provide for a mixture of housing types, sizes and densities 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 and where possible, encourage new affordable units to be provided on the site of and integrated into new housing developments.

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.

Teal text represents text additions or deletions.

7. Housing

To a large extent, tThe range of available housing opportunities in a community helps to defines what the community is and what it has the potential to be. 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 moving farther from their work (often out of Boulder) in order to find housing that they can afford. Households who that 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 lead 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 tHousing trends facing the community include:

- 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 CU'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:

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

LocalSupport forCommunity 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 recognizes that affordable housing provides a significant community

benefit and will continually monitor and evaluate its policies, programs and regulations to further the city'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 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~~Efforts will be made to avoid concentration of these homes in one area.

7.04 Strengthening Community Housing Partnerships

The city 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 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 in proximity to regional transit routes. Such efforts include the Regional HOME Consortium 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 relocation 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 to transit, employment or services and by considering the conversion of commercial and industrial zoned or designated land to allow future residential use.

(Note: Planning Board discussed this and did not have a uniform opinion about necessary changes. This policy could be removed, as workforce housing is addressed elsewhere in the policies (7.01, 7.06, 7.09), as is jobs:housing balance (1.19).)

New Policy Permanently Affordable Housing for Additional Intensity

The city will develop regulations and policies to ensure that when additional density 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 housing.

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 and where possible, 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.

8. Community Well-Being – Summary of Proposed Changes

Jan. 11, 2017

The changes to this chapter reflect updated plans and work since the 2010 Plan and strengthen policies related to existing plans including:

- Approved master plans and strategies: Parks and Recreation Master Plan (2013), Fire-Rescue Master Plan (2011), Police Master Plan (2013), Homelessness Strategy (2010)
- Public input and early direction from the Human Services Strategy and Library Master Plan that are currently in process.
- Policies related to an aging population, aging in place, healthy child and youth development and youth opportunities have emerged since 2010.

OSBT suggested additional revisions to the trails policies that are reflected in the draft.

A further round of minor editing to reduce redundancies will occur as necessary. Other changes are noted below.

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 others.

Additional new language may be proposed for the subsection on Community Infrastructure and Facilities to provide context for Parks, Trails and Arts policies on the importance of these aspects to community identity, livability and enjoyment.

Policy 8.01 Providing for a Broad Spectrum of Human Needs, 8.02 Regional Approach to Human Services, and 8.04 Addressing Community Deficiencies.

- From *Human Services planning and prioritization* (City Council Study Session 10-27-2015): Add policy language emphasizing guiding principles for Human Services delivery (e.g., data-driven outcomes; investing in prevention to forestall crisis and improve self-sufficiency; 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 in the community.

New Policy: Youth Engagement

- Reflects on-going emphasis around youth engagement and leadership through YOAB, GUB, and recommendations in Community Cultural Plan Strategies, Parks and Recreation Plans.

Note: This policy may be moved or linked with other policies in a new Good Governance and Engagement Chapter.

8.06 Safety

- New language reflects direction from Police and Fire Master Plans on responsiveness to community needs and changes in redeveloping and urbanizing areas.

8.07 Health and Well-Being

- From *Arts and Culture Plan* and *Parks and Recreation Master Plan*: expand definition of physical health to include total physical, mental and social well-being. Add 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 in neighborhoods.

New Policy Concept: Physical Safety and Violence

- Members of the Planning Board suggested adding policy language around physical safety and violence prevention. Aspects of this recommendation may be addressed in new policy language around transportation safety. Other aspects may be addressed in new language in Health and Well-Being including mental and social health. Aspects related to violence may be less appropriate for the comprehensive plan and better addressed in Human Services strategies or Public Safety Programming.

8.11 Parks and Recreation

- Revised to reflect positive people-centered policy language from Parks and Recreation Master Plan.

New Policy: Parks as Gathering Spaces

- Revised to include policy direction from Parks and Recreation Master Plan and Resilience Strategy highlighting the importance of parks in the social fabric.

8.12 Trail Functions and Locations

- Addresses suggestions from members of the public and OSBT:

- Include intro sentence reflecting positive function of connectivity
- Design to include enjoyable visitor experience
- Encourage on-trail travel
- Design for long-term sustainability
- Minimize environmental impacts consistent with natural environment policies
- Reference further details related to Open Space will be addressed in the development of the Open Space Master Plan

8.13 Trails Network

- Added language to support system connectivity and regional trails systems.

8.16 Education Resource

- Minor revisions

8.17 Arts and Cultural Facilities

- Revised to reflect Community Cultural Plan by adding new language about strengthening culture in the community and supporting access to cultural experiences.

8.18 The Arts and Community Culture

- Revised to reflect Community Cultural Plan policy direction on cultural offerings and importance of civic dialogue, awareness, and participation i.e., increased understanding of positive contributions of culture, access to information about culture, and participation.

8.19 Public Art

- Revise to reflect vision in Community Cultural Plan for the importance of public art and programming.

8.20 Canyon Boulevard Cultural Corridor

- Remove policy, new language replaces outdated information and reflects current plan.

List of master plans included

8. Community Well-Being

Note: a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.

The Boulder Valley, like all communities, 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 environment. The Boulder Valley is a center of active living, attracting residents, businesses and visitors who value community and individual health. The city and county are committed to continuing to be a national leader in promoting the physical health and well-being of everyone in the community as well as promoting civil and human rights. Additionally, the city and county will strive to foster mental and social health and well-being and 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 demographic trends and social issues and consider challenges faced by different demographic groups including:

- Supporting the ability of a growing **older population** to age well in our community;
- Ensuring **healthy starts for children and youth development** and opportunities to be contributing members of the community;
- Supporting inclusion of **immigrants and other culturally diverse people** into the community;
- Addressing the impacts 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 affordable living**.

In providing human services, the city and county partner to comprehensively create and support a safety net of services and opportunities for 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 countywide services. 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.

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

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 in emergency situations, which will in turn reduce the community's long term costs of providing services. Services will balance meeting emergency and short-term needs with long-term solutions and support 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 regional approach to policy and program development. 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 center.

Social Equity

8.03 Equitable Distribution of Resources

The city and county will work to ensure that 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 socioeconomic group in the city. The city and county will consider ways to reduce the transportation burden for low income, older adult, and disabled populations, enabling 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 to find solutions to critical deficiencies.

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 in physical, social, cultural and economic environments and promote opportunities for community engagement and 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 and fostering innovative thinking and leadership.

Safety and Community Health

8.06 Safety

The city and county promote safety by fostering good 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 demographic changes and redeveloping and urbanizing areas to support safe, livable neighborhoods and vibrant business districts.

8.07 Health and Well-Being

The city and county strive to ensure that the community continues to be a leader in promoting physical, mental and social well-being of community members and will support recreational, cultural, educational and social opportunities. The city and county recognize that healthy diet and physical activity are essential to individual and community well-being. Neighborhood and community design will encourage physical activity and healthy eating by establishing easy access to parks and trails, healthy food retailers, and locating activity centers close to where people live, work and attend school.

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 furthermore enhances preparedness and improves the ability to respond and recover when emergencies happen.

New Policy Concept: Physical Safety

The city and county strive to ensure community members are safe from physical violence.
(note: this concept is being further explored and may be addressed in other policy areas).

Community Infrastructure and Facilities

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 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 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 throughout the city, especially in redeveloping areas and in the revitalization of neighborhoods. 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.

New Policy: Parks as Gathering Spaces

The city will strive to ensure Boulder's public green spaces among 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 tool 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 minimize conflicts among trail users. Trails should be designed for physical and environmental sustainability, 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. Trail and trailhead locations and alignments should minimize environmental impacts consistent with BVCP Natural Environment policies. Trailheads should be located so they are convenient and safe for those arriving by alternate modes of transportation as well as automobiles

Further details related to Open Space trails will be addressed in the City of Boulder Open Space Master Plan.

8.13 Trails Network

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 easement agreements, trail connections will be developed to enhance local access to trails and 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 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 Resource

The city will seek to provide educational, cultural and literacy resources and opportunities 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 Arts and Cultural Facilities

The city and county recognize the ability of cultural facilities and activity to positively contribute to community members' well-being and sense of community. The city and county will encourage the provision of venues and facilities for a wide range of arts and cultural expression that are available and affordable to everyone.

8.18 The Arts and Community Culture (reverse order of 8.17 and 8.18)

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.

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 high-performing public art program to encourage the installation of art in public buildings and spaces.

Relevant Master Plan include:

- Human Services Strategy (in progress)
- Homelessness Strategy (in progress)
- City of Boulder Resilience Strategy (2016)
- Community Cultural Plan (2015)
- Parks and Recreation Master Plan (2013)
- Police Master Plan (2013)
- Fire-Rescue Master Plan (2011)

Teal text represents text additions or deletions.

8. Community Well-Being

Note: a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.

The Boulder Valley, like all communities, 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 environment. The -Boulder Valley is a center of active living, attracting residents, businesses and visitors who value community and individual health. The city and county are~~is~~ committed to continuing to be a national leader in promoting the physical health and welfare-well-being of everyone in the community as well as promoting civil and human rights. Additionally, the city and county will strive to foster mental and social health and well-being and 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 demographic trends and social issues, and consider challenges faced by different demographic 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 hHealthy starts for children and youth development and opportunities to be contributing members of the community;
- Supporting-and_ inclusion of immigrants and other culturally diverse people into the community;
- Addressing the iImpacts 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 affordable 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 city and county partner vision for Boulder is to comprehensively create and support a comprehensive safety net of services and opportunities for individual and family economic mobility and self-sufficiency for residents, through coordinated regional planning, service delivery, and integrated partnerships. Generally, Boulder County provides many of the critical state- and federally-supportedmandated programs, entitlement programs and countywide services. The city complements and augments these services and thoseprovides services identified as important to the Boulder community, including a range of services from safety net

services ~~to 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

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 in emergency situations, 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. Services will balance meeting emergency and short-term immediate needs with long-term solutions and supports for ~~to~~ 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. ~~s.~~ 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, enabling 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 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 in ~~the~~ physical, social, cultural and economic environments 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 and fostering innovative thinking and leadership.

Safety and Community Health

8.06 Safety

The city and county will promote safety by fostering good 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 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 ~~the~~ 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 are 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, healthy 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 furthermore enhances preparedness and improves the ability to respond and recover when emergencies happen.

New Policy Concept: Physical Safety

The city and county strive to ensure community members are safe from physical violence. (note: this concept is being further explored and may be addressed in other policy areas).

Community Infrastructure and Facilities

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 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 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 throughout the city, especially in redeveloping areas and in the revitalization of neighborhoods. 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: Parks as Gathering Spaces

The city will strive to ensure Boulder's public green spaces among 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 tool 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, 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 should 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

Further details related to Open Space trails will be addressed in the City of Boulder Open Space Master Plan.

8.13 Trails Network

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 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 Resource

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 and sense of community. The city and county ing 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.~~

8.18 ~~The Arts and Community Culture (reverse order of 8.17 and 8.18)~~

~~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 high-performing 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 Master Plan include:

- [Human Services Strategy \(in progress\)](#)
- [Homelessness Strategy \(in progress\)](#)
- [City of Boulder Resilience Strategy \(2016\)](#)
- [Community Cultural Plan \(2015\)](#)
- [Parks and Recreation Master Plan \(2013\)](#)
- [Police Master Plan \(2013\)](#)
- [Fire-Rescue Master Plan \(2011\)](#)

DRAFT

Section 9. Agriculture and Food – Summary of Proposed Changes

Jan. 11, 2017

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:

- Agriculture Resources Management Plan (in progress)
- City of Boulder Water Efficiency Plan (2016)
- HR&A’s Recommendations for Resilience Integration (2016)
- 2015 State of Colorado Water Plan (2015)
- Boulder County Environmental Element (2014)
- Parks and Recreation Master Plan (2012)
- City of Boulder Source Water Master Plan (2009)
- Ordinances and policy changes to promote local food sales
- Boulder County Cropland Policy (2011)

Additional changes since the Aug. 24 draft reflect input from the community and county staff. In December, OSBT also provided some recommendations for the chapter as noted below.

Introduction/Preamble:

- This chapter will stand alone as its own chapter rather than be combined with others as initially proposed.
- The second paragraph has new definitions of “agricultural lands” as requested by a member of the public. While more extensive language was suggested to define soil health, staff did not recommend including it in the BVCP, because the topic is really too detailed for the BVCP, and probably should be addressed in an upcoming Open Space Master Plan or other plans that address agricultural operations.
- The bullets have been reordered to align with the policies.
- Note: OSBT suggested adding “education” to the list, however there is no corresponding policy, so that may need to be addressed.

Policy 9.01 Support for Agriculture

- Added language to be consistent with current practice.
- OSBT recommended deleting the statement: “the success of agriculture on these lands is vitally dependent on their water supplies” because other factors are important too. The board recommended adding a new sentence toward the end of the policy to state: “The city and county will emphasize the importance of sustainable water use.”

Policy 9.02 Urban Gardening and Food Production

- This policy was moved from former Policy 9.05 and slightly modified.

Policy 9.03 Sustainable Food Production and Agricultural Practices

- Title has been changed 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.
- 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.
- Notes that the city and county will seek opportunities to gather and share data to inform future decision making.
- OSBT recommended changing “farming communities” to “the Boulder Valley farming community”.
- OSBT recommended deleting a section added by utilities: “The city and county will also promote sustainable agriculture by recognizing the critical importance of delivering irrigation water to agricultural lands,” again because water is not the only critical factor.

New Policy 9.04 Soil Health and Soil Carbon Sequestration

- New policy is 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.
- OSBT recommended modifying 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...”

Updated Policy 9.05 Access to Healthy Food

- Adds “county.”
- This updated policy reflects cooperative efforts to establish markets and facilities and increase access to healthy food. It replaces some outdated language in former policy 9.06.

Policy 9.06 Regional Efforts to Enhance the Food System – no changes

Relevant Master Plans section added (OSBT suggested a couple of additions)

9. Agriculture and Food

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

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 agricultural and food systems guide public policy and decision-making in our community.

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

9.01 Support for Agriculture

The city and county encourage the preservation of working agricultural lands, and sustainable production of food on them to the degree they provide cultural, environmental, economic and resilience benefits to the community. These uses are important for preserving the rural character and agriculture in Area III. 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.

9.02 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.

9.03 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 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 community. 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.

New Policy 9.04: Soil Health and Soil Carbon Sequestration

The city and county will 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.

9.06 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.

Relevant Master Plans include:

- Agriculture Resources Management Plan (in progress)
- City of Boulder Water Efficiency Plan (2016)
- HR&A's Recommendations for Resilience Integration (2016)
- 2015 State of Colorado Water Plan (2015)
- Boulder County Environmental Element (2014)
- Parks and Recreation Master Plan (2012)
- Boulder County Cropland Policy (2011)
- City of Boulder Source Water Master Plan (2009)
- Visitor Management Plan (Note: as renamed after next update)
- Grassland Ecosystem Management Plan

Final draft plan will include links to relevant policies in the Built Environment, Natural Environment, Energy and Climate, and Community Well-Being chapter

Teal text represents text additions or deletions.

Green double-underlined text has been relocated from elsewhere.

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 their agricultural method of production represent one of the most significant impacts that humans have on the quality of our lives world around us. A strong local food system can positively impact the resiliency, 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 energy used to feed the 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
- Urban Gardening and Food Production
- ~~Local Food Production~~
- Sustainable Food Production 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 resiliency benefits to the community. These

~~uses areas~~ are important for preserving the rural character ~~and agriculture in~~ 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 communities~~. 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.~~

9.064 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.

~~**9.05 Urban Gardening and Food Production**~~

~~The city will encourage community and private gardens to be integrated in the city. This may include allowing flexibility and/or helping to remove restrictions for food production in shared open spaces and public areas, encouraging rooftop gardens and composting and planting edible fruit and vegetable plants where appropriate.~~

~~**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 Master Plans include:

- [Agriculture Resources Management Plan \(in progress\)](#)
- [City of Boulder Water Efficiency Plan \(2016\)](#)
- [HR&A's Recommendations for Resilience Integration \(2016\)](#)
- [2015 State of Colorado Water Plan \(2015\)](#)
- [Boulder County Environmental Element \(2014\)](#)
- [Parks and Recreation Master Plan \(2012\)](#)
- [Boulder County Cropland Policy \(2011\)](#)
- [City of Boulder Source Water Master Plan \(2009\)](#)
- [Visitor Management Plan \(Note: as renamed after next update\)](#)
- [Grassland Ecosystem Management Plan](#)

[Final draft plan will include links to relevant policies in the Built Environment, Natural Environment, Energy and Climate, and Community Well-Being chapter](#)