Land Use

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BOULDER COUNTY PLANNING COMMISSION
ADENDA ITEM #5

October 19, 2016 – 1:30 PM
Commissioners Hearing Room, Third Floor
Boulder County Courthouse

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DISCUSSION ITEM, No public testimony

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

STAFF PLANNER: Nicole Wobus, Amy Oeth, Steven Giang, Long Range Planning and Policy Team, Boulder County Land Use

BACKGROUND

A City of Boulder and Boulder County planning team has been working across city and county departments to ensure the updated Boulder Valley Comprehensive Plan (BVCP) policies align better with city and county master plans or programs introduced since the last BVCP major update in 2010, and to identify emerging areas of work. **Attachment A** includes the most current drafts of recommended policy updates. A summary of the work accomplished to date is included in this memo. This agenda item was originally scheduled for the September 2016 meeting but was postponed to October due to amount of time taken by the BVCP land use designation change decisions covered during the September meeting. This staff report reflects minor changes from the version submitted for the September meeting. **Key changes since the September version of this report are shown in bold, underlined font, and noted with highlighted comments in the redlined policy sections included in Attachment A**.

The BVCP policy updates reflect input from city and county staff, including staff input from the following county departments: Parks and Open Space, Public Health, Resource Conservation, Community Services, Boulder County Housing Authority, Sustainability, Transportation and Land Use. **BVCP staff seeks to receive input from Planning Commission by the end of November on the policy sections listed below**. **Given changes in the BVCP schedule that allow additional time for policy updates, staff proposes focusing on a subset of policy sections during the October meeting (sections 1, 3, 4 and 5), and focusing on the remaining sections in November (sections 6, 8 and 9)**. **Discussion of the BVCP policy updates will follow a study session format in October (e.g., discussion among PC members and staff, with no decision and no public testimony), and the November meeting may provide an opportunity for public testimony.**

Cindy Domenico *County Commissioner*   **Deb Gardner** *County Commissioner*   **Elise Jones** *County Commissioner*

Policy sections needing input by the end of November include the following:

- Section 1: Core Values and Sustainability Framework (component of section 1)
- Section 3: Natural Environment
- Section 4: Energy and Climate
- Section 5: Economy
- Section 6: Transportation
- Section 8: Community Well Being
- Section 9: Food and Agriculture

Sections 2 (Built Environment) and 7 (Housing) are proceeding on a different schedule. The revised content in those sections will reflect findings from scenario analysis currently underway, as well as input received in response to a second BVCP survey, scheduled for fielding in November.

During the month of December, BVCP staff will work with feedback received up to that point to further revise policy language. Staff will present revised policy language to city and county decision makers for approval in early 2017. Through the end of the year language in the draft policy sections will continue to undergo revisions based on input from city and county decision makers, as well as further staff refinements to reflect previous input that has not yet been incorporated. Temporary endnotes in the attached draft policy sections are intended to explain the origin of the proposed changes. Policies will be renumbered for the final draft, **and several policies will be relocated within a new document structure designed to align with the city's sustainability framework**.

Schedule of Key Dates for BVCP Policy Integration:

Upcoming Dates (Proposed):
- ➢ **Oct. 19, 2016**   County Planning Commission initial review and input on Sections 1, 3, 4, 5, 6, 8, 9; focus on sections 1, 3, 4, 5; study session format
- ➢ **Nov. 16, 2016**   County Planning Commission continued review and input on Sections 1, 3, 4, 5, 6, 8, 9; focus on Sections, including public hearing
- ➢ **Jan. 19, 2017**   City Planning Board review and initial approval of revised core values, Sections 3, 4, 5, 6, 8, 9 including public hearing
- ➢ **Jan. 24. 2017**   **City Council and Planning Board Study Session**
- ➢ **Feb. TBD**   **City Council and County PC and BOCC** direction and initial approval of these sections.

Previous events regarding policy integration:
- ➢ **July 28, 2016**   City Planning Board discussion regarding core values; Sections 3, 4, 5, 6, 8, and 9; and Amendment Procedures
- ➢ **Aug. 8, 2016**   **City Transportation Advisory Board (TAB)** review and discussion of Section 6
- ➢ **Aug. 10, 2016**   **City OSBT** review and discussion of Section 3
- ➢ **Aug. 11, 2016**   **City Planning Board** continued discussion regarding core values, Sections 3, 4, 5, 6, 8, 9

- ➢ **Aug 25, 2016   County Parks and Open Space Advisory Committee** review of Sections 2, 3, 8, and 9, opportunity for public comment provided
- ➢ **Aug. 29, 2016   Public Open House** and online version of revised sections (comments due Sept. 23)
- ➢ **Aug. 29, 2016   City Joint Boards and Commissions** preview of revised sections and request for input on relevant sections
- ➢ **Sept. 14, 2016   City OSBT** review of trails map changes and discussion of Sections 3 and 9
- ➢ **Sept. 22, 2016   County Parks and Open Space Advisory Committee** continued review of Sections 2, 3, 8, and 9, opportunity for public comment provided

Guidance for Review of the Following Materials

As you proceed in your review, please keep the following in mind:
- Since there have been several rounds of edits by multiple contributors, you may find the language could benefit from additional editing to improve flow and general readability. Please focus on the concepts versus the wording to make sure the policies are in line with county goals. Additional editing will take place once all substantive changes are completed. That said, if there are particular policies where language issues stand in the way of effectively communicating the intent of the policy, please let Land Use staff know.
- The county decision bodies only have decision authority over policies that affect the county (not those focusing on the city only). However, for practical purposes policy sections will be put forward for county approval in their entirety (i.e., county bodies won't be asked to vote on policies one by one). When reading through the policies, please review the city and county roles and references in the policy language. **Most policies refer to both "city and county." However, some refer only to the city. County staff is in the process of identifying potential locations in the policy text where adding reference to the county warrants consideration. Staff welcomes PC's feedback on this topic. If you identify cases in which you believe reference to the county should be added or removed, please let Land Use staff know**.
- As noted, the Housing and Built Environment sections are on a different schedule, and policies in these sections have not yet undergone comprehensive updates. Therefore, significant additional changes may be made to these sections in the months to come that are not yet identified in the current draft. At this time, staff is looking for initial feedback on those sections.

BVCP POLICY UPDATE SUMMARY

Sections

Section 1: Core Values, Sustainability Framework and General Policies

Summary
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. (Note: Text will be edited in this section to improve organization and reduce redundancies.)

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.

Major Changes Affecting the County
None

Outstanding Issues for County Staff
None

Section 2: Built Environment

Summary
This section defines city structure (natural setting, individual character areas, activity centers map, mobility grid, and the public realm), provides growth projections, and defines sustainable urban form.

Topics Covered
- Community identity / land use pattern
- Rural lands preservation
- Neighborhoods
- Mixed use and higher density development
- Activity centers
- Community conservation (and historic preservation)
- Design quality

Major Changes Affecting the County
The Built Environment section is on a different time track from other sections. Therefore, it is still not clear what major changes may be made to this section.

Initial ideas for improvements to the section that have been circulated include the following:
- Better convey through maps and diagrams the "elements that define Boulder's city structure" such as "activity centers," and now relationship of transit corridors from renewed vision for transit
- Illustrate and provide metrics and principles of sustainable urban form
- Clarify guidance on neighborhood protection strategies (such as transitions and mix of complementary land uses)
- Describe and illustrate principles of quality mixed use and higher density development
- Convey other principles of design quality (such as sensitive infill and redevelopment)
- Alignment between city and county building codes

Outstanding Issues for County Staff

Staff welcomes initial conceptual ideas for improvements to the section. Staff will provide updates on proposed changes from other stakeholders, and will work to solidify county feedback on this section at a later date that is to be determined.

Section 3: Natural Environment (proposed: new title - Environmentally Sustainable Community and combine with sections 3, 4 & 9)

Summary
This section focuses on policies related to the natural environment. This section may be combined with other policies around energy and climate in addition to agriculture and food policies. Many of the policies focus on management of land and practices. (Note: Text will be edited in this section to improve organization and reduce redundancies.)

Topics Covered
- Incorporation of ecological systems into planning
- Adaptive management approach
- Protection of natural lands
- Management of wildlife
- Water conservation
- Flood management
- Air quality

Major Changes Affecting the County
- New policies related to the county:
    - (no number) Climate Change Preparation and Adaption;
    - (no number) Soil Carbon Sequestration; and
    - (no number) Natural Environment Investments for Resilience.
- Policy text updates related to the county (besides those mentioned under outstanding issues):
    - 3.04 Ecosystem Connection and Buffers
    - 3.05 Maintain and Restore Natural Disturbance and Ecological Processes
    - 3.06 Wetland and Riparian Protection
    - 3.07 Invasive Species Management
    - 3.12 Water Conservation
    - 3.15 Mineral Deposits
    - 3.18 Wildfire Protection and Management
    - 3.20 Flood Management
    - 3.21 Non-Structural Approach
    - 3.26 Drinking Water
    - 3.30 Protection of Air Quality

Outstanding Issues for County Staff
- For *Policy 3.03 Natural Ecosystems*, county staff would like the city to consider adding features that were identified in the Boulder County Comprehensive Plan Environmental Resources Element.
- For *Policy 3.08 Public Access to Public Lands*, county staff would like to see proper reference and deference to some of the other levels of government that are applicable

to invasive species such as State Noxious Weed laws and duties of the County Weed Manager.

- For *Policy 3.09 Management of Wildlife-Human Conflicts*, county staff suggests including the county in this policy.
- For *Policy 3.10 Urban Environmental Quality,* county staff suggest dropping references to agriculture
- For *Policy 3.13 Integrated Pest Management*, **county staff, with support of the county Parks and Open Space Advisory Board, recommends revising the language to "encourage responsible use of pesticides." County Parks and Open Space staff expressed concern that the county will be unable to "discourage" the use of pesticides given the requirements to follow state weed law and the county agriculture program**.
- For *Policy 3.24 Protection of Water Quality*, county staff would like the policy to focus on general watershed health and not just the Boulder Creek specific watershed.

Section 4: Energy and Climate (proposed: new title - Environmentally Sustainable Community and combine with sections 3, 4 & 9)

Summary
This section focuses on policies related to energy, sustainability, and climate. There is a strong focus on promoting energy efficiency and renewable energy to reduce greenhouse gas emissions. Some methods include promoting alternative transportation options and a compact city form. 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. (Note: Text will be edited in this section to improve organization and reduce redundancies.)

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

Major Changes Affecting the County
- New policies related to the county:
  - 4.02 Climate Adaptation Planning
  - (no number) Local Energy Generation Opportunities
  - 4.06 Building Construction Waste Minimization
- Policy updates related to the county (besides the issue mentioned under outstanding issue):
  - 4.01 Climate Action: Reduce Emissions
  - 4.02 Climate Adaption Planning
  - 4.03 Energy Conservation and Renewable Energy
  - 4.04 Energy-Efficient Land Use
  - 4.05 Energy-Efficient Building Design
  - 4.07 Waste Minimization and Recycling

Outstanding Issue for County Staff

- For *Policy 4.06 Building Construction Waste Minimization,* staff suggests adding language that supports temporary and/or permanent debris management sites and exceptions.

Section 5: Economy (proposed new title: Economically Vital Community)

Summary
The policies in this section focus on providing a sustainable path for economic development with the understanding that Boulder's economic success also leads to challenges such as the 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. (Note: Text will be edited in this section to improve organization and reduce redundancies.)

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

Major Changes Affecting the County
- New policies related to the county:
    - 5.10 Communications
    - (no number) Economic Resilience
    - 5.17 Diverse Work Force, Education, and Training
- Policy updates related to the county (most only have small updates):
    - 5.03 Diverse Mix of Uses and Business Types
    - 5.05 Support for Local Business and Business Retention
    - 5.09 Role of Arts, Cultural, Historic and Parks and Recreation Amenities
    - 5.14 Employment Opportunities
    - 5.16 Support for the University of Colorado and Federal Labs

Outstanding Issues for the County
- Minor text change suggestions for policy and introductory text related to the county – see full policy document for details.

Section 6: Transportation (proposed new title: Accessible and Connected Community)

Summary
The policies in this section focus on the vision to create and maintain a safe and efficient transportation system that meets the sustainability goals of Boulder Valley by providing travel choices and reducing the share of single occupant auto trips. These policies reflect on the need for the transportation to be developed and managed in conjunction with land use, social, economic and environmental goals. (Note: Text will be edited in this section to improve organization and reduce redundancies.)

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

Major Changes Affecting the County
- *Policy 6.11 Transportation Facilities in Neighborhoods* now focuses on the city, so references to the county are being removed
- New policies related to the county:
  - (no number) Renewed Vision for Transit
  - (no number) Integrated TDM Programs
  - (no number) Infrastructure Investments - suggested by the HR&A Resilience report – inclusion is TBD
  - (no number) Emergency Response Access – suggested by the HR&A Resilience report – inclusion is TBD
- Policy text updates related to the county (besides those mentioned under outstanding issues):
  - 6.01 All-Mode Transportation System and Complete Streets
  - 6.02 Reduction of Single Occupancy Auto Trips
  - 6.04 Regional Travel Coordination
  - 6.07 Investment Priorities
  - 6.08 Transportation Impact
  - 6.13 Improving Air Quality and Reducing Greenhouse Gas Emissions
  - 6.14 Municipal Airport

Outstanding Issues for County Staff
- For *Policy 6.03 Congestion*, the city and county transportation master plans address this issue differently. This policy will have additional input and work from the transportation departments to clarify respective policies.
- For combined *Policy 6.05 and 6.06 Accessibility and Mobility for All*, county staff has made suggestions for additional language that connects social, public health and housing perspectives to accessible and affordable mobility.

Section 7: Housing

Summary
This section notes that the high cost of local housing causes many who work in the city to live outside, and that the combined housing / transportation burden leaves less for other necessities making it difficult for many to participate in the community. The current section also highlights 2010's emerging trends: growth in senior and college student populations, scarcity of affordable housing, and a need to evaluate regulations to accommodate a variety of household types.

Topics Covered

- Local Support for Community Housing Needs (local support for affordable housing, populations with special needs, populations with special needs, partnerships)
- Housing Choices (mix of housing types, preserve existing housing, preserve and develop manufactured housing)
- Density (housing for range of households, balancing housing with jobs)
- Growth and Community Housing (integration of permanently affordable housing, minimizing displacement, etc.)

Major Changes Affecting the County
The Housing section is on a different schedule than other sections. Therefore, it is still not clear what major changes may be made to this section.

Initial ideas for improvements to the section that have been circulated include the following:

- Updates to reflect new plans / programs put in place since 2010 (e.g., Housing Boulder Action Plan (2016/17); Jobs/Housing and Housing Affordability and Diversity white papers)
- Several specific policy revisions
- Possible new policies:
  - Allowing affordable housing wherever housing is allowed (consistent with Federal Fair Housing Act)
  - Preference for smaller, more affordable homes, and limit detached units
  - Provide a strong link between housing, transportation and energy in recognizing overall housing costs

- The 10 Year Plan to End Homeless Board and other affordable housing providers have recommended including this policy:

(New Policy) Local Solutions to Housing Diversity
The city and county recognize that housing diversity, including homeownership and rental housing for low, moderate, and middle income individuals and families, provides a significant community benefit. The city will encourage housing diversity by establishing an alternative process and standards for the review, analysis and approval of affordable housing projects, that gives consideration to the community benefit of housing diversity, while also considering and balancing other goals and values of the community and Boulder Valley Comprehensive Plan (including neighborhood character). The purpose in identifying and applying alternative review standards for certain developments is to provide a more flexible, streamlined, predictable, and thorough review of such projects within an environment of robust and thoughtful community engagement. The city will endeavor to create a culture of problem solving for affordable housing, where potential solutions could include streamlined administrative processing; new zoning districts; density bonuses for the provision of affordable housing; the review and revision of floor area ratio, open space and parking requirements; and the revision or elimination of other regulatory barriers that may unnecessarily or inadvertently prevent housing diversity.

Outstanding Issues for County Staff

Staff welcomes initial conceptual ideas for improvements to the section. Staff will provide updates on proposed changes from other stakeholders, and will work to solidify county feedback on this section at a later date that is to be determined.

Section 8: Community Well-Being (proposed new title: Healthy and Socially-Thriving Community)

Summary
The policies in this section focus on 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. 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. (Note: Text will be edited in this section to improve organization and reduce redundancies. Additionally, it is proposed to move some of the policies to a new section called "Safe and Resilient Community.")

Topics Covered
- Human Services
- Social Equity
- Safety and Community Health
- Community Infrastructure and Facilities, including schools, community facility needs, parks and trails
- Culture

Major Changes Affecting the County
- New policies related to the county:
  - (no number) Youth Engagement
  - (no number) Resilience in Public Safety and Risk Prevention
  - (no number) Physical Safety
  - (no number) Community Connectivity and Preparedness
- Policy text updates related to the county:
  - 8.01 Providing a Broad Spectrum of Human Needs
  - 8.02 Regional Approach to Human Services
  - 8.03 Equitable Distribution of Resources
  - 8.04 Addressing Community Deficiencies
  - 8.05 Diversity
  - 8.06 Safety
  - 8.07 Health and Well-Being
  - 8.08 Planning for School Sites and Facilities
  - 8.09 Accessibility to Schools
  - 8.10 Support for Community Facilities
  - 8.11 Parks and Recreation
  - 8.13 Trails Network
  - 8.17 Arts and Cultural Facilities

- o 8.18 Arts and Community Culture
- o 8.19 Public Art

Outstanding Issues for County Staff
- **Parks and Open Space Advisory Committee requested that staff further revise policy language with attention to striking a balance between introducing new trails and preserving segmented tracts of land to support wildlife habitat.**
- **Parks and Open Space Advisory Committee requests the addition of language to address inappropriate use of open spaces (e.g., illegal camping, littering).**
- **Parks and Open Space staff suggest considering whether and how to build reference of open space into policy 8.11 (Parks and Recreation).**

Section 9: Agriculture and Food (proposed: moving these policies to the sections Healthy and Socially-Thriving Community and Environmentally Sustainable Community which would be a combination of sections 3, 4, and 9)

Summary
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. (Note: Text will be edited in this section to improve organization and reduce redundancies.)

Topics Covered
- Support for Agriculture
- Sustainable Food Production Practices
- Regional Efforts to Enhance the Food System
- Urban Gardening and Food Production
- Access to Healthy Food

Major Changes Affecting the County
- Policy text updates related to the county (besides those mentioned under outstanding issues):
    - o 9.01 Support for Agriculture
    - o 9.04 Access to Healthy Food

Outstanding Issues for County Staff
- For *Policy 9.01 Support for Agriculture*, staff would like to ensure that the language supports agricultural uses in Area 3.
- Staff comment on *Policy 9.02 Local Food Production:* Boulder County will be phasing out GMOs and supports the responsible use of pesticides. County staff supports policies reflecting those changes while recognizing that conventional agricultural operations remain an important component of Parks and Open Space.
- Staff suggests a text change to *Policy 9.03 Sustainable Food Production Practices:* The topic header should be changed back to Agriculture and not just "Food Production" since much of the agricultural land in the Boulder Valley is not suitable for "food production." It is important to recognize the value of animal feed, range, and pasture systems too.

Core Values and Sustainability Framework

Note: 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. The values will continue to evolve, incorporating ongoing feedback. Also please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary

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. 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.[i]

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**[ii]

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 and be a resilient community that is able to recover quickly afterchronic stresses and rebound quickly from disruptiveor shocks, and to ensure that everyone in our community is able to thrive in a changing environment.

The policies of the Boulder Valley Comprehensive Plan contained in the subsequent sections of the plan 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 the Boulder Valley Comprehensive Plan.[iii]

Aligning Plan Organization with City Sustainability Framework[iv]

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 of "safety and preparedness" and "governance and engagement," as noted below. The policies in this plan are generally organized according to the sustainability framework to achieve values toward:

1. **Livability and a High Quality Built Environment**
2. **Environmental Sustainability**
3. **Economic Vitality**
4. **Accessibility and Connectedness**
5. **Housing**
6. **Healthy, Socially Thriving Community**
7. **Safety and Preparedness**
8. **Good Governance and Community Involvement**

Sections to follow in this chapter:
- Boulder's Planning History (carried forward from current plan with better illustrations and description)
- About This Major Update – Current Conditions and Focus Topics and Emerging Themes

[i] These topics will be carried forward under separate cover.

[ii] 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.

[iii] Planning team has heard input that this section needs clarification about how values and policies are to be interpreted. This might need a bit more work.

[iv] As proposed in draft plan organizational outline.

2. Built Environment

This chapter will evolve to become part of the proposed new section entitled: "*Livable Community and High Quality Built Environment*" and should accompany the Land Use Plan and newly revised Land Use Designation descriptions.

Initial changes proposed reflect policies approved since the 2010 Plan including from the: Community Cultural Plan (2015); Parks and Recreation Master Plan (2013); and Input from city Water Resources regarding ditches.

Additional proposed changes will result from the work being done such as through land use scenarios and policy choices relating to jobs/housing balance, affordable and diverse housing, and design issues. The elements of this chapter that define city structure (i.e., natural setting, individual character areas, activity centers map, mobility grid, and the public realm, and sustainable urban form definition) will likely be revised as an outcome of that work. Additional edits to policies relating to community identity/land use, rural lands preservation, neighborhoods, mixed use and higher density development, activity centers, community conservation (and Historic Preservation), and design quality may also need to be addressed.

In general, it is proposed this chapter will be updated to:
1. better convey through maps and diagrams the "elements that define Boulder's city structure" such as "activity centers," and now relationship of transit corridors from renewed vision for transit,
2. illustrate principles of sustainable urban form,
3. clarify guidance on neighborhood protection strategies (such as transitions and mix of complementary land uses),
4. describe and illustrate principles of quality mixed use and higher density development,
5. convey other principles of design quality (such as sensitive infill and redevelopment), and
6. provide metrics where possible.

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

- Elements that define Boulder's City Structure,
- Community identity,
- Rural lands preservation,
- Neighborhoods,
- Mixed use and higher density development,
- Activity centers
- Urban design linkages
- Community concertation (and historic preservation) and
- Design quality

Background

Elements That Define Boulder's City Structure

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

1. Natural Setting

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

Note: Requested by water utilities and..

Natural Setting

- Urban Growth Area
- Greenbelt
- Foothills
- Main Creeks and Ditches
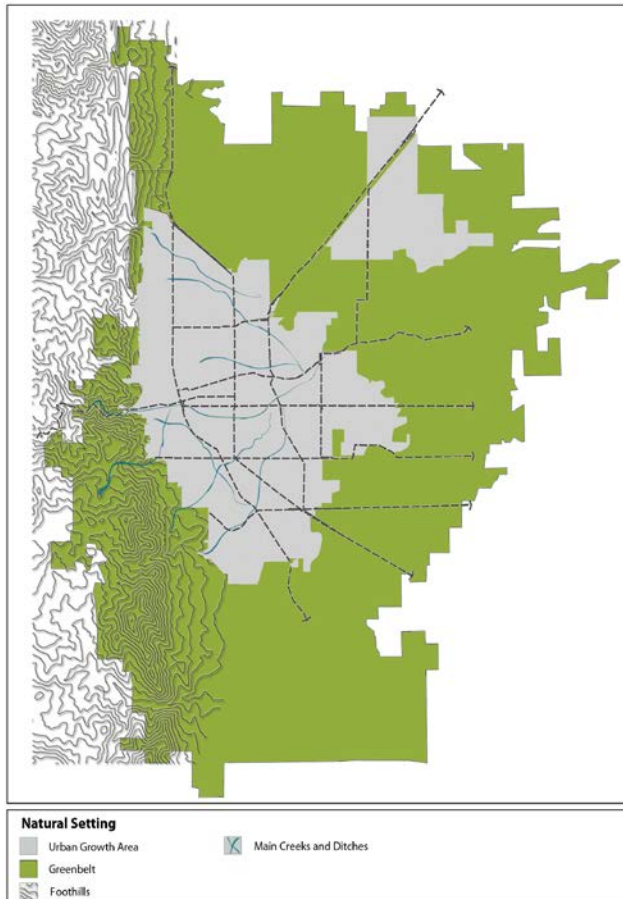
Note: Proposing to replace above diagram with an updated diagram or to integrate greenbelt and other "natural setting" features into "Structure Plan."

2. Individual Character Areas

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

Individual Character Areas

- Downtown Historic Core
- Regional Retail Corridor
- University of Colorado and Federal Labs
- Post World War II Housing
- Pre World War II Housing
- Industrial Areas
- Neo-traditional/New Urbanist
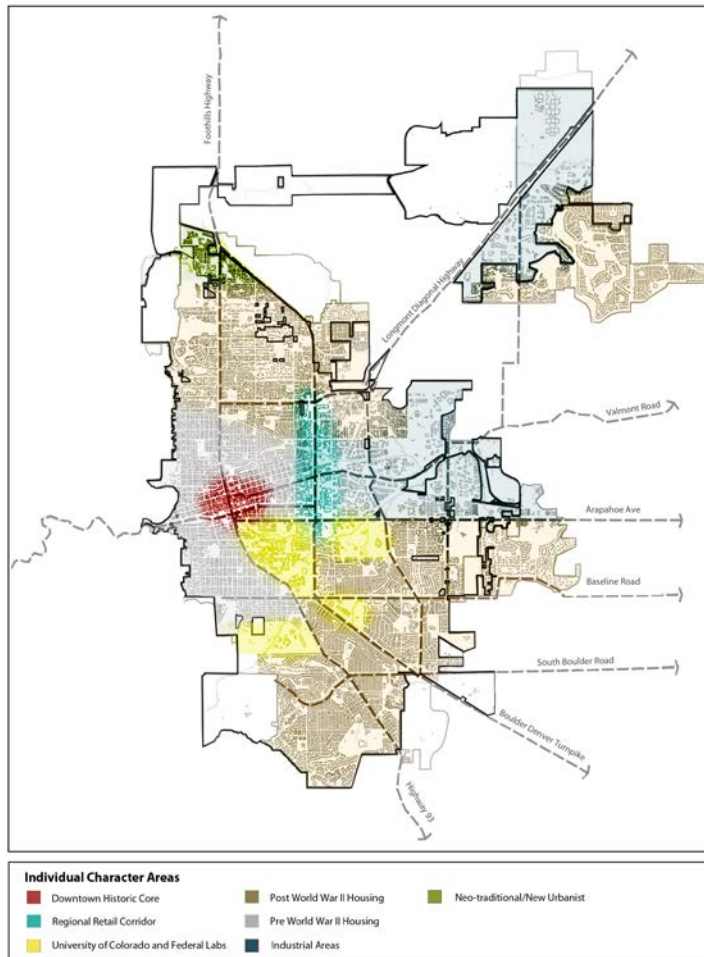
Note: Proposing to integrate above Character Areas into the "Structure Plan" map.

3. ~~Activity~~ Centers

~~Activity centers concentrate activities into nodes at a variety of scales~~ **Centers are places where a mix of land use and commercial activities are concentrated.**

Boulder's commercial, entertainment, educational and civic regional and neighborhood centers are distributed throughout the community as shown on the Structure Plan map ~~focused in concentrated nodes of activities at a variety of scales distributed throughout the community~~.

Regional Centers

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

Note: Include a new policy to convey the intent of the regional center – their character (e.g.,: regional centers… and show illustrations.

Neighborhood Centers

The next tier of intensity is neighborhood activity centers. In addition to serving as neighborhood gathering places, these centers also provide goods and services for the day-to-day needs of nearby residents, workers and students, and are easily accessible from surrounding areas by foot, bike and transit.

Note: include a new policy or clarify language above to convey the intent of the neighborhood center, and their important role in neighborhoods, particularly in achieving "15-minute" goals. Also, how "new" centers might come to be designated. (criteria) Show illustrations.

Activity Centers

● Neighborhood Activity Center   ● Regional Activity Center
□ Planning Area I
— City Limits

1-Downtown
2-Boulder Valley Regional Center
3-University of Colorado
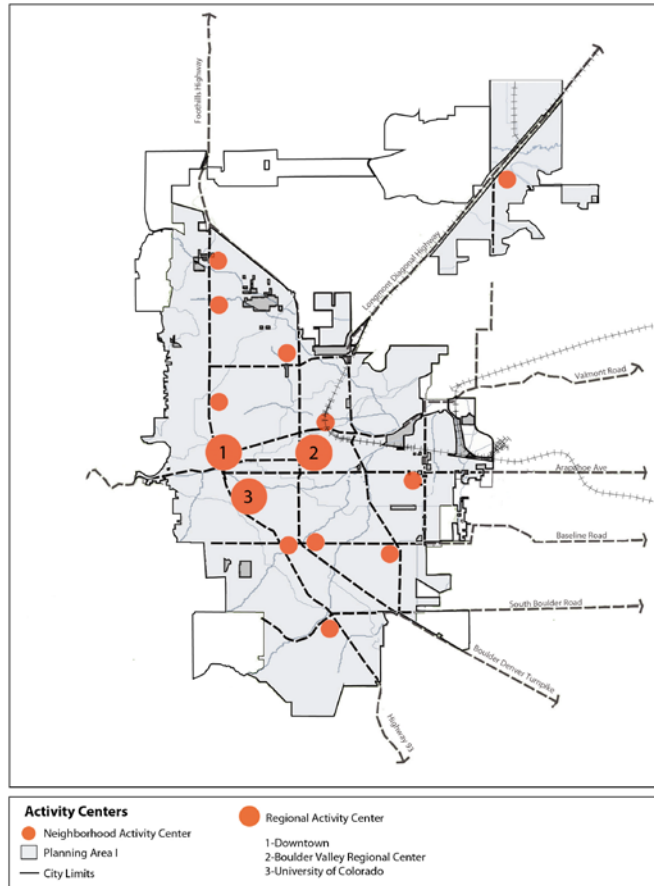
Note: These "centers" will be integrated into the "Structure Plan" map and labeled.

4. Mobility Grid

Boulder's 'mobility grid' interconnects the city.

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

Existing Mobility Grid Diagram
— Connected Grid
— Disconnected Grid
— City Limits
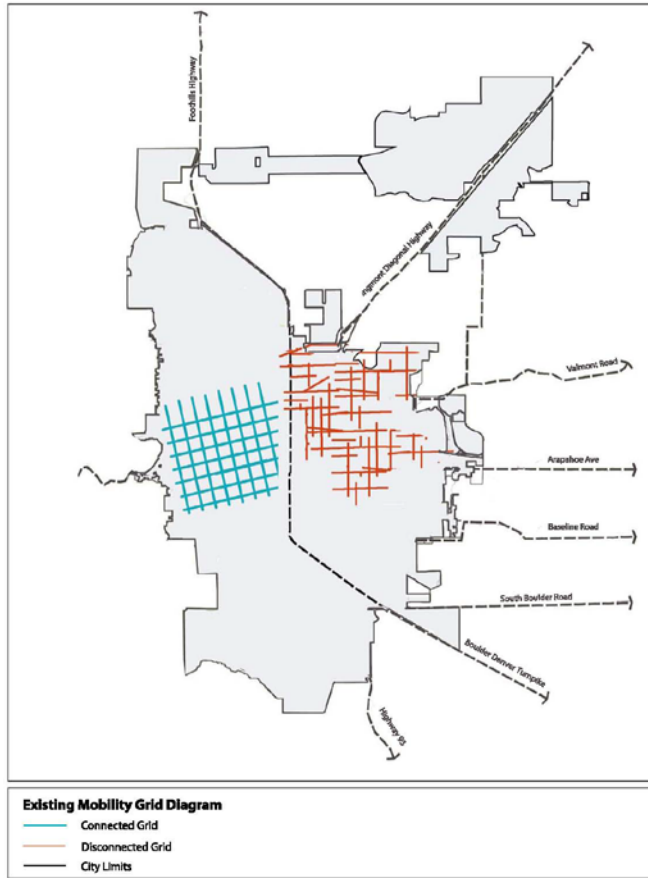
Note: Make these diagrams smaller to support the policy language and add a new map (or include in Structure Map" new "transit mobility diagram and streets maps from TMP")

Future Mobility Grid Diagram
- ⎯⎯ Existing Connected Grid
- ⎯ ⎯ Future Connections
- ⎯⎯ City Limits
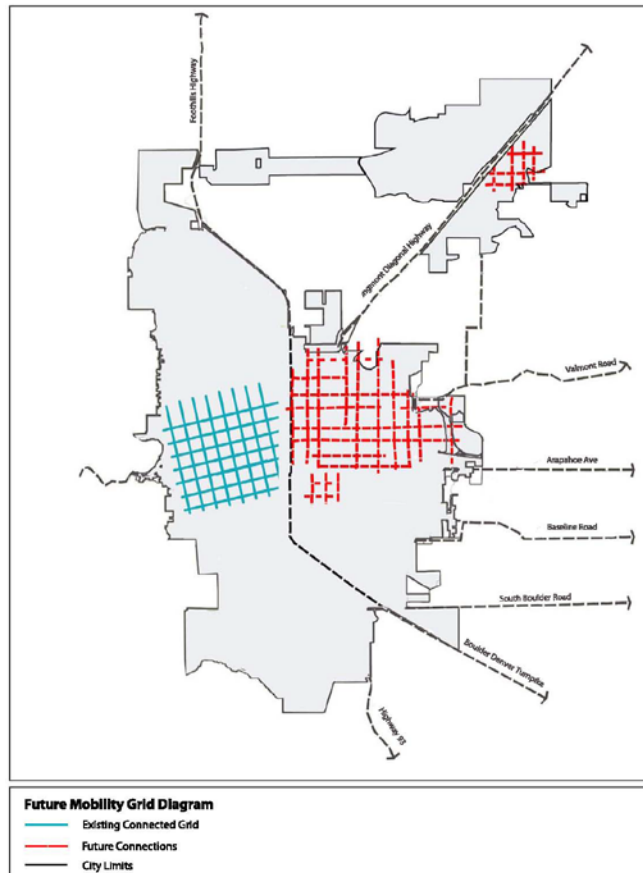
5. The Public Realm

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

Note: add resilience, greenbelts and co-benefits of designing for multiple purposes. Above language reflects input from water utilities and community cultural plan.

Over 30% of land
in the public realm

Public Realm

■ Public Realm

— City Limits
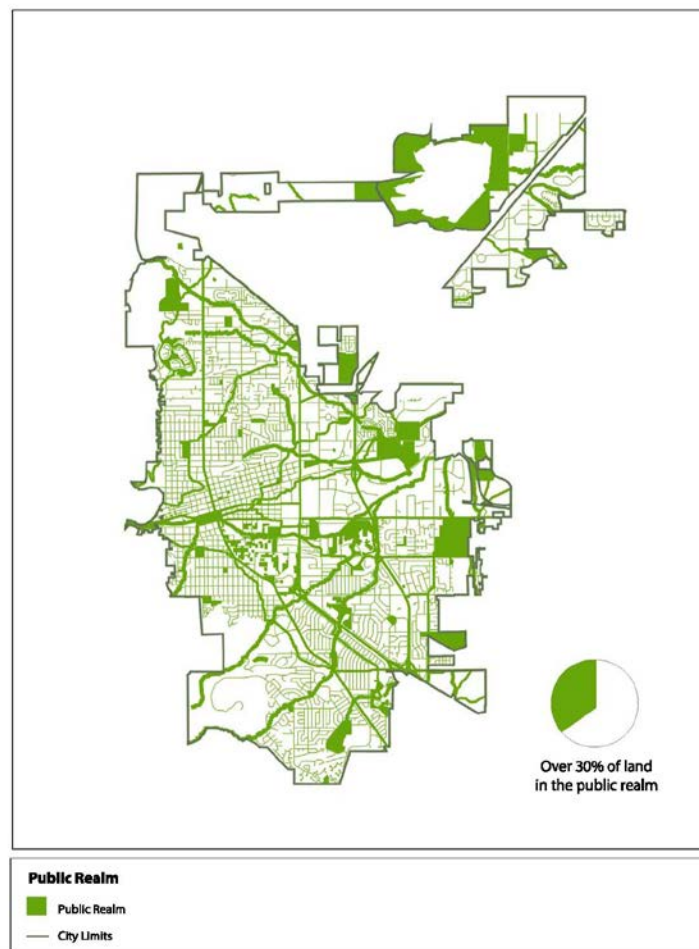
Projected Growth

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

Note: Above language is a mix of policies, not necessarily relating to projected growth. Need to update this diagram with 2015 projections and discuss whether it belongs in this chapter or elsewhere in the plan.
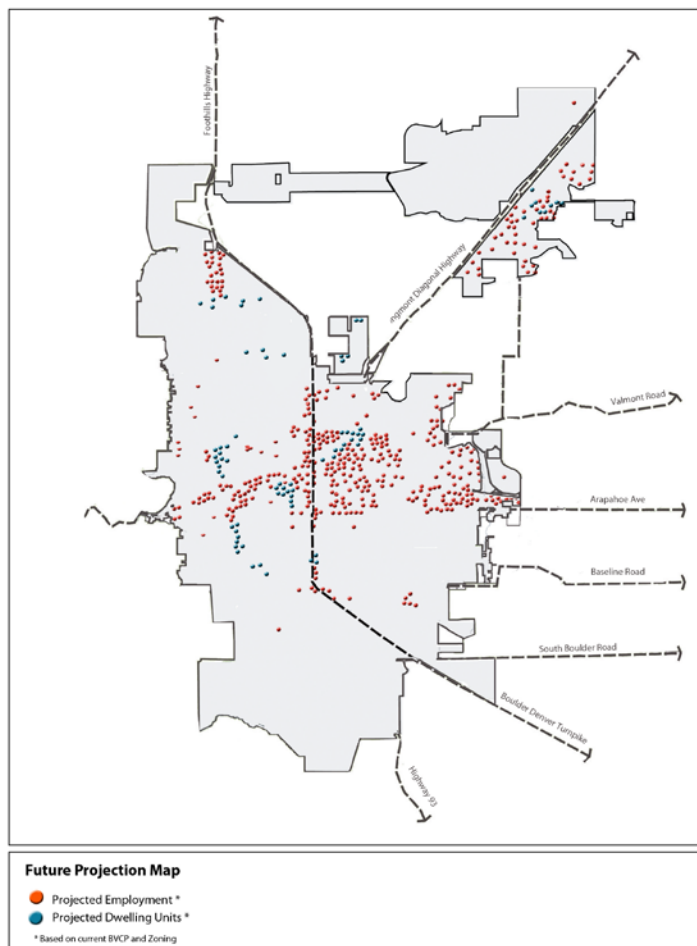
Future Projection Map

- ● Projected Employment *
- ● Projected Dwelling Units *

* Based on current BVCP and Zoning

Sustainable Urban Form Definition

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

Compact:

- A compact development pattern with density in appropriate locations to create and support viable, long term commercial opportunities and high frequency public transit.

(Note: To reduce ambiguity, suggest replacing "density in appropriate locations" with "urban land uses and density in locations guided by the Structure Map and Land Use Map" to reduce ambiguity.)

Connected:

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

Complete:

- Daily needs within easy ("15-minute") access from home, work or school without driving a car.
- A quality of life that attracts, sustains and retains diverse businesses, creative entrepreneurs and investment in the local economy.

Green, Attractive and Distinct:

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

Inclusive:

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

Community Identity/Land Use Pattern

2.01 Unique Community Identity

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

2.02 Physical Separation of Communities

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

2.03 Compact Development Pattern

The city and county will, by implementing the Boulder Valley Comprehensive Plan, ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community.

2.04 Open Space Preservation

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

2.05 Design of Community Edges and Entryways

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

Rural Lands Preservation

2.06 Preservation of Rural Areas and Amenities

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

2.07 Delineation of Rural Lands

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

a) Area III-Rural Preservation Area

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

b) Area III-Planning Reserve Area

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

2.08 Rural Density Transfer

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

Neighborhoods

2.09 Neighborhoods as Building Blocks

The city and county will foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, foster community interaction, and plan for urban design and amenities. All neighborhoods, whether residential areas, business districts, or mixed

land use areas, should offer unique physical elements of neighborhood character and identity, such as distinctive development patterns or architecture; historic or cultural resources; amenities such as views, open space, creeks, irrigation ditches, and varied topography; and distinctive community facilities and business areas.

2.10 Preservation and Support for Residential Neighborhoods

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

Note: Scenarios and prototypes may provide more specific concrete examples of transitions and "compatibility" that could be included in this policy or used to help illustrate its intent.

2.11 Accessory Units

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

Note: Prototypes and "gentle infill" examples might help inform any potential changes to this policy.

2.12 Preservation of Existing Residential Uses

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

2.13 Protection of Residential Neighborhoods Adjacent to Non-residential Zones

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

Note: Scenarios and prototypes may provide more specific concrete examples of transitions and "compatibility" that could be included in this policy or used to help illustrate its intent (and the intent of the next policies, 2.14 and 2.15.

2.14 Mix of Complementary Land Uses

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

compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

2.15 Compatibility of Adjacent Land Uses

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

Mixed Use and Higher Density Development

2.16 Mixed Use and Higher Density Development

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

~~Activity~~ Centers

2.17 Variety of ~~Activity~~ Centers

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

> *Note: Would suggest defining the role of each type a bit more (e.g., regional, commercial, and neighborhood centers). Some may be within walking distance, whereas regional centers serve a larger role and are probably less walkable.*

2.18 Role of the Central Area

~~The central~~ Boulder's Central area will continue as the regional service center of the Boulder Valley for office, retail, financial, governmental, medical, cultural and university activities. As such, it will remain the primary activity center and focal point of the Boulder Valley. The central area includes distinct, interrelated ~~activity~~ centers such as the Downtown Business District, ~~University of Colorado~~University Hill, ~~Canyon Boulevard Cultural Corridor,~~ and Boulder Valley Regional Center. It also includes the University of Colorado main campus is adjacent, and Canyon Boulevard Cultural Corridor is a part of it. A variety of land uses surround~~s~~ the~~se activity~~

Comment [NW3]: Fix language here.

centers, and complete streets and multi-modal transportation alternatives provide direct connections between them.

Note: Clarify – is this the "Central" Subcommunity? Reference a map

Public Realm, Urban Design and Linkages

2.19 Urban Open Lands

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

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

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

2.21 Commitment to a Walkable and Accessible City

The city and county will promote the development of a walkable and accessible city by designing neighborhoods and mixed use business areas to provide easy and safe access by foot to places such as neighborhood centers, community facilities, transit stops or centers, and shared public spaces and amenities. The city will consider additional neighborhood-serving commercial areas where appropriate and supported by the neighbors they would serve.

Note: add any other relevant 15-minute neighborhood principles here.

2.22 Improve Mobility Grid and Connections

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

> **Comment [EL4]:** Transportation team should review and provide input.

2.23 Trail Corridors/Linkages

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

Community Conservation and Preservation

2.24 Preservation of Historic and Cultural Resources

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

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

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

2.26 Historic and Cultural Preservation Plan

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

2.27 Eligible Historic Districts and Landmarks

The city has identified areas that may have the potential to be designated as historic districts. The Designated and Eligible Historic Districts map shows areas with designation potential, as well as areas that are already designated as historic districts. There are also many individual buildings of landmark quality both within and outside of these eligible areas. Additional historic district and landmark designation will be encouraged.

2.28 Historic Preservation/Conservation Tools

As guided by the Historic Preservation Plan, tThe city will develop a variety of tools that address preservation and conservation objectives within the community. Specific tools that address historic preservation and conservation objectives will be matched to the unique needs of specific areas. Preservation tools may include incentives programs, designation of landmark buildings and districts, design review, and public improvements. Conservation districts, easements and other tools may be applied in areas that do not qualify as local historic districts but contain features that contribute to the quality of the neighborhood or community. These could include historic resources that have lost integrity, neighborhoods with significant character but that are not historically significant, and scattered sites that share a common historic or architectural theme.

Comment [EL5]: Is this all necessary, or is there new language from the plan that could replace it (more simply)? Sent to Marcy and James for comments.

2.29 Preservation of Archaeological Sites and Cultural Landscapes

The city will develop a plan and processes for identification, designation and protection of archaeological and cultural landscape resources, such as open ditches, street and alleyscapes, railroad rights-of-way, and designed landscapes.

Note; add cultural tourism per PB's comments.

Design Quality

2.30 Sensitive Infill and Redevelopment

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

Key Policy Choice: Community Benefit policy could be spelled out a bit more here. (it's implementation would be through the Land Use Code and site review.)

2.31 Design of Newly-Developing Areas

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

Note: this policy as currently worded as limited applicability. Should it also apply to redeveloping areas?

2.32 Physical Design for People

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

2.33 Environmentally Sensitive Urban Design

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

2.34 Importance of Street Trees and Streetscapes

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

2.35 Outdoor Lighting/Light Pollution

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

2.36 Design Excellence for Public Projects

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

2.37 Enhanced Design for Private Sector Projects

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

Note: Address the following topics through community benefit policy, and eliminate any language that is redundant with previous policies (or x-reference instead.)

a) The context. Projects should become a coherent part of the neighborhood in which they are placed. They should be preserved and enhanced where the surroundings have a distinctive character. Where there is a desire to improve the character of the surroundings, a new character and positive identity as established through area planning or a community involvement process should be created for the area. Special attention will be given to protecting and enhancing the quality of established residential areas that are adjacent to business areas.

(note: seems to repeat some previous sections. Suggest cross referencing or streamlining

b) Relationship to the public realm. Projects should relate positively to public streets, plazas, sidewalks, paths, ~~ditches~~ and natural features. Buildings and landscaped areas—not parking lots—should present a well-designed face to the public realm, should not block access to sunlight, and should be sensitive to important public view corridors. Future strip commercial development will be discouraged. Project sponsors should collaborate with irrigation ditch companies on design and construction. Where possible, projects elements should educate and inform about the connection between irrigation ditches and agricultural lands.
Note: request by water utilities.

c) Transportation connections. Projects should provide a complete network of vehicular, bicycle and pedestrian connections both internal to the project and connecting to adjacent properties, streets and paths, including dedication of public rights-of-way and easements where required.

d) Human scale and public spaces. Projects should provide pedestrian interest along streets, paths and thoughtfully designed public spaces that support a mix of events and destinations, and art.

Add New Languge: Encourage individuals, businesses, organizations, and developers to invest in improvements to public spaces through the addition of meaningful, innovative, and quality works of art. Model investment in public art at city.

Note: from Community Cultural Plan

e) Permeability. Projects should provide multiple opportunities to walk from the street into projects, thus presenting a street face that is permeable. Where appropriate, they should provide opportunities for visual permeability into a site to create pedestrian interest.

f) On-site open spaces. Projects should incorporate well-designed functional open spaces with quality landscaping, access to sunlight and places to sit comfortably. Where public parks or open spaces are not within close proximity, shared open spaces for a variety of activities should also be provided within developments.

g) Buildings. Buildings should be designed with a cohesive design that is comfortable to the pedestrian, with inviting entries that are visible from public rights of way. Design innovation and the use of high quality building materials are encouraged.

[i] This is language pulled from later in the chapter which seems to belong at the beginning.
[ii] Water utilities has requested that ditches get removed from "public" realm, since they are not truly public. They are part of natural features as noted in previous section.

3. Natural Environment[i]

The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. 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. These natural and human systems are connected to the region and world, and changes to the ecosystems within the Boulder Valley can have a profound effect on their viability.

Over many decades, the city and county have actively protected and managed open space around the urban area, and city and county open space plans and policies apply to those public lands acquired and managed as natural areas or used for other purposes, such as agriculture.[ii]

The climate of the Boulder Valley has warmed and dried over the past three decades, and the potential for further changes and intensified weather events because of climate change heighten the need for the city and county to proactively strengthen intervention and investment in natural resources (e.g. urban forestry, wetland and groundwater protection, and natural hazard mitigation) to reduce risk and protect resources. The more the community can assess risks of changes due to climate change and be prepared to preserve and protect environmental resources, the better prepared the community can be for mitigating the causes and impacts of those changes to the natural environment.

The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. It is the framework within which growth and development take place. The city and county recognize that the Boulder Valley is a complex ecological system and that there are inextricable links among our natural environment, the economy, the built environment and community livability. The Boulder Valley is an open system in that our natural and human systems are connected to the region as well as to the entire world. The city and county acknowledge that regional and global changes can have a profound effect on the local environment and that the local economy and built environment can have adverse impacts on natural systems beyond the Boulder Valley.

Boulder has been at the forefront of environmental protection and preservation for many years. The predominantvast amount of natural land protected by the city and county contributes to the high quality of life for residents and critical habitat for native plants and animals. The community's historic and on-going emphasis on clean air and water has resulted in significant progress toward a sustainable, resilient and healthy urban environment.

The city 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 ~~develop and~~ implement state-of-the-art environmental policies both community wide and within the city government organization to further ~~its~~ 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:

- Native Ecosystems and Biodiversity ~~and Native Ecosystems~~
- Urban Environmental Quality
- Geologic Resources and Natural Hazards
- Water and Air Quality

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 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 involves ongoing monitoring of resource conditions, assessment of the effectiveness of management actions, revision of management actions based on new information from research, and learning from experience what works and what does not.

Native Ecosystems and Biodiversity ~~and Native Ecosystems~~

3.03 Natural 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 local species of concern will be emphasized.[iii] 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.

> **Comment [NW1]:** Consider making specific reference to resources identified in Boulder County Comprehensive Plan here.

3.04 Ecosystem Connections and Buffers

The city and county recognize the importance of preserving large areas 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~~ land~~s~~ identified as critical and having significant ecological value for providing ecosystem connections and buffers to support movement of native organisms between ~~for joining significant~~ ecosystems.

(Note: Suggest adding new policy language to "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.)

3.05 Maintain and Restore Natural Disturbance and Ecological Processes

Recognizing that 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 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. The city and county will continue to develop programs to protect and enhance 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.

3.07 Invasive Species Management

The city and county will promote efforts, both public and private, to prevent the introduction or growth culture of invasive and non-native plant and animal species and seek to preventcontrol 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. Management of both non-native and non-local native species will be based on weighing impacts vs. benefits that includes documented threats to species of concern specific to each site, acknowledging that some non-native species may have become naturalized. Management decisions should also take into account changing species composition due to climate change and other human impacts, as well as the role in the ecosystem provided by each organism based on the best available science.[iv]

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. Public lands may include areas for recreation, 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 Preparation and Adaptation

The city and county are both working on climate mitigation and recognize that adaptation plans will be necessary as well. To prepare open space lands and natural areas for climate change, the city and county will consider allowing or facilitating ecosystems' transition to new states in some sites (e.g., newly adapting plants and wildlife) and increasinge the stability and resiliency of the

natural environment elsewhere. Biological indicators can help to identify high risk species for monitoring and/or relocations and may conduct restoration projects using arid-adapted ecotypes or species. Open space master plans guide other topics related to climate change, such as visitor experiences to open space.[v]

Urban Environmental Quality

3.09 Management of Wildlife-Human Conflicts

The city and county recognizes the intrinsic value of wildlife in both the urban and rural setting. 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.[vi]

<!-- comment -->

Comment [GS3]: The County should be added where applicable.

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 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.

Comment [GS4]: The reference to agriculture should be dropped if the purpose of this policy is to deal with urban issues.

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

3.12 Water Conservation

The city and county will promote the conservation of water resources through water quality protection, public education, monitoring and policies that promote appropriate water usage. 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 will discourage encourage efforts to reduce the responsible use of pesticides and synthetic, inorganic fertilizers where use does occur.[viii] In its own practices, the city and county will carefully consider when pest management actions are necessary and focus on creating healthy and thriving ecosystems to lower pest pressure by natural processes. When pest management is necessary, the city commits to the use of ecologically-based integrated pest management principles, which emphasizes the selection of the most environmentally sound approach to pest management and the overall goal of reducing or eliminating the dependence on chemical pest-control strategies. When public or environmental health risks are identified, the city

Comment [NW5]: Added "encourage responsible use of pesticides" to reflect POSAC guidance and additional Parks and Open Space staff input.

From POS staff: From a POS perspective we cannot have the County "discourage" pesticide use, primarily because herbicides are a very important tool, and proven technique, in our IPM arsenal for both our agricultural and weed programs. I do think the County could take a slightly stronger stance on insecticides, but still, not sure we'd use the term "discourage" given EAB, and other insect pests.

If we discouraged pesticide use it would also have dramatic impacts on our tenants and on our department's ability to manage and enforce weeds on the State's Noxious Weed list—that we are legally required to manage. It would also impact county residents in so much as the County Weed Supervisor would have a very challenged position in regards to advice and enforcement actions.

Comment [NW6]: Give some attention to the language here to ensure it reflects points raised by POS staff re: legal requirements, and that not all agricultural land can support a thriving ecosystem.

will balance the impacts and risks to the residents and the environment when choosing managementcontrol measures.[ix]

New Policy: Soil Carbon Sequestration

The city recognizes that soil sequestration has a range of potential benefits, including water retention, soil health and stabilization. The city and county will consider soil sequestration strategies, including land management practices that may be used to sequester carbon out of the atmosphere, and explore opportunities to incentivize carbon sequestration.[x]
(Note: This policy will continue to be refined.)

Geologic Resources and 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. 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 use of mineral deposits and other non-renewable resources will be evaluated considering the need for these resources and other community values and priorities such as natural and cultural resource protection, community and environmental health and carbon emission reduction. The city and county will work together to acquire mineral rights as appropriate.[xi]

3.16 Hazardous Areas

Hazardous areas that present 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 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 degradationing of views and vistas from and of public areas. Due to the risk of earth movement and/or mud slides under adverse weather conditions, special attention needs to be paid to soil types and underlying geological strata before and during planning, design and construction of any development on or at the base of hillsides.[xii]

3.18 Wildfire Protection and Management

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, 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 [xiii]

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.

3.21 Non-Structural Approach

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

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. In urban areas, cCompatible uses of riparian corridors, such as natural ecosystems, wildlife habitat and wetlands will be encouraged wherever appropriate. Trails or other open recreational facilities may be feasible in certain areas. [xiv]

3.23 Larger Flooding Events

The city recognizes that floods larger then 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.

Water and Air Quality

3.24 Protection of Water Quality

Water quality is a critical health, economic and aesthetic concern. The city and county will protect, maintain and improve water quality within the Boulder Creek watershed as a necessary component of existing ecosystems and as a critical resource for the human community. The city and county will seek to reduce point and nonpoint sources of pollutants, protect and restore natural water system, 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 continue to obtain additional municipal water supplies 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 to further the goals of maintaining instream flows and preventing the permanent removal of land from agricultural production elsewhere in the state.

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 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 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, and dewatering activities.
(Note: Additional policies and regulatory standards will be analyzed to strengthen this language about groundwater to identify risks and potential impacts.)[xv]

3.29 Wastewater

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

3.30 Protection of Air Quality

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

(Note: Suggest adding language in "Built Environment" chapter about the important role of street trees and vegetative plantings in mitigating air quality and reducing exposure to pollutants at the street level.)[xvi]

Potential New Policy: Natural Environment Investments for Resilience

The city and county recognize natural environment investments contribute toward resilience by reducing risk and promoting stability. Additionally, urban forestry, tree planting, natural hazard mitigation, improvement of air quality, added recreational activities and storm water mitigation activities have co-benefits.[xvii]

(Note: Policy directions about coordinated approach, vulnerable populations and resident involvement are suggested in HR&A Report and will need further review over coming weeks.)

ENDNOTES

[i] The changes to this chapter reflect work since the 2010 Plan including:

- The city currently is working on updates to its Integrated Pest Management policy, an Urban Forest Strategic Plan, the Resilience Strategy, and draft Climate Commitment.
- The city adopted the Bee Safe Resolution (2015) banning the use of neonicitinoids on city property and a Bear Protection Ordinance to secure waste from bears (2014). The county adopted a resolution to reduce and eliminate pesticide use to protect both people and pollinators (2015).
- Boulder County adopted the Environmental Resources Element of the Boulder County Comprehensive Plan (2015) and is currently working on policy related to Genetically Modified Organisms in the county.
- The city will be developing an Open Space Master Plan (2017).
- Boulder County is analyzing on how to address local oil and gas regulations, and looking at potential policy updates to better align 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).
- HR&A's Recommendations for Resilience Integration (2016)

[ii] OSBT in particular asked for clarification about how this section of policies apply – to the urban vs. wildlands area, and to OSMP lands vs. more generally. This added language aims at providing that clarification. Additionally, the board asked that the section be edited to sound a bit less human-centric.
[iii] North Trail Study process clarification and better integration with Boulder County Comprehensive Plan.
[iv] Clarification of how city and county are programmatically operating – learning from best practices about an ecosystems management approach. OSBT also suggested some language for this policy, reflected here.
[v] From city's Climate Commitment document.
[vi] OSBT asked for clarification of this policy regarding "nuisance species". This language is consistent with the Urban Wildlife Management plan which has not been updated recently, so it may need some minor adjustments over coming months to clarify.
[vii] City is in process of developing an Urban Canopy Master Plan.
[viii] Stronger language suggested by Planning Board (including applying for private lands, which the city cannot regulate according to state law). Also consistent with city programs.
[ix] Change reflects decades of learning and best practices to integrate Integrated Pest Management into an ecological approach to land management.
[x] City and county are exploring soil carbon sequestration. Also requested by public.
[xi] Attempting to clarify that intent of the policy is to balance relevant community values with the use of mineral deposit.
[xii] Recommended after 2013 flood experience. OSBT suggested to add "before"… and during development.

[xiii] This is an existing policy that hasn't been changed. It has generally not been applied to open space lands – its intent more focused around lands with development potential.

[xiv] Clarification suggested by OSBT.

[xv] Planning Board suggested such language.

[xvi] OSBT suggested some language about mitigating against pollutants at street level with plantings, etc.

[xvii] From HR&A Resilience Report.

4. Energy and Climate[i]

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 contribute to climate action. 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 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:

~~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 Gas~~es~~ Emissions
- Energy Conservation and Renewable Energy
- Energy-Efficient Land Use and Building Design
- Waste Minimization, ~~and~~ Recycling, and Sustainable Purchasing
- ~~Sustainable Purchasing~~

Climate Action and Greenhouse Gas Emissions

4.01 ~~Greenhouse Gas~~ Climate Action: Reduce Emissions
The city and county will continue to take action to mitigate climate change, addressing its root cause of fossil-fuel related emissions. ~~The city and county~~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, and the Climate Commitment Strategy identifies interim goals before 2050.[ii]

4.02 New Policy: Climate Adaptation Planning

In addition to climate mitigation planning addressed in the policy above, tThe 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 adversity and disruptions.

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 reduce energy consumption and develop local energy generation. 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.

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.[iii]

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[iv]. 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.[v]

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.[vi]

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 modernizing, on-site generation, storage technologies and reduced demand.[vii]

Energy-Efficient Land Use and Building Design

4.04 Energy-Efficient Land Use

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

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),[ix] improve regulations ensuring energy and resource efficiency in new construction, remodels and renovation projects, and will establish energy efficiency requirements for existing buildings. Energy conservation programs will be sensitive to the unique situations that involve historic preservation and low-income homeowners and renters and will ensure that programs assisting these groups are continued.

Waste Minimization, and Recycling, and Sustainable Purchasing

4.06 New Policy: Building Construction Waste Minimization

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

> **Comment [GS1]:** Add language that supports the need for temporary and/or permanent debris management sites and policy language that would allow exceptions or promote land use regulations to allow this use.

4.07 Waste Minimization and Recycling[xi]

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.

Sustainable Purchasing

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 MP
- Built Environment Policies – energy efficient land use
- Economy: sustainable business practices

ENDNOTES

[i] Slightly reorganize the chapter to reflect Boulder's Climate Commitment (draft Oct. 2015), and reflect ongoing work being done related to Boulder's Energy Future, building codes, and Zero Waste Strategic Plan (2015).   Boulder County suggests additional alignment with several plans and policies including:
- Zero Waste Action Plan (2010),
- Environmental Sustainability Plan (2012),
- Solid Waste Element of the Comprehensive Plan (is in the process of being updated in 2016)

The following plans may also be relevant in a resilience section:
- OEM's All-Hazards Recovery Plan (2013),
- Boulder Recovery Plan Support Annex A – Damage Assessment (2013),
- OEM's Emergency Operations Plan (2014),
- Disaster Debris Management Plan (2016)

[ii] This policy has been modified to reflect Climate Commitment goals.
[iii] Planning Board expressed support for innovative solutions such as solar gardens, etc. This policy more generally reflects that intent.
[iv] This is new language suggested based on the city's Climate Commitment. Planning Board also suggested language about sharing infrastructure and resources. It is framed as a city policy that would need to be verified with county.
[v] New language is suggested based on Planning Board feedback.
[vi] This policy is consistent with the TMP and Climate Commitment and reflects Planning Board input. It is framed as a city-only policy.
[vii] This policy is an emerging area being addressed as part of energy future and currently framed as city-only.
[viii] Modified language generally suggested by Planning Board to clarify intent behind "clustering" of development (which is a term typically used in rural areas).
[ix] New language suggested based on Planning Board feedback.
[x] New language suggested based on Planning Board feedback.
[xi] Consistent with Zero Waste Strategic Plan.

5. Economy[i]

Boulder's highly-educated workforce, quality of life, high concentration of companies in growing industries, 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. Boulder has a diverse mix of small and mid-sized businesses as well as several large employers.

A balanced approach to a healthy economy maintains the outstanding quality of life enjoyed by existing residents and businesses while collaborating for economic vitality. 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 the rising costs of commercial space and housing affects businesses and their ability to recruit and retain new employees. Additionally, Boulder Valley redevelopment or growth may lead to displacement of existing businesses, increase demands for services and infrastructure, and strain regional transportation systems and local housing affordability throughout Boulder Valley.[ii]

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[iii]

Strategic Redevelopment ~~*Opportunities*~~ *and Sustainable Employment*

Newly Separated Policy: Existing Businesses

The city will support the growth and success of existing businesses, including primary and secondary employers. The city recognizes the importance of community-serving local businesses

> **Comment [OA1]:** BoCo staff suggestions to highlight that this is a regional scale - not reviewed by city staff yet.

and the importance of balancing their needs against redevelopment in certain areas with strategies that minimize their displacement.[iv]

5.01 Revitalizing Commercial and Industrial Areas[v]

The city ~~will develop specific~~supports ~~-~~place-based strategies ~~that~~ to ~~support~~ ~~optimize~~ redevelopment of commercial and industrial areas. 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 Commercial district, ~~-~~and the East Boulder ~~Ii~~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, changes to zoning or development standards and incentives ~~including~~ (e.g., financial ~~incentives,~~ ~~increased~~ development potential, or urban renewal authority). As an integral part of redevelopment and area planning efforts, the city acknowledges that displacement and loss of service and affordable retail uses need to be considered as a potential tradeoff in the context of redevelopment and planning goals

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 ~~its~~ role as a regional job center~~. in the future~~ consistent with sustainability goals and projected employment growth and will continue to address related impacts on housing affordability and transportation.[vi] ~~The city will support the growth and success of existing businesses, including primary and secondary employers~~.

Diverse Economic Base

5.03 Diverse Mix of Uses and Business Types[vii]

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 scientific, professional, technological and related industries~~and quality of life. ~~The~~refore, the city will ~~identify areas that should be~~continue to identify and ~~protect~~ed ~~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, ~~ ~~ensure~~s~~ an appropriate mix of retail, and identif~~ies~~~~y~~ strategies to improve the retail base and the city's sales tax revenues, including maintaining affordable retail space.[viii]

5.05 Support for Local Business and Business Retention[ix]

Boulder's economic sustainability and resilience efforts recognize the importance of jobs already in the city; business retention and support for homegrown companies and existing jobs is a priority. The city and county recognize the significant contribution of existing businesses ~~in the local economy~~ and will work to nurture and support ~~established businesses~~them and maintain a positive climate to retain ~~businesses~~them.

~~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.~~

5.06 Industry Clusters[x]

The city will adopt 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, biosciences, active living / outdoor recreation, clean technology and creative arts.~~Boulder's key industry clusters include aerospace, bioscience, clean tech, data storage, digital media, natural and organic products, recreation, software, tourism and the creative sector. Boulder acknowledges that these clusters will evolve and change over time.

Quality of Life

5.07 Funding City Services and Urban Infrastructure[xi]

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 regional and local transportation system and transportation demand management programs ~~is~~are essential to a thriving economy, as they can offer options for commuters, help attract and retain key businesses and employers and ~~and~~ provide~~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, transit and senior services.

> **Comment [OA2]:** BoCo staff text suggestions

5.08 Role of Tourism in the Economy

Recognizing the importance of tourism 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 enhance the sector.[xii]

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 enhance the capacity of arts and culture ~~to act as an economic generator~~ as an important contributor to economic vitality and quality of life.[xiii]

(Note: Most of these topics are addressed in the Built Environment chapter, so this policy will likely need some refining.)

5.10 ~~New Policy:~~ Communications

The city and county will 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.

Comment [OA3]: BoCo staff suggestion to include the county in this policy

Sustainable and Resilient Business Practices

5.11 ~~New Policy:~~ Sustainable Business Practices

The city ~~will promote and encourage~~ 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 ~~individuals~~ 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~~,~~ ~~employing sustainable practices, making building renovations to reduce greenhouse gas emissions~~, and reducing transportation impacts.[xiv]

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 who are in the very early stages of creating start-up companies or providing neighborhood services. The city ~~and~~ also ~~,~~ 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

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responsive to emerging technologies and evolving industry sectors and continually improving the application and permitting process.

New Policy: Economic Resilience[xv]

The city will develop an economic resilience plan and work with the county and other partners to identify risks to future economic vitality and facilitate disaster preparedness, response and recovery for businesses.

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 includinge but are not limited to the University of Colorado, Downtown Boulder Inc., Boulder Chamber, Boulder Economic Council, Boulder Convention and Visitors Bureau, Boulder Innovation Center, Latino Chamber of Boulder County, Boulder Small Business Development Center, Boulder Valley School District, the Boulder Independent Business Association, CO-LABS 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.[xvi]

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[xvii]

The city and county will encourage and support the Boulder Valley School District as well as the variety ofand post-secondary educational institutions to offer quality continuing education and vocational training. The city will work with employers, educators, and partners to support programs designed to help develop and attract workers in multiple fields with specialized skills and experience and will support efforts to add focused workforce vocational training facilities, including but not limited to those that provide training for "green" jobs.

Moved from Policy 5.03 above: Addressing Disproportionate Impacts

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.[xviii]

Related Topics:

- See the Built Environment Section for policies related to infill/redevelopment priorities, enhancing activity centers, mixed-use development, and historic preservation.
- See Community Well-Being Section for policies on community infrastructure, the ~~and~~ ability of people to meet their basic needs, and arts and culture.
- See Transportation Section for policies on improving and creating a more resilient ~~the~~ transportation system and~~.~~ increasing transportation options with local partners for commuters through regional transit alternatives other than single-occupant vehicles.
- See Energy and Climate Action for policies on support for sustainable practices and buildings.
- See Local Food and Agriculture for policies on access to markets for food and agricultural products.
- See Housing for the policy regarding supporting economic resilience through planning for residential displacement.

ENDNOTES

[i] Overall, changes to this chapter reflect work since the 2010 plan including:
- Economic Sustainability Strategy (ESS) (2013)
- Community Cultural Plan (CCP) (2015)
- HR&A's Recommendations for Resilience Integration (2016)
- In addition, the city will be developing a citywide retail strategy, framework for redevelopment and revitalization through public/private partnerships, and plans to enhance economic resilience, sustainable tourism, innovation/entrepreneurship, and multimodal access to support economic activity.

[ii] Some of this new introductory language reflects input from Economic Sustainability Strategy as well as from Planning Board to emphasize balanced approach to economic "vitality" vs. "growth" strategy.
[iii] Consistent with content from Economic Sustainability Strategy (ESS) and Community Cultural Plan (CCP).
[iv] Some language carried over from previous policy 5.02, and also reflects language recommended by Planning Board to present a balance perspective on redevelopment and retention of existing businesses.
[v] This modified language in policy 5.01 is consistent with the ESS and includes some additional suggestions from Planning Board.~~.~~
[vi] Some new language has been added to this policy to reflect feedback from Planning Board. The "support for existing business" last statement got moved to a separate policy; it seemed a bit out of place here.
[vii] This language is updated to be consistent with ESS. It was suggested to be more descriptive of different types of tourism, but that could increase the workload for partners. (e.g., heritage, cultural, sports, open space). Would need to confirm.
[viii] This language reflects ongoing program work in Economic Vitality and suggestions from Planning Board regarding "affordable space."
[ix] This language is updated to be consistent with ESS
[x] Updated clusters are consistent with Primary Employer Study and ~~-~~ESS
[xi] Updated policy 5.07 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

xii Language reflects additional suggestions from Planning Board to enhance it. Note: Historic Preservation policies (in Built Environment) could also say more about the role of heritage tourism and value of historic preservation.

xiii A former policy about the "Creative Economy" was consistent with the CPP. However, Planning Board suggested that the policy sounded exclusive, so it has been removed. This policy has been modified to show support for the arts and recognition as it contributing to economic vitality. This may need some further refining, depending on other community input.

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

xv This new resilience policy is cConsistent with work that has been ongoing and recommendations from city's resilience strategy.

xvi List intended to be inclusive and reflective of the groups who work together to support economic vitality.

xvii Modified policy 5.17 is cConsistent with ESS.

xviii This new language reflects input from Economic Vitality and Planning Board.

6. Transportationi

The Boulder Valley Comprehensive Plan and the ~~county and city's~~city and county'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 to accommodate increased person trips by providing travel choices and reducing the share of single occupant auto trips.

> **Comment [NW1]:** Long sentence. Consider how to break this into multiple sentences.

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 as noted above.~~and developing a balanced transportation system, that supporting increased person trips ands all modes of travel. The TMP focuses onand making the system more efficient in carrying travelersincreasing access for the community, 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 is transportation system will be based on complete streets includinge completed networks for each mode, makinge safe and convenient connections between modes, and providinge seamless connections between the city and county systems, and promotinge 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 orsafety 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[ii]

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 20325 within the Boulder Valley to achieve transportation and greenhouse gas reduction goals. These efforts will require inclusion ofde other communities and entities (especially origin communities such as Longmont, Lafayette, Louisville, and Erie) and will includein 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

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 for people using all modes of travel.[iii]

> **Comment [OA2]:** See footnote iii – city and county have different policies on this, so it is being reviewed. For now, the county has been removed from this policy.

New Policy: Renewed Vision for Transit[iv]

Transit investments and improvements will occur in an integrated manner in the areas of service, capital, policies, programs and implementation. These will expand the Community Transit Network (CTN) and improved regional transit service and connections outside the city such as bus rapid transit (BRT) along state highways and regional bus services.

Modified Policies 6.05& 6.06 from below: Accessibility and Mobility for All[v]

The city and county will develop a complete all-mode transportation system accommodating all users, including people with mobility impairments, youth, older adults, monolingual Spanish 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

> **Comment [OA3]:** BoCo Public Health suggestion that has not been reviewed by city staff yet.

mobility services and prioritizing connections between multimodal transportation and affordable housing to ~~instigate~~facilitate affordable living.

Comment [OA4]: BoCo staff suggestion that has not been reviewed by city staff yet.

New Policy: Integrated TDM Programs

The city and county will cooperate in developing comprehensive 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, paid and managed parking (i.e., 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.[vi]

Comment [NW5]: Define "SUMP" acronym.

New Policy: Safety[vii]

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.[viii]

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[ix]

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 are a priority to support employees commuting into and throughout Boulder.

~~6.05 Accessibility~~

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

~~6.06 Mobility Services~~

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

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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.[x]

(Note: 6.08 has been moved to below.)

Integration of Land Use and Transportation and with Sustainability Initiatives

New Policy: Access Management and Parking[xi]

Vehicular and bicycle parking will be considered 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, balance the use of public spaces, ~~and~~ consider the needs of residential and commercial areas, and address neighborhood parking impacts.[xii] 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.

> **Comment [NW6]:** Consider breaking into multiple sentences.

Moved from 6.08 Above: Transportation Impact

Transportation~~ffic~~ 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.[xiii] All development will be designed and built to be multimodal, 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~~ion of~~ 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.[xiv]

6.09 ~~Integration with Land Use~~Integrated Planning for Multimodal Centers

Land use in and surrounding the ~~T~~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~~ including 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 ~~H~~hubs for connecting pedestrian, bicycle and local transit to regional services.

Separate New Policy: Integrated Planning for Corridors

The land along multimodal corridors will be designated as multimodal transportation zones where~~n~~ transit service is provided on that corridor. In and along these multimodal transportation zones, the city will ~~develop~~ plan for a highly connected and continuous transportation system for all modes, emphasis on high quality pedestrian experience and urban design, identify locations for mixed use and higher density development integrated with transportation functions through appropriate design, and develop parking maximums and encourage parking reductions. The city will complete missing links in the transportation grid through the use of area transportation plans and at the time of parcel redevelopment.

(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[xv].)

~~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.[xvi]

New or Modified Policy: Transportation Infrastructure to Support Walkable 15-Minute Neighborhoods[xvii]

The city will prioritize improvements to transportation facilities to create a variety of 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, healthy and convenient walking and biking.

(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

Comment [NW7]: Language / sentence flow and length needs attention here.

Comment [OA8]: Policy now focuses on the city, references to the county are being removed.

Comment [OA9]: BoCo Public Health provided a variety of resources with the connection between the built environment and health. If desired, health could be incorporated here or in the built environment section:

consider adding mention of health…

• Investments in transportation infrastructure, such as off-street trails, dedicated bicycle lanes, and pedestrian bridges promote health and save money. For every dollar invested in these projects, between $1.20 and $3.80 is saved as a result of reduced health care utilization and fuel consumption.
• Sidewalks have a notable return on investment. A recent study from the United States using National Household Travel Survey data determined that sidewalk construction yields a cost-benefit ratio of 1.87 over a decade.
• 43% of people with safe places to walk within 10 minutes of home met recommended activity levels. Just 27% of residents without safe places met recommended activity levels.[1]
Residents are 65% more likely to walk in neighborhoods with sidewalks compared to those without sidewalks[1]

support complete neighborhoods to serve neighborhood needs. The scenarios will also address this topic.)[xviii]

6.12 Neighborhood Streets Connectivity

City nNeighborhood streets and alleys are part of the public realm and will be developed planned asin a well- connected and fine grained pattern to facilitate public access, to promote safe and convenient travel for all, and to effectively disperse and distribute vehicle traffic, and maintain character and community cohesion. In historic districts, alleys are particularly important for maintaining character and providing travel routes for pedestrians and bicycles.[xix]

New Policy: Mobility Hubs[xx]

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.[xxi]

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, reducing auto traffic, and supporting and encouraging the use of fuel efficient and alternatively clean-fueled vehicles that demonstrate air pollution reductions. and maintaining acceptable traffic flow.

> **Comment [OA10]:** In reference to the need for EV infrastructure in order to facilitate adoption of using EVs.

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.[xxii]

Potential New Transportation Resilience Policies
The HR&A Resilience report suggests the following:

New Policy: Infrastructure Investments

The city will support infrastructure investments that provide multiple benefits, such as greenways, which both serve as a public amenity and mitigate risk. (*The county's climate change preparedness section might also be useful here.*)

New Policy: Emergency Response Access

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

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.

ENDNOTES

[i] The changes to this chapter reflect work since the 2010 plan including:
- Boulder County Transportation Master Plan (2012) and Multimodal Transportation Standards (2013)
- City Transportation Master Plan (2014) which included county and other partner input;
- City draft Climate Commitment strategy (2015);
- City Transportation Report on Progress (2016);
- County Mobility4All Needs Assessment (2016);
- The city has also been working on an Access Management and Parking Strategy (AMPS) and adopted new standards related to Transportation Demand Management (TDM).
- HR&A's Recommendations for Resilience Integration (2016)

[ii] Includes new language from TMP.

[iii] The city and county transportation master plans address this issue differently. This policy may need additional input and work to clarify respective policies.

[iv] Transit policy from TMP

[v] Combined with policy 6.06 Mobility Services and includes information from the County Mobility for All Needs Assessment+.

[vi] Revised language reflects input from Transportation Advisory Board.

[vii] From TMP and some new language to reflect Planning Board input.

[viii] Transportation Master Plan focuses on a broad range of crash cause rather than calling out any specific type of cause (e.g., distracted drivers). Needs a broad approach that will be applicable over time.

[ix] Consistent with TMP.

[x] Consistent with TMP.

[xi] Portions of this policy are from previous policy 6.10, which has been modified to reflect work completed during the Access Management Parking Strategy work.

[xii] Planning Board members suggested addressing parking impacts in neighborhoods as well.

[xiii] Addressing parking impacts (particularly from parking reductions) suggested by Planning Board.

[xiv] Planning Board suggestion to reflect on overall citywide coordination of TMP and BVCP before getting to more specific language about multimodal centers and corridors.
[xv] Reflects suggestions from Planning Board.
[xvi] New language is intended to convey different goals for city neighborhoods vs. rural neighborhoods. Also, the parking language is a new suggestion from Planning Board.
[xvii] Consistent with TMP.
[xviii] TAB suggested some language about bicycling parking, and Planning Board 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 them.
[xix] Planning Board suggested this type of language to address historic value and connected nature of alleys – importance for pedestrian and bicycle transportation off the main streets.
[xx] Consistent with TMP
[xxi] Suggestion from TAB.
[xxii] Reflects Airport Master Plan.

7. Housing

Draft – Aug. 19, 2016

To a large extent, t~~T~~he range of available housing opportunities in a community ~~helps to~~ define~~s~~ what the~~a~~ 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. 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 in order to find housing that they can afford. Households who are burdened by housing costs or by the combined costs of housing and transportation have less money available for other necessities and may find it difficult to actively participate in the community~~, which~~. This can lead to a more transient and less stable workforce, additional demands on supportive human services and to an exclusion of key members of our society from the civic infrastructure.

Emerging trends facing the community include:
- ~~Growth in the~~ An aging ~~senior~~ population;
- Loss of middle income households;
- ~~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.

The~~refore, the~~ policies in this section support the following city and county goals related to housing:
- Local Support for Community Housing Needs
- Preserve and Enhance Housing Choices
- Advance and Sustain Diversity
- Integrate Growth and Community Housing Goals

Support Local ~~Support for~~ *Community Housing Needs*

7.01 Local Solutions to Affordable Housing

The city and county will employ local regulations, policies, and programs to meet the housing needs of ~~their~~ low ~~and,~~ moderate and middle income households ~~and workforce~~. Appropriate federal, state and local programs and resources will be used locally and in collaboration with other jurisdictions. The city 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.

(New Policy) Local Solutions to Housing Diversity
The city and county recognize that housing diversity, including homeownership and rental housing for low, moderate, and middle income individuals and families, provides a significant community benefit. The city will encourage housing diversity by establishing an alternative process and standards for the review, analysis and approval of affordable housing projects, that gives consideration to the community benefit of housing diversity, while also considering and balancing other goals and values of the community and Boulder Valley Comprehensive Plan (including neighborhood character). The purpose in identifying and applying alternative review standards for certain developments is to provide a more flexible, streamlined, predictable, and thorough review of such projects within an environment of robust and thoughtful community engagement. The city will endeavor to create a culture of problem solving for affordable housing, where potential solutions could include streamlined administrative processing; new zoning districts; density bonuses for the provision of affordable housing; the review and revision of floor area ratio, open space and parking requirements; and the revision or elimination of other regulatory barriers that may unnecessarily or inadvertently prevent housing diversity.

> **Comment [OA1]:** The 10 Year Plan to End Homelessness Board and other affordable housing providers have recommended including this policy. Location TBD

7.02 Permanently Affordable Housing

The city will increase the proportion of permanently affordable housing units affordable to low and moderate income households to an overall goal of at least ten percent of the total existing housing stock and a goal of 1,000 permanently affordable housing units affordable to middle income households through regulations, changes in zoning, 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 within the city.~~securing replacements for lost low and very low income units~~

Key Policy Choice: Should the section include a new middle income housing goal (emerging from the Middle Income Working Group) that provides market rate affordable housing as well as deed restricted permanently affordable units for middle income households?

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) be balanced and 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 effort 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 (e.g., single family, multiplexes, courtyard housing, townhomes, micro-units, and accessory dwelling units) 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, and embodied energy in existing buildings 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 hazardissues, when feasible, or to help mitigate for the loss of housing through relocation of affected households.

Key Policy Choice: Should the city continue to preserve existing parks, and/or to look for opportunities to redevelop them as other affordable housing types (e.g., small lot housing)? The City of Boulder does not have land available for new Manufacture Home Parks, so "development of new" language is suggested for removal. Should this policy also discuss potential new configurations of affordable housing in manufactured home parks?

Advance and Sustain 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.

Note: Language is slightly modified to reflect goals for low, moderate, and middle incomes

7.10 Balancing Housing Supply with Employment Base

Expansion of the Boulder Valley housing supply should reflect to the extent possible current and employer locations, projected employer workforce housing needs, industrial/commercial development sitesworkforce housing needs, the resulting variety of 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 residential use.

Note: Language slightly refined to address jobs:housing balance workforce housing needs and balance of housing supply with employment base.

Integrate 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.

Note: Provides consistent language on the income groups the city serves through the various housing programs.

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 whenever possible affordable units should be provided on the site of and integrated into all new housing developments~~will be designed as to be compatible, , and integrated with housing~~.

Potential New Policy: Disposition of City Land

Prior to the disposition of any city or county owned land, the city and county will consider the potential for affordable housing. The benefit of providing housing will need to be balanced with all other benefits of selling the land and any regulatory considerations.

Potential New Policy: Reducing Overall Housing Cost

Evaluate plans and investments for their impact on household cost, and consider ways to reduce the combined cost of housing, utilities, and/or transportation. Encourage net zero energy use investments to reduce overall housing cost.

Potential New Policy: Affordable Housing Quality and Design

City policies and regulations for affordable housing will ensure good quality construction and design that recognizes the financial constraints of affordable housing development including materials that are functionally equivalent to those used on market housing such that the affordable buildings are indistinguishable from surrounding housing.

Potential New Policy: Incentive Based Zoning

Where additional density is provided through changes in zoning, a higher level of permanent affordable and middle income housing will be required.

Potential New Policy: Market Affordability

The City will encourage and support efforts to provide market rate housing priced to be more affordable to middle income families. The city will identify opportunities to eliminate potential barriers in building more moderately sized homes with a priority on homeownership.

Potential New Policy: Discourage New Large Single Family Homes

Recognizing that achieving affordable housing for low, moderate, and middle incomes is partly related to home size, and that existing neighborhoods are finding their character altered by new large homes, the city will discourage new homes that exceed size limits.

Potential New Policy: Community Benefit of Affordable Housing

8. Community Well-Being[i]

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 h**Healthy** starts for **child**ren **and youth development** and opportunities to be contributing members of the community;
- Support**ing** and inclusion of **immigrants and other culturally diverse people** into the community;
- Addressing the i**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**.
- 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
- 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[ii]

The city and county will continue their~~its~~ 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.

<div style="float:right; border:1px solid; padding:4px;">**Comment [NW1]:** Long sentence. Consider breaking into multiple sentences.</div>

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~~community. 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[iii]

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 is 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: Physical Safety

The city and county strive to ensure community members are safe from physical violence.[iv]
Note: This is a new suggested policy in its early stages. Further development to follow.

New Policy: Community Connectivity and Preparedness[v]

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.

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

> **Comment [NW2]:** Parks and Open Space staff suggested considering whether / how to include reference to "open space" here- as contributor to quality of life. It may not be appropriate here since the focus is more on urban resources in this particular policy. However, consider alternative places to include reference to open space in one of these policies. Perhaps the section should be called "Parks, Trails and Open Space" and this policy title could be changed to "Parks and Recreation, and Open Space" and expand to include open space language.

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

Trails serve a variety of functions such as exercise, recreation, transportation, education and/or environmental protection. Trails should be designed and managed to minimize conflicts among trail users. Trailheads should be located so they are convenient and safe for those arriving by alternate modes of transportation as well as automobiles. In order to provide environmental protection, informal trails and the user widening of trails by users should be discouraged by ensuring that formal trails are well well-designed, monitored and adequately maintained. Trail and trailhead locations and alignments should avoid environmentally sensitive areas and minimize environmental impacts.

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 the overall functioning of the trails network.

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 opportunitiesservices 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 ~~The city, recognizing 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.
~~and 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' authentic expression of diversity, and promote community inclusion. ~~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~~ The city and county will encourage a rich mix of cultural offerings by supporting cultural organizations, artists ~~and creative professionals,~~ the expression of culture and creativity in the public realm and Boulder's cultural destinations. ~~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.~~

ENDNOTES

[i] The changes to this chapter reflect work since the 2010 Plan including:

- Human Services Strategy (in progress)
- Homelessness Strategy (in progress)
- HR&A's Recommendations for Resilience Integration (2016)
- Community Cultural Plan (2015)
- Parks and Recreation Master Plan (2013)
- Fire-Rescue Master Plan (2011)
- Police Master Plan (2013)

[ii] Revisions based on Boulder County's Building a Community of Support (2016 Report) and Human Service Safety Net (2014 Report) and the City of Boulder's Human Services Strategy.

[iii] New suggested policy by Planning Board. Could incorporate language from the inclusion report that regards public safety practices.

[iv] Revisions based on Human Services Strategy guiding principles for human services delivery

[v] On-going emphasis around youth engagement through YOAB, GUB, and recommendations in Community Cultural Plan Strategies.

9. Agriculture and Food[i]

Note: The proposed new section "Healthy and Socially Thriving Community" will include agricultural and food policies relating to a healthy, socially thriving community. The proposed new section "Environmentally Sustainable Community" will include agriculture and food policies relating to land and environment. Also please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.

~~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~~ method of production represent some~~one~~ of the most significant impacts that humans have on ~~the~~ quality of ~~our~~ lif~~ve~~ and the environments~~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 healthy~~safe~~ food, including locally grown food for all Boulder residents. ~~is a top priority for our community.~~ It is important that such~~healthy~~ 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.

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

- Support for Agriculture
- ~~Local Food Production~~
- Sustainable Food Production~~Agricultural~~ Practices
- Regional Efforts to Enhance the Food System
- Urban Gardening and Food Production
- Access to ~~Locally Produced~~ Healthy Food

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~~t~~ benefits to the community. These

Comment [NW1]: Consider deleting this sentence. The content that follows may be sufficient on its own.

Comment [NW2]: Consider changing to "…in recognition of their role in providing…"

Comment [NW3]: Consider adding reference to their role in providing access to locally grown, healthy food as well.

usesareas are important for preserving the rural character of Area III. The success of agriculture on these lands is vitally dependent on their water supplies. The city and county will demonstrate and encourage the protection of significant agricultural areas and related water supplies and facilities, including the historic and existing ditch systems, through a variety of means, which may include public acquisition, land use planning, and sale or lease of water for agricultural use. The city and county will 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 will encourages community and private gardens to be integrated in the city. City incentives include This may 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 Agriculture Practices

The city and county will promote sustainable agricultural food production 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, 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 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 ditch water to agricultural lands.

9.04 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.

9.054 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

Comment [NW4]: Consider adding language in this section that reflects and supports ag uses in Area 3.

Comment [NW5]: Consider ways to improve language flow in this policy. Also, consider changing "integrated in the city" to "integrated throughout the city" or "interspersed throughout the city."

Comment [NW6]: Boulder County is strongly moving away from GMOs and pesticides (neonicotinoids). County staff would like to see policies related to county open space tenants moving away from these practices. Recognize that conventional agricultural operations account a large share of revenue funding for Parks and Open space, so this shift would take a very long time to complete.

Comment [NW7]: The policy title should be changed back to include Agriculture and not just "Food Production since much of our ag lands are not suitable for "food production". We need to recognize the important of animal feed, range, and pasture systems too.

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.

ENDNOTES

[i] The changes to this chapter reflect 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)