



Land Use

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BOARD OF COUNTY COMMISSIONERS AND PLANNING COMMISSION PUBLIC HEARING

June 28 – 1:00 PM
Commissioners Hearing Room, Third Floor
Boulder County Courthouse

Docket BVCP-15-0001: Boulder Valley Comprehensive Plan Major Update; Docket IGA-17-0001: City of Boulder and Boulder County Comprehensive Development Plan Intergovernmental Agreement Renewal

STAFF PLANNERS:

Dale Case, Nicole Wobus, Amy Oeth, Steven Giang, Boulder County Land Use Department; Lesli Ellis, Chris Meschuk, Phil Kleisler, Jay Sugnet, Caitlin Zacharias, City of Boulder Planning - Housing and Sustainability

EXECUTIVE SUMMARY

Meeting objectives and Planning Commission and Board of County Commissioner roles

The June 28 joint Planning Commission (PC) and Board of County Commissioners (BOCC) public hearing represents the start of the county's final set of meetings and approval phase for the Boulder Valley Comprehensive Plan (BVCP) 2015 major five year update. No decisions will take place at the meeting. The focus of the meeting is the public comment period. The meeting also provides an opportunity for staff to present recommendations and respond to clarifying questions from PC and BOCC on the three key decision topics at hand as PC and BOCC prepare for their decision meetings on July 19 and July 26 respectively. The three key decisions are:

1. Approval of the BVCP policy, text, and map changes by PC and BOCC
2. Approval of CU South land use map changes and guiding principles by PC and BOCC
3. Approval of the revised IGA and amendment procedures by BOCC

A fourth decision component, additional requests for map changes for two subdivisions (Knollwood Estates and Spring Valley Estates), is anticipated to follow the other three decision components prior to final completion of the 2015 BVCP major update.¹

¹ Those map requests will come after the other decisions due to the fact that one is facilitated by changes reflected in the updated amendment procedures, and other timing factors related to noticing. Both are triggered by recent changes to the Blue Line, and are proceeding as part of this major update as they have health and safety implications.

The staff recommendations presented in this report reflect efforts to balance a variety of stakeholder interests and to represent the community values articulated in the plan. The recommendations have evolved from those presented to City Council and Planning Board prior to their May 23 joint public hearing; the content presented here incorporates revisions approved by Planning Board and unanimously accepted by council in a non-binding straw poll.

Table 1 presents a summary of upcoming decisions, including decision authority and timing.

Table 1. Summary of key dates, decision authority and timing for final phase of 2015 BVCP major update

Decision Component	Decision Authority	Decision Timing*
1. BVCP Adoption Draft Approval	Four bodies	City: PB 5/25, PB 6/15, CC 7/11* County: PC 7/19, BOCC 7/26
2. CU South Land Use Designations	Four bodies	City: CC 7/11*, PB: 7/13* County: PC 7/19, BOCC 7/26
3. IGA, including updated amendment procedures	Elected officials: CC, BOCC	City: CC 7/11* County: BOCC 7/26
4. Additional land use changes: a) Knollwood Estates minor service area adjustment b) Spring Valley Estates- expansion of BVCP planning area	a) Two body: PB, CC ² b) Four bodies	Following approval of updated BVCP and IGA (Aug. – Sep.)
*These decisions were moved from their original scheduled dates (original dates were CC 6/13 and PB 6/15) Note: For this table “CC” is used for City Council and “PB” is used for Planning Board.		

Recommended Motions

Suggested Motions for the BVCP Update for the July County Decision Meetings

Staff recommends the following motions:

[PC and BOCC] Move to approve the 2015 Update to the Boulder Valley Comprehensive Plan as set forth in the 2015 BVCP Adoption Draft (June 15, 2017 version) (Attachment B).

[PC and BOCC] Move to approve (a) the land use designation for CU South, changing from Low and Medium Density Residential (LR and MR) and portions of Open Space-Other (OS-O) to Public (PUB) and retaining portions of OS-O and (b) to approve the guiding principles.

[BOCC] Move to adopt the Intergovernmental Agreement (IGA) between the City of Boulder and Boulder County entitled “Boulder Valley Comprehensive Development Plan Intergovernmental Agreement.”

² Under the current BVCP amendment procedures a minor service area adjustment is a four body decision and is limited to changes affecting 10 acres or less. Under the proposed amendment procedures a minor service area adjustment would include changes affecting more than 10 acres if those changes are along the western edge and involve substantially developed areas. Under the updated procedures minor service area adjustments would be a city-only decision with a county call up option (see Section V for further information).

CONTENTS

The layout and content of this report attempt to serve the needs of the report’s multiple audiences (decision makers and public), and varying levels of involvement by readers over the past two years. Staff wishes to provide a document that includes appropriate background but is concise and digestible for those making decisions. To achieve this goal, much of the information in the main body of the report focuses on staff recommendations, analysis, and changes since earlier versions were reviewed by PC and BOCC; context, process and background details are available in attachments and key links.

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Key Links

[Hyperlinks are provided here, and a list with full URLs is provided at the end of the report]

CU South Documents

1. [2015 South Boulder Creek Flood Mitigation Study](#)
2. [Alternative Maps Discussed by Planning Board on June 15](#)
3. [Site Suitability Analysis Report \(includes reports for Biohabitats conservation suitability and Fox Tuttle Hernandez transportation access studies as attachments\)](#)
4. [Open Space and Mountain Parks Staff Report for April 12 Open Space Board of Trustees meeting](#)
5. [CU Draft Concept Plan website](#)

Other Documents

6. [April 5 BOCC Study Session on IGA, Meeting Summary](#)
7. [April 19 PC and BOCC Joint Study Session on BVCP Update, Meeting Minutes](#)
8. [May 17 PC CU South Study Session, Meeting Minutes](#)
9. [Summaries of Plan changes Planning Board and City Council meetings \(May - June\)](#)
10. [2015 BVCP Adoption Draft – June 15, 2017 version – Clean Version](#)
11. [Information packet for Knollwood and Spring Valley Estates](#)
12. [Public Comments Summary and Comments Package \(Feb. 1, - June 19, 2017\)](#)

I. INTRODUCTION

A. Overview

The June 28 joint Planning Commission (PC) and Board of County Commissioners (BOCC) public hearing represents the start of the county’s final set of meetings and approval phase for the Boulder Valley Comprehensive Plan (BVCP) 2015 major five year update. This report presents information to inform PC and BOCC approval of the overall BVCP document and maps, as well as land use designation changes for the “CU South” property, and BOCC’s approval of an updated Comprehensive Development Plan Intergovernmental Agreement (IGA).

The draft plan and revised IGA presented with this report represent over two years of work by city and county staff, and extensive community engagement. We are currently in the last of four phases of the 2015 major update process.

Phase 1 focused on gathering and analyzing data, and identifying focus areas for the update; Phases 2 and 3 involved extensive engagement by the community (**See Attachment A for summary of engagement activities**), as well as by staff from across city and county departments and culminated in draft changes to the plan; Phase 4 focused on gathering specific feedback to finalize the plan for adoption. The city bodies (City of Boulder Planning Board and City Council) have proposed changes and in July will approved and may propose and advance any final revisions to the BVCP, IGA, or CU South land use item.

The BVCP is the overarching policy document that guides sustainability efforts for the Boulder Valley; the plan’s policies and maps establish the overall goal and intent of community sustainability. It reflects four decades of cooperative planning between the city and county of Boulder.

The **engagement** plan goals were: “to ensure community members’ views are sought, heard, considered, and reflected in all phases of the update project.”

A city/county process subcommittee worked with staff on a Community Engagement Plan and

helped guide the plan process and engagement with the community during each phase. Extensive, transparent, and inclusive community engagement was of great importance during the major update process. Community engagement activity is summarized in Attachment A. Comments received from the public are summarized and compiled in **Attachment J**.³

The plan is rooted in a binding intergovernmental agreement (IGA) over which elected officials (City Council and BOCC) have decision making authority. The IGA commits the city and county to align their regulations and programs with the vision established in the plan, thus providing the methods to ensure implementation of the plan's policies.

B. June 28 Meeting Format

- a) Staff will present a process overview, as well as background information and recommendations for each of the key areas of focus for this BVCP decision phase: 1) Updates to BVCP text, policies and maps (staff plans to walk through the BVCP Adoption Draft - June 15, 2017 included as **Attachment B**); 2) CU South Land Use designation changes and guiding principles, and 3) Updated IGA and amendment procedures.
- b) Clarifying questions from PC and BOCC will follow staff presentations for each item listed above.
- c) Public Hearing regarding the three BVCP items listed under the staff presentation.

No decisions will take place at the June 28 hearing. See Section II for a summary of the BVCP and IGA decision process. Information on online signup and the structure for the public comment period is available here: <https://www.bouldercounty.org/property-and-land/land-use/planning/bvcp-2015-boulder-valley-comprehensive-plan-update/>.

II. PROCESS AND ROLES

A. Decision-making roles and process for finalizing 2015 BVCP Major Update

Three primary decision components are at hand for this public hearing (BVCP policies, text, and maps; CU South; and IGA and amendment procedures), and one additional component remains before the 2015 BVCP major update concludes (described below). Two decision components, approval of the 2015 BVCP Adoption Draft - June 15, 2017 version and CU South land use map changes, are currently presented for four body decision making. A third component, approval of a renewed city-county Comprehensive Development Plan IGA and updated amendment procedures, is also requested for a decision at this time.⁴ All four bodies may provide input on the proposed updated IGA and amendment procedures. However, only the elected bodies, council and BOCC, will decide on that item. All four remaining decision components, as well as decision making roles and timing are summarized in Table 1 in the Executive Summary, and in Figure 1 below.

The BVCP undergoes a review at least every five years. This 2015 update is the seventh major update since the plan was first jointly adopted by the city and county in 1977.

³ The attachment includes comments received since the last joint PC and BOCC meeting packet was produced in April.

⁴ The amendment procedures were formerly Chapter II of the 2010 BVCP. They are proposed to be moved to the IGA for consistency with other Boulder County IGAs.

Council and Planning Board’s decision process for the staff-proposed adoption plan, CU South and IGA began with a May 23 joint hearing. City decisions on these matters were originally scheduled to conclude in mid-June, but were extended to July due to time constraints (See Figure 1 below, and Table 1 in the Executive Summary for dates). The county’s decision process starts with the June 28 joint PC and BOCC public hearing. Deliberation and decisions by PC and BOCC will occur at meetings on July 19 and 26 respectively. Any changes that county decision bodies may request would need to return to the city bodies for final approval at a later date. County bodies should not request changes to city-only policies; while the county bodies will approve the BVCP in its entirety, per the

Policies and land use elements of the plan that affect both city and county are subject to decision making by four bodies: City of Boulder Planning Board, City Council, the Board of County Commissioners (BOCC) and the County Planning Commission.

During 2017 the county decision bodies provided feedback during study session in January, February, April and May.

PC and BOCC can amend changes affecting the county. This includes policies that reference the county or do not make specific reference to city or county. (See *Amendment Procedures, Attachment I*)

A number of recent changes by City Council and Planning Board were to city-focused policies (e.g., regarding building height in the Boulder Valley Regional Center) and are not subject to further revision by county bodies.

plan amendment procedures, the county bodies can only amend county-related policies, text, and maps (See **Attachment K** for a list of county-applicable policies). However, the county bodies can send recommendations to the city regarding city-only policies.

An additional item will likely be presented after all decision bodies take final action on the BVCP updates outlined in this memo (i.e., staff will likely present these changes for PC and BOCC consideration in August or September). That final component will consist of two staff-proposed land use changes: 1) a minor service area adjustment (Area III to

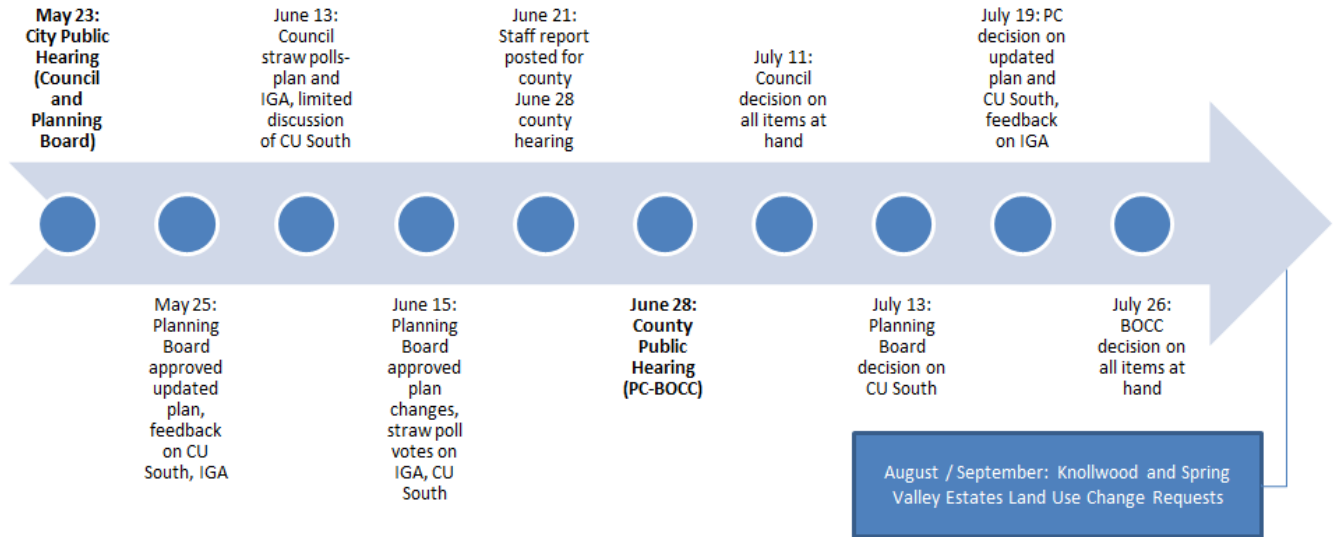
Area II) for the Knollwood Estates subdivision, and 2) an expansion of the BVCP planning area to include the Spring Valley Estates subdivision as part of Area II. The proposed land use changes in question are both affected by the November 2016 voter approved Blue Line changes, and factors warranting consideration of these changes as part of the 2015 update have only recently developed. These changes will be proposed for consideration as part of this major update as they have health and safety implications, and the next opportunity for consideration would be the next five year update. A link to an information packet prepared on this topic is available [here](#).

Figure 1 provides an overview of recent and upcoming key dates in the final decision phase for the BVCP update. Following the steps depicted in the figure below, any additional requests for changes to documents presented for approval will require reconsideration by the remaining approval bodies.

Seven major focus areas for this plan update:

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

Figure 1. Overview of key dates in 2015 BVCP major update final decision phase



III. PART 1: BVCP POLICY, TEXT AND MAP UPDATES

A. Staff Recommendation

Based on public input and analysis, including balancing and weighing ideas, city and county staff believe the updated comprehensive plan text and policies address the current needs and conditions of the community while carrying forward longstanding community core values. Current needs include diverse and affordable housing, equity, resilience, environmental protections, and appropriate location and extent of mixed use development. Longstanding values include open space protection, compact growth, great neighborhoods, efficient provision of urban level services, and multi-modal transportation.

While the community has expressed multiple viewpoints on a number of these issues, staff believes this plan update encompasses “common ground” solutions identified by the community and approval bodies, boards and commissions. This includes addressing 21st century issues such as resilience and climate change to a greater degree than the previous plan. Finally, the plan includes up-to-date policies in areas such as transportation, arts and culture, parks and recreation, and public safety.

The BVCP maps, including the land use map, have largely been reviewed and approved at prior hearings. The four bodies provided feedback on the Mar. 24, 2017 Draft BVCP at study sessions in April. Additionally, the City’s Library Commission and Design Advisory Board offered feedback, and members of the community sent numerous suggestions. Staff recommends that PC and BOCC adopt the 2015 BVCP Adoption Draft – June 15, 2017 version including revised text, policies, and maps. **Please note that the June version is an updated version of the BVCP - May 2017 Adoption Draft (released May 15, 2017)** and includes updates from the council June 13 meeting and Planning Board June 15 meeting (the timeline below includes more detail). Most of the changes resulting from these city meetings were in regard to city-only policies. As noted above, two additional map requests will come forward following approval of the remainder of the plan. The approved maps will be further amended, as appropriate, following approval of CU South, and the other two remaining map changes (Knollwood and Spring Valley Estates).

Suggested Motion for the BVCP Update for July County Decision-Making

Staff recommends the following motion:

Move to approve the 2015 Update to the Boulder Valley Comprehensive Plan set forth in the BVCP Adoption Plan - June version (Attachment B).

B. Summary of Input from Planning Board and Council

As mentioned, following the joint city public hearing on May 23, Planning Board and council edited some of the policies and text in the BVCP - May 2017 Adoption Draft as shown in the following timeline:

- May 23: Joint City Public Hearing
- May 25: Planning Board discussion and adoption of the 2015 BVCP Adoption Policies, Text, and Maps with a supplementary list of changes.
- June 13: Council discussion of the 2015 BVCP Adoption Policies, Text, and Maps with Planning Board's supplementary list of changes. Council did not hold a formal vote, but held a straw poll upon which council unanimously supported the plan with changes and sent this portion of the BVCP Adoption plan back to Planning Board with an updated list of supplementary changes to policies and text.
- June 15: Planning Board adopted an updated version of the 2015 BVCP Adoption Plan Policies, Text, and Maps that included councils' edits and some small additional revisions. These edits have been added to an updated version of the adoption plan: the BVCP - 2017 May Adoption Draft - June 15, 2017 version which is **Attachment B** in this report. For substantial changes that pertain to the county where the reasoning may not be clear, comments regarding the reasoning for that change are included in the attachment.

C. Overview of Changes

Notes about Related Attachments

- **Attachment B: 2015 BVCP Adoption Draft – June 15, 2017 Version** – reflects all changes from the 2010 BVCP through June 15, 2017 (reviewed by City Council and adopted by Planning Board). Proposed additions are shown in underlined teal text and deletions in teal strikeout. To aid in PC’s and BOCC’s review of changes, the attachment contains highlighted text and comments:
 - **Turquoise highlights** = language that has been updated since the March 24 Draft Plan that PC and BOCC reviewed in April that DOES NOT pertain to the county.
 - **Yellow highlights** = language that has been updated since the March 24 Draft Plan that PC and BOCC reviewed in April that DOES pertain to the county.
 - **Comments** = If the change was substantial, reasoning for the change is provided for those policies that pertain to the county.
- **Attachment C: Summary of Changes since 2010 which are integrated into the 2015 BVCP Adoption Draft – June 15, 2017 version.**

The following is a brief summary of the changes and content in each section and subsection. It is split into two parts: (1) a summary table of updates to text and policies since 2010 and separate summaries for text and policy changes since the Mar. 24, 2017 BVCP Draft (the version of the plan reviewed by PC and BOCC in April); and (2) a summary of map changes.

(1) Summary of Updated Text and Policies to the 2010 BVCP

Vision and Values

To acknowledge the past and ongoing importance and continued future focus of the plan, the updated plan includes a renewed vision statement, which states:

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

The more substantive policy and organizational changes are summarized in Table 2 below (light blue boxes summarize changes since 2010 and white boxes summarize the recent changes from the March 24 Draft). Additional changes to reduce redundancy, clarify, and better align with community values and goals expressed in other master plans where made throughout the plan.

Table 2. Summary of BVCP document structure (gray-shaded content) and changes to version most recently reviewed by PC and BOCC

Chapter & Section	Changes
Ch. I: Introduction	This chapter includes the history of the plan, a description of the planning area, a new policy regarding interpreting core values, 25-year growth projections, and a description of the sustainability and resilience framework and principles. Resilience is a new concept for the 2015 update that appears throughout the plan. This chapter also describes seven focus areas for this plan update: Housing Affordability and Diversity; Growth—Balance of Future Jobs and Housing; Design Quality and Placemaking; Resilience and Climate Commitment; Subcommunities and Area Planning; Arts and Culture; Small Local Business. The “BVCP User Guide” outlines changes related to each focus area (Attachment D).

<p>Ch. I: Introduction (Changes since the March Draft)</p>	<ul style="list-style-type: none"> • Added references to mitigating chronic stresses under the Sustainability and Resilience Framework section • Edited to clarify and streamline language • Reference to Native American history added under Boulder Planning History • Clarified language regarding CU enrollment under Boulder Today and Tomorrow
<p>Ch. II: Plan Organization and Implementation This chapter describes what is contained in the plan and how the city and county implement the plan (i.e., through regulatory, programmatic, and other means). It also describes the action plan’s role and importance as well as the planning horizon and timeframes for updates. It has a few changes that are largely organizational.</p>	
<p>Ch. II: Plan Organization and Implementation (Changes since the March Draft)</p>	<ul style="list-style-type: none"> • Made small clerical edits • Clarified language under Plan Implementation and Plan update
<p>Chapter III - Policies: This series of ten sections constitutes the body of the plan. The policies guide decisions about growth, cooperation, and urban service provision (e.g., police, fire, parks, libraries, water utilities, flood control, human services) as well as addressing other community aspirations. Sections address:</p> <ul style="list-style-type: none"> Sec. 1 - Growth Management and Intergovernmental Cooperation Sec. 2 - Built Environment and Neighborhood Character Sec. 3 - Natural Environment Sec. 4 - Energy, Climate Action and Waste Minimization Sec. 5 - Economic Vitality Sec. 6 - Transportation Sec. 7 - Housing Sec. 8 - Community Well-Being including Culture and the Arts and Safety Sec. 9 - Agriculture and Food Sec. 10 - (new) Local Governance and Community Engagement <p>Changes to policies sections are most extensive for Sec. 1, 2, 3, 7, 8 and 10, and as described in the summary and user guide.</p>	
<p>Sec. 1: Intergovernmental Cooperation and Growth Management (Summary of changes since the March Draft)</p>	<ul style="list-style-type: none"> • Edited new policy related to Coordination with the University of Colorado (Policy 1.05) • Edited new policy related to Enhanced Community Benefit (Policy 1.11)

<p>Sec. 2: The Built Environment (Summary of changes since the March Draft)</p>	<ul style="list-style-type: none"> • Refined sustainable urban form definition from recommendations from the Design Advisory Board. • Updated new policies regarding centers to emphasize maintaining retail potential in the BVRC policy, reflect a “place of mixed-used villages” in the BVRC guiding principles, and clarify geographic extents and intensity and height in the regional center and along 28th Street if housing is provided. Updated illustrations to reflect the updates to policies. • Updated new policy on neighborhood centers to reflect intangible factors that make great neighborhoods and updated illustrations to reflect the range of anticipated uses and public spaces. • Changed policy and illustrations for the Light Industrial Areas to reflect the importance of a mix of uses and proximity of housing to retail and transit. • Changed new policy on building height to reflect feedback on aesthetics and view protection. • Added language regarding amenities that could be supportive of residential neighborhoods (Policy 2.10)
<p>Sec. 3: Natural Environment (Summary of changes since the March Draft)</p>	<ul style="list-style-type: none"> • Made changes to clarify city and county floodplain and groundwater policies, integrated pest management policy, and new adaptation and resilience policy and wildfire protection and management.
<p>Sec. 4: Energy, Climate and Waste (Summary of changes since the March Draft)</p>	<ul style="list-style-type: none"> • Added a 100% renewable goal to Policy 4.01 to be consistent with adopted city Climate Commitment goals. • Added a reference to “active islanding” in Policy 4.06 • Added language to encourage local purchasing Policy 4.11
<p>Sec. 5: Economy (Summary of changes since the March Draft)</p>	<ul style="list-style-type: none"> • Added references to non-profits in section 5. • Added language to encourage local purchasing to Policy 5.12 □ • Added a new policy (5.20) for supporting living wages
<p>Sec. 6: Transportation (Summary of changes since the March Draft)</p>	<ul style="list-style-type: none"> • Small additions to Policies 6.06, 6.07, and 6.08 • Added reference to the Airport Master Plan (Policy 6.21) • Corrected unintended deletion of "single occupancy automobile travel" in Policy 6.03
<p>Sec. 7: Housing (Summary of changes since the March Draft)</p>	<ul style="list-style-type: none"> • Expanded language in the introduction and several policies in Section 7 – Housing • Edited Policy 7.02 to include low, moderate- and middle-income households together and aim for a goal above 10 percent
<p>Sec. 8: Community Well-Being and Safety (Summary of changes since the March Draft)</p>	<ul style="list-style-type: none"> • Removed the county from Policy 8.14 - City Parks and Recreation
<p>Sec. 9: Agriculture and Food (Summary of changes since the March Draft)</p>	<ul style="list-style-type: none"> • Corrected the unintended deletion of a sentence regarding affordable access to healthy food in Policy 9.05
<p>Sec. 10: Local Governance and Community Engagement (Summary of changes since the March</p>	<ul style="list-style-type: none"> • Added language to policy 10.4 regarding city and county communication with limited English proficiency residents.

Draft)	
Chapter IV – Land Use Map Descriptions: The BVCP Land Use Map depicts a plan of the desired land use pattern in the Boulder Valley, and this chapter includes the land use designations that describe the characteristics, locations and uses for each category on the map. Changes to the descriptions are primarily to encourage more mixed land use and housing in the commercial and industrial areas of the city.	
Land Use Map Descriptions (Summary of changes since the March Draft)	<ul style="list-style-type: none"> • Made edits to clarify the Medium Density Residential (MR), Mixed Residential Density Residential (MXR), and Open Space (OS-O) definitions
Chapter V - Subcommunity and Area Planning: Finer grained local area planning bridges the gap between the broad policies of the BVCP and site specific project review (i.e., development applications or capital projects). Chapter V describes the purpose, approach and criteria for area planning and summarizes the completed plans. The section also includes new criteria for area planning.	
Subcommunity and Area Planning (Summary of changes since the March Draft)	<ul style="list-style-type: none"> • Made small addition to introduction. • Adjusted language in Subcommunity and Area Planning sections
Ch. VI: Master Plan Summaries and Trails Map (Summary of changes since the March Draft)	<ul style="list-style-type: none"> • Edited the summary of the Library Master Plan • Added an existing paragraph from the Climate Commitment Introduction to the Climate Commitment summary per a request from City Council
Changes to Ch. VII: Urban Services Criteria and Standards	<ul style="list-style-type: none"> • No changes to the Urban Service Criteria and Standards
Note: Moved Amendment Procedures (formerly Ch. II of the 2010 BVCP) to the updated IGA for consistency with other Boulder County IGAs.	

(3) BVCP Maps

The map changes for the Land Use Map and the Planning Areas Map have already been approved by the city and county for those parcels that came through the public request process.

- **Land Use Map:** The proposed land use map includes: (a) a handful of parcel changes approved through the BVCP public request process, plus (b) “housekeeping” updates from Open Space and Mountain Parks. The Open Space Board of Trustees (OSBT) recommended approval of the open space changes. The land use related maps are included in **Attachment B** (end) and **Attachment E**.
- **Planning Areas Map:** The Area I, II, III (Planning Area map) has one minor boundary change (i.e., approved 3rd St. parcel). (end of **Attachment B**)
- **Natural Ecosystems Map:** The map (end of **Attachment B**) shows one minor change to expand the Area 2 (Foothill Shrublands and Woodlands-North) “bubble” to include an OSMP property in the northwest corner of the planning area. The map, which is about 15-20 years old, may need further updates after completing an inventory of maps and data for the city Environmental Resources Element.
- **Trails Map:** The revised trails map and summary is in **Attachment F**. OSBT also recommended approval of the trails changes, and county staff reviewed and recommend

approval of the final map.

D. BVCP Implementation

The BVCP Action Plan (**Attachment G**) is a key implementation tool of the BVCP. The BVCP states that it is adopted by City Council after each major update and revisited alongside the council work plan. It outlines tasks currently not addressed through other plans and programs to implement the plan and establishes the timing for new program initiatives, planning projects and regulatory changes that will begin once the BVCP is adopted. Additionally, it focuses on high priority, primarily near-term actions identified during the 2015 Major Update. **The Action Plan is for city actions only, but it is included for reference in this report to allow the BOCC and PC to see how near-term priorities will be accomplished.** Some of the actions proposed include (*not in order of priority*):

- **Land Use Code changes:** Amend the Land Use Code to implement affordable and diverse housing policies, address height modifications and community benefit, and amend BR-1, BC-2 and possibly IG and Industrial Residential Criteria for Industrial Areas to allow, incentivize, and possibly require different housing types and sizes.
- **CU South:** Use input from this process including guiding principles and land use map to guide next steps toward annexation and flood mitigation.
- **Residential Infill:** Conduct a residential infill pilot/plan for a self-selecting neighborhood and address infill options.
- **Boulder Junction:** Start Phase 2 Transit Village Area Plan Implementation.
- **Area Plans:** Prioritize and prepare area plans for the mixed use commercial areas such as Alpine-Balsam and Iris and Broadway.
- **Indicators:** Further refine BVCP indicators along with the city's online dashboard.

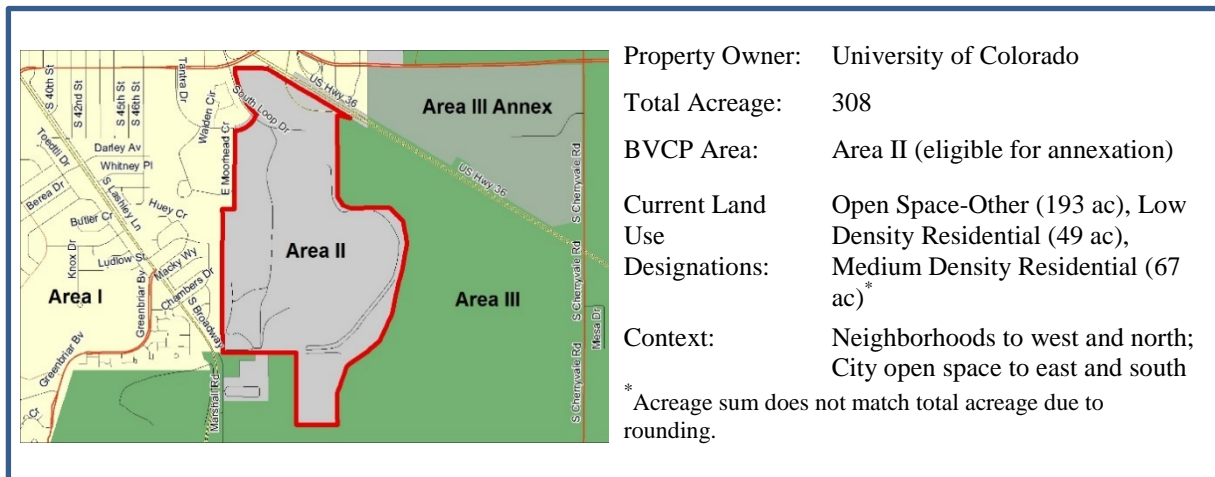
The Action Plan development and execution are city-led efforts. However, Boulder County staff will coordinate with city staff and participate in implementation activities as appropriate.

IV. PART 2: CU SOUTH LAND USE DESIGNATION CHANGE

A. Summary

Changes to the BVCP Land Use Map designations for the University of Colorado's "CU South" property are under consideration as part of the 2015 BVCP Major Update. This is in order to reflect current information known about the property, and the flood mitigation needs of the community. Staff will present: information about the property; processes and roles; staff's recommendations for land use designation changes and guiding principles to inform future stages of development; and a summary of analysis informing the proposed changes and principles, including that related to flood mitigation planning. Figure 2 provides an overview of property characteristics.

Figure 2. CU South property summary



B. Overview of Process and Roles

Development-related decisions for the CU South property are expected to span many years through the university’s master planning process. Figure 3 depicts six key steps in the process, with some additional context provided in the narrative summary below:

1. (2009 – 2015) **Flood mitigation studies** culminated in council’s selection of “Option D” as presented in the [CH2MHill South Boulder Creek Flood Mitigation Study](#);
2. (2017) **Land use designations** are proposed to change current Medium and Low Density Residential, and Open Space-Other designations to those that reflect current information (floodplain, areas of highest ecological value, etc.), ownership and intended uses. Guiding principles to guide future phases of development are also established and referenced in the updated BVCP which is jointly adopted by the city and county. **This is the only stage in the process involving county decisions** as the county is a referral body during the annexation step of the process;
3. (2017-2018) The city and CU will work through the **annexation** process and develop a binding **intergovernmental agreement** that will specify the types, amounts, and areas of development and conservation for the property, reflecting outcomes of final flood mitigation plans;
4. (2018) Concurrent with the annexation process **detailed engineering** for flood mitigation will take the approved concepts from the 2015 study to the point of final construction plans including additional analysis and design refinements;
5. (2019) **Construction and implementation of flood mitigation plans;**⁵
6. (2020 – 2050) **Completion and implementation of CU master planning, then development.**⁶

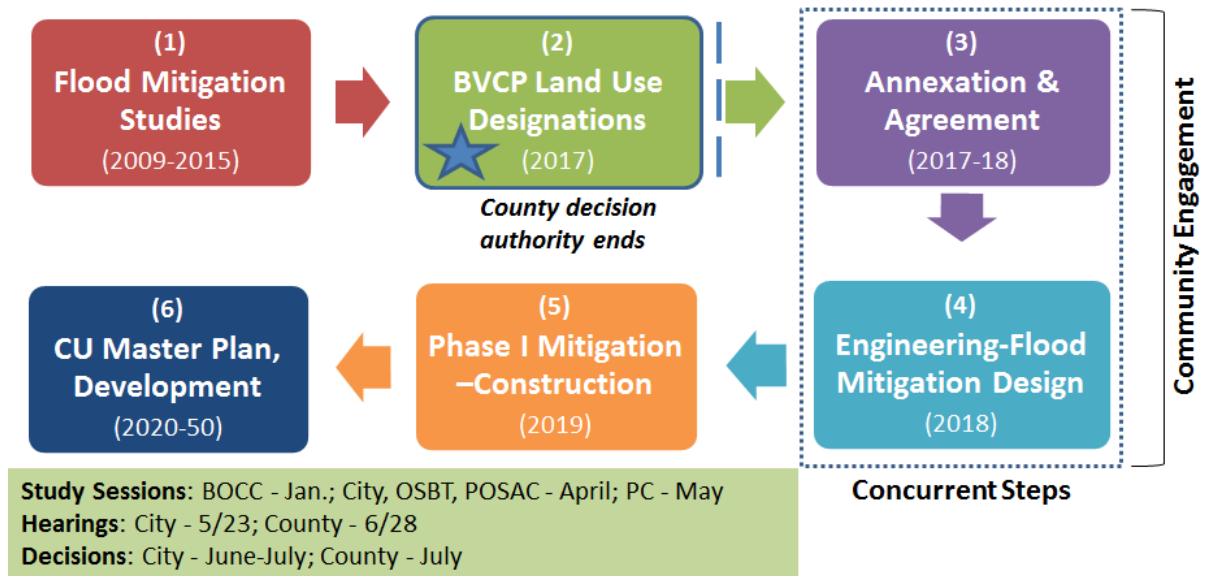
The city and CU have expressed interest in continuing to work cooperatively to achieve multiple community objectives for future uses on the site while also addressing each entity’s respective needs. Flood safety for residents in the West Valley is one major objective, while housing faculty and

⁵ CU could connect to city utilities for restrooms, fields, etc. at this stage.

⁶ CU-Boulder will get underway soon with its regular 10 year master planning process, of which CU South will be a component. It will be a multi-year effort to complete the overall master plan and any individual projects on the site would require additional planning and approvals.

students and achieving open space protection and transportation goals are others. The city and CU have also recognized the importance of ongoing engagement and input from county staff and the community.

Figure 3. Process and timeline for CU South development



C. Staff Recommendation and Analysis

Staff’s recommendation seeks to accomplish multiple objectives, including addressing a wide range of community interests consistent with the BVCP (e.g., including open space, flood mitigation, and housing) and the university’s goal to plan for future uses of the property. The recommendation includes three parts: (1) a new policy regarding city/university’s intergovernmental coordination on the property, (2) guiding principles, and (3) changes to land use designations.

I—New Policy: Coordination with University of Colorado

A new policy in Section 1 of the BVCP (Policy 1.05) broadly describes the city’s strong intergovernmental partnership with the university and input from other entities.

With three campus locations in Boulder and serving over 30,000 students, the university is integrated into the city’s fabric and benefits the community socially, economically and culturally. The city will aim to coordinate with the university and engage with the community to exchange information and plan for future uses and activities on the Main Campus, East Campus, CU South, and Williams Village area, especially where changes may affect surrounding areas or have regional implications. The city will address regional implications by seeking input, advice or partnerships from other governmental entities including RTD, CDOT and Boulder County. The city aims to work with CU cooperatively to address critical needs of flood safety, student and workforce housing, and transportation and other infrastructure. Intergovernmental agreements between the agencies can provide clarity about roles and responsibilities on such issues of mutual concern building on a collaborative planning process and guiding principles. In its negotiations of an annexation agreement for CU South, the city will use the guiding principles as shown in Ch V. Subcommunity and Area Planning, CU South Boulder Campus.⁷

⁷ The underlined portion of the policy originated from feedback by Planning Board.

2—Guiding Principles

Guiding principles are intended to facilitate continued dialogue among decision makers and inform and direct negotiations with CU on a more detailed and prescriptive annexation agreement or multiple agreements. The general principles presented here reflect the latest guidance from Planning Board (June 15). County staff contributed to development of the principles, first with a draft presented to Planning Commission in May. County staff offered additional input as city staff refined the principles based on input from city decision makers and other stakeholders. County staff's contributions reflect input from Land Use, Transportation and Parks and Open Space staff, PC and the public.

The Guiding Principles pair with the land use designation map, and are presented as:

- General principles;
- Principles that apply to the area designated as OS-O (including to address open space protection, restoration, South Boulder Creek, and collaboration); and
- Principles for the area designated as “PUB” Public (relating to the flood mitigation area, the area protected by the levee/open space area, land use mix and site design, urban services and utilities and transportation).

General Guiding Principles address the following topics (See the full list of guiding principles in **Attachment H**):

1. **Flood mitigation.** Protecting City of Boulder and Boulder County residents from future flooding events is a primary driver.
2. **Collaboration.** Further collaboration and joint planning between the city, CU, county and the community will continue to be emphasized.
3. **Access.** Access will continue to be allowed on the site consistent with public access provided on other CU campuses.
4. **Agreement topics.** The principles will guide next steps toward an annexation agreement between the city and university and (over the longer term) a master plan for CU South. The topics addressed (i.e., city utilities, infrastructure planning, site development standards, massing and total amount of development, and protection of open space values, floodplain, wetland and other environmental topics) should lead to more specific standards and metrics and community benefits as part of annexation agreements.
5. **Other options.** The principles are not intended to prevent the city and CU from exploring other options or geographic areas for CU to achieve its housing and facility goals in lieu of locating them at the CU South property.

3—Land Use Designation Recommendation

Staff recommends changing the Medium Density Residential (MR), Low Density Residential (LR) and portions of Open Space Other (OS-O) to Public (PUB), while retaining portions of OS-O, as guided by the suitability analysis.

The BVCP Land Use Map depicts a plan of the desired land use pattern in the Boulder Valley. Each designation serves as the basis for initial zoning designations when properties are annexed into the city. The CU South property currently has three BVCP land use designations on it as shown on Figure 4 and in Table 3 on the next page.

Unlike the other open space land use designations that apply to acquired or deed restricted open space, OS-O is defined as a desire to preserve open space through a variety of means including intergovernmental agreements, dedications, or acquisitions. The OS-O designation also lacks corresponding city zoning.

The area recommended to be retained as OS-O includes the land along the south and east perimeter of CU South. Through the analysis noted above, staff determined that this portion of the site includes significant ecological and open space values. The proposed OS-O designation extends north of the existing levee system, between 200 to 600 feet in different areas; to encompass portions of wetlands identified in 2013, with a 50-foot buffer. Additional open space should be achieved in the PUB designated area as described in the sections that follow. The PUB designation encompasses a wide range of public and private non-profit uses according to the BVCP. In this case, with a public entity owner, future uses would be guided by an annexation agreement rather than zoning.

Figure 4. Existing (left) and staff recommended (right) land use designations

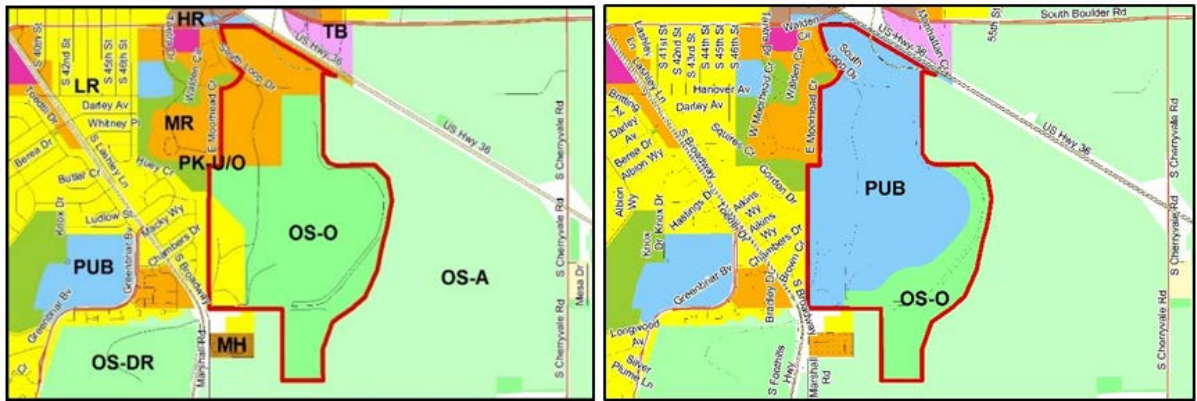


Table 3. CU South Land Use Designations

CU South Land Use Designation	Area Existing*	Area Proposed
Low Density Residential (LR)	49 acres	0 acres
Medium Density Residential (MR)	67 acres	0 acres
Open Space – Other (OS-O)	193 acres	81 acres
Public (PUB)	0 acres	234 acres**
* Existing acreages show up differently on maps and will need to be reconciled in final mapping. They do not affect the analysis. ** Future “PUB” includes 80 acres for flood mitigation and may include additional open space protection, recreation and trails per the guiding principles as they apply to the area protected by the levee and in the 500-year floodplain.		

The following factors inform staff’s recommended changes to the land use designation:

- The city and county have long planned for some level of development within this area, as indicated by its inclusion in Area II since the 1970s, and by existing land use designations that would allow over 1,000 units of residential development.
- Thoughtful, compact development will help ensure a more efficient use of land and resources.
- The recommended changes will help move forward on flood safety and flood mitigation planning and to address potential impacts from natural hazards. (See Figure 5, next page).
- Urban services (i.e., water, wastewater, stormwater, roads) are available near the site.

- A key element of Boulder’s unique identity is the preservation of lands with high open space values.
- The recommended land use designations (including OS-O) preserve a portion of CU South that is within the floodplain or provides beneficial functions to the floodplain and surrounding ecosystem.
- CU has Public designations on its other properties, as is typical practice for federally- and state-owned lands and other governmental agencies such as schools.
- The BVCP policies recognize the university’s role in the housing market and encourage increasing the amount of on-campus housing.
- The BVCP supports cooperation with the university in addressing issues of shared concern, such as protecting the environment, managing open space, and creating a healthy economy through cooperative planning opportunities and intergovernmental agreements.
- The Boulder Valley has a scarcity of sites for the university to use particularly for housing. Allowing the university to plan for and development portions of CU South for housing and other uses is an efficient use of land and resources, and will further many BVCP policies. There will be community benefit by allowing housing types to serve students, faculty and staff of the university.
- The BVCP and city recognize an important role that the university plays in Boulder’s economy.
- The location and characteristics of the site make it possible to achieve multiple objectives, such as conservation, flood mitigation, recreation and development. Cooperative planning and intergovernmental agreements will also provide a unique opportunity to define the city’s southeast entryway.

Figure 5. Flood areas



Suggested Motion for CU South for July County Decision-Making

Staff recommends the following motion:

Move to approve (a) the land use designation for CU South, changing from Low and Medium Density Residential (LR and MR) and portions of Open Space-Other (OS-O) to Public (PUB) and retaining portions of OS-O and (b) to approve the guiding principles.

D. Summary of Input from Planning Board and Council Regarding CU South

At their meeting on May 25, Planning Board was the first decision-making body to discuss CU South following the joint city public hearing on May 23. At that time, Planning Board reviewed staff’s recommended land use change and guiding principles. Planning Board provided feedback and requested additional details to include in the guiding principles.

As mentioned under General Guiding Principles above, staff updated the guiding principles on June 1 based on Planning Board’s initial feedback and provided them to council prior to June 13. Due to time constraints, council was able to offer limited feedback during the meeting, but some council members submitted suggestions through their online Hotline system. At Planning Board’s meeting on June 15, board members reviewed the updated guiding principles and recommended additional

language including some details recommended by council. The revised draft (**Attachment H**) reflects Planning Board's June 15 recommendations except where noted 5.

Based on a request from a council member, city staff prepared two additional map illustrations of land use ideas. One of the alternative maps (Alternative 1) depicted expansion of the OS-O area into the current 500-year floodplain/area protected by the levee (vs. inundation area). A second alternative map (Alternative 2) expands on the first, adding a "Parks, Urban and Other" designation to the area intended for flood mitigation. The maps ([links available here](#)) were discussed at the Planning Board meeting on June 15.

The five Planning Board members in attendance on June 15 held a straw poll regarding these options, and the results of the straw poll (3-2) were consistent with the results on May 25 (4-3), generally supporting the staff recommended map because:

- The Public designation is better for allowing flood mitigation. These designations allow for the flexibility in the flood mitigation design while the guiding principles drive what should and should not happen on the site.
- If the OS-O boundary is changed, the guiding principles would need to be examined to make sure they aren't too limiting for that full area (i.e., not allowing bathrooms for recreation fields, etc.). With the staff recommendation, we can say that the OS-O area is the area that is intended to be in a natural, wild state.
- The recommendation has been the basis of CU's ideas, and this is the starting point for negotiations. With a public entity, the annexation agreement is the important component.

A minority of Planning Board members would prefer a land use designation with open space or other nondevelopable land use for the area protected by the levee and in the flood mitigation and inundation area. In a straw poll on June 15 no Planning Board members supported the Alternative 1 map, and two out of five members supported the Alternative 2 map.

E. Site Suitability and Flood Mitigation Studies

This section summarizes outcomes from studies related to flood mitigation, ecological and recreational value, and transportation. It also includes a summary of [CU's Draft Concept Plan](#) (May 1, 2017) for the site. Information related to these topics was included in the staff report for Planning Commission's May 17 meeting, though the same level of detailed material has not yet been presented in a staff report to BOCC. Brief summaries by topic are included in this section. Refer to the Key Links found in the Contents section of this staff report (page 3), as well as links throughout this section, for more detailed information.

South Boulder Creek Flood Mitigation Background and Summary

In 1996, the University of Colorado commissioned a flood mapping study as part of its due diligence related to purchase of the 308-acre site. The multi-year study effort resulted in FEMA replacing the 1986 flood insurance rate maps for the area with new mapping, in 2009. A key finding of the new mapping study was that during a major storm event significant flows would leave the main stem of South Boulder Creek prior to reaching the existing culvert under U.S. 36. These flows would travel west before overtopping the highway and flowing into the Frasier Meadows neighborhood. The 2013 flood confirmed the existence of this "West Valley Overflow."

In 2009 a flood mitigation study was initiated to evaluate numerous options to address flood hazards along South Boulder Creek. Staff determined that eliminating all flooding along the South Boulder Creek channel was infeasible, due to the significant environmental impacts that would result from the necessary channel modifications. As a result, the Water Resources Advisory Board (WRAB) reviewed various project alternatives during a series of four meetings in 2010. A wide range of more than 15 initial concepts was ultimately narrowed to four alternatives based on stakeholder input, hydraulic modeling, and field visits.: In August 2014, city staff presented a recommendation to the

WRAB, OSBT and council to move forward with regional flood detention at US 36 with downstream improvements in three phases:

- **Phase I.** A regional stormwater detention facility at US 36 on city-owned open space and CU South⁸;
- **Phase II.** West Valley improvements, including stormwater detention features near Manhattan Middle School, a small stormwater detention storage area at the intersection of Foothills Parkway and Baseline Road, and enlarging the capacity of Dry Creek No. 2 Ditch;
- **Phase III.** A stormwater detention facility located at Flatirons Golf Course.

Council, WRAB and OSBT supported the second and third phases of the recommended plan (downstream improvements) but did not support the Phase I regional detention concept without first evaluating other options to reduce impacts to OSMP property and environmental resources, including shifting impacts away from environmentally sensitive areas through greater use of the CU South property. The city therefore developed six new options for Phase I regional stormwater detention facility (including the original recommended plan option as a seventh option).

In 2015, after analysis and meetings with OSBT, all recommending and decision-making bodies supported one of the regional detention concepts (“Option D”) presented in the Final South Boulder Creek Drainageway Management Plan- Alternatives Analysis Report (also referred to as the “[2015 South Boulder Creek Flood Mitigation Study](#)”). The concept minimizes impacts to city-owned open space by placing a single berm within the CDOT right-of-way and approximately 80 acres of related improvements on CU South.

For more information about the South Boulder Creek project visit www.SouthBoulderCreek.com. This website includes a list of frequently asked questions about the South Boulder Creek Mitigation Study and its relationship to CU South.

Site Suitability Analysis Process

Site [suitability analysis](#) discussed initially in September and modified through spring of this year included a study of conservation suitability, multimodal transportation, and utility services. A January report by city staff assembled consultant studies as well as staff’s initial findings. Staff refined and added to the analysis to ultimately arrive at the recommendations presented in this report.

Open Space and Conservation

City staff prepared a map entitled “CU South Open Space Services Map” (Figure 6) that identifies portions of the Open Space-Other (OS-O) designation on CU South with lower, medium and higher potential to fulfill the City Charter’s open space purposes. The area identified as the highest priority for open space protection is in the eastern and southeastern portion of the existing OS-O designation. This area includes most areas identified in a Biohabitats’ [Conservation Suitability Report](#) as having greater conservation value due to the overlap of resources of significance including flora, fauna, water resources, wildlife habitat, and native ecosystems. It also has high viewshed value. This area, largely due to its continuity with city open space lands, also addresses the open space purpose associated with urban shaping and contains most of the 100-year floodplain further contributing to its high potential to address open space purposes. Additional areas of high open space value were identified on the property but they were smaller, more dispersed and closer to areas of human activity.

⁸ The conceptual design ultimately accepted for this phase is known as “Option D” and is primarily on the CU South property. The final conceptual design shifted impacts away from city-owned open space to Colorado Department of Transportation (CDOT) right-of-way.

Open Space Board of Trustees Recommendation
 On April 12, 2017, the City Open Space Board of Trustees (OSBT) held a public hearing to review the staff analysis (See Attachment and receive public testimony. At that meeting the board unanimously (5-0) passed the following motion:

The Open Space Board of Trustees (1) state that it recognizes important Open Space values on the CU South property including, but not limited to, the portion currently designated Open Space Other, and (2) endorse the OSMP staff report, 2015-2017 Boulder Valley Comprehensive Plan Update CU South OS-O Open Space Analysis as a guide to protecting and enhancing open space values during four body review of the BVCP Land Use designations and subsequent deliberations. We believe that a close working partnership between the University and the City, combined with broad community input, can accomplish very significant benefits for OSMP charter purposes, in addition to accomplishing critically important flood mitigation. Kevin Bracy Knight seconded. This motion passed unanimously.

Figure 6. Open Space Services Map: Areas of Higher, Medium and Lower Open Space Potential, CU South



Boulder County Parks and Open Space Advisory Committee Feedback

On April 27, 2017, POSAC held a meeting about CU South and provided the following feedback.⁹

- Support the staff analysis and recommendation to OSBT and the board’s motion;
- Pursue additional studies for groundwater and soil stability;
- Make future planning and development processes transparent;
- Address concerns about the planned flood mitigation berm impacting views, ground water and surface water;
- Give consideration to historical recreational uses and connectivity to adjacent lands;
- Retain Open Space-Other designation in the southern area; and
- Be cautious/address concerns about CU Boulder’s ability to build adequate and safe housing due to various site constraints.

Transportation

A [transportation analysis](#) in September 2016 identified several opportunities for potential trail connections to the U.S. 36 bikeway and a multi-modal hub near the entrance along South Loop Road. The study indicated that proposed flood mitigation improvements will likely require the location of a multi-modal hub to be further south than shown in the September 2016 document.

⁹ In accordance with Sec. II.(2)c(6) of the BVCP, the Boulder County Parks and Open Space Advisory Committee (POSAC) reviews changes to the comprehensive plan that affect areas designated Open Space; however, unlike the OSBT they do not provide a recommendation to four decision-making bodies.

Additionally, based on CU's Draft Concept Plan (more information below), a consultant has been working on a preliminary transportation and access analysis. City and county transportation staff are reviewing draft findings.

CU Boulder Draft Concept Plan

On May 1, 2017, the university released a [draft concept plan](#) to provide more detail on its future plans and to seek community input. (See CU's page: <http://www.colorado.edu/cubouldersouth>). The draft plan describes the university's current vision for development for the site that will be carried forward in more detailed master planning to take place during the next several years. The concept illustrates several uses on the site:

- Floodwater mitigation with recreation and athletic fields where appropriate (81 acres).
- Habitat preservation and natural areas (66 acres).
- Workforce, graduate and student housing including three-story apartment units (no higher than 55') and two-story townhome units, with outdoor areas (68.4 acres).
- An academic village and mixed use area including 1.25 M gross square feet of building space (eight buildings) not to exceed 55' (40 acres).
- A central transportation hub for buses and eventual capacity for 600 structured and 100 surface parking spaces for on-site uses.

Aspects of the university's concept plan are generally consistent with the staff land use recommendation with some topics that staff guiding principles have highlighted that will need to continue to be addressed (such as amount of academic space, jobs:housing balance, and focusing on new ecological improvement). Additionally, the proposed mixed use/academic buildings encroach into a portion of the recommended OS-O designation. As noted, city and county transportation staff are conducting further analysis of CU's preliminary transportation and access analysis associated with the concept plan.

V. PART 3: IGA AND AMENDMENT PROCEDURES

A. Overview and Recommendations

The Boulder Valley Comprehensive Development Plan intergovernmental agreement (IGA) between the city and county expires at the end of 2017. IGAs are contracts executed between elected bodies of at least two governments based on a negotiated agreement respecting common interests. An IGA is necessarily more beneficial to both parties than the absence of an agreement, though these agreements reflect compromise on behalf of the parties involved. The council and BOCC each discussed the IGA and its potential renewal at meetings in April. Both expressed a desire and intent to renew an IGA for comprehensive planning in the Boulder Valley. Direction given at those discussions is summarized in Table 4, with the right-hand column representing the current proposed IGA. The right-hand column reflects changes made to the initial staff proposed IGA (for May 23) updated following discussion by council on June 13.

Table 4. Initial City Council and BOCC Direction and Current Proposal for IGA and Amendment Procedures

Topic	Direction given at April Study Sessions*		Proposed IGA (current)
	City Council	BOCC	
Renew an IGA	Yes	Yes	Yes
Extend Timeframe for Major Updates	8-10 years	8-10 years	10 years
Area I Procedures	No Change	No Change	No Change
Area II Procedures	City decision, county referral	City decision, county call-up	City decision, county call-up
Area III – Rural Preservation Procedures	No Change (4-Body review)	No Change (4-Body review)	No Change (4-Body review)
Area III – Planning Reserve Procedures	2-Body (CC & BOCC), revise process	4-Body for at least one step, revise process	3-Body (Planning Board, Council, BOCC) for second in two-step process¹⁰

*Items for which council and BOCC direction differed are shown in red.

In addition to input from the elected officials, Planning Board and Planning Commission provided feedback (PC on April 19 and Planning Board in May 25). Planning Commission highlighted the importance of maintaining their current decision roles. Planning Board generally supported the changes proposed and additional board feedback is noted in Section C below. At the April 19 joint PC-BOCC study session, several Planning Commissioners requested to keep the amendment procedures within the BVCP. Links to [minutes for the April 19 PC and BOCC meeting](#), as well as the [April 5 BOCC study session](#) on the topic are available here (also see list of Key Links in Contents).

Staff from the city and county worked collaboratively to present the revised IGA for council and BOCC’s consideration and approval. The draft presented to council and Planning Board in May was intended to balance interests expressed by each decision body, and are based on the following assumptions which reflect input from council and BOCC to:

- Continue cooperative planning between the city and county;
- Recognize the plan evolves and the decision-making procedures are revised periodically to reflect changed circumstances and/or current needs;
- Retain “4-body review” decision making where it is most important, and make decision making more efficient;
- Improve the clarity of the process for changes to Area III Planning Reserve; and
- Be consistent with other IGAs in Boulder County; remove the amendment procedures from the BVCP and place them into the IGA.

¹⁰ The staff proposal in the May version of the proposed IGA update was for four body review for changes to the Area III Planning Reserve. The change requested by council was to have a city-only decision (two-body) for the first of the two-step process, and a three-body decision for the section step (council, Planning Board and BOCC).

Staff has revised the IGA and amendment procedures originally presented to council and Planning Board in May based on feedback from council (June 13) and Planning Board (May 25 and June 15).

Amendment Procedures with No Changes Proposed: No changes are proposed for most of the procedures (i.e., for Area I or Area III Rural Preservation Procedures and review criteria).

Amendment Procedures - Changes or Options Proposed: Attachment I presents: (a) the proposed IGA and (b) revised amendment procedures as Exhibit A to the IGA. The IGA has been updated to reflect the current formatting and style of agreements typically in use by Boulder County and other municipalities within the county. The procedures have been reorganized for clarity and readability. Specific changes proposed to the amendment procedures address the planning timeframe, noticing, and blue line changes. They also cover Area II, minor Service Area changes, and Planning Reserve decision-making and process, as noted in Table 5.

Table 5. Proposed Changes to IGA Amendment Procedures

Procedure	2010 Plan	Proposed
Time frame		
Major Plan updates	Plan reviewed at least every five years	Plan reviewed at least every ten years
Mid-Term Plan updates	May be initiated at some point between major updates as needed	Reviewed, initiated between major updates as needed
(New) Map Only Changes	n/a	May be initiated between mid-term and major update cycles
Other Procedures		
Notification	Publish map in newspaper	Publish map (most likely on webpage with notification via various media sources)
Subcommunity or Area Plan map changes	During mid-term or major updates	Mid-term, major update, or concurrent with adoption of the subcommunity/area plan
Annexation and Land Use Map Changes Referral	City Council approval with ability for county to defer to next major update	Match the Area II decision making process and referral (not deferred to next update)
Area II Map		
Area II Decisions	4-body (city and county)	Planning Board and City Council decision (city), with call up to the BOCC if >5 acres [Previous options presented to city included: a) city decision with referral to BOCC, and b) city decision with call up to BOCC based on tight criteria related to regional issues]
Area II/III Boundary - Service Area – Minor Map Adjustments		
Area II/III Minor Adjustments to the Service Area - Decisions	For areas less than 10 ac.: 4-body (city and county)	Areas less than 5 ac.: Planning Board and City Council decision (city) Areas of 5 ac.+ : BOCC may call up
Eligibility Criteria related to Blue Line	For areas less than 10 ac.	(New) Areas less than 10 acres. Areas over 10 acres eligible if for substantially developed residential

		areas along the western edge below the blue line (accommodates changes along the western edge of the city blue line per voter-approval)
Area III - Planning Reserve		
Area III – Planning Reserve Decisions	4-body decisions required at three steps	Two step decision. Step one is a city decision (2-body), step two is a city and BOCC decision (3-body)
Timing for Planning Reserve changes	At major updates (every five years)	During mid-term and major updates (i.e., every five years)
Area III – Planning Reserve Process Steps	<p>Current Steps:</p> <ol style="list-style-type: none"> 1 – Determine if a service area expansion should be considered and solicit requests 2 - Determine if an unmet community need exists to authorize a service area expansion plan 3 - Approve a service area expansion plan 	<p>Revised Steps:</p> <p>Staff creates a baseline urban services study (can be for all or a portion of Area III), then the two step consideration of an expansion may proceed:</p> <ol style="list-style-type: none"> 1 - Determine if an unmet community need exists to authorize a service area expansion plan (city decision) 2 - Approve a service area expansion plan (city and county decision)

B. Planning Board and Council Feedback on Proposed IGA (May and June)

Planning Board straw polls on May 25 indicated a majority of members supported the proposed changes to the IGA. Council also gauged positions via straw polls on June 13. Topics of greatest focus for Planning Board and council discussion included: 1) Area II land use designation changes; 2) minor service area adjustments; 3) processes related to changes in the Area III Planning Reserve, and 4) whether amendment procedures should move to the IGA.

Minor service area adjustments

Council had questions about the basis for the five acre parcel size threshold for triggering a county call up option, and staff indicated it was intended to balance interests so that the county would have the opportunity to participate in decisions with greater potential impacts, while ensuring a streamlined process for smaller properties (e.g., the 3261 3rd Street Area III/II minor adjustment that took place as part of the 2015 BVCP update). Council expressed concerns about misuse of the minor adjustment provision to annex large areas five acres at a time. In a straw poll, council ultimately expressed approval for staff’s proposed change.

Area II land use designation changes

Several Planning Board and council members prefer to keep the current four-body decision process and believe the current process provides the best representation for county residents. However, a majority favor changing to a city-only decision, citing: 1) Area II land has already been identified as suitable for annexation, 2) little land is left in Area II which means limited risk remains, 3) Planning Commission has little experience with urban development proposals and is most focused on avoiding development. There were also questions about the criteria for determining when the county call up option would be available, and the role the county has in decisions for land eligible for annexation in

other communities in the county. Staff noted that the county has a referral role related to lands in municipal influence areas in other communities in the county (i.e., for annexations).¹¹

After a council straw poll found lack of majority keeping four-body review for Area II land, another council straw poll saw unanimous support for using a size threshold of five acres for BOCC a call up option. With difficulty identifying options for objective criteria, parcel acreage was seen as an appropriate factor to use as the basis for triggering the call up option. Planning Board supported this position in a 3-2 straw poll on June 15 which was consistent with their previous poll.¹²

Process for changes to Area III Planning Reserve

Planning Board initially unanimously supported staff’s recommendation to keep four-body review as a component of changes to the Area III Planning Reserve. In contrast, council via straw poll expressed support for a three-body decision process for the Planning Reserve: City Council, Planning Board and BOCC. Planning Board later supported that decision in a 3-2 straw poll on June 15.

Movement of amendment procedures to the IGA

This was discussed at length by Planning Board, with questions about the rationale for making the change. Staff explained that it was for consistency with other county IGAs that place decisions about procedures in the hands of elected officials. In a straw poll on May 25, Planning Board ultimately supported the change (5 to 2).¹³ Council had little discussion on this topic, but in a June 13 straw poll unanimously supported the revised IGA which includes the amendment procedures with modifications as suggested by council.

Suggested Motion for IGA (and exhibits, including the Amendment Procedures and Plan) for July BOCC Decision Meeting

Staff recommends the following motion:

Move to adopt the Intergovernmental Agreement (IGA) between the City of Boulder and Boulder County entitled “Boulder Valley Comprehensive Development Plan Intergovernmental Agreement.”

VI. CONCLUSION AND NEXT STEPS

Following over two years of process for the BVCP 2015 major five year update, staff recommends the adoption of the following items: 1) PC and BOCC adoption of the June 2017 BVCP Adoption Draft (including updated text, policies and maps), 2) PC and BOCC adoption of revised land use designations for CU South, and 3) BOCC adoption of an updated IGA and amendment procedures. See Table 1 in the Executive Summary and Figure 1 for a summary of upcoming key decision dates for the final phase of this BVCP update.

¹¹ Note that the county does have some parcel-specific language in agreements with other communities that does provide a decision role for the county.

¹² At their straw poll on May 25, three Planning Board members supported the county call up option, one supported a county referral, and three supported no change.

¹³ Planning Board later confirmed this position in a 3-2 straw poll on June 15.

KEY LINKS – URLs*CU South Documents*

1. 2015 South Boulder Creek Flood Mitigation Study: https://www-static.bouldercolorado.gov/docs/Final_Report_11-22-16FINAL-1-201701121704.pdf
2. Alternative Maps Discussed by Planning Board on June 15: <https://www.bouldercounty.org/wp-content/uploads/2017/06/bvcp-15-0001-cu-south-alternative-maps-20170614.pdf>
3. Site Suitability Analysis Report (includes reports for Biohabitats conservation suitability and Fox Tuttle Hernandez transportation access studies as attachments): https://www-static.bouldercolorado.gov/docs/BVCP_CU_South_Site_Suitability_Draft_Report_9-13-16-1-201609141612.pdf
4. Open Space and Mountain Parks Staff Report for April 12 Open Space Board of Trustees meeting: <https://www-static.bouldercolorado.gov/docs/17-0412-osbt-packet-1-201704061114-1-201704141315.pdf>
5. CU Draft Concept Plan website: <http://www.colorado.edu/cubouldersouth/assumptions-concept>

Other Documents

6. April 5 BOCC Study Session on IGA, Meeting Summary: <https://assets.bouldercounty.org/wp-content/uploads/2017/02/iga-17-0001-bocc-meeting-notes-20170405.pdf>
7. April 19 PC and BOCC Joint Study Session on BVCP Update, Meeting Minutes: <https://assets.bouldercounty.org/wp-content/uploads/2017/05/planning-commission-agenda-minutes-20170419.pdf>
8. May 17 PC CU South Study Session, Meeting Minutes: <https://www.bouldercounty.org/wp-content/uploads/2017/06/pc-minutes-20170517.pdf>
9. Summaries of Plan changes Planning Board and City Council meetings (May - June): <https://www.bouldercounty.org/wp-content/uploads/2017/06/bvcp-15-0001-summaries-of-plan-changes-planning-board-and-city-council-20170621.pdf>
10. 2015 BVCP Adoption Draft – June 15, 2017 version – Clean Version: <https://www.bouldercounty.org/wp-content/uploads/2017/06/bvcp-15-0001-2015-adoption-draft-20170615.pdf>
11. Information packet for Knollwood and Spring Valley Estates: <https://documents.bouldercolorado.gov/weblink8/0/doc/142752/Electronic.aspx>
12. Public comments summary and comments package (Feb. 1, - June 19, 2017): <https://www.bouldercounty.org/wp-content/uploads/2017/06/bvcp-15-0001-supplement-to-attachment-j-20170621.pdf>

BVCP 2015 Major Update Overview, Assessment of Impacts, and Public Engagement

The BVCP is the overarching policy document that guides sustainability efforts for the Boulder Valley; the plan's policies and maps establish the overall goal and intent of community sustainability. The BVCP reflects four decades of cooperative planning between the city and county of Boulder. The plan is a legislative document that sets forth the policy vision for the Valley. Policies and land use elements of the plan that affect both city and county are subject to decision making by four bodies: City of Boulder Planning Board, City Council, the Board of County Commissioners (BOCC) and the County Planning Commission. The plan is rooted in a binding intergovernmental agreement (IGA) over which elected officials (Council and BOCC) have decision making authority. The IGA commits the city and county to align their regulations with the vision established in the plan, thus providing the teeth to ensure implementation of the plan's policies.

The BVCP undergoes a review at least every five years. This 2015 update is the seventh major update since plan was first jointly adopted by the city and county in 1977. The last update resulted in the 2010 version. The draft plan presented with this report is a culmination of over two years of work by city and county staff, and extensive community engagement. We are currently in the last of four phases of the 2015 major update process. Phase 1 focused on gathering and analyzing data, and identifying focus areas for the update; Phases 2 and 3 involved extensive engagement by the community, as well as by staff from across city and county departments and culminated in draft changes to the plan; Phase 4 involves finalizing and gaining approval for the updated plan.

Following is a high level summary of anticipated impacts of proposed changes associated with the 2015 major update.

- **Economic.** The BVCP land use and Area I, II, III maps guide city and county decisions relative to annexation and zoning. Therefore, although the policy changes do not have direct economic impacts, they provide the policy guidance for future zoning and development decisions that may affect property values and economic development opportunities. This update has minor additions or changes to economic policy.
- **Environmental.** The BVCP articulates the environmental goals and policies that guide city and county decision making. Proposed updates to the BVCP include changes to the natural

Two Years of Public Input on the Draft BVCP and Related Aspects

A city/county process subcommittee worked with staff on a Community Engagement Plan and helped guide the plan process and engagement with the community during each phase. The engagement plan goals were: "to ensure community members' views are sought, heard, considered, and reflected in all phases of the update project." The wide range of engagement opportunities throughout the update were designed as "a creative, smart, open and engaging process focused on critical issues."

In sum, the following quantitative community engagement and input to the plan has occurred:

- Two BVCP random sample surveys with total input from ~1,600 respondents, plus approximately 560 online, self-selected participant responses,
- 15 City-hosted community events with over 800 participants,
- Thousands of project website visits with ~1,350 responses to online polls,
- 20 pop up events,
- 17 meetings with organizations with over 300 participants,
- Hundreds of emails received (exact count not available),
- 5,400 weekly newsletter recipients,
- Frequent use of social media,
- Over 20 Advisory board and commission meetings, and
- Periodic check ins with City Council, Planning Board, Board of County Commissioners, and County Planning Commission (approximately 40).

environment, climate and energy, and transportation sections to address policies related to resilience and climate, and to provide greater clarity about environmental values and responsibilities of the city and county.

- **Social.** The BVCP provides policy guidance for creating a healthy and inclusive community and includes policies implemented through the city's social sustainability strategic plan. The proposed update BVCP includes revisions that clarify and address services, equity, diversity, community capacity and public safety.
- **Fiscal.** BVCP changes are legislative actions and do not have regulatory impacts on properties. Therefore, the plan has no immediate fiscal impact. BVCP updates that lead to regulatory changes or other work plan items may have fiscal impacts, and could be measured at a later time.
- **Staff time.** The staff time involved in the major update and action plan for the BVCP is an anticipated part of the work program.

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BOULDER VALLEY COMPREHENSIVE PLAN

2015 BVCP Update June 13, 2017 Adoption Draft

Teal text reflects insertions and ~~deletions~~

The attachment also contains highlighted text and comments:

- **Turquoise highlights** = language that has been updated since the March 24 Draft Plan that PC and BOCC reviewed in April that DOES NOT pertain to the county.
- **Yellow highlights** = language that has been updated since the March 24 Draft Plan that PC and BOCC reviewed in April that DOES pertain to the county.
- **Comments** = If the change was substantial, reasoning for the change is provided for those policies that pertain to the county.

Boulder Valley Comprehensive Plan (BVCP)

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The redlined content (teal text) presented here is the existing 2010 BVCP, with changes to reflect stakeholder input. Former Chapter II (amendment procedures) of the 2010 BVCP has been moved to the IGA (See **Attachment I** of this staff report). While amendment procedures are proposed to come under decision authority of the elected officials as part of the IGA, a copy of the adopted procedures will be included in the adopted 2015 BVCP for reference.

Vision and Core Values

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

Core Values

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

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

Chapter I—Introduction

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

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

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

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

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

Interpreting Core Values and Policies of the Plan

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

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

Boulder Planning History

(Note: Graphics and photos will be added.)

Native Americans occupied the Boulder Valley long before Boulder became a city. The Arapaho Indians lived on the plains of Colorado beginning in the 1790's. Chief Niwot and his people spent the winters in the Boulder Valley up until the Boulder City Town Company was established on February 10, 1859. Since that time, Boulder has enjoyed ~~Boulder enjoys~~ a long history of community planning. Some key planning milestones include:

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

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a new high density residential zone district and rezonings in certain areas to higher residential densities and mixed use.

- In 2007, the city adopted the Transit Village Area Plan, a 160-acre area envisioned as a new mixed use, transit oriented neighborhood. Also, the community approved the Climate Action Plan (CAP) tax—the nation’s first voter-approved tax dedicated to addressing climate change.
- In 2009, the Compatible Development Ordinance revised regulations on house form and mass to protect the character of established single-family home neighborhoods.
- In 2010, the major plan update resulted in new policies and sections related to sustainable urban form and community design, as well as sustainability policies encompassing social equity, environmental health and economic vitality. New sections were added for energy and climate, local food and agriculture and community well-being.
- In 2013, Boulder was one of the first 32 cities chosen to participate in the 100 Resilient Cities initiative.
- In 2016, the city adopted a resilience strategy and Climate Commitment goal of achieving 80 percent community greenhouse gas (GhG) emissions reduction by 2050 (below a 2005 baseline) and an 80 percent emissions reduction goal for the city organization by 2030. Council also adopted the goal of achieving a 100 percent renewable electricity supply for the community by 2030.

Boulder Today and Tomorrow

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

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

Sustainability and Resilience Framework

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

Resilience seeks to assess and address current and future risks toward achieving the same ends as sustainability. The notion of resilience, or being ready to bounce back in times of emergency or disruption and to adapt over time to chronic stresses, has increasingly become important in the community. Principles and policies are intended to help mitigate factors that put our community at risk, and prepare for both chronic stresses and disruptive events or periods in ways that enable

Comment [OA1]: The Board of County Commissioners asked to ensure the sustainability and resilience framework: 1) recognizes both preparedness for emergencies and chronic stresses and 2) mitigates conditions now that could lead to chronic stresses over the long term.

Staff has adjusted the language to reflect that request and incorporated it into the May Adoption Draft.

the community to more rapidly recover, learn, adapt and hopefully evolve in ways that better position the community to regain stability and thrive under future conditions.

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

1.01 Sustainability Principles

The city and county recognize that:

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

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

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

1.02 Principles of Environmental Sustainability

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

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

1.03 Principles of Economic Sustainability

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

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

1.04 Principles of Social Sustainability

The city and county will strive to promote a healthy community and address social, ~~and~~-cultural, ~~racial and ethnic~~ inequities by:

- Respecting and valuing cultural, ~~social, racial~~ and ~~ethnic social~~ diversity;
- Ensuring the basic health and safety needs of all residents are met; and
- Providing infrastructure and services that will encourage ~~all culturally and socially~~ diverse communities to both prosper within and connect to the larger community.

1.05 Community Engagement

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

1.06 Comprehensive Plan Indicators of Sustainability

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

1.07 Leadership in Sustainability

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

1.08 Consideration of Environmental, Economic and Social Impacts

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

Relationship of the Plan to Sustainability and Resilience

The sustainability framework helps provide a common language for the Boulder Valley community and City Council goals and priorities. It assists in the alignment of the comprehensive plan, master plans, decision-making and budgeting process. The sections within the policy chapter of the comprehensive plan generally coincide with the seven broad categories and outcomes of the sustainability framework, as noted below.

Comment [OA2]: Along with minor text additions, the following sentences were removed by staff from the beginning of this paragraph to reduce redundancy with the "Sustainability and Resilience Framework" language above:
"Sustainability and resilience are complementary concepts, and in fact, use many of the same basic frameworks for implementing policies and programs. The city and county work with a sustainability framework to address environment, economic and social equity goals articulated in the principles below."
 And
"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."
 (Incorporated in the May Adoption Draft)

The thread Resilience is now woven throughout the plan, including in newer policies relating to “safety and preparedness” and a new section for “governance and engagement,” as noted in the focus areas of the major update below.

Comment [OA3]: The following sentence was also removed from the end of this paragraph: *“The chapters generally coincide with the sustainability framework as noted below.”* (Incorporated in the May Adoption Draft)

Policy Section

Relationship to Boulder’s Sustainability Framework

- Sec. 1 – Intergovernmental Cooperation and Growth Management
- Sec. 2 - Built Environment
- Sec. 3 - Natural Environment
- Sec. 4 – Energy, Climate and Waste
- Sec. 5 - Economy
- Sec. 6 - Transportation
- Sec. 7 - Housing
- Sec. 8 - Community Well-being
- Sec. 9 - Agriculture and Food
- Sec.10 - Governance, Community Engagement

- Livable Community, Good Governance
- Livable Community, Environmentally Sustainable Community
- Environmentally Sustainable Community
- Environmentally Sustainable Community
- Economically Vital Community
- Accessible and Connected Community
- Livable Community
- Healthy, and Socially Thriving Community
- Safe Community
- Environmentally Sustainable Community
- Good Governance

The 2015 Major Update – Focus Areas

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

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

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

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

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

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

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

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

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

6. **Arts and Culture.** The city has a new Community Cultural Plan and a growing interest in arts and culture. The plan addresses the arts in a more robust way by including them as part of the community benefit policy, recognizing arts within public spaces in the built

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environment chapter, noting their contribution to economic and environmental vibrancy, and supporting arts and cultural experiences as essential to community well-being. (Policy Secs. 1, 2, 5, and 8 now address Arts and Culture.)

7. **Small Local Business.** Boulder aims to be proactive in supporting and retaining its small local businesses. The plan ramps up and includes new policies to support local businesses and to conduct analysis of market trends and policies about affordable business space and diverse employment base. (Policy Secs. 2 and 5 and the Land Use Descriptions address small businesses, retail, and service industrial.)

Chapter II—Plan Organization and Implementation

Plan Organization

After this chapter, the plan is organized as follows:

Chapter III - Policies: The policies chapter includes ten sections that guides decisions about:

- 1) growth management and intergovernmental cooperation;
- 2) the quality of the built environment and neighborhood character;
- 3) the natural environment;
- 4) energy, climate action and waste minimization;
- 5) economic vitality;
- 6) transportation;
- 7) housing;
- 8) community well-being including culture and the arts;
- 9) agriculture and food; and
- 10) governance and community engagement.

The policies also inform decisions about the manner in which urban services are provided, such as police, fire, emergency medical services, water utilities, flood control and human services.

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

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

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

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

Maps: The comprehensive plan includes the following maps: Land Use; Area I, II, III; Natural Ecosystems; and Trails, found at the end of the plan. Maps of Adoption Subcommunity and Area Plans as well as the Central Area are found in Chapter V. The Historic Districts map is found in Chapter VI.

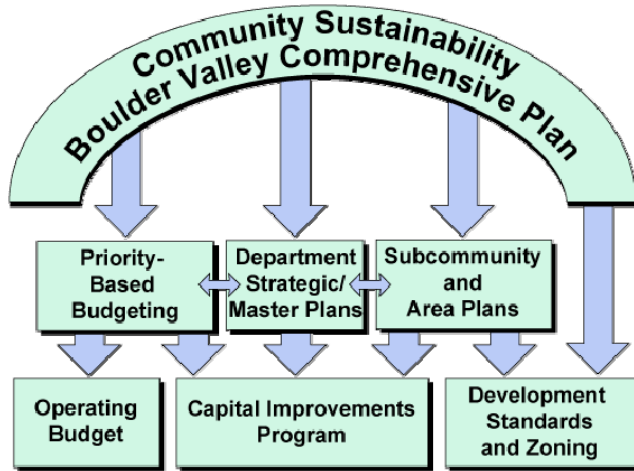
Intergovernmental Agreement and Amendment Procedures: The comprehensive plan is a jointly adopted plan, created through the “Boulder Valley Comprehensive Development Plan” intergovernmental agreement (IGA). The IGA sets the foundation for cooperative planning between the city and county for the Boulder Valley, and includes the procedures to amend the comprehensive plan over time. The amendment procedures outline the types, timing, and process for changes to the plan.

Comment [OA1]: Removed “VII Amendment Procedures and Referrals” to the intergovernmental agreement to be consistent with other Boulder County plans and agreements.

Plan Implementation

The adoption of the comprehensive plan sets the stage for more detailed planning for parts of the Boulder Valley does not end with and for implementation, as described in this chapter—the adoption of the Boulder Valley Comprehensive Plan. More detailed planning puts the vision of this plan into practice through subsequent steps as shown in the. The diagram below shows subsequent steps for implementing the Comprehensive Plan. The city and county have had success in working together and wish to continue to implement the vision set forth in the 1977 Comprehensive Plan, most notably in channeling growth to the city’s service area, preserving lands outside the urban growth boundary, through zoning and open space acquisitions, keeping the community compact, intensifying the core area, protecting neighborhood character, providing for affordable housing and improving alternative transportation modes.

Comment [OA2]: Changes in this paragraph resulted from a Planning Board discussion on 5/25



The following implementation tools translate the Comprehensive Plan into action:

Subcommunity and Area Plans

Subcommunity plans and area plans provide direction for specific geographic areas. They provide a link between the broad policies of the Comprehensive Plan and more detailed zoning, development review and capital improvement programming decisions. Chapter V, Subcommunity

and Area Planning, describes the criteria and approach to local area planning and includes a map of the adopted area plans and description for each one. As area plans are approved, they may automatically trigger amendments to relevant sections of this plan including the land use map.

Master Plans

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

Land Use Code and Zoning ~~District~~ Regulations

Whereas the Comprehensive Plan Land Use Map provides a generalized picture of desired future uses in the Boulder Valley, the city zoning map assigns every parcel of land in the city a zoning district and standards. The Boulder Land Use Code ~~This~~ regulates allowable uses, density, setbacks, height, affordable housing requirements, solar access protection and more. ~~The county's zoning code regulates parcels within the Boulder Valley not annexed to the city.~~

Development Review for Projects

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

Programs and Services

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

Capital Improvements

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

Action Plan

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

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

collaborative actions to the city for its consideration ~~during the action plan review~~ as part of the ~~major annual~~ update.

Plan Time Frame and Updates

1.09 Planning Time Frame

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

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

1.10 Plan Update

The Boulder Valley Comprehensive Plan will be reviewed at least every five years for possible amendments to reflect changes in circumstances and community desires, ~~with major updates happening every ten years.~~

Chapter III—Policies

Sec. 1. Intergovernmental Cooperation and Growth Management

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

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

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

Intergovernmental Cooperation

1.401 Regional and Statewide Cooperation

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

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

1.402 Policy Assessment

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

1.103 Collaboration in Service Delivery

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

1.104 Compliance with Land Use Regulations

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

1.05 Coordination with University of Colorado

With three campus locations in Boulder and serving over 30,000 students, the university is integrated into the city's fabric and benefits the community socially, economically and culturally. The city will aim to coordinate with the university and engage with the community to exchange information and plan for future uses and activities on the Main Campus, East Campus, CU South, and Williams Village area, especially where changes may affect surrounding areas or have regional implications. The city will address regional implications by seeking input, advice or partnerships from other governmental entities including RTD, CDOT and Boulder County. The city aims to work with CU cooperatively to address critical needs of flood safety, student and workforce housing, and transportation and other infrastructure. Intergovernmental agreements between the agencies can provide clarity about roles and responsibilities on such issues of mutual concern building on a collaborative planning process and guiding principles.

Comment [OA1]: Planning Board and council members generally agreed to include and modify the proposed new policy with original language about student and workforce housing, and the county has suggested additional input regarding sites such as CU South that may have regional impacts.

Growth Management**1.1506 City's Role in Managing Growth and Development**

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

1.1607 Adapting to Limits on Physical Expansion

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

1.1708 Growth Projections

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

1.1809 Growth Requirements

The overall effect of urban growth must add significant value to the community, improving quality of life. The city will require development and redevelopment as a whole to provide

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significant community benefits, achieve sustainability goals for urban form, and to maintain or improve environmental quality as a precondition for further housing and community growth.

1.190 Jobs: Housing Balance

Boulder is a major employment center, with more jobs than housing for people who work here. This has resulted in both positive and negative impacts including economic prosperity, significant in-commuting, and high demand on existing housing. The city will continue to be a major employment center and will seek opportunities to improve the balance of jobs and housing while maintaining a healthy economy. This will be accomplished by encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations, preserving service commercial uses, converting commercial and industrial uses to residential uses in appropriate locations, improving regional transportation alternatives and mitigating the impacts of traffic congestion.

1.11 Enhanced Community Benefit

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

Framework for Annexation and Urban Service Provision

1.120 Definition of Comprehensive Planning Areas I, II and III

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

- **Area I** is ~~that~~the area within the City of Boulder, ~~which~~that has adequate urban facilities and services and is expected to continue to accommodate urban development.
- **Area II** is the area now under county jurisdiction, where annexation to the city can be considered consistent with policies - 1.16-07 Adapting to Limits on Physical Expansion, 1.18-09 Growth Requirements, ~~&~~ and 1.24-16 Annexation. New urban development may only occur coincident with the availability of adequate facilities and services ~~and not otherwise~~. Master plans project the provision of services to this area within the planning period.
- **Area III** is the remaining area in the Boulder Valley, generally under county jurisdiction. Area III is divided into the Area III-Rural Preservation Area, where the city and county intend to preserve existing rural land uses and character and the Area III-Planning Reserve Area, where the city and county intend to maintain the option of future Service Area expansion. (See Area I, II, III Map and Policy 2.07 Delineation of Rural Lands.)

1.213 Preclusion of New Incorporated Places

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

1.2214 Definition of New Urban Development

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

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

1.2315 Over-Intensive Rural Development

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

Criteria to be examined in making an over-intensive determination may include, but are not limited to traffic, structure size, number of users, hours of operation, outside lighting, water needs and wastewater flows, impacts extending outside of the property boundaries, compatibility with surrounding land uses, and the availability or lack of other more appropriate sites for the proposed activity. Any application for a land use that triggers an over-intensive rural development analysis will be referred to the City of Boulder for comment.

1.2416 Annexation

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

- a) Annexation will be required before adequate facilities and services are furnished.
- b) The city will actively pursue annexation of county enclaves, ~~Area II-substantially developed~~ properties along the western boundary ~~below the Blue Line~~, and other ~~fully-substantially~~ developed Area II properties. County enclave means an unincorporated area of land entirely contained within the outer boundary of the city. Terms of annexation will be based on the amount of development potential as described in (c), (d), and (e) of this policy. Applications made to the county for development of enclaves and Area II lands in lieu of annexation will be referred to the city for review and comment. The county will attach great weight to the city’s response and may require that the landowner conform to one or more of the city’s development standards so that any future annexation into the city will be consistent and compatible with the city’s requirements.

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- c) Annexation of existing substantially developed areas will be offered in a manner and on terms and conditions that respect existing lifestyles and densities. The city will expect these areas to be brought to city standards only where necessary to protect the health and safety of the residents of the subject area or of the city. The city, in developing annexation plans of reasonable cost, may phase new facilities and services. The county, which now has jurisdiction over these areas, will be a supportive partner with the city in annexation efforts to the extent the county supports the terms and conditions being proposed.
- d) In order to reduce the negative impacts of new development in the Boulder Valley, the city will annex Area II land with significant development or redevelopment potential only if the annexation provides a special opportunity or benefit to the city. For annexation considerations, emphasis will be given to the benefits achieved from the creation of permanently affordable housing. Provision of the following may also be considered a special opportunity or benefit: receiving sites for transferable development rights (TDRs), reduction of future employment projections, land and/or facilities for public purposes over and above that required by the city's land use regulations, environmental preservation, or other amenities determined by the city to be a special opportunity or benefit. Parcels that are proposed for annexation that are already developed and which are seeking no greater density or building size would not be required to assume and provide that same level of community benefit as vacant parcels unless and until such time as an application for greater development is submitted.
- e) Annexation of substantially developed properties that allows for some additional residential units or commercial square footage will be required to demonstrate community benefit commensurate with their impacts. Further, annexations that resolve an issue of public health without creating additional development impacts should be encouraged.
- f) There will be no annexation of areas outside the boundaries of the Boulder Valley Planning Area, with the possible exception of annexation of acquired open space.
- g) Publicly owned property located in Area III₁ and intended to remain in Area III₁ may be annexed to the city if the property requires less than a full range of urban services or requires inclusion under city jurisdiction for health, welfare and safety reasons.
- h) The Gunbarrel Subcommunity is unique because the majority of residents live in the unincorporated area and because of the shared jurisdiction for planning and service provision among the county, the city, the Gunbarrel Public Improvement District and other special districts. Although interest in voluntary annexation has been limited, the city and county continue to support the eventual annexation of Gunbarrel. If resident interest in annexation does occur in the future, the city and county will negotiate new terms of annexation with the residents.

1.2517 Assimilation of Special District Facilities and Services

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

1.2618 Provision of Urban Services in the Boulder Valley

The city is an adequate provider of facilities and services. These facilities and services will continue to be supplied to Area I₁ and The city will make them available to Area II within the

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planning period pursuant to the city's annexation policies and Capital Improvements Program. The city and county intend that new urban development not occur until adequate urban facilities and services are available to serve the development. The county's experience indicates that the provision of the full range of urban facilities and services by a municipality is preferable to provision of urban facilities and services by special districts and private groups in part because municipalities have politically accountable leadership, general police power and the ability to coordinate provision of adequate urban facilities and services. Therefore, it is hereby presumed that adequate facilities and services can be provided only by the City of Boulder. The city will extend, furnish or provide such services at such time as it can provide them all as provided under paragraph 1.2719(a) below and the Urban Service Criteria and Standards section of this plan. However, it is not the intent to preclude the development and use of alternative facilities and service systems for new urban development so long as they are adequate as provided under paragraph 1.2719(b) and the Urban Service Criteria and Standards section of this plan.

1.2719 Definition of Adequate Urban Facilities and Services

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

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

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

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

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

1.280 Phased Extension of Urban Services/Capital Improvements Program

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

b) The county requests that the city accompany any extension of facilities and services to urban development outside the boundaries of the city with concurrent annexation to the city of the land served. The city agrees not to extend or furnish facilities and services to new urban development outside the boundaries of the city without annexing to the city the land to be served, except as indicated in Policy 1.36-28 Out-of-City Utility Service.

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- c) The city and county recognize that certain properties within the Boulder Valley have filed for subdivision approval with Boulder County prior to June 13, 1977, the date on which the county approved amendments to its subdivision regulations that require compatibility of applicants for subdivision approval with the Boulder Valley Comprehensive Plan and have previously been granted water and sewer by the city. The development of these particular properties may be permitted to occur without a full range of urban facilities and services provided that such development is otherwise in accordance with the Comprehensive Plan and existing Boulder County land use regulations at the time of submission of the application.
- d) The city will use the Capital Improvements Program (CIP) process, within the framework of a responsible budget of balanced revenues and expenditures, to plan for the funding of an adequate range of urban services and facilities within Area I and Area II as annexation occurs during the planning period. The CIP is a tool to direct the location and timing of growth by coordinating and targeting public capital expenditures.

1.291 Channeling Development to Areas with Adequate Infrastructure

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

1.3022 Growth to Pay Fair Share of New Facility Costs

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

1.231 Adjacency of Open Space/Utility Impacts

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

1.242 Multi-Purpose Use of Public Lands

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

Utilities

1.3325 Consistency of Utility Extensions with Comprehensive Plan

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

1.3426 Efficient Extension of Utilities

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

1.3527 Utility Provision to Implement Community Goals

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

1.3628 Out-of-City Utility Service

In furtherance of policies 2.01, 2.02, 2.03, 1.3325, 1.3426, 1.3527, and not withstanding Policy 1.2820, the city and county agree that it is appropriate for the city to:

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

Sec. 2. Built Environment

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

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

Background

Elements That Define Boulder's City Structure

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

1. Natural Setting

Boulder’s natural setting defines its size and shape.

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

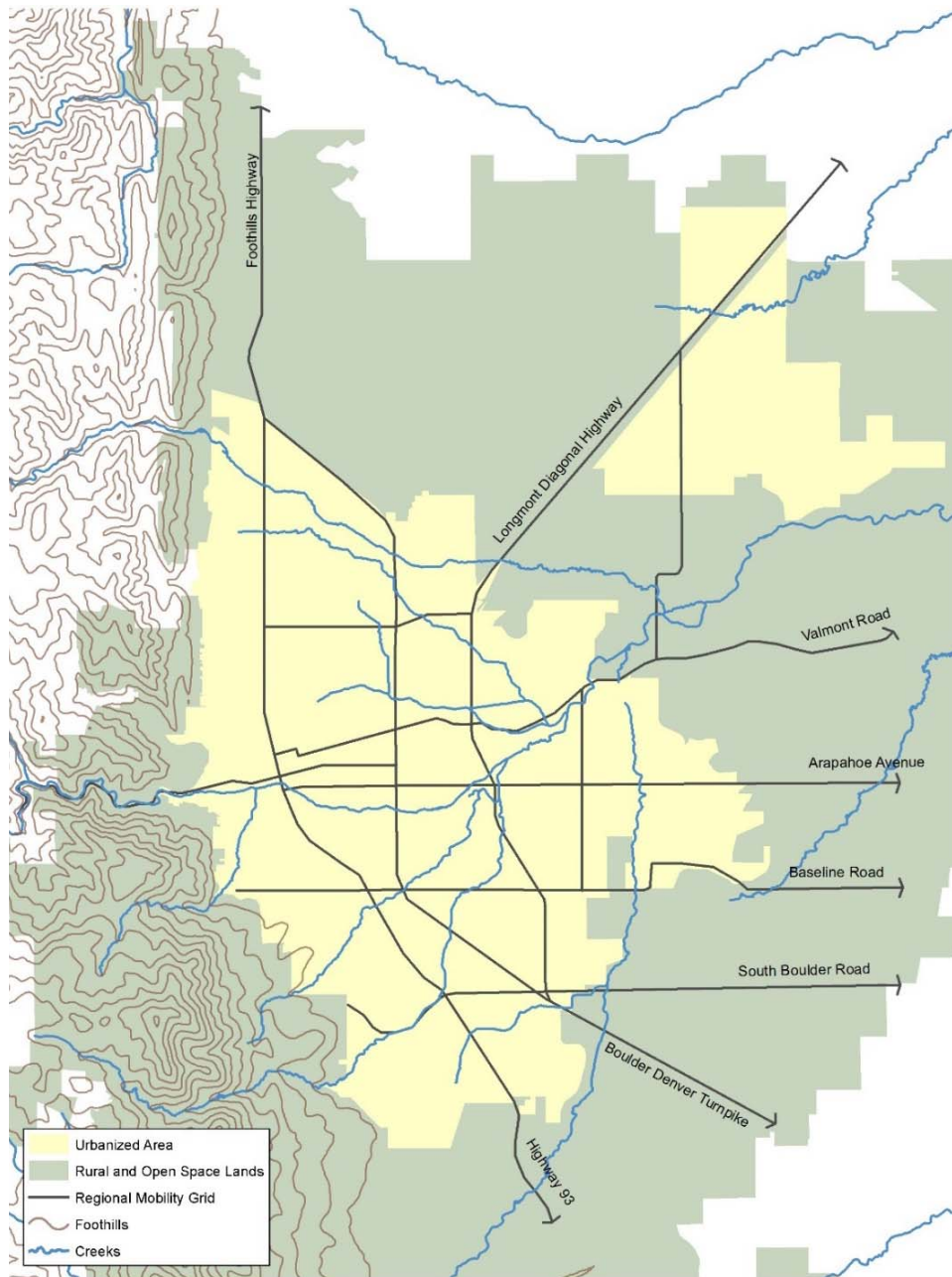


Figure 2-1: Boulder’s Natural Setting

2.5 The Public Realm

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

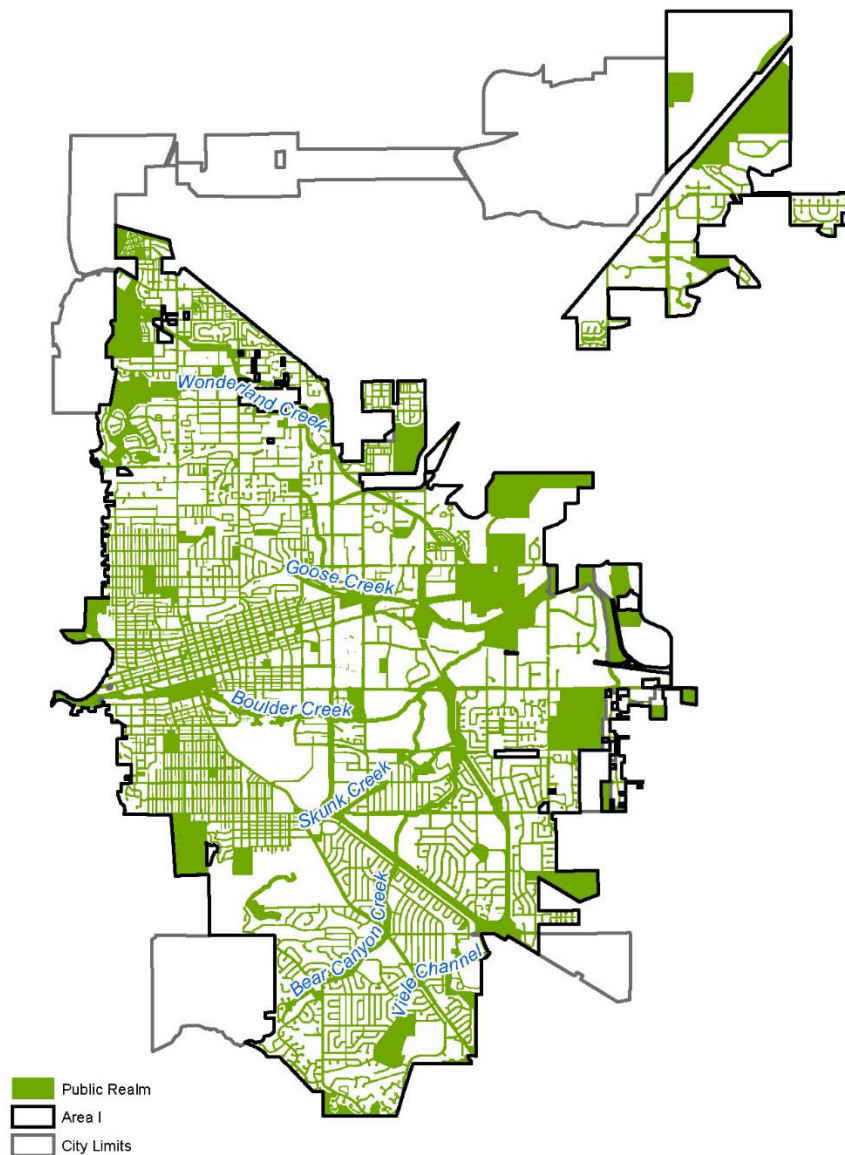


Figure 2-2: Public Realm

23. Individual Character Areas

Different parts of Boulder are distinguished by their individual character.

Boulder's city structure is also defined by the individual character and distinctive qualities of its built environment in different areas, drawing on each area's unique history, development pattern, land uses, amenities and other factors. Some of the more distinctive character areas within the city are: the downtown historic core and surrounding pre-World War II residential neighborhoods, the 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.

4. 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.** They are generally places with potential for infill and redevelopment and are higher intensity compared to established residential neighborhoods. Boulder's commercial, entertainment, educational, and civic, neighborhood, and regional centers are distributed throughout the community as shown on the diagram City Structure Map. ~~focused in concentrated nodes of activities at a variety of scales distributed throughout the community.~~

Regional Centers

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

Neighborhood Centers

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

455. Mobility and ~~Grid~~ Multimodal Transportation Network

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

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

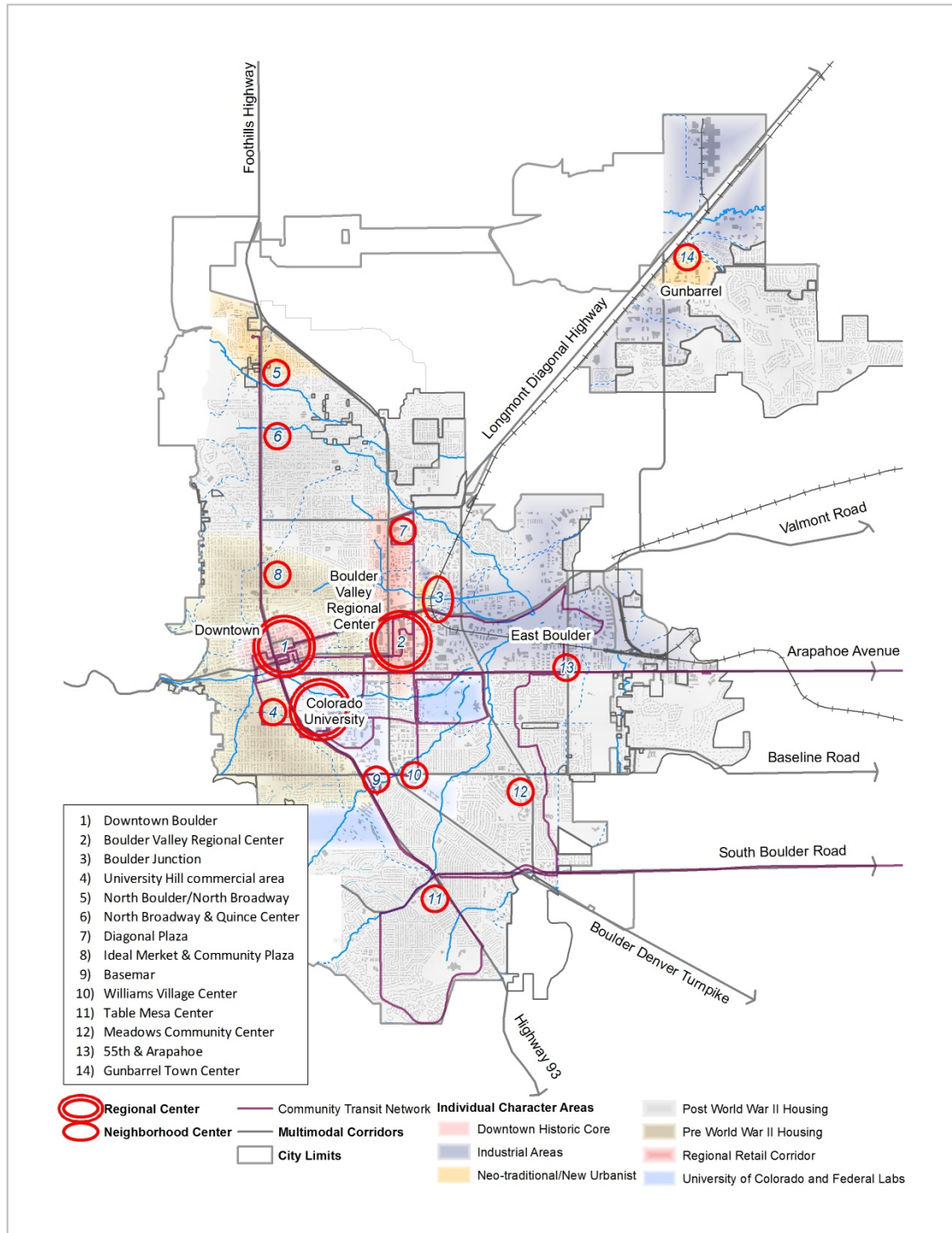


Figure 2-3: City Structure Map (character areas, centers, and multimodal corridors)

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**Ch. III Sec. 2: Built Environment
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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: This topic is now covered in Sec. 1 Growth Management policies)

Sustainable Urban Form Definition

The city's urban form is shaped by the location and design of streets, paths and open spaces; the mix of uses and activities; intensity of development that are allowed in each area of the city; and the design and intensity of development of privately owned buildings 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/characteristics:

Compact, Connected, Coherent and Complete:

- A compact development pattern with density in appropriate locations guided by the structure map and diagrams and Land Use Map to create and support a variety of housing types, viable, long term commercial opportunities and high frequency public transit.
- A coherent and recognizable structure of paths, edges, landmarks, nodes and centers.

Connected:

- An integrated multimodal transportation system with abundant, convenient, affordable, accessible 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 each other.

Complete:

- Daily needs met within easy access from home, work or school, services or recreation 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.
- Human-scaled building and spaces and street-level design oriented toward the pedestrian.
- A public realm that is beautiful, well-used, inviting 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, environmental impacts, and support clean energy generation.
- Preservation of agriculturally significant lands, environmentally sensitive areas and historic resources that are integrated into the urban fabric.

Diverse and Inclusive:

- ~~A diversity~~ Buildings that express design excellence in form and visual character for places of employment, housing, educational and cultural institutions, ~~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~~ comprehensive plan (as guided by the Land Use Designation Map and Planning Areas Map), ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area ~~in order~~ to prevent urban sprawl and create a compact community.

2.04 Open Space Preservation

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

2.05 Design of Community Edges and Entryways

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

Rural Lands Preservation

2.06 Preservation of Rural Areas and Amenities

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

2.07 Delineation of Rural Lands

Area III consists of the rural lands in the Boulder Valley, outside of 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 in the city, 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 commercial centers that have a range of services and that are nearby and walkable.

2.10 Preservation and Support for Residential Neighborhoods

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

2.11 Accessory Units

Consistent with existing neighborhood character, accessory units (e.g., granny flats, alley houses, accessory dwelling units (ADUs) and owner's accessory units (OAU)) will be encouraged in order to increase workforce and long term rental housing options in single family residential neighborhoods. Regulations developed to implement this policy will address potential cumulative negative impacts on the neighborhood. Accessory units will be reviewed based on the characteristics of the lot, including size, configuration, parking availability, privacy and alley access.

2.12 Preservation of Existing Residential Uses

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

2.13 Protection of Residential Neighborhoods Adjacent to Non-residential Zones

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

2.14 Mix of Complementary Land Uses

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

2.15 Compatibility of Adjacent Land Uses

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

Locations for Mixed Use and Higher Density Development

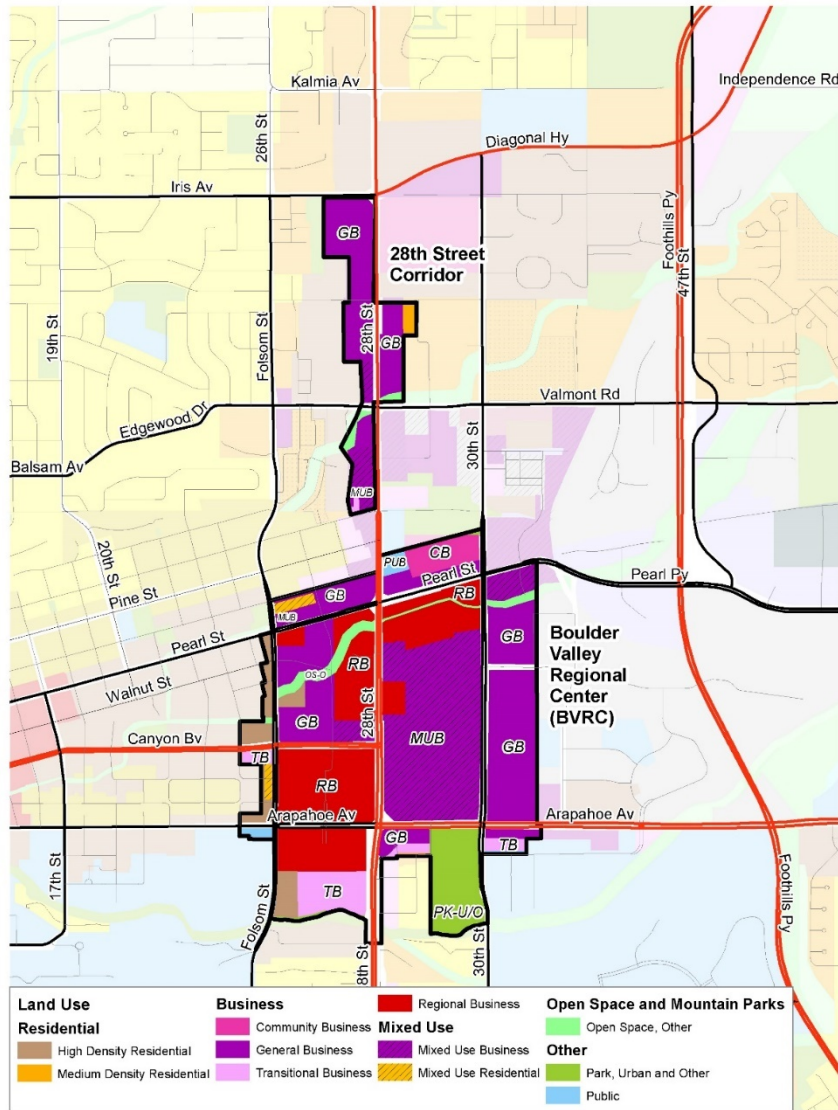
2.16 Mixed Use and Higher Density Development

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

Activity Centers

2.17 Variety of Activity Centers

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



*Figure 2-4: BVRC and 28th Street Corridor
 Illustrating the areas referred to in Policy 2.18*

2.18 Boulder Valley Regional Center and 28th Street

The city will preserve and enhance the BVRC as a high intensity regional commercial center while encouraging the addition of a variety of housing types. With its co-location of retail, daily amenities, transportation amenities and housing, the BVRC should provide the opportunity for exemplary walkable neighborhoods. Mixed-use development should exemplify the components of the sustainable urban form definition and include a mix of amenities and activities, including cultural and recreational. The city will pursue regulatory changes to increase housing capacity and reduce the current non-residential capacity in the BVRC while maintaining retail potential. This will be accomplished through analysis to balance the needs of redevelopment in certain areas with strategies that minimize business displacement and with ongoing community outreach. The guiding principles noted to the right will apply to development in the BVRC and along 28th Street north of BVRC (from Spruce Street to Iris Avenue) on properties with a Regional or General Business land use designation. The city will study adjacent areas during the Land Use Code update.

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



Conceptual illustration of a mixed-use corner along 28th Street



Conceptual illustration of a potential "mixed use village" in the BVRC

BVRC Guiding Principles

1. Encourage Mixed Use

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

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

The BVRC should become a place of mixed use villages. The intensity and heights may be higher than neighborhood centers with buildings potentially up to four or five stories, provided that housing and usable public spaces are included. 28th Street from Spruce Street to Iris Avenue is intended as a more modest intensity area than the BVRC with buildings up to three or four stories unless additional area or corridor planning takes place. Building footprints should allow for a fine-grained connected street pattern, not superblocks. Transition zones from the higher-density BVRC to medium density neighboring uses should encourage residential uses that appropriately transition between differing densities, such as townhomes.

3. Encourage infill in appropriate places.

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

4. Function as a regional multimodal hub.

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

5. Encourage parking management strategies.

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

6. Ensure comfort and safety.

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

See also Enhanced Design policy 2.41 and the Sustainable Urban Form Definition.

2.19 Neighborhood Centers

Neighborhood centers often contain the economic, social, and cultural opportunities that allow neighborhoods to thrive and for people to come together. The city will encourage neighborhood centers to provide pedestrian-friendly and welcoming environments with a mix of land uses. The city acknowledges and respects the diversity of character and needs of its neighborhood centers and will pursue area planning efforts to support evolution of these centers to become mixed-use places and strive to accomplish the guiding principles noted to the right.

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



Conceptual illustrations of a neighborhood center near a major corridor

Neighborhood Centers Guiding Principles

1. Meet every day needs of neighboring communities

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

2. Ensure appropriate scale transitions to neighboring residential uses.

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

3. Encourage a richness of transportation amenities.

Neighborhood centers should include attractive pedestrian routes and conveniences such as sheltered seating, shared bicycles, bike cages and repair stations, among others, and have access to greenways, when practical.

4. Encourage parking management strategies.

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

5. Ensure comfort and safety.

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

See also Enhanced Design policy 2.41 and the Sustainable Urban Form Definition.

2.1820 Role of the Central Area

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

The Central Broadway Corridor Design Framework ("Framework") focuses on the five key activity centers along the central stretch of Broadway (University Hill/CU, the Civic Area, Downtown, the Alpine-Balsam site and Boulder County's Broadway and Iris site). With a focus on physical form and character, systems, community experiences and services and some housing, the Framework identifies opportunities to strengthen existing assets and opportunities to fill gaps and address challenges along the corridor and in the centers.



Figure 2-5: Central Boulder Corridor Design Framework Draft Diagram

2.21 Light Industrial Areas

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

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



Conceptual illustration of infill housing on an underutilized surface parking lot with an existing industrial use



Conceptual illustration of live/work and retail at the intersection of a collector/arterial with an existing industrial use

Light Industrial Area Guiding Principles

1. Preserve established businesses and the opportunity for industrial businesses

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

2. Encourage housing infill in appropriate places.

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

3. Offer a mix of uses

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

4. Encourage a richness of transportation amenities

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

5. Pursue parking management strategies.

Encourage parking management strategies, such as shared parking.

See also Enhanced Design policy 2.41 and the Sustainable Urban Form Definition.

Public Realm, Urban Design and Linkages

2.1922 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.

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

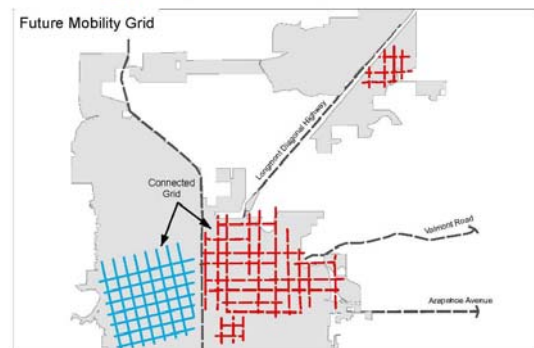
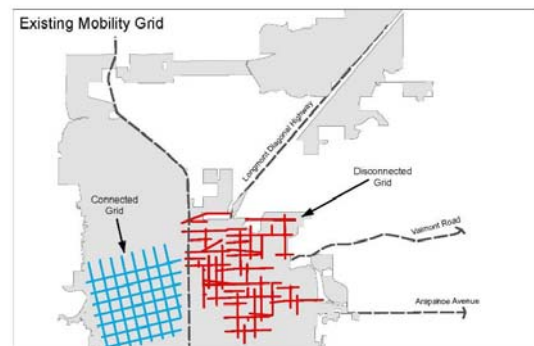
Boulder Creek, its tributaries and irrigation ditches will serve as unifying urban design features for the community with multiple co-benefits for a resilient community. The city and county will support the preservation or reclamation of the creek corridors for natural ecosystems, wildlife habitat and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

2.214 Commitment to a Walkable and Accessible City

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

2.225 Improve Mobility Grid and Connections

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



2.236 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

2.2427 Preservation of Historic and Cultural Resources

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

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

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

2.269 Historic and Cultural Preservation Plan

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

2.2730 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 (see Map VI-1: Designated and Potential Historic Districts) shows areas with designation potential, as well as areas that are already designated as historic districts. These potential historic areas and historic survey information will continue to be assessed and updated. There are also many individual buildings-resources of landmark quality both within and outside of these eligible areas. Additional historic district and landmark designations will be encouraged in accordance with the Plan for Boulder's Historic Preservation Program. Such resources may contribute to cultural and heritage tourism values.

2.2831 Historic Preservation/Conservation Tools

As guided by the Plan for Boulder's Historic Preservation Program, ~~t~~the city will develop a variety of tools that address preservation and conservation objectives within the community. Specific tools that address historic preservation and conservation objectives will be matched to the unique needs of specific areas. ~~–~~Preservation tools may include financial and other incentives programs, for owners of designated ~~ion of~~ landmark properties buildings and properties located in

~~designated~~ districts, ~~design review, and public improvements~~. Conservation districts, easements and other tools may be applied in areas that do not qualify as local historic districts but contain features that contribute to the quality of the neighborhood or community. These could include historic resources that have lost integrity, neighborhoods with significant character but that are not historically significant, and scattered sites that share a common historic or architectural theme.

2.2932 Preservation of Archaeological Sites and Cultural Landscapes

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

Design Quality

2.303 Sensitive Infill and Redevelopment

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

2.314 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.

2.35 Building Height

The city will review and update site review regulations to provide clear guidance on height and intensity of land uses and to address relationship of building height to aesthetics and view protection. The city will consider additional height (up to the City Charter 55-foot height limit) as an incentive in exchange for community benefits that further other community objectives such as the provision of permanently affordable housing (as described in Policy 1.11).

2.326 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.

2.337 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.

2.3438 Importance of Urban Canopy, Street Trees and Streetscapes

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

2.359 Outdoor Lighting/Light Pollution

The city and county will encourage the efficient use of outdoor lighting to reduce light pollution and conserve 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.

2.3640 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.

2.3741 Enhanced Design for Private Sector ~~All~~ Projects

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

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

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

~~a) Area planning. Where there is a desire to improve the character of the surroundings, a new character and positive identity as established through area planning or a community involvement process should be created for the area. Special attention will be given to protecting and enhancing the quality of established residential areas that are adjacent to business areas.~~

c) Relationship to the public realm. Projects should relate positively to public streets, plazas, sidewalks, paths, ~~ditches and~~ and natural features. Buildings and landscaped areas—not parking lots—should present a well-designed face to the public realm, should not block

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access to sunlight, and should be sensitive to important public view corridors. -Future strip commercial development will be discouraged.

d) Ditches. Project sponsors should collaborate with irrigation ditch companies on design and construction. Where possible, project elements should educate and inform about the connection between irrigation ditches and agricultural lands.

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

~~b)f~~ Parking. The primary focus of any site should be quality site design. Parking should play a subordinate role to site and building design and not jeopardize open space or other opportunities on the property. Parking should be integrated between or within buildings and be compact and dense. The placement of parking should be behind and to the sides of buildings or in structures rather than in large street-facing lots. Surface parking will be discouraged and versatile parking structures that are designed with the flexibility to allow for different uses in the future will be encouraged.

~~e)g~~ Human scale and art in public spaces. Projects should provide pedestrian interest along streets, paths and thoughtfully designed public spaces that support a mix of events, and destinations and art. Projects should model investment in public art in the city, and the city should encourage individuals, businesses, organizations, and developers to invest in improvements to public spaces through the addition of meaningful, innovative and quality works of art.

~~e)h~~ Permeability. Create permeability in centers with a mix of semi-public and public spaces that are connected visually for intuitive navigation. Include civic and cultural uses as well as outdoor seating, shade trees and green spaces in the public spaces to create a unique identity and sense of place. Projects should provide multiple opportunities to walk from the street into projects, thus presenting a street face that is permeable. Where appropriate, they should provide opportunities for visual permeability into a site to create pedestrian interest.

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

~~i) g-Buildings.~~ Buildings should be designed with a cohesive design that enhances the streetscape and is comfortable to the pedestrian. Buildings should demonstrates approachability and a relationship to the street, with inviting entries that are visible from public rights of way. multiple entrances and four-sided design. Foster appeal of buildings through attractive, well-designed architecture made of high-quality, long-lasting materials and innovative approaches to design. innovation and the use of high-quality building materials are encouraged.

Sec. 3. Natural Environment

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

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

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

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

Boulder has been a ~~at the forefront of leader in~~ environmental protection and preservation for many years. ~~Sixty-three percent of the Boulder Valley has been protected by the city and county as open space for habitat for native plants and animals and agricultural productivity. The vast amount of natural land protected by the city and county~~ This open space contributes to the high quality of life for residents for recreation, relaxation and connection with nature. ~~The community’s historic and on-going emphasis on clean air and water and preservation of natural habitats~~ has resulted in significant progress toward a sustainable, resilient and healthy urban environment.

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

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

- Protecting Native Ecosystems and Biodiversity; and Native Ecosystems
- Enhancing Urban Environmental Quality;

- Protecting Geologic Resources and Reducing Risks from Natural Hazards; and
- Sustaining and Improving Water and Air Quality.

Reaching these goals requires an overall planning and management strategy that incorporates an understanding of ecological systems and implements adaptive management principles. Plans listed at the end of this section provide important guidance and strategies for ecosystem protection and restoration and dealing with potential impacts of climate change.

3.01 Incorporating Ecological Systems into Planning

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

3.02 Adaptive Management Approach

The city and county will employ an adaptive management approach to resource protection and enhancement. An adaptive management approach involves establishing objectives, conducting ongoing monitoring of resource conditions, 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.

Protecting Native Ecosystems and Biodiversity

3.03 Natural Native Ecosystems

The city and county will protect and restore significant native ecosystems on public and private lands through land use planning, development review, conservation easements, acquisitions 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, significant natural communities and county and local species of concern (i.e., resources identified in the Boulder County Comprehensive Plan) will be emphasized. Degraded habitat may be restored and selected extirpated species may be reintroduced as a means of enhancing native flora and fauna in the Boulder Valley.

3.04 Ecosystem Connections and Buffers

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

Comment [OA1]: Changes highlighted in yellow incorporate a suggestion from community members to include the concept of preservation and adds language around balancing existing land uses and needs of the community per a staff suggestion.

3.05 Maintain and Restore Natural Ecological Processes and Natural Disturbances

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

3.06 Wetland and Riparian Protection

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

3.07 Invasive Species Management

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

3.08 Public Access to Public Lands

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

3.13-09 Integrated Pest Management

The approaches by the city and county to this policy differ in their management strategies. The city and county aims encourage efforts to reduce and eliminate, where possible, the use of pesticides and synthetic ~~inorganic~~ fertilizers on public properties and provide outreach and education to encourage the public to use a similar approach on private property. ~~In its own~~The city's practices carefully consider when pest management actions are necessary and focus on creating healthy and thriving ecosystems to lower pest pressure by natural processes. When pest management is necessary, the city commits to the use of ecologically based integrated pest management principles, which emphasizes ~~the~~ the selection of the most

Comment [OA2]: Edits reflect input from the county Planning Commission and Board of County Commissioners to clarify the policies and best describe county objectives.

environmentally sound approach to pest management and the overall goal of ~~reducing or eliminating the dependence on~~ using non-chemical pest-control strategies. The county's approach stresses control of invasive species and pests using the full-suite of tools available in integrated pest management including chemical methods when necessary. When public or environmental health risks are identified, the city and county will balance the impacts and risks to the residents and the environment when choosing ~~management control~~ measures. The county will strive to reduce the use of pesticides and synthetic, inorganic fertilizers where use does occur.

3.10 Climate Change Mitigation and Adaptation and Resilience

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

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

Comment [OA3]: Changes highlighted incorporate suggests from community members and staff regarding minor text clarifications and ordering

Comment [OA4]: This bullet was moved down, but the language has not changed.

Enhancing Urban Environmental Quality

3.101 Urban Environmental Quality

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

3.112 Urban Forests

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

3.123 Water Conservation

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

3.0914 Management of Wildlife-Human Conflicts

The Boulder Valley sits within a wildland-urban interface and the city and county recognizes the intrinsic value of wildlife in both its urban and rural settings. 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.

3.15 Soil Carbon Sequestration

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

Comment [OA5]: City Council added "climate change mitigation" to the first sentence at their meeting on June 13

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

Comment [OA6]: This updated version incorporates suggestion from a member of the community to delete the word "current" before "capacity" as they note that the current capacity of grasslands and forests to sequester carbon has not yet been investigated.

Protecting Geologic Resources and Reducing Risks from Natural Hazards

3.1416 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.

3.157 Mineral Deposits

Deposits of sand, gravel, coal and similar finite resource areas will be delineated and managed according to state and federal laws and local government regulations. ~~Mineral deposits and other non-renewable resources will be used with the greatest practical efficiency and the least possible disturbance to existing natural and cultural resources. The impacts of extraction or uses of such resources will be balanced against other community values and priorities, including environmental and cultural resource protection, health concerns and carbon emission reduction. The city and county will work together to acquire mineral rights as appropriate.~~

3.168 Hazardous Areas

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

3.179 Erosive Slopes and Hillside Protection

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

3.1820 Wildfire Protection and Management

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

3.1921 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.

3.202 Floodplain Management

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

The city and county will manage the potential for floods by implementing the following guiding principles:

Comment [OA7]: This version reflects work of city and county staff to incorporate input from decision bodies since the March draft. This version was discussed at the April 19 BOCC and PC joint study session and reflects the staff report amendment memo for that meeting.

- a) Preserve floodplains;
- b) ~~Be p~~Prepared~~ation~~ 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.

In addition, the city and county will prepare for, respond to and manage flood recovery by implementing multi-hazard mitigation programs and projects, preparing flood response and recovery plans and regulating the siting and protection of critical facilities in floodplains.

The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi-hazard mitigation and flood response and recovery plans. The county's approach to flood management also includes:

- a) Efforts to preserve currently undeveloped areas in existing floodplains; and
- b) Developing public awareness of flood risks and encouraging the public to proactively implement protective measures that reduce the risk to themselves and their property.

3.213 Non-Structural Approach to Flood Management

The city and county will seek to preserve the natural and beneficial functions of floodplains by emphasizing and balancing the use of non-structural measures with structural mitigation. Where drainage way 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.

3.224 Protection of High Hazard Areas

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

3.235 Larger Flooding Events

The city and county recognizes that floods larger than the 100-year event will occur resulting in greater risks and flood damage that will affect even improvements beyond those constructed to with standard current flood protection measuresstandards. The city and county will seek to better understand the impact of larger flood events and consider necessaryevaluate context-appropriate, cost-effective policies and floodplain management strategies to address these risksincluding the protection of critical facilities.

Comment [OAB]: Edits were made to the policy to best describe both city and county objectives for these policy areas. This version was discussed at the April 19 BOCC and PC joint study session and reflects the staff report amendment memo for that meeting.

Sustaining and Improving Water and Air Quality

3.246 Protection of Water Quality

Water quality is a critical health, economic and aesthetic concern. The city and county have been protecting, maintaining and improving water quality and overall health within ~~the-the~~ Boulder Creek Valley watersheds as a necessary component of existing ecosystems and as a critical resource for the

human community. The city and county will ~~continue seek~~ to reduce point and nonpoint sources of pollutants, protect and restore natural water systems, and conserve water resources. Special emphasis will be placed on regional efforts, such as watershed planning, and priority will be placed on pollution prevention over treatment.

3.257 Water Resource Planning and Acquisition

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

3.268 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.

3.279 In-stream Minimum Flow Program

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

3.2830 Surface and Groundw-Water

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

3.2931 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.

3.302 Protection of Air Quality

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

Relevant Plans and Policies include:

- Grasslands Ecosystem Management Plan (Open Space and Mountain Parks, City of Boulder);
- Forest Ecosystem Management Plan (Open Space and Mountain Parks, City of Boulder);
- Environmental Resources Element (Boulder County Comprehensive Plan);
- Visitor Master Plan (or new name of Master Plan once approved) (Open Space and Mountain Parks, City of Boulder);
- Water Utility Master Plan (City of Boulder);
- Water Efficiency Plan (City of Boulder);
- City of Boulder Resilience Strategy;
- Greenways Master Plan (City of Boulder); and
- Integrated Pest Management Policy (City of Boulder).

Sec. 4. Energy ~~and~~ Climate and Waste

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

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

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

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

Climate Action and Greenhouse Gas Emissions

4.01 ~~Greenhouse Gas Climate Action: Reduce Greenhouse Gas Emissions~~

To mitigate climate change, the city and county will continue to take action to reduce the burning of fossil fuels for energy and encourage such change throughout the Boulder Valley. The city and county will identify and implement innovative as well as cost-effective actions to dramatically reduce ~~the the community's entire community's (e.g., government, private business, individual residents) and visitor's~~ contributions to total global ~~greenhouse gas-GhG~~ emissions, and power a vibrant future. The city's goals are to reduce its energy-related emissions 80 percent or more below 2005 levels by 2050 through a rapid transition to a renewable energy based economy and

Comment [OA1]: This edit encourages change throughout Boulder Valley and references sectors per BOCC request with suggested language from City Council's June 13 meeting.

achieve 100 percent renewable electricity by 2030. The county has strategies in place aimed at reducing emissions 40 percent below 2005 levels by the year 2020, and is working to achieve carbon neutrality and become more resilient to the effects of climate change.

Comment [OA2]: County staff requested changes to the final sentence previously overlooked for the Adoption Draft.

4.02 Climate Adaptation Planning

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

Energy Conservation and Renewable Energy

4.03 Energy Conservation and Renewable Energy

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

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

4.04 Local Energy Generation Opportunities

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

4.05 Clean Mobility

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

4.06 Energy System Resilience

The city and county recognize that energy resilience is necessary for properly functioning

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

Energy-Efficient Land Use and Building Design

4.0407 Energy-Efficient Land Use

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

4.058 Energy-Efficient Building Design

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

Waste Minimization, ~~and~~ Recycling, and Sustainable Purchasing

4.069 Building Construction Waste Minimization

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

Comment [OA3]: City Council strengthened the intent of the policy by replacing “will develop” with “will adopt” at their meeting on June 13.

4.0710 Waste Minimization and Recycling

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

Comment [OA4]: City Council and Planning Commission asked to clarify the county’s waste minimization goal of “Darn Near” zero.

Sustainable Purchasing

4.0811 Environmental Purchasing Policy

The city and county will maintain ~~a~~ robust Environmental Purchasing Policies~~y~~ for the city and county organizations. The policies will~~that~~ promote~~s~~ the purchase of local, 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 or services.

Comment [OA5]: Edits highlighted in yellow reflect an addition from Planning Board on May 25 to encourage local purchasing.

Boulder Valley Comprehensive Plan Update
2015 Major Update

Ch. III Sec. 4: Energy, Climate and Waste
Draft – June 15, 2017

Relevant Plans and Policies Links:

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

Sec. 5. Economy

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

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

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

Comment [OA1]: The BOCC requested adding non-profits.

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

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

- Strategic Redevelopment and Sustainable Employment;
- Diverse Economic Base;
- Quality of Life;
- Sustainable and Resilient Business Practices; and

- Job Opportunities, Education and Training.

Strategic Redevelopment *Opportunities* and Sustainable Employment

5.01 Revitalizing Commercial and Industrial Areas

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

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

5.02 Regional Job Center

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

Diverse Economic Base

5.03 Diverse Mix of Uses and Business Types

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

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

5.04 Vital and Productive Retail Base

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

5.05 Support for Local Business and Business Retention

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

Comment [OA2]: Addition of "non-profits" per BOCC feedback.

5.06 Affordable Business Space and Diverse Employment Base

The city and county will further explore and identify methods to better support businesses and non-profits that provide direct services to residents and local businesses by addressing rising costs of doing business in the city, including the cost of commercial space. The city will consider strategies, regulations, policies or new programs to maintain a range of options to support a diverse workforce and employment base and take into account innovations and the changing nature of the workplace.

Comment [OA3]: A Planning Board member suggested adding "innovation" in the new policy. A member of council forwarded several suggestions for policy solutions that other cities have pursued to address the issue of commercial affordability. The specific policy suggestions will be considered as part of the update to the Economic Sustainability Strategy (ESS), with anticipated draft by year end. The Board of County Commissioners offered feedback to include non-profits in this plan section. Community members also asked to include not just the rising costs of commercial space but also the rising costs of doing business.

5.067 Industry Clusters

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

Quality of Life

5.078 Funding City Services and Urban Infrastructure

The city will encourage a strong sustainable economy to generate revenues to fund quality city services ~~for the public that are consistent with community goals and character and~~ and .

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

5.089 Role of Tourism in the Economy

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

5.0910 Role of Arts, ~~and~~ Cultural, Historic and Parks and Recreation Amenities Programs

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

5.101 Communications Infrastructure

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

Sustainable and Resilient Business Practices

5.112 Sustainable Business Practices

The city and county will promote and encouragesupport sustainable and energy efficient business practices and ~~The city will continue to~~ establish and maintain programs to assist businesses ~~and individuals in reducing energy costs, in exploring solutions to employing sustainable practices.~~ Potential solutions for exploration include reducing waste and GhG emissions, increasing building energy efficiency (in existing or renovated structures), conserving water, making building renovations to reduce greenhouse gas emissions and reducing transportation impacts, and procuring local, recycled, and compostable materials, products and services.

Comment [OA4]: This edit is from Planning Board on May 25 to be consistent with 4.11 in encouraging local purchasing.

5.123 Home Occupations

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

5.134 Responsive to Changes in the Marketplace

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

5.15 Economic Resilience

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

Job Opportunities, Education and Training**5.416 Employment Opportunities**

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

5.157 Business Partnerships to Support Economic Vitality Goals

The efforts of the city, county – and the private sector to enhance the economic prosperity of the community are directly and indirectly supported by many organizations and entities. The city and county work in partnership with a number of organizations. –These including, e but not limited to, the the University of Colorado, Downtown Boulder Inc., Boulder Chamber, Boulder Convention and Visitors Bureau, Boulder Economic Council, Boulder Convention and Visitors Bureau, the Boulder Independent Business Alliance, Boulder Innovation Center, Boulder Small Business Development Center, Boulder Valley School District, CO-LABS, Downtown Boulder Partnership, Innosphere, Latino Chamber of Boulder County, Boulder Valley School District, the Boulder Independent Business Association, the University of Colorado and other diverse and emerging groups to support economic vitality goals. The city and county acknowledge that

Comment [OA5]: Staff suggestion to add county to this sentence.

Although each of these organizations and entities has an independent focus, their work contributes to the overall quality of life enjoyed within the community.

5.168 Support for the University of Colorado and Federal Labs

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

5.179 Diverse Workforce, Education and Training

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

Policy 5.20 Support for Living Wage

In support of economic vitality and opportunities for all residents, the city will encourage all employers in the city to provide access to living wage, health care and transit passes to all workers.

Comment [OA6]: This is a new policy that was added at Planning Board on May 25. City Council added "transit passes" to this policy on June 13 and Planning Board updated the list order on June 15. The combined changes are reflected.

Relevant Plans and Policies:

- City of Boulder Resilience Strategy;
- Community Cultural Plan (City of Boulder); and
- Economic Sustainability Strategy (City of Boulder).

Sec. 6. Transportation

The vision is to create and maintain a safe and efficient transportation system that meets city and county sustainability goals. The system should accommodate increased person trips by providing travel choices and by reducing single occupant automobile trips and vehicle miles traveled (VMT). Plans should also prepare the community for future technology changes such as autonomous vehicles and demographic and social shifts such as an aging community and increasing bicycle and car sharing.

Comment [OA1]: City Council provided feedback to emphasize Vehicle Miles Traveled (VMT) in introductory language.

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

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

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

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

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

Complete Transportation System

6.01 All-Mode Transportation System and Complete Streets

The Boulder Valley will be served by an integrated all-mode transportation system, developed cooperatively by the city and county. The city's transportation system will be based on complete streets in the urban area 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 of transportation and preserves or improves the capacity or safety and efficiency of all modes of transportation. 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 Renewed Vision for Transit

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

6.023 Reduction of Single Occupancy Auto Trips

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

Comment [OA2]: Council provided feedback to add vehicle miles traveled (VMT); staff suggestion to clarify the final sentence of the policy to reflect actual practice and the city code, as not all new developments are required to do TDM plans.

6.034 Congestion Transportation System Optimization

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

6.05 Integrated Transportation Demand Management (TDM) Programs

The city and county will cooperate in developing comprehensive Transportation Demand Management (TDM) programs for residents and employees, which include incentives such as developing a universal community transit pass program; promoting shared use mobility, ride sharing, bike sharing, car sharing, vanpools and teleworking; and supporting programs for walking and biking such as secured long term bike parking. The city will employ strategies such as shared, unbundled, managed and paid parking (i.e., “Shared Unbundled, Managed, and Paid” – “SUMP” principles) to reflect the real cost of Single Occupancy Vehicle (SOV) travel. The city will require TDM plans for applicable residential and commercial developments.

6.06 Accessibility and Mobility for All

The city and county will continue development of a complete all-mode transportation system accommodating all users, including people with mobility impairments, youth, older adults, non-English speakers, and low-income persons. This will include increased support for mobility

services for older adults and people with disabilities, reflecting the expected increases in these populations. Efforts should focus on giving people options to live well without a car and may include prioritizing affordable public transportation and transit passes, new technologies such as electric bikes, mobility services and prioritizing connections between multimodal transportation and affordable housing to facilitate affordable living.

6.07 Transportation Safety

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

Regional Travel

6.0408 Regional Travel Coordination Cooperation

Local transportation and land use decisions have regional transportation impacts. The city and county will work to develop regional consensus for multimodal improvements to regional corridors through working with the Colorado Department of Transportation and the Transportation, the Regional Transportation District (RTD), US 36 Mayors and Commissioners Coalition and other providers to develop high quality, high frequency regional transportation options, including improvements identified in the Northwest Area Mobility Study (NAMS), FasTracks arterial bus rapid transit (BRT) service and commuter bikeways between the communities. The city and county will continue development of first- and last-mile connections to local systems and longer-term transit planning.

6.09 Regional Transit Facilities

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

6.05 Accessibility

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

6.06 Mobility Services

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

Funding and Investment

6.0710 Investment Priorities

To protect previous investments and ensure efficient use of existing travel corridors, the city and county will prioritize their investments first to for improvements to safety and maintenance and

~~safety improvements for all modes~~ of the existing ~~transportation~~ systems. ~~The city and county will give~~ ~~Second priority is given~~ to capacity additions for ~~the~~ non-automotive modes and efficiency improvements for existing road facilities that increase ~~levels of service person carrying capacity~~ without adding general purpose lanes. ~~The city and county will manage and price any additional significant regional single occupancy vehicle~~ road capacity to provide reliable and rapid travel times for transit, high occupancy vehicle lanes and other car sharing options.

Integration of Land Use and Transportation and with Sustainability Initiatives

6.11 Access Management and Parking

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

6.0812 Transportation Impacts Mitigated

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

6.13 Concurrent Land Use and Transportation Planning

~~Overall citywide transportation and land use planning will continue to be coordinated. Future major changes to the land use map and policies of this plan and the TMP should, to the extent practicable, be coordinated, modeled and evaluated concurrently.~~

6.0914 Integration with Land Use Integrated Planning for Regional Centers and Corridors

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

Mobility Hubs for connecting pedestrian, bicycle and a variety of local travel options to local and regional transit services.

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

6.15 Complete Missing Links

The city's goal is to complete missing links to all transit stops, including sidewalk connections. The city will complete missing links in the transportation grid through the use of connections plans and at the time of parcel redevelopment. Of particular interest are missing bicycle facilities and sidewalk links that connect to transit stops, recognizing that for some members of the community and workforce, transit is the primary travel option.

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.

6.146 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 multimodal transportation system. The city will prioritize improvements to ing-access by all modes and safety within neighborhoods by controlling vehicle speeds or-and 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 practicable. Neighborhood needs and goals will be balanced against the community necessity or benefit of a transportation improvement. Additionally, the city will continue its neighborhood parking permit (NPP) programs to seek to balance access and parking demands of neighborhoods and adjacent traffic generators.

6.17 Transportation Infrastructure to Support Walkable 15-Minute Neighborhoods

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

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6.128 Neighborhood Streets and Alleys Connectivity

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

6.19 Mobility Hubs

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

Other Transportation Policies

Air Quality

6.1320 Improving Air Quality and Reducing Greenhouse Gas Emissions

Both the city and county are committed to reductions in GhG 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 active transportation (e.g., walking and bicycling), low emission transportation modes and infrastructure to support them, reducing auto traffic, encouraging the use of fuel efficient and alternatively clean-fueled vehicles that demonstrate air pollution reductions, and maintaining acceptable traffic flow.

Boulder Municipal Airport

6.1421 Municipal Airport

Boulder Municipal Airport is a general aviation airport that has been in existence since 1928. The Boulder Municipal Airport will continue 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. At the time of the next Airport Master Plan, the city will work with the community to reassess the potential for developing a portion of the airport for housing and neighborhood serving uses.

Comment [OA3]: Planning Board added this sentence to the end of the policy at their meeting on May 25 and City Council made a slight adjustment to clarify.

6.22 Emergency Response Access

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

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Relevant Plans and Policies

- Boulder County Transportation Master Plan;
- Boulder County Multimodal Transportation Standards;
- Transportation Master Plan (City of Boulder);
- City Climate Commitment strategy (City of Boulder);
- Airport Master Plan (City of Boulder); and
- Northwest Area Mobility Study (NAMS).

Sec. 7. Housing

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

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

Emerging Housing trends facing the community include:

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

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

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

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~~Local Support for~~ Community Housing Needs

7.01 Local Solutions to Affordable Housing

The city and county will employ local regulations, policies, and programs to meet the housing needs of ~~their low- and moderate- and middle-income households and workforce.~~ Appropriate federal, state and local programs and resources will be used locally and in collaboration with other jurisdictions. The city ~~and county~~ recognizes that affordable housing provides a significant community benefit and will continually monitor and evaluate ~~its~~ policies, ~~processes,~~ programs and regulations to further the ~~city region's~~ affordable housing goals. The city and county will work to integrate effective community engagement with funding and development requirements and other processes to achieve effective local solutions.^(OAI)

7.02 ~~Permanently Affordable Housing Goals~~

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

7.03 Populations with Special Needs

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

7.04 Strengthening Community Housing Partnerships

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

7.05 Strengthening Regional Housing Cooperation

Affordable housing is a regional issue that requires the city and county to work with neighborhoods and other public and private partners to develop and innovate regional housing solutions. The city and the county will work to enhance regional cooperation on housing issues to address regional housing needs and encourage the creation of housing ~~proximate in proximity~~ to

regional transit routes. Such efforts include the Regional HOME Consortium, [the Boulder County Consortium of Cities](#) and the Ten Year Plan to Address Homelessness.

Preserve and Enhance Housing Choices

7.06 Mixture of Housing Types^[OA2]

The city and county, through their land use regulations and housing policies will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities, to meet the housing needs of the ~~full-range~~ low-, moderate- and middle-income households of the Boulder Valley population. ~~The city will encourage property owners to provide a mix of housing types, as appropriate. This may include support for ADUs/OAUs, alley houses, cottage courts, and building multiple small units rather than one large house on a lot.~~

7.07 Preserve Existing Housing Stock

The city and county, recognizing the value of their existing housing stock, will encourage its preservation and rehabilitation through ~~its~~ land use policies and regulations. Special efforts will be made to preserve and rehabilitate existing housing serving low- ~~and~~ moderate and middle-income ~~individuals and~~ households. ~~Special efforts will also be made to preserve and rehabilitate existing housing serving low, moderate and middle-income households and to promote a net gain in affordable and middle-income~~ housing^[OA3].

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 area to have health or safety issues,~~ every reasonable ~~efforts~~^[OA4] will be made to reduce or eliminate the ~~hazard~~ issues, when feasible, or to help mitigate for the loss of housing through ~~rehousing~~ relocation of affected households.

Diversity

7.09 Housing for a Full Range of Households

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

7.10 Balancing Housing Supply with Employment Base

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

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7.11 Permanently Affordable Housing for Additional Intensity

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

Integrating Growth and Community Housing Goals

7.112 Incorporate Mix of Housing in Future Service Area

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

7.123 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.

7.134 Integration of Permanently Affordable Housing

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

7.415 Minimizing Displacement

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

7.16 Market Affordability

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

Relevant Plans and Policies:

- Comprehensive Housing Strategy (City of Boulder);
- Analysis of Impediments to Fair Housing Choice (US Department of Housing and Urban Development);
- Boulder Broomfield HOME Consortium Consolidated Plan;
- Boulder County 10-year Plan to Address Homelessness; and
- Middle Income Housing Strategy (City of Boulder).

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Sec. 8. Community Well-Being and Safety

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

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

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

Comment [OA1]: Planning Board suggested adding "refugees" to the third bullet; City Council members suggested addressing inclusivity by adding: "racially, ethnically, and culturally-diverse people" to the third bullet and later added "religious."

Comment [OA2]: City Council provided feedback to address affordable childcare (affordability around housing + transportation + childcare) as a trend, or as a new policy. Staff suggests the addition to the fifth bullet.

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

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

- Human Services;
- Social Equity;
- Safety and Community Health; and
- Community Infrastructure and Facilities;

Human Services

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

8.01 Providing for a Broad Spectrum of Human Needs

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

8.02 Regional Approach to Human Services

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

Social Equity

8.03 Equitable Distribution of Resources

The city and county will work to ensure that basic human services are accessible, available 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 regardless of immigration status and ensure impacts and costs of sustainable decision-making decision-making does not unfairly burden any one geographic or socio-economic group in the city. The city and county will consider ways to reduce the transportation burden for low income, older adult and disabled populations regardless of immigration status, and enabling equal access to community infrastructure. The city recognizes that equitable access to employment opportunities is an important element to economic mobility.

8.04 Addressing Community Deficiencies

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

8.05 Diversity

The community values diversity as a source of strength and opportunity. The city and county will support inclusion of racial, ethnic, socioeconomic, and cultural diversity ~~the integration of diverse cultures and socio-economic groups status into the~~ physical, social, cultural and economic environments. Furthermore, the city and county will promote opportunities for community engagement ~~of diverse community members;~~ and promote formal and informal representation of diverse community members in civic affairs. The city and county value, embrace and promote diversity in all of its hiring and employment practices.

Comment [OA3]: A council member suggested edits to include racial and ethnic diversity and slightly change wording around socio-economic groups. In addition, staff recommends retaining the concept of diverse cultures by adding the word "cultural." City staff also recommends adding the final sentence in light of feedback from a member of the community. Lastly, City Council made some adjustments to the wording on June 1.

8.06 Mutual Respect

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

Safety and Community Health

8.067 Safety

The city and county ~~will~~ promote safety by fostering positive ~~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 those resulting from demographic changes and redeveloping and urbanizing areas, to support safe, livable neighborhoods and vibrant business districts.

8.078 Physical Health and Well-Being

The city and county strive to ensure that ~~the~~ community continues to be a leader in promoting physical, mental and social well-being ~~health and welfare~~ of community members, and will support recreational, cultural, educational and social opportunities. The city and county recognizes that healthy diet and physical activity ~~are~~ essential to individual and health and community well-being. ~~The city will support opportunities for people to exercise.~~ Neighborhood and community design will encourage physical activity and healthy eating by establishing easy access to parks and trails, opportunities to purchase healthy foods 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.~~

8.09 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. The city and county will prepare for, respond to, and manage wildfire hazards by implementing wildland-urban interface regulations, and developing, updating and implementing multi-hazard mitigation programs and plans.

Comment [OA4]: A community member suggested referencing the Structure Protection plan and its maps; however, the plan and its map are operational and tactical. Staff suggests the following language to bolster safety as informed by initial suggestions from members of the community. This reflects a new commitment for the county.

8.10 Community Connectivity and Preparedness

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

Community Infrastructure and Facilities

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

Future planning for several key facilities and services will occur after the 2015 update to the comprehensive plan, namely the Library Master Plan Update, the Open Space and Mountain Parks Master Plan and City Facilities Assessment. Each of these planning efforts will further clarify and deepen the city's policies that shape the future visions of these services, amenities and facilities.¹

Elementary and Secondary Schools

8.0811 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 near 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.

8.0912 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

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

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

Community Facility Needs

8.103 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

8.144 City Parks and Recreation

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

Comment [OAS]: Planning Board made the removed the county from this policy on May 25 to align the text with title of the policy (city only, not county).

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

8.15 City Parks as Gathering Spaces

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

8.126 Trail Functions and Locations

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

~~monitored and adequately maintained.~~ Trail and trailhead locations, ~~and~~ alignments and access requirements should be planned based on area- and trail-specific activities, experiences and environmental conditions. Trail and trailhead planning should minimize environmental impacts consistent with the comprehensive plan's Natural Environment policies and enhance recreational opportunities, non-motorized transportation and quality of life. ~~avoid environmentally sensitive areas and minimize environmental impacts.~~ Trailheads should be located so they are convenient and safe for those arriving by alternate modes of transportation as well as automobiles.

8.137 Trails Network

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

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

Culture

8.1418 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.

8.159 Information Resource/Community Center

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

Comment [OA6]: Clarification is needed from BOCC and PC as to whether this policy should apply to the county.

8.1620 Education Resources

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

8.1721 Performing and Visual Arts and Cultural Facilities

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

8.1822 The Arts and Community Culture

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

8.1923 Public Art

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

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

8.20 Canyon Boulevard Cultural Corridor

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

Relevant Plans and Policies include:

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

Sec. 9. Agriculture and Food

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

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

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

The following policies on agriculturalle 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 Agricultural Practices
- Regional Efforts to Enhance the Food System
- Urban Gardening and Food Production
- Access to Locally Produced 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 resilience benefits to the community.~~ These uses~~areas~~ are important for preserving the rural character and agriculture in of Area III. The city and county will demonstrate and encourage the protection of significant agricultural areas and related water supplies and facilities, including the historic and existing ditch systems, through a variety of means, which may include public acquisition, land use planning, and sale or lease of water for agricultural use. The city and county will emphasize the importance of sustainable water use. The city and county will support farmers and ranchers in this area as they negotiate the challenges of operating in a semi-arid environment that is often near residential areas.

9.02~~5~~ Urban Gardening and Food Production

The city encourages integration of community and private gardens ~~to be integrated~~ in the city. City incentives include allowing flexibility and/or helping to remove restrictions for food production and sales

on private lands and in shared open spaces and public areas; and encouraging rooftop gardens and composting and planting of edible fruit and vegetable plants where appropriate.

9.02 Local Food Production

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

9.03 Sustainable Food Production and Agriculture Practices

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

9.04 Soil Health and Soil Carbon Sequestration

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

Comment [OA1]: City Council provided feedback to encourage the private sector to practice soil carbon sequestration. Community members suggested including conducting baseline soil health tests, noting that this is needed before any determinations about which lands offer the best opportunities, or which techniques sound the most promising in the literature, or which researchers sound the most qualified to fit our needs.

9.05 Access to Healthy Food

~~The city and county will support cooperative efforts to establish locations throughout the community and region where locally-grown vegetables, fruits, and meats can be sold directly to residents. Such efforts include working to identify locations or develop facilities to allow one or more year-round farmers' markets, developing policies that support existing markets and community goals, 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 the Boulder Valley residents with an emphasis on affordable access to and long term availability of food. The city and county recognize the importance of the role of education in building support for urban and agricultural local food production.~~

9.06 Food System Resilience

~~The city promotes and supports a more resilient Boulder County food system. To ensure food security in the community, the local food system must be able to respond and adapt to uncertainties, including climate change impacts, degraded soil health, drought, and disruptions to the larger regional and national food production, delivery and supply system. The city will explore local food system vulnerabilities, assess the local productive capacity to buffer future shocks, and develop solutions to address them, particularly as it relates to ensuring the food security of the community's most vulnerably residents.~~

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9.07 Regional Efforts to Enhance the Food System

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

~~9.06 Access to Locally Produced Food~~

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

Relevant Plans and Policies include:

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

Sec. 10. Local Governance and Community Engagement

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

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

10.01 High-Performing Government

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

10.02 Community Engagement

The city and county recognize that environmental, economic and social sustainability of the Boulder Valley are built upon full involvement of the community. The city and county support better decision-making and outcomes that are achieved by facilitating open and respectful dialogue and will actively and continually pursue innovative public participation and neighborhood involvement, seeking the involvement of those potentially affected by or interested in a decision and representing the views or interests of those less able to actively participate in the public engagement process, especially vulnerable and traditionally under-represented populations. Efforts will be made to:

- 1) use effective technologies and techniques for public outreach and input;
- 2) remove barriers to participation;
- 3) involve community members potentially affected by or interested in a decision as well as those not usually engaged in civic life; and
- 4) represent the views or interests of those less able to actively participate in the public engagement process, especially vulnerable and traditionally under-represented populations.

The city and county therefore support the right of all community members to contribute to governmental decisions through continual efforts to maintain and improve public communication and the open, transparent conduct of business. Additionally, the city and county will actively and continually pursue innovative public participation and neighborhood involvement. Emphasis will be placed on notification and engagement of the public in decisions involving large development proposals or major land use decisions that may have significant impacts and/or benefits to the community.

10.03 Communication Capacity for Resilience

The city and county recognize that engaged communities and residents are better prepared to support themselves in the event of a disruption and encourage community engagement in conjunction with risk

Comment [OA1]: Edits were made to tighten the language per suggestion from Planning Board to reduce redundancy.

education and preparedness. The city and county will continue to support ongoing, robust communication and outreach to communities and vulnerable residents to educate and prepare for disruption.

10.04 Informed Community

The city and county commit to gathering and sharing information to support and encourage open, participatory government and an informed community. To encourage vibrant public discourse, the city and county strive to provide participants with the information they need to participate in a meaningful way. The city and county strive to ensure high quality language services in order to communicate effectively with limited English proficient residents.

Comment [OA2]: Suggestion from a member of the community in response to the difference in the quality of English-language and Spanish-language communication coming from various agencies within both the City of Boulder and Boulder County.

10.05 Support for Volunteerism

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

10.06 Youth Engagement

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

Comment [OA3]: This policy was moved here from Section 8.





Chapter IV—Land Use Map Descriptions




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






The following is included to assist in map interpretation:





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





Land Use Designations




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




Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
		<p>arterials of the city.</p> <p><u>Uses:</u> Consists of a <u>variety</u> of housing types ranging from single-family detached to attached residential units such as townhomes, multiplexes, and some small lot detached units (e.g., patio homes), not necessarily all on one site.</p>	
<p>Mixed Density Residential</p>	<p>MXR</p> 	<p><u>Characteristics and Locations:</u> Mixed densityMXR areas surround the downtown <u>in the Pre-World War II older neighborhoods</u> and are located in some areas planned for new development.</p> <p>Additionally, in older downtown neighborhoods that were developed with single family homes but for a time were zoned for higher densities, a variety of housing types and densities are found within a single block. The city’s goal is to preserve <u>the</u> current neighborhood character and mix of housing types, and not exacerbate traffic and parking problems <u>in those older areas</u>. Some new housing units may be added.</p> <p>The average density in the downtown neighborhoods designated mixed density is in the medium density range (six to 14 units per acre). The mixed density designation is also applied in <u>For some areas planned designated</u> for new development <u>(outside of the Pre-WWII neighborhoods), where</u> the goal is to provide a substantial amount of affordable housing in mixed density neighborhoods that have a variety of housing types and densities.</p> <p><u>Uses:</u> Consists of single-family and multi-family residential units. May include some complementary uses implemented through zoning.</p>	<p><u>For older areas:</u> 6 to 14 du/ac.</p> <p><u>For new:</u> 6 to 18 20 du/ac.</p>
<p>High Density Residential</p>	<p>HR</p> 	<p><u>Characteristics and Locations:</u> The highest densityHR areas are generally located close to the University of Colorado, in areas planned for transit-oriented redevelopment, <u>and near major corridors and services</u>.</p> <p><u>Uses:</u> Consists of attached residential units and, apartments. May include some complementary uses implemented through zoning.</p>	<p>More than 14 du/ac.</p>
<p>Mixed Use Residential</p>	<p>MUR</p> 	<p><u>Characteristics and Locations:</u> Mixed Use Residential MUR developments may be deemed appropriate and will be encouraged in <u>those areas identified as appropriate for a mix of uses and where residential character will predominate</u>. some residential areas <u>These areas may be designated Mixed Use Residential</u>. Specific zoning and other <u>standards and</u> regulations will be adopted which define the desired <u>form</u>, intensity, mix, location and design characteristics of these uses.</p> <p><u>Uses:</u> In these areas, rConsists predominantly of rresidential echaracter <u>uses</u>. will predominate, although a Neighborhood scale retail and personal service uses will be allowed.</p>	
<p>Industrial Categories</p>		<p>The land use plan projectsincludes four classificationstypes of industrial use within the Boulder Valley: General, Community, Light, and Mixed</p>	

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
		Use-Industrial.	
General Industrial 	GI 	<p><u>Characteristics and Locations:</u> The General IndustrialGI designationclassification is shown where the more intensive and heavy industries are located or planned.</p> <p><u>Uses:</u> Consists of more intensive manufacturing and may include outdoor storage and warehouses.</p>	
Community Industrial	CI 	<p><u>Characteristics and Locations:</u> The Community Industrial classificationThis designation is shown for those areas where the predominant CI uses provide a direct service to the planning area.These uses often have ancillary commercial activity and and are essential to the life of the Boulder community.</p> <p><u>Uses:</u> Consists of These uses include smaller scale <u>community serving industries (such as</u> auto-related uses, small printing operations, building contractors, building supply warehouses, <u>and</u> small manufacturing operations). and similar uses. <u>May include some ancillary commercial activity.</u></p>	
Light Industrial	LI 	<p><u>Characteristics and Locations:</u> The industrial uses considered as 'Light' on the Comprehensive Plan are . These uses areLI uses are concentrated primarily in 'industrial parks' located within the Gunbarrel area along the Longmont Diagonal, and along north of Arapahoe Avenue between 33rd and 63rd55th streets.</p> <p><u>Uses:</u> Consists pPrimarily <u>of</u> research and development, light manufacturing <u>and assembly, media and storage, large scale printing and publishing, electronics, technical companies,</u> or other intensive employment uses. <u>Residential and other complementary uses will be encouraged in appropriate locations. (See Policy 2.21.)</u></p>	
Mixed Use Industrial	MUI 	<p><u>Characteristics and Locations:</u> Mixed Use Industrial development may beMUI deemed appropriate and will be encouraged in some industrial areas, where industrial character will predominate. Housing compatible with and appropriate to the industrial character will be encouraged and may be required.</p> <p>Neighborhood retail and service uses may be allowed. Specific zoning and other <u>standards and</u> regulations will be adopted which define the desired <u>form,</u> intensity, mix, location and design characteristics of these uses.</p> <p><u>Uses:</u> <u>Light industrial uses will be predominate and neighborhood retail and service uses may be allowed. Housing compatible with and appropriate to the industrial character will be encouraged and may be required.</u></p>	

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

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
		<p><u>walkable communities.</u></p> <p><u>Uses: Consists predominantly of commercial business uses with convenience shopping and services and some offices. Offices within the Community Business areas should be designated specifically for residents of the subcommunity. Where feasible, multiple uses, including housing, will be encouraged, within these centers.</u></p>	200,000 sf.
Transitional Business	TB 	<p><u>Characteristics and Locations:</u> The Transitional Business TB designation is shown <u>at the intersection of and</u> along certain major streets. These are areas usually zoned for less intensive business uses than in the General Business GB areas, and <u>They will</u> often provide a transition to residential areas.</p> <p><u>Uses: Consists of a mix of uses including housing.</u></p>	
Service Commercial	SC 	<p><u>Characteristics and Locations:</u> Service Commercial SC areas provide a wide range of community and regional retail and service uses generally not accommodated in core commercial areas and which generally require automotive access for customer convenience and the servicing of vehicles.</p> <p><u>Uses: A wide range of community retail and service uses generally not accommodated in other commercial areas.</u></p>	
Open Space Categories		<p>Open Space designations include the following three categories: Acquired Open Space, Open Space with Development Restrictions, and Other Open Space. Open Space designations are not intended to limit acquisition, but to be indicative of the broad goals of the <u>open space</u> program. Other property that meets Open Space purposes and functions should be considered and may be acquired. Open Space designations indicate that the long-term use of the land is planned to serve one or more open space functions. However, Open Space designations may not reflect the current use of the land while in private ownership.</p>	
Open Space, Acquired	OS-A 	<p><u>This applies to</u> land already acquired by the city or Boulder County for open space purposes.</p>	
Open Space, Development Rights (or Restrictions)	OS-DR 	<p><u>This designation applies to</u> pPrivately owned land with <u>existing</u> conservation easements or other development restrictions.</p>	

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
Open Space, Other	OS-O 	<p><u>This designation applies to o</u>Other public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods including but not limited to intergovernmental agreements, dedications or acquisitions. <u>By itself, this designation does not ensure open space protection.</u></p> <p><i><u>When the mapping designation applies to some Area I linear features such as water features or ditches, the intent is to interpret the map in such a way that the designation follows the linear feature. OS-O may be applied to ditches; however, the category should not be used to interfere with the operation of private irrigation ditches without voluntary agreement by the ditch company.</u></i></p>	
Other Categories			
Agricultural	AG 	<p><u>Characteristics and Uses:</u> An Agriculture <u>AG</u> land use designation identifies land in the Service Area that is planned to remain in agricultural use. Given the urban nature of Boulder, the designation will <u>rarely</u> be used rarely. Uses that are auxiliary to agriculture, such as a home, a barn and outbuildings and the incidental sales of farm or horticultural products are expected on land with this designation.</p>	
Park, Urban and Other	PK-U/O 	<p><u>Characteristics and Uses:</u> Urban and Other Parks <u>PK-U/O</u> includes public lands used for a variety of active and passive recreational purposes. Urban parks provided by the city include pocket parks, neighborhood parks, community parks and city parks as defined in the <i>Parks and Recreation Master Plan</i>. The specific characteristics of each park depend on the type of park, size, topography and neighborhood preferences.</p> <p><i><u>Neighborhood parks typically provide a children's playground, picnic facilities, benches, walkways, landscaped areas and multi-use open grass areas. Other park uses may include recreational facilities such as basketball or tennis courts, community gardens and natural areas. There are three community park sites (Harlow Platts, East Boulder and Foothills) that are fully or partially developed. Large multi-use city parks are planned for two locations: 1) the Valmont Park site and 2) the Area III Planning Reserve site, which will be held to meet future recreational needs. The Boulder Reservoir is a regional park that provides opportunities for fishing, swimming, boating, picnicking, etc. Other public recreational facilities, including city recreation centers, a golf course, swimming pools, ballfields, and the Eldorado Canyon State Park are also included in this category.</u></i></p>	

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
Public / Semi-Public	PUB 	<p>Characteristics and Location: Public/Semi-PublicPUB land use designations encompass a wide range of public and private non-profit uses that provide a community service. <u>They are dispersed throughout the city.</u></p> <p>Uses: This category includes municipal and public utility services (e.g., such as the municipal airport, water reservoirs, and water and wastewater treatment plants). Public/Semi-Public also includes: educational facilities, including (public and private schools and the university); government offices such as city and county buildings, libraries, and the jail; government laboratories; and nonprofit facilities (e.g., such as cemeteries, places of worshipchurches, hospitals, retirement complexes); and may include other uses as allowed by zoning.</p>	
Environmental Preservation	EP 	<p>The Environmental PreservationEP designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.</p>	
Natural Ecosystems Overlay		<p>In order toTo encourage environmental preservation, a Natural Ecosystem overlay is applied over Comprehensive Plan Land Use Designationsland use designations throughout the Boulder Valley Planning Area. Natural ecosystems are defined as areas that support native plants and animals or possess important ecological, biological or geological values that represent the rich natural history of the Boulder Valley. The Natural Ecosystemsoverlay also identifies connections and buffers that are important for sustaining biological diversity and viable habitats for native species, forprotecting the ecological health of certain natural systems, and tobuffering potential impacts from adjacent land uses.</p> <p>A Natural Ecosystems overlay will not necessarily preclude development or human use of a particular area or supersede any other land use designation but will serve to identify certain environmental issues in the area. The overlay will serve to guide the city and the county in decisions about public acquisition, purchase of development rights or conservation easements, promotion of private land conservation practices, density transfers, rezonings, development review, annexations and initial zonings, rezonings,service area boundary changes, and subcommunity and departmental master planning.</p> <p>A description of the criteria used to identify lands suitable for a Natural Ecosystems designation can be found in the environmental resources element of the plan on the web at: www.bouldervalleycompplan.net.</p>	

Chapter IV—Implementation—Subcommunity and Area Planning

Subcommunity and Area Planning

Subcommunity and area planning bridges the gap between the broad policies of the ~~Boulder Valley Comprehensive Plan~~ comprehensive plan and site specific project review (development applications or city capital projects). Area plans typically address planning issues at a more detailed level than subcommunity plans. The planning horizon is the same as that for the comprehensive plan — 15 years. Such plans are prepared through a process that requires residents, neighbors, businesses and land owners; and city (and sometimes county) departments to work together toward defining the vision, goals and actions for an area, as described below:

Subcommunity and area plans are intended to:

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

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

The subcommunity and area planning process includes:

- Identifying opportunities to address Comprehensive Plan goals;
- Developing criteria for decision-making that balance local area interests with those of the broader community;
- Involving interested groups and individuals to identify issues and opportunities to be addressed by the plan and establish a common vision for the future;

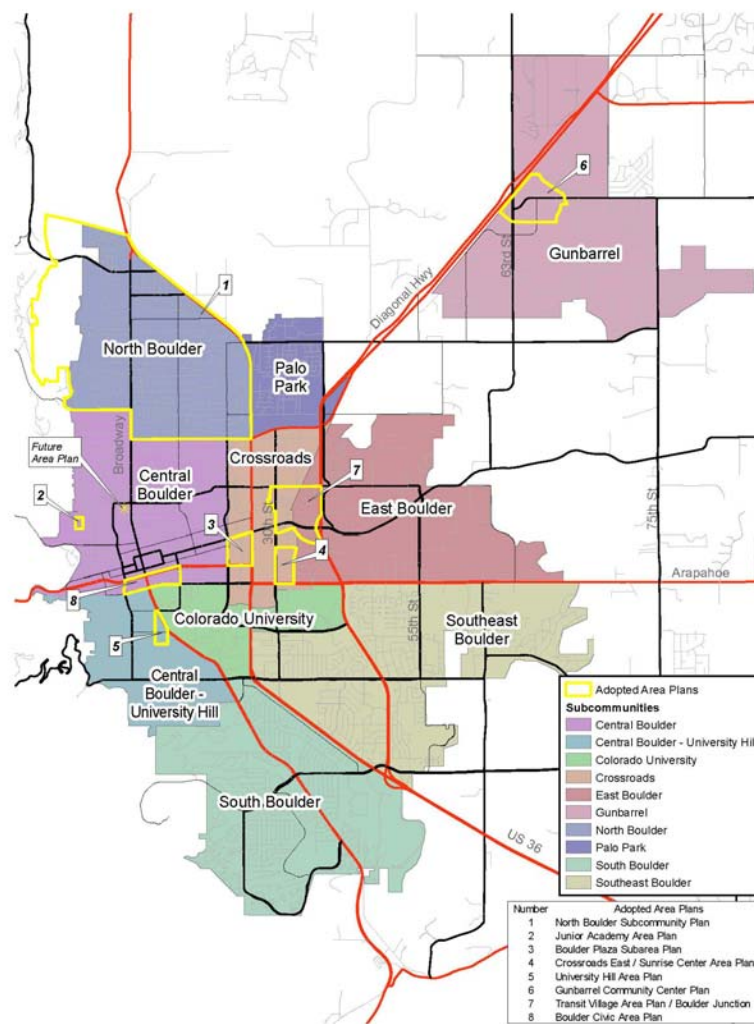
- Identifying a range of appropriate techniques for determining the priority of, and means of financing and, plan elements; and
- Establishing a planning framework in which to review public projects, land use changes, and development proposals to implement or ensure compliance with the plan.

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

Subcommunity and area plans are adopted by the Planning Board and City Council and amended as needed with the same legislative process as originally adopted. Land Use Map changes proposed in subcommunity and area plans may be incorporated into the comprehensive plan concurrent with the adoption of the area plan. Subcommunity, area and neighborhood planning efforts are processes in which all are given opportunities to collaborate and innovate in achieving local as well as wider community goals.

Subcommunity Planning

There are ten subcommunity planning areas within the Service Area: Central Boulder, Central Boulder - University Hill, Crossroads, the University of Colorado, East Boulder, Southeast Boulder, South Boulder, North Boulder, Palo Park, and Gunbarrel.



Map V-1: -Adopted Subcommunity and Area Plans

When the subcommunity and area planning program was instituted in 1990, the idea was to develop plans for all of the subcommunities. The North Boulder Subcommunity Plan was the first because the area had the largest amount of vacant land in the city at the time and a significant amount of change was anticipated. While much of the city planning focus in the years since has been on developing area plans rather than subcommunity plans, should resources permit and council and planning board decide, subcommunity plans which meet the criteria for selection called out below may be undertaken. As the city becomes more fully developed, the need for extensive planning at the subcommunity planning level has lessened, and it is now thought that not all subcommunities will necessarily have subcommunity plans. If they do, they will address fewer issues than were tackled in the North Boulder Subcommunity Plan. It is anticipated that each subcommunity plan will be evaluated as needed and monitored annually through ~~the~~ Capital Improvements Program (CIP) and the Boulder Valley Comprehensive Plan Action Plan.

Area Planning

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

Criteria for Selection

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

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

Criteria for Determining a Neighborhood Planning/Infill Pilot Project

Outcomes of a neighborhood infill or planning project may include but are not limited to area plans, regulations, new residential building types or other outcomes. The criteria for establishing a neighborhood planning/infill pilot includes:

- A high level of interest on the part of the neighborhood residents and an organization that will work with the city and sponsor the plan or project;
- Recent trends that have created changes in the neighborhood and identified imminence of change anticipated in the future;
- Desire to develop address neighborhood needs and/or improvements through creative solutions;
- Agreeableness to identify solutions for communitywide goals and challenges as well as to address local needs;
- Interest in addressing risk mitigation (e.g., addressing potential hazards) and in building community capacity and the ability to be more self-sufficient and resilient;

- Demonstrated interest on the part of the neighborhood residents and organization to test and apply innovative, contextually-appropriate residential infill including but not limited to duplex conversions, cottage courts, detached alley houses or accessory dwelling units or small mixed use or retail projects, considering areas of preservation.

Adopted Subcommunity and Area Plans

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

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

North Boulder Subcommunity Plan

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

Implementation of the Plan

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

Gunbarrel Community Center Plan

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

Implementation of the Plan

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

Transit Village Area Plan/-Boulder Junction

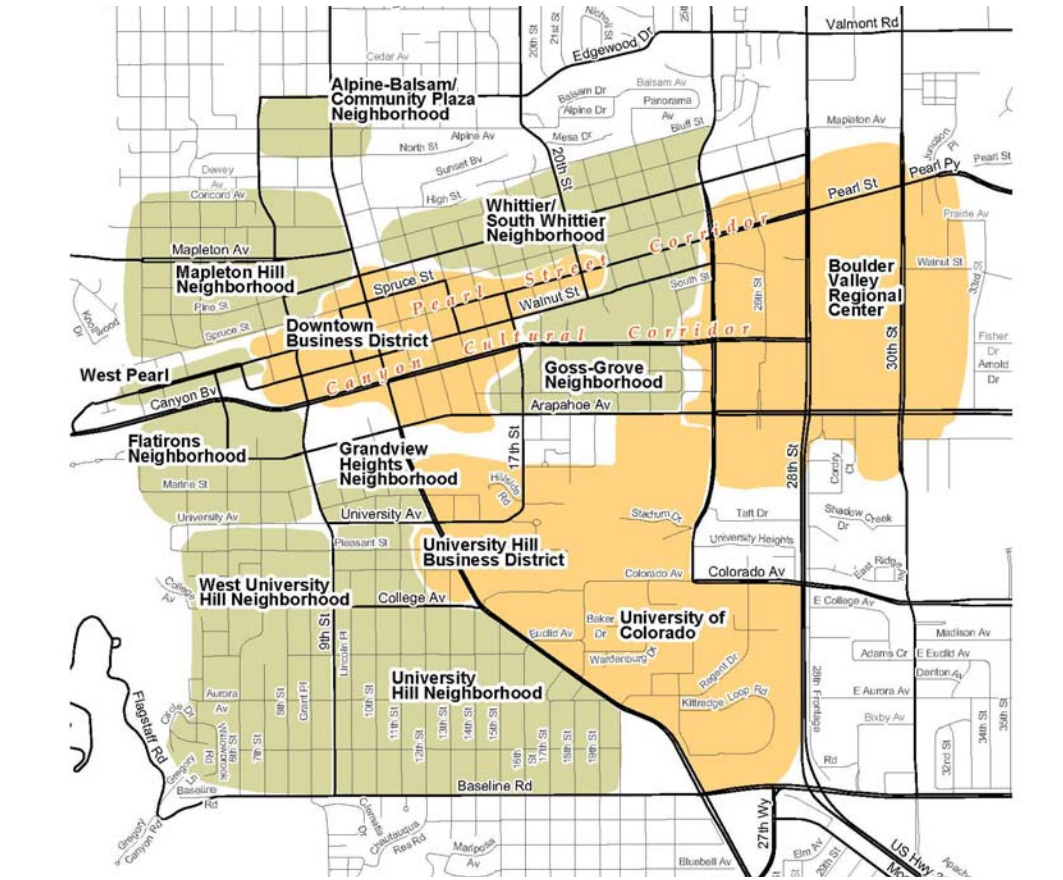
The Transit Village Area Plan guides development of an area that is within walking distance of a ~~future~~ transit hub near 30th and Pearl streets, ~~which will provide regional and local bus and rail service~~. The plan recommends land use changes to transform this mostly industrial, low density, automobile-oriented area into a more urban, higher density, pedestrian-oriented environment, with a mixture of uses, including new retail and office ~~space~~, and new residential neighborhoods for a diversity of incomes and lifestyles. ~~Many~~ of the existing service, commercial and industrial uses on the north and east side of the area, respectively, will continue. The plan also focuses on: developing new, high-quality public spaces and streets; creating a new home for the historic Union-Pacific train depot; and protecting and enhancing Goose Creek.

Implementation of the Plan

After adoption of the plan, the area was renamed Boulder Junction. ~~Implementation will~~ entails significant public investment in the transit facilities, the adjacent pocket park and civic plaza, the new north-south collector road, rehabilitation of the Depot, Goose Creek enhancements and the city-owned site at the northeast corner of the 30th and Pearl intersection. ~~Property owners will contribute to construction of new streets, sidewalks and bicycle facilities when they develop their properties. In 2010 and 2011, land use and zoning changes were made on the west side of the area, and a general improvement district was formed to manage parking and provide Transportation Demand Management services. The Boulder Junction Form Based Code (FBC) pilot, now Appendix M of Title 9 – Land Use Code, was completed in 2016 and establishes building-specific form and design requirements for the west side of the area (“Boulder Junction Phase I”). Land use changes and public improvements on the east side of the area will occur later, after substantial redevelopment of the west side.~~

Central Area

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



Map V-2: Central Area

Downtown

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

- The **Downtown Urban Design Guidelines**, adopted in 1986 and revised in 2002, ~~and~~ 2011 ~~and~~ 2016 guide the design quality of new construction and preservation and renovation projects located downtown.
- The **Central Area General Improvement District (CAGID)**, formed in 1970, provides parking and related improvements and maintenance in a 35-block area encompassing ~~the~~ Downtown.
- The **Downtown Boulder Business Improvement District (BID)**, formed in 1999, provides enhancements and services (economic vitality, marketing and enhanced maintenance) in the roughly the same area as CAGID to supplement services provided by the city.
- The **2005 Downtown Strategic Plan** recommends near-term strategies to keep Downtown Boulder vibrant and successful, for example, supporting small businesses and simplifying parking.

Boulder Valley Regional Center

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

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

University of Colorado and University Hill

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

- The **Flagship 2030** strategic plan seeks to position CU-Boulder for global leadership in education, research, and creative works by the year 2030. It envisions an increase in the number of undergraduate, graduate and professional school students and a corresponding increase in faculty.
- The ~~draft-2011 Campus Master Plan will~~ provides guiding principles for developing facilities over the next ten years in support of the Flagship 2030 vision. The plan proposes development of the East Campus (generally bounded by 30th Street, Colorado Avenue, Arapahoe Avenue, and Foothills Parkway) as a full campus, with higher density building and a broad mix of programs. The Williams Village property will also continue to be developed. Growth on the Main Campus will be limited, and the South Campus will continue to be reserved as a land bank for future generations. ~~The final plan is expected to be completed in 2011.~~

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

- The **University Hill General Improvement District** (UHGID), created in 1970 and expanded in 1985, provides parking, maintenance and aesthetic improvements to the business district and also has played a leadership role in facilitating revitalization and redevelopment on The Hill.
- The 1996 <http://www.bouldercolorado.gov/files/PDS/Subcommunity/unihill.pdf> **University Hill Area Plan** initiated streetscape improvements and land use regulation amendments to enhance the appeal and safety of public spaces, encourage mixed use development, and support and strengthen The Hill's pedestrian-oriented, urban village character.

- Direction from City Council in 2010 to explore strategies for [The Hill](#) revitalization, including creation of a **general improvement district for the surrounding high-density residential neighborhood** and an “**innovation district**” in the commercial area.

Surrounding Neighborhoods

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

- The **Pearl Street Corridor** between 18th Street and Folsom links ~~the~~ Downtown with the BVRC. The corridor is half a block wide along both sides of Pearl Street and is separated from established residential neighborhoods by alleys. The vision for the corridor is an interesting and varied mix of uses, combining urban-density housing with small-scale retail uses and office space. -The scale of new buildings will be sensitive in use and design to adjacent residential uses. The challenge is to strengthen the pedestrian environment along the street from Downtown to the BVRC and beyond to Boulder Junction.
- The **~~Community Hospital~~Alpine-Balsam/Community Plaza neighborhood**, just north of the downtown along Broadway, includes the hospital, medical offices and two shopping centers. -The design of commercial expansions and physical improvements in the area must incorporate special considerations to minimize impacts to adjacent residential neighborhoods. In 2015, the City of Boulder purchased the hospital campus at the corner of Broadway and Balsam Avenue. In 2016, City Council accepted the Alpine-Balsam Vision Plan. Additional planning efforts will continue to ensure that future redevelopment of the site fits the community’s vision and goals and enhances the character of the neighborhood.

Chapter VI. Master Plan Summaries and Trails Map

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

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

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

Open Space and Mountain Parks

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

Parks and Recreation

The 2013 Parks and Recreation Master Plan guides the Boulder Parks and Recreation Department’s (BPRD) investments and strategies through 2018, shaping the delivery of services in a manner that is consistent with city sustainability goals and level of service standards. The master plan includes the department’s mission, vision and guiding principles and incorporates initiatives that provide the framework for the department’s annual action plan and are structured around six key themes: Community Health and Wellness, Taking Care of What We Have, Financial Sustainability, Building Community and Relationships, Youth Engagement and Activity and Organizational Readiness. –This framework will help the department ensure that available resources are focused on the community’s park and recreation priorities.

Transportation

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

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

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

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

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

Greenways

The 2011 Master Plan provides a framework to implement the Greenways Program through coordinating planning, construction, maintenance activities and funding sources of multiple city departments and outside agencies. The original Greenways Master Plan was adopted by City Council in 1989. The master plan has been updated a number of times, and this latest update includes two key components:

1) The expansion of the Greenways Program to include all of the fourteen major tributaries to Boulder Creek within the City of Boulder; and

2) A summary of current changes to policies and plans that affect implementation of the Greenways Program. The update also provides descriptions of current conditions based on changes that have occurred within the system since the last plan update in 2001.

The Greenways Master Plan integrates multiple city objectives for Boulder's riparian corridors:

- Protect and restore riparian, floodplain and wetland habitat;
- Enhance water quality;
- Mitigate storm drainage and floods;
- Provide alternative modes of transportation routes or trails for pedestrians and bicyclists;
- Provide recreation opportunities; and
- Protect cultural resources.

Fire/Rescue

The Boulder Fire-Rescue Department (BFRD) provides emergency response to fires, medical emergencies, rescues, and hazardous material releases in Boulder. BFRD responds to all hazards and provides the following services:

- Fighting structural and wildland fires;
- Responding to medical emergencies, rescue situations, hazardous material releases, as well as natural disasters;
- Providing fire-safety education for the public, from children and youth (preschool through college age) to seniors;
- Working with local businesses and organizations by inspecting buildings and reviewing construction plans for fire prevention;
- Acting as the designated emergency response authority (DERA) for the city for hazardous materials;
- Protecting over \$21 billion dollars' worth of property within Boulder, which encompasses 25.8 square miles of land;
- Assisting in the protection of 70.8 square miles of city ~~Open Space and Mountain Parks (OSMP)~~ outside the City of Boulder; and
- Coordinating city efforts in the joint city/county Office of Emergency Management (OEM).

Police

The Boulder Police Department provides both service and safety and has adopted a philosophical shift from a traditional 911-driven, purely reactive approach, to an emphasis on community-based, prevention-oriented police services. —The department defines its fundamental responsibilities as the following:

- Enforcing laws and preserving public safety and order;
- Reducing crime and disorder through prevention and intervention;
- Responding to community needs through partnerships and joint problem-solving;
- Investigating and reporting serious and non-serious crimes for prosecution;
- Providing information and service referrals; and
- Managing and administering departmental operations.

Water Utility

The Water Utility Master Plan (WUMP) is a comprehensive analysis and plan for the city's water source, storage, treatment and delivery systems and is intended to guide future water utility decisions. -It includes the Source Water Master Plan, the Treated Water Master Plan, the Water Quality Strategic Plan, General Planning Information and a Consolidated Capital Improvements Plan. -The two master plans incorporated into the WUMP are summarized below:

Source Water

The 2009 Source Water Master Plan (SWMP) takes a broad watershed perspective to guide source water management. -The SWMP presents facility improvements to Boulder's water supply system, including storage, conveyance, hydroelectric and treatment, for the next 20 years. -The plan also includes reliability standards for the water provided by the city, based on the type of uses, ranging from those that require an assured supply, such as drinking water and firefighting, to those that can tolerate occasional restrictions, such as lawn irrigation and car washing. -The plan anticipates that the city will maintain a diversity of water supply sources (both East and West Slope sources) to increase supply reliability and hedge against droughts. Extensive modeling shows that the city has sufficient supply holdings to meet the ultimate municipal water needs of expected development levels within the city's water service boundaries. In addition to residential and commercial consumptive uses, the city's raw water supply has been used for maintaining streamflow and enhancing stream habitat in Boulder Creek and its tributaries and for leasing to downstream agricultural and recreational users.

Treated Water Facilities

The Treated Water Master Plan (TWMP) presents a plan for future treated water system development needs. The city's treated water facilities include water treatment plants, reservoirs, pump stations, hydroelectric facilities, pressure reducing station and the transmission/distribution lines (water mains)._The TWMP was updated in 2011 in conjunction with creating the WUMP and included working with the city's hydraulic distribution system model, determining the hydraulic and treatment capacity of the water treatment plants, identifying deficiencies in treatment and delivery systems, and estimating and ranking capital needs across the entire system.

Wastewater Utility

The 2009 Wastewater Utility Master Plan (WWUMP) presents key issues, programs, policies and associated budgets for the wastewater collection system, wastewater treatment plant, and water quality programs. The WWUMP is supported by three primary planning documents: the Wastewater Collection System Master Plan (updated in 2016), the Wastewater Treatment Plant Master Plan (updated in 2016) and the Water Quality Strategic Plan (updated in 2009).

The three guiding principles for the WWUMP are:

- Protect public health and safety;
- Protect Boulder's natural resources and the environment; and
- Maximize the use of the Wastewater Utility's funds.

The wastewater treatment plant has recently undergone significant modifications to increase the hydraulic capacity to 25 million gallons per day and meet future ammonia-nitrogen limit requirements. The [2016 Wastewater Collection System Master Plan incorporates new data on collection system performance during wet weather events and prioritizes capital needs.](#)

Flood and Stormwater Utility

The Comprehensive Flood and Stormwater Utility Master Plan, adopted in 2004, serves as the framework for evaluating, developing and implementing various programs and activities in the flood and stormwater utility within the scope of the available budget. The master plan outlines the following guiding principles for managing the utility:

Floodplain Management:

- Preserve floodplains;
- Be prepared for floods;
- Help people protect themselves from flood hazards;
- Prevent adverse impacts and unwise uses in the floodplain; and
- ~~Seek to accommodate floods, not control them.~~
-

Stormwater Quality:

- Preserve our streams;
- Prevent adverse impacts from stormwater; and
- ~~Protect and enhance stream corridors.~~
-

Stormwater Drainage:

- Maintain and preserve existing and natural drainage systems;
- Reduce and manage developed runoff; and
- Eliminate drainage problems and nuisances.

Comprehensive Stormwater Collection System Master Plan (2016)

Stormwater Master Plan (SMP) was updated in 2016 based on new data from the 2013 flood event. The primary goal of the SMP is to provide the City of Boulder with a guide to proactively address existing and future stormwater drainage and stormwater quality through a series of recommended improvements to the city's stormwater collection system. The 2016 SMP builds on previous planning efforts through additional analysis of where under-served or non-existent drainage systems create potential stormwater collection problems and develops improvements and associated estimates of capital costs needed to increase the level of service in these local drainage system areas.

Library

The Boulder Public Library (BPL) contributes to social sustainability goals by providing free library services that allow community members of all incomes, ages, and backgrounds to stand on equal footing with regard to information access. BPL also serves as a community center, providing spaces for a wide variety of public gatherings and cultural events. The During 2017, community input is being gathered to update the 2007 Library Master Plan identifies four strategic issues that must be addressed for the library to continue to meet the needs of the Boulder community. Community issues and aspirations for BPL that are surfacing in the current planning process include:

- Libraries worldwide are in the midst of radical and rapid changes in how they provide services; Service and facility expansion in north Boulder, Gunbarrel and other points east;
- The demographics of Boulder are changing, resulting in a broader range of needs to be served Supporting the value of Boulder being a community that is inclusive and welcomes diversity;
- Providing resources to encourage more civic engagement and civil community dialogue. BPL facilities are aging and are not easily adapted to provide flexible, responsive and updated services;
- The quality of the BPL's services is not sustainable at current funding levels.

Master plan goals include:

- Provide welcoming community space in which all members of the public can interact, exchange ideas, learn and build community, as well as read, think, work and reflect;
- Provide resources that inform, educate, inspire and bring enjoyment to both individuals and the community as a whole;
- Develop and maintain an information technology architecture that accommodates the changing requirements of delivering library services in the 21st century;
- Engage the entire community to meet the unique and varying informational needs; and
- Create a stable and sustainable funding model that honors the mission of ng the community with free and equal access to information.

The Arts Community Cultural Plan

The 2005-2015 Community Cultural Plan provides an updated look at Boulder's social, physical and cultural environment to include creativity as an essential ingredient for the wellbeing, prosperity and joy of everyone in the community. Three vision elements were developed to articulate how the plan will be implemented through municipal government strategies: Cultural Vitality, Creative Identity and Vibrant Environment. From these vision elements, eight strategies were developed to guide the plan's implementation:

- Support our cultural organizations;
- Reinvent our public art program;
- Create and enhance venues;
- Enhance the vitality of the creative economy;
- Emphasize culture in neighborhoods and communities;
- Support individual artists and creative professionals;
- Advance civic dialogue, awareness and participation; and
- Engage our youth.

Historic Preservation

Boulder has a robust preservation program and a long history of protecting historically important buildings and districts. In 2013, the city adopted the Historic Preservation Plan to establish a long-term vision for historic preservation in Boulder and to identify and prioritize specific strategies for achieving this vision. The plan establishes five goals to guide the program:

- Ensure the protection of Boulder's significant historic, architectural and environmental resources;

- Actively engage the community in historic preservation efforts;
- Make review processes clear, predictable and objective;
- Continue leadership in historic preservation and environmental sustainability; and
- Encourage preservation of historic resources.

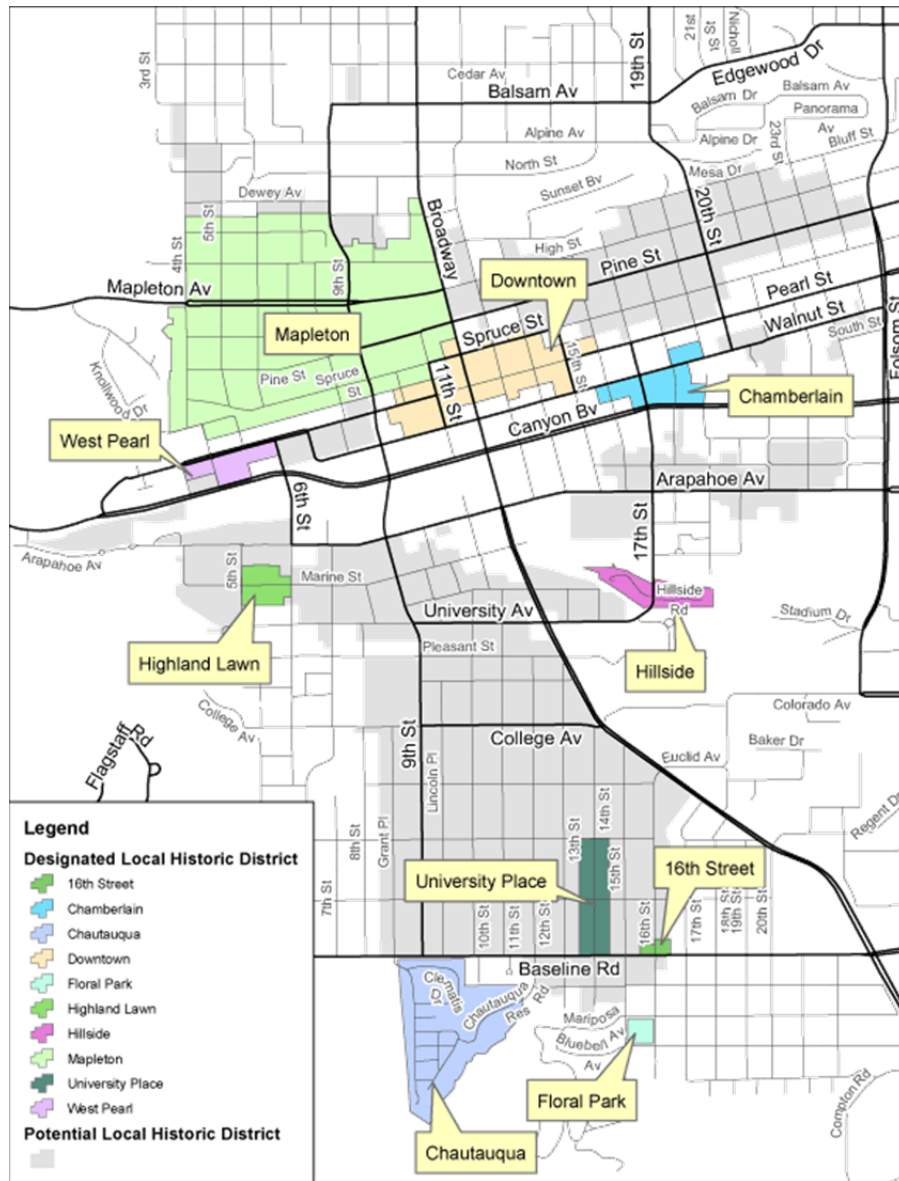
During its nearly 40-year history, the city's Historic Preservation program has designated historic districts and individual landmarks, listed structures or sites of merit, and reviewed and approved alterations to historic properties, new construction in historic districts, and demolitions of buildings over 50 years old. As of 2014, there were ten designated historic districts in Boulder and 175 individual landmarks, totaling over 1,300 designated properties. Current historic districts include:

- Floral Park (established in 1978);
- Chautauqua Park (established in 1978);
- Mapleton Hill (established in 1982);
- West Pearl (established in 1994);
- Chamberlain (established in 1995);
- Downtown Boulder (established 1999);
- Hillside (established 2001);
- Highland Lawn (established 2005);
- University Place (established 2006);
- 16th Street (established 2006); and
- Pending Application: University Hill.

Most of the 175 properties with landmark status are located in the Central Area.

Some parts of the Downtown and University Hill neighborhoods have the potential to be designated as historic districts, and each neighborhood has individual buildings of landmark quality. There are over sixty-60 approved structures of merit that are not currently landmarked but have historic, architectural or aesthetic merit.

Exterior changes to landmarks and properties located in historic districts must meet the purposes and standards outlined in the historic preservation code and adopted design guidelines. There are specific guidelines for a number of historic districts, as well as general design guidelines that apply to all designated local districts and individual landmarks.



[Map VI-1: Designated and Potential Historic Districts](#)

Housing and Human Services

The 2006 Housing and Human Services (HHS) Master Plan is a strategic guide for decision-making and allocation of resources for the department through 2015. –The plan focuses on creating a healthy community by providing and supporting diverse housing and human services to Boulder residents in need. -The plan goals focus on three key city roles:

- Leader and community partner: Works to build community capacity to provide human services and build social capital through technical assistance, program partnerships, regional planning and evaluation of and response to social issues.

- Funder: Provides funding to community nonprofits and organizations to provide basic safety net services, early intervention and prevention programs, housing programs and diversity and cultural funding to Boulder residents.
- Service Provider: Provides services where there is a demonstrated need in the community that cannot be met by another sector or where community institutional capacity, resources or leadership to develop or implement services do not currently exist.

The Human Service Strategy will be completed in the summer of 2017 to replace the current master plan. The strategy will identify the city's goals and priorities, provide a blueprint for the city's human services investments and identify key partnership for the next five years.

Facilities and Asset Management

The Facilities and Asset Management (FAM) workgroup in the city Public Works Department is responsible for 135 of the city's 385 facilities and structures, comprising mostly of facilities under the General Fund. -The 2005 FAM Master Plan focused around the city's business plan to establish goals, objectives –and performance measures for managing FAM facilities and assets and promoted cost-effective programs that provide safe, clean and efficient environments for the public and city staff. It established the minimum goal for LEED Silver certification for new city buildings. An update to the master plan is underway- to provide facility guidance under the sustainability framework that will include meeting the city's climate and resiliency goals, along with alignment with other city master plans.

Airport

Boulder Municipal Airport (BMA) is a general aviation airport owned and operated by the city. It has served the Boulder aviation community since 1928 and focuses on recreational flying, local business-related flights, flight training, fire/rescue flights and parachuting. -The airport has 190 based aircraft, one runway and one glider strip. The 2006 Airport Master Plan Update assesses the current and anticipated needs of the Airport and plans facility and management improvements for the next 20 years. -It outlines the following goals:

- Operate in a safe and efficient manner;
- Continue to serve the needs of the Boulder aviation community;
- Maximize compatibility with the community in regard to aircraft noise impacts; and
- Maintain financial self-sufficiency.

The number of aircraft operations is forecasted to remain at current levels or at levels experienced in the past 15 to 20 years. -Major changes to the facility are not proposed; improvements are primarily focused on maintaining the facility and operations, as well as meeting aircraft storage needs if the market demands.

Waste Reduction

Recognizing that the city does not have control of waste hauling and that Boulder relies on a strong network of nonprofit, for-profit, governmental and community partnerships to invest resources in the success of zero waste systems, the -The 2006 Master Plan for Waste Reduction has transitioned to the 2015 Zero Waste Strategic Plan. To achieve an 85% percent waste diversion by 2025, this new plan emphasizes the need to foster partnerships and support organizations that contribute to the economic vitality of the community. The plan guides the

city's annual decisions about which investments in new or expanded programs, incentives and facilities should be made by providing a clear evaluation framework.

Climate Action Commitment

The 2016 Climate Commitment seeks to rapidly transition Boulder to a clean energy economy and lifestyle through innovative strategies, products and services that dramatically reduce greenhouse gas emissions, enhance our community's resilience and support a vital and equitable economy. The goal of the Climate Commitment is to power the city with 100 percent renewable electricity by 2030 and reduce GhG emissions by at least 80 percent below 2005 levels by 2050. This plan updates the city's previous climate action goal, which expired in 2012. The plan provides a road map for Boulder's emissions reduction efforts, both community-wide and for the city organization through four action areas:

- Reduce energy use;
- Responsible use of resources;
- Ecosystem enhancements; and
- Community climate action.

Trails Map

The Boulder Valley Comprehensive Plan Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails that have been planned through departmental master planning or area planning processes as well as trail connections that are important links in the Boulder Valley and regional trails systems.

A color version of the trails map can be found at: <http://www.bouldervalleycompplan.net>, ~~and~~ click on Plans.

Trails planning in the Boulder Valley involves balancing environmental, community and mobility goals as well as resolving or mitigating trail impacts. The following ~~Boulder Valley~~ Comprehensive Plan ~~plan~~ policies guide trails planning:

- Policy 2.~~203~~ 203 Boulder Creek and its Tributaries as Important Urban Design Features;
- Policy 2.~~263~~ 263 Trail Corridors-/Linkages; ~~and~~
- Policy 8.~~12-16~~ 12-16 Trail Functions and Locations 8.~~13-17~~ 13-17 Trails Network.

The Trails Map shows existing and proposed trails in the Boulder Valley that are or will be administered by the city of Boulder Planning Department, Parks and Recreation Department, OSMP Department, Transportation Division, the Greenways Program and Boulder County Parks and Open Space and Transportation Departments. This map is used by the city, the county, Boulder Valley citizens and other concerned parties to understand, maintain and advance the network of trails that the city, the county, and other public agencies now provide and hope to provide in the future and should be used as a system planning tool.

Each department generates more detailed maps to meet their own needs and those of trails users. Other maps (such as those in departmental master plans or specific area plans) are used to show complete systems.

The Trails Map includes designated unpaved off-street paths, paved off-street paths, multi-use paths that are paved and separated from but parallel to a road; and short, paved off-street paths

that connect to a larger trail or bike network and are part of an adopted pedestrian or bike system plan. It does not include sidewalks, on-street bike lanes or bike routes, paved road shoulders or low volume streets serving as bike lanes, routes, or internal walkways.

Trails planning and implementation occur at several steps that get progressively more detailed. The first step is to identify a need or desire for a trail or trail connection, a step that usually occurs as part of departmental master plans. —Interdepartmental coordination on trails and trail connections occur as part of the master planning process. —Proposed trails may be further refined through other detailed planning processes, such as the CIP, Trail Study Area (TSA) or Community and Environmental Assessment Process (CEAP). —Two kinds of trail designations are included on the Trail Map—_conceptual trail alignments and proposed trails. The primary difference relates to the degree that the trail has been studied and whether or not a specific trail alignment has been worked out. Specific definitions include:

Proposed Trails

These trails are represented by dashed red lines on the Trails Map. These dashed lines show a general trail alignment accepted by the public entities involved. There may still be issues to be worked out at the project planning step, but the trail alignment is relatively certain.

Conceptual Trail Alignments

These trails are represented by ~~bubbles or~~ circles on the Trails Map. These ~~circles~~bubbles show the ~~need or desire~~recommendations for the trail located ~~as in~~—a conceptual trail corridor as determined through planning processes. The specific alignment has not yet been selected, often because there are still issues that need to be resolved. These issues may involve the need for further study or public process and usually require resolution of environmental, ownership, neighborhood, or other concerns. However, the concept for the trail is supported by the signatories of the ~~Boulder Valley C~~omprehensive ~~Plan~~plan.

Conceptual Connections

In some cases, a planning process has identified an intention to connect trails within the comprehensive plan area to trails or destinations outside the planning area. In such cases, the Trails Map shows an arrow pointing from an existing or proposed trail toward an area outside the Planning Area Boundary. These arrows indicate a general direction for potential connecting trails but not a specific alignment or trail corridor.

Proposed Trails

~~These trails are represented by solid lines on the Trails Map. These lines show the trail need or desire, but they also show a more definite trail alignment accepted by the public entities involved. There may still be issues to be worked out at the project planning step, but the trail alignment is more certain.~~

Process for Changes to the Trails Map

At each mid-term or major update to the ~~Boulder Valley C~~omprehensive ~~Plan~~plan, an interdepartmental staff group will assess the need to update the Trails Map. If changes are warranted, staff will analyze the map and compile a list of recommended changes to be included

**Boulder Valley Comprehensive Plan Update
2015 Major Update****Ch. VI: Master Plan Summaries and Trails map
Draft – June 13, 2017**

in the ~~Comprehensive-comprehensive Plan-plan~~ update process. Changes to the map may occur when there has been new information or changed circumstances regarding a proposed trail or when an alternatives analysis and public process have occurred at the master planning or area planning level and new trails plans have been adopted. Minor changes can be incorporated into the Trails Map at any time without board adoption. These minor map changes are limited to changes in factual information, which include map corrections and changes in designation from proposed to existing trails (i.e., built). These minor map changes will be identified for the boards ~~at~~during the ~~Comprehensive-comprehensive Plan-plan~~ update process.

Any member of the public may propose changes to the Trails Map ~~at~~during a mid-term or major update to the ~~Comprehensive-comprehensive Plan-plan~~. These requests should be made in the application process established for the update. Staff will analyze these proposals and a recommendation will be presented to the four adopting bodies along with other applications. Changes to the Trails Map will be forwarded to the following advisory boards for review and comment: OSMP Board of Trustees, Greenways Advisory Committee, Transportation Advisory Board, Parks and Recreation Advisory Board, and the County Parks and Open Space Advisory Committee. Changes to the Trails Map may also be forwarded to other advisory boards depending on issues associated with a trail proposal. Recommendations and comments will be forwarded to the adopting bodies. Changes to the Trails Map must be adopted by the city Planning Board, City Council, ~~the~~County Planning Commission, and the County Commissioners.

All recommendations for changes to the Trails Map will be evaluated by each of the departments involved. Agreement by affected departments on the suitability of the trail and trail alignment will be sought as part of the interdepartmental review.

|

VII—Urban Service Criteria and Standards

Purposes of Urban Service Standards

The urban service standards set the benchmark for providing a full range of urban services in the Boulder Valley. A basic premise of the ~~Boulder Valley Comprehensive Plan~~ plan is that “adequate urban facilities and services” are a prerequisite for new urban development and that, within the Boulder Valley, the city of Boulder is the provider of choice for urban services since it can meet all the service provision requirements embodied in the urban service criteria and standards.

These standards are intended to be minimum requirements or thresholds for facilities and services that must be delivered to existing urban development, ~~or~~ new development and redevelopment to be considered adequate. These adequacy standards allow the county to determine if an urban level of services is met prior to approving new urban development in the unincorporated area, and they provide the city a basis for linking the phasing of growth to the planned provision of a full range of urban services in Area II, annexation, and capital improvement decisions.

The urban service standards for defining adequacy of urban services are included in this section of the ~~Comprehensive comprehensive Plan~~ plan. They provide a tool for implementing Policy 1.19~~27~~ of the ~~Comprehensive comprehensive Plan~~ plan. Adequacy standards are included for those urban services that are required for urban expansion in Area II. These include: public water, public sewer, stormwater and flood management, urban fire protection and emergency medical care, urban police protection, multimodal transportation, and developed urban parks.

Urban Service Criteria

Five criteria are to be used in the determination of the adequacy of proposed or existing urban facilities and services consistent with Policy 1.27~~19~~. The urban service standards are written within the framework of these criteria. They include:

1. Responsiveness to Public Objectives

It is desirable and necessary that all urban service systems be coordinated and integrated with other service systems; evaluated periodically for need, efficiency and cost effectiveness; and studied for possible duplication of other service systems ~~so as to~~ be responsive to local public objectives and general public need as determined by ~~the governing body~~ City Council.

As public funds and resources are limited, primary emphasis must be given to an effective allocation system that, to the greatest extent possible, effects a consistency of legislative intent; public policy; urban service programs funding; a periodic assessment of the type, quantity and quality of various urban services; realistic estimates of revenue sources and future income; maximization ~~of the availability~~ of outside funding sources (state, federal, etc.); and consistency ~~of the long range program direction in accordance~~ with a capital improvements plan. ~~It has been determined that t~~ The municipal budget of the e City of Boulder is such an allocation system.

2. Sufficiency and Dependability of Financing

Financing for each urban service program must be based, to the greatest extent possible, on predictable annual revenues that are broad enough to support initial improvements, operations and maintenance, ~~and~~ extensions of facilities and services in relation to, at least, minimum program requirements and unexpected contingencies. Financing from a variety of ~~potential~~ sources and spread over a broad base,

~~including along with~~ sufficient latitude so that funding can be adjusted in the future as changing conditions occur, should be preferred over single-source revenue programs.

3. Operational Effectiveness

Each urban service program may have distinct operational needs and a wide array of operational activities ~~might should~~ be considered.

Measures of operational effectiveness include current and long range project forecasting, coordination with other urban service programs, maximization of economies of scale in urban service provision, and the incorporation of operational processes and organizational methods that have proven effective in similar situations.

4. Proficiency of Personnel

Conditions and factors ~~that may affecting~~ the competency of personnel include ~~the following~~:

- 1) education and experience of personnel in meeting job demands;
- 2) interest and willingness of personnel to implement programs;
- 3) on-the-job training opportunities;
- 4) working conditions and fringe benefits related to employees' effectiveness;
- 5) the ability of the urban service agency to pay salaries commensurate with personnel requirements; and
- 6) the effectiveness of recruitment programs.

In general, the measure of whether or not urban services are being provided must in part be determined by the skills of individuals carrying out such programs. For each job a comparison should be made of qualifications of the individual employed or to be employed, against personnel standards established by generally recognized public or technical agencies for similar positions.

5. Adequacy of Equipment and Facilities

This factor may be more easily measured than any other since “generally accepted standards” are involved. As an example, as residences are located in closer proximity to each other, interest in developing neighborhood parks will normally increase. As evidenced by recreation programs desired by similar population groupings, certain standards for park areas, spaces and facilities may be predicted. In a similar manner, most of the other public services and facilities described in this study have minimum locational space, equipment and building needs related to given population groupings.

Urban Service Standards

The remainder of this section contains standards for necessary urban services, according to the five primary criteria outlined above. The required urban services and facilities are as follows: public water, public sewer, stormwater and flood management, urban fire protection and emergency medical care, urban police protection, multimodal transportation, and developed urban parks. Each of the preceding seven services (together with schools) are considered necessary for service to residential areas; the first six are required to serve industrial and commercial areas.

Public Water

1. ~~(1)~~ Responsiveness to Public Objectives:

- a) ~~(a)~~ Provide a sufficient degree of reliability for raw water, treated water, and an efficient transmission/distribution system capacity to meet the demands of the population 24 hours per day.

- a) ~~b)~~ Provide full-time personnel 24 hours per day at the water treatment plant to assure water quality, monitor equipment and make emergency repairs.
- c) ~~e)~~ Have personnel on call 24 hours per day for water service emergencies.

2. ~~(2)~~ Sufficiency of Financing:

- a) ~~a)~~ Have revenue sources that are guaranteed so that revenues are available for water related materials, capital improvement projects, equipment, facilities and personnel.
- a) ~~b)~~
 - ~~b)~~ Use Plant Investment Fees as possible revenue for water rights acquisition, raw/treated water storage, treatment plant improvements/expansions and construction of water mains.
- b) ~~c)~~ ~~e)~~ Be organized to request and receive state, federal, and Northern Colorado Water Conservancy District funds, when available, for equipment, facilities and projects.
- d) ~~d)~~ Have the ability to obtain financing through the use of revenue bonds.

3. ~~(3)~~ Operational Effectiveness:

- a) ~~a)~~ Use annual budget for personnel, equipment, projects, facilities and materials.
- b) ~~b)~~ Meet standard specifications as exemplified by the American Water Works Association.
- ~~e)~~ Meet or surpass acceptable levels of federal and state water quality standards.
- c) ~~c)~~
- d) ~~d)~~ City of Boulder Design and Construction Standards should be used for standards for water main design for the Boulder Valley.

4. ~~(4)~~ Proficiency of Personnel:

- a) ~~a)~~ All water treatment plants will be staffed by personnel who have obtained the appropriate Water Operator Certification.
- b) ~~b)~~ All water maintenance crews will be staffed by personnel who have obtained the appropriate Water Distribution System Certification.

5. ~~(5)~~ Location and Adequacy of Equipment and Facilities:

- a) ~~a)~~ Have capacity to deliver sufficient treated water to maximum day demand conditions.
- b) ~~b)~~ Have existing treatment plant capacity with planned expansion that will be capable of serving projected population of the Service Area.
- ~~e)~~ ~~c)~~ Plan and provide treatment capability to meet ~~d)~~ ~~c)~~ required water quality standards.
- ~~e)~~ ~~d)~~ ~~d)~~ On the divided highways, place hydrants on each side of highway.
- ~~f)~~ ~~e)~~ In single-family residential areas, fire hydrant spacing shall be no greater than 500 feet. No dwelling unit shall be over 250 feet of fire department access distance from the nearest hydrant measured along public or private roadways or fire lanes that are accessible and would be traveled by motorized fire fighting equipment.
- ~~g)~~ ~~f)~~ ~~f)~~ In multiple family, industrial, business or commercial areas, fire hydrant spacing shall not be greater than 350 feet. No exterior portion of any building shall be over 175 feet of fire department access distance from the nearest hydrant measured along public or private roadways or fire lanes that are accessible and would be traveled by motorized fire fighting equipment.

~~h)g)~~ ~~(e)~~ Provide essential equipment and vehicles for water maintenance activities and emergency use.

Public Sewer

1. ~~(+)~~ Responsiveness to Public Objectives:

- a) ~~(a)~~ Provide full-time personnel 24 hours per day at the wastewater treatment plant to assure treatment quality, monitor equipment, and make emergency repairs on equipment and facilities.
- b) ~~(b)~~ Have personnel on call 24 hours per day for sanitary sewer service emergencies.

2. ~~(=)~~ Sufficiency of Financing:

- a) ~~(a)~~ Have revenue sources that are guaranteed so that revenues are available for wastewater-related materials, projects, equipment, facilities, and personnel.
- b) ~~(b)~~ Use Plant Investment Fees as possible revenue for construction of sanitary sewer mains and wastewater treatment plant improvement or expansion.
- c) ~~(c)~~ Be organized to request and receive state and federal funds, when available, for equipment and facilities.
- d) ~~(d)~~ Have capability to finance through the use of revenue bonds.

3. ~~(3)~~ Operational Effectiveness:

- a) ~~(a)~~ Use annual budget for personnel, equipment, projects, facilities, and materials.
- b) ~~(b)~~ Meet standard specifications as exemplified by standards of the Water Environment Federation.
- c) ~~(c)~~ Meet standards established by the Colorado Water Quality Commission and enforced by the Colorado Department of Health and the Environmental Protection Agency and as set forth in the National Pollutant Discharge Elimination System Permit.
- d) ~~(d)~~ City of Boulder Design and Construction Standards should be used for standards for sanitary sewer design for the Boulder Valley.
- e) ~~(e)~~ Require all new urban development to connect to the central sewer system.

4. ~~(4)~~ Proficiency of Personnel:

- a) ~~(a)~~ All wastewater treatment plants will be staffed by personnel who have obtained the appropriate Wastewater Operator Certification.
- b) ~~(b)~~ ~~A~~ All wastewater maintenance crews will be staffed by personnel who have obtained the appropriate Wastewater Collection System Certification.
- c) ~~(c)~~ Provide a variety of equipment and vehicles for wastewater maintenance activities and emergency use.

5. ~~(5)~~ Location and Adequacy of Equipment and Facilities:

- a) ~~(a)~~ Have treatment plant capacity with planned expansion capable of serving projected population of the service area.
- b) ~~(b)~~ Design central collection system for present and future growth.
- c) ~~(c)~~ Provide easily accessible repair equipment and replacement equipment for emergency use.

Stormwater and Flood Management

1. ~~(+)~~ Responsiveness to Public Objectives:

a) ~~(a)~~ Have personnel on call 24 hours per day for stormwater and flood emergencies.

2. ~~(2)~~ Sufficiency of Financing:

a) ~~(a)~~ Have revenue sources that are guaranteed so that revenues are available for stormwater and flood management related projects, materials, equipment, facilities, and personnel.

b) ~~(b)~~ Be organized to request and receive Urban Drainage and Flood Control District, state and federal funds, if available, for projects, facilities and equipment.

3. ~~(3)~~ Operational Effectiveness:

a) ~~(a)~~ Use annual budget for personnel, equipment, projects, facilities and materials.

b) ~~(b)~~ Meet standards as exemplified by the Urban Drainage and Flood Control District.

c) ~~(c)~~ Adopt regulations ~~that meet or exceed consistent with~~ the Federal Emergency Management Agency and Colorado Water Conservation Board.

d) ~~(d)~~ The following are standards for stormwater and flood management criteria for new urban development within the Boulder Valley:

i. ~~(i)~~ Runoff analysis will be based upon proposed land use and will take into consideration all contributing runoff from areas outside the study area.

ii. ~~(ii)~~ Storm runoff will be determined by the Rational Method or the Colorado Urban Hydrograph Procedure.

iii. ~~(iii)~~ All local collection systems ~~will~~ shall be designed to transport the following storm frequency:

Single Family Residential - two ~~(2)~~ year storm; All other areas - five ~~(5)~~ year storm.

iv. ~~(iv)~~ The major drainageway system will be designed to transport the 100 year event or a modified standard in an approved plan.

v. ~~(v)~~ Storm runoff quantity greater than the “historical” amount will not be discharged into irrigation ditches without the approval of the flood regulatory authority ~~or~~ and the appropriate irrigation ditch company.

vi. ~~(vi)~~ The type of pipe to be installed will be determined by the flood regulatory authority and will be based upon flows, site conditions and maintenance requirements.

vii. ~~(vii)~~ All new urban development in the Boulder Service Area, which will be annexed, will be required to meet the intent of the adopted eCity of Boulder flood plain regulations.

viii. ~~(viii)~~ Erosion and sedimentation control will be exercised.

~~i.~~ ~~(ix)~~ Detention storage requirements will be reviewed by the flood regulatory authority.

~~(4)~~4. Proficiency of Personnel;

- a) ~~(a)~~All flood control maintenance crews will be staffed by personnel trained and capable of operating the equipment necessary to maintain the stormwater and flood management system.

~~(5)~~5. Location and Adequacy of Equipment and Facilities;

- a) ~~(a)~~Provide essential equipment and vehicles for stormwater and flood management maintenance activities.

Urban Fire Protection and Emergency Medical Care

~~(1)~~Responsiveness to Public Objectives

- ~~(a)~~Provide fire protection 24 hours per day with full-time, trained personnel maintaining appropriate state and/or national certifications as firefighters, emergency medical technicians, and hazardous materials responders.
~~(b)~~Have the ability to respond with a minimum of three firefighters per pumper or ladder truck.
~~(c)~~Respond to emergency calls with the first unit dispatched arriving within six minutes 80 percent of the time and all additional units dispatched arriving within 11 minutes 80 percent of the time.

~~(2)~~Sufficiency of Financing

- ~~(a)~~Have funds available to provide a consistent level of fire protection.
~~(b)~~Be organized to request and receive state and federal funds, when available, for equipment and facilities.

~~(3)~~Operational Effectiveness

- ~~(a)~~Use annual budget for personnel, equipment and facilities.
~~(b)~~See Public Water 3 d, i & ii.
~~(c)~~Adopt, administer and enforce fire prevention and life safety codes.
~~(d)~~Inspect building plans to ensure they meet applicable fire prevention and life safety codes.
~~(e)~~Inspect commercial and industrial structures approximately once a year.
~~(f)~~Upon request, provide a voluntary home inspection program for potential fire hazards.
~~(g)~~Maintain an inventory of industrial hazardous material storage.
~~(h)~~Review the design of land development in relation to provision of fire protection.

~~(4)~~Location and Adequacy of Equipment and Facilities

- ~~(a)~~Locate fire stations so that they are within a six minute response time.
~~(b)~~See Public Water, Section 5 d, 5 e, 5 f.

1. Responsiveness to Public Objectives:

- a) Consistently evaluate current service delivery for fire protection, all-hazard response and emergency medical services (EMS).
b) Evaluate current service delivery against national standards, national guidelines and customer expectations.
c) Develop benchmarks for improvement across all areas of service delivery.

2. Sufficiency of Financing:

- a) Ensure current financing supports existing level of service delivery.
b) Plan for future financing to support benchmark service delivery.
c) Be organized to receive and utilize grants and state and federal funds when available.

3. Operational Effectiveness:

a) Fire and EMS response:

- i. Provide fire and EMS response 24 hours per day, 365 days per year.
- ii. Arrive at fires and medical emergencies, staffed and equipped to provide fire suppression and/or medical care, within six minutes of the original 911 call ninety percent of the time.
- iii. Have an effective response force (ERF), dictated by the nature of the emergency, on scene within eleven minutes of the original 911 call ninety percent of the time.
- iv. Collaborate with neighboring jurisdictions to supplement response when additional resources are needed.

b) All-Hazard response:

- i. Equip and train personnel to respond to technical rescues, hazardous materials incidents, water rescues and natural disasters.
- ii. Collaborate with neighboring jurisdictions to supplement response when additional resources are needed.

c) Wildland Fire response and mitigation:

- i. Equip and train personnel to respond to wildland fires in urban and rural settings.
- ii. Collaborate with neighboring jurisdictions to supplement response when additional resources are needed.
- iii. Integrate wildfire hazard mitigation planning with urban design and development.

d) Community Risk Reduction:

- i. Provide fire safety education for all ages and demographic groups.
- ii. Adopt fire and life safety codes.
- iii. Review and approve plans for fire safety systems for new and remodeled buildings for compliance with fire and life safety codes.
- iv. Regularly inspect businesses and high hazard occupancies for code compliance.
- v. Provide voluntary home safety inspections.
- vi. Work with the Local Emergency Planning Commission to maintain an inventory of hazardous materials storage.
- vii. Review the design of land development in relation to emergency response, access and available water supply.
- viii. Identify and mitigate risks associated with the negative impacts of climate change.

4. Proficiency of Personnel:

- a) Firefighters shall be trained to perform the duties of their assigned position as well as those they may be expected to perform outside their assigned position.
- b) Firefighters shall maintain appropriate certifications as dictated by the department, state and federal regulations.
- c) EMS providers will be trained to the level of EMT-Basic or EMT-Paramedic based on whether they provide basic or advanced life support, and will maintain that level of certification based on state and federal requirements.
- d) Hazardous materials responders will achieve and maintain training and certification at the Operational or Technician level.
- e) Wildland firefighters will achieve and maintain training and certification based on their expected level of response.

f) Administrative personnel will achieve and maintain training and certification based on their assigned job duties.

5. Adequacy of Equipment and Facilities:

- a) Fire stations will be located in such a manner as to achieve response time goals (see (3.) a-)).
- b) Fire stations will be constructed in such a manner as to provide adequate, appropriate and secure living space for current and anticipated staffing needs. Considerations will include privacy, non-discrimination and occupational safety.
- c) Fire stations will be constructed in a manner to help the city meet its climate action goals.
- d) Fire apparatus and equipment will be designed and purchased to meet the current and expected needs of the department.
- e) See also “Public Water” for information on fire hydrant requirements.

Urban Police Protection

1. ~~(1)~~ Responsiveness to Public Objectives:

- a) ~~(a)~~ Provide police protection, enforcement and investigative services 24 hours ~~aper~~ day.
- b) ~~(b)~~ Provide a comprehensive mix of patrol, investigative, community collaboration, ~~and~~ problem solving, and support services to meet community needs for proactive and responsive police services and to maintain effective service levels.
- c) ~~(c)~~ Provide response to the scene of any potentially life-threatening police emergency normally within four and a half minutes from the time the call for assistance is received by the Communications center (however, the range for that average within the established city shall not exceed six minutes).

2. ~~(2)~~ Sufficiency of Financing:

- a) ~~(a)~~ Plan and budget to meet community needs for police services and maintain levels of service.
- b) ~~(b)~~ Request and utilize state and federal funds, when available, to meet special needs or newly emerging concerns.

3. ~~(3)~~ Operational Effectiveness:

- a) ~~(a)~~ Manage expenditures to accomplish budgeted goals and operate within budgetary constraints.
- b) ~~(b)~~ Enforcement of vehicular and pedestrian traffic laws.
- c) ~~(c)~~ Provide routine patrol to residential, business and industrial areas.
- d) ~~(d)~~ Maintain complete and accurate records of crimes, accidents, summonses and arrests to ensure issuance of reliable reports, as required by the appropriate government agency and the Federal Bureau of Investigation.

4. ~~(4)~~ Location and Adequacy of Equipment and Facilities:

- a) ~~(a)~~ Ensure the availability and maintenance of police equipment, particularly that affecting officer safety.

- b) ~~(b)~~ Locate patrol districts based on crime rates and geography/neighborhoods, so that they are within an average four and a half minute emergency response time 24 hours per day.

Multimodal Transportation

1. ~~(1)~~ Responsiveness to Public Objectives:

Implement the goals and objectives of the Transportation Master Plan through the following:

- a) ~~(a)~~ Develop a complete and connected street system of local, connector and arterial roads following the Transportation Standards of the city's Design and Construction Standards.
- ~~a)~~ ~~(b)~~ Reduce vehicle miles of travel and GhG emissions consistent with the goals and objectives of the city's Transportation Master Plan and Climate Commitment.
- ~~b)~~ ~~(c)~~ ~~(e)~~ Minimize the traffic impacts of development through the traffic or transportation studies required in the development review process as defined in the Boulder Revised Code.
- d) ~~(d)~~ ~~(e)~~ ~~(d)~~ Develop complete streets including the complete and connected bicycle, pedestrian and transit systems defined in the city's Transportation Master Plan.

2. ~~(2)~~ Sufficiency of Financing:

- a) ~~(a)~~ Maintain and diversify the existing revenue sources that fund transportation activities and actively pursue new sources to support the investment program contained in the city's Transportation Master Plan.

3. ~~(3)~~ Operational Effectiveness:

- a) ~~(a)~~ Maintain and operate the transportation system to maximize the person-carrying efficiency of all modes of travel and for long term sustainability following the investment priorities of the city's Transportation Master Plan.

4. ~~(4)~~ Location and Adequacy of Equipment and Facilities:

- a) ~~(a)~~ New development and redevelopment projects will dedicate Rights of Way (ROW) and provide transportation facilities as required through the development review process contained in the Boulder Revised Code.

Developed Urban Parks

1. ~~(1)~~ Responsiveness to Public Objectives:

- a) ~~(a)~~ Provide full and part-time personnel for design, construction, maintenance, operations, and programming of parks and recreation facilities and programs.
- b) ~~(b)~~ Have key personnel on call 24 hours per day for special service needs.

2. ~~(2)~~ Sufficiency of Financing:

- a) ~~(a)~~ Pursue adequate funding, including state and federal sources, to ensure the timely implementation of the Parks and Recreation Master Plan.
- b) ~~(b)~~ Use special fees from new residential development to acquire and develop parks to serve these areas.
- c) ~~(c)~~ ~~(e)~~ Prior to implementation of new programs or facility development, ensure adequate operations and maintenance funds are available.

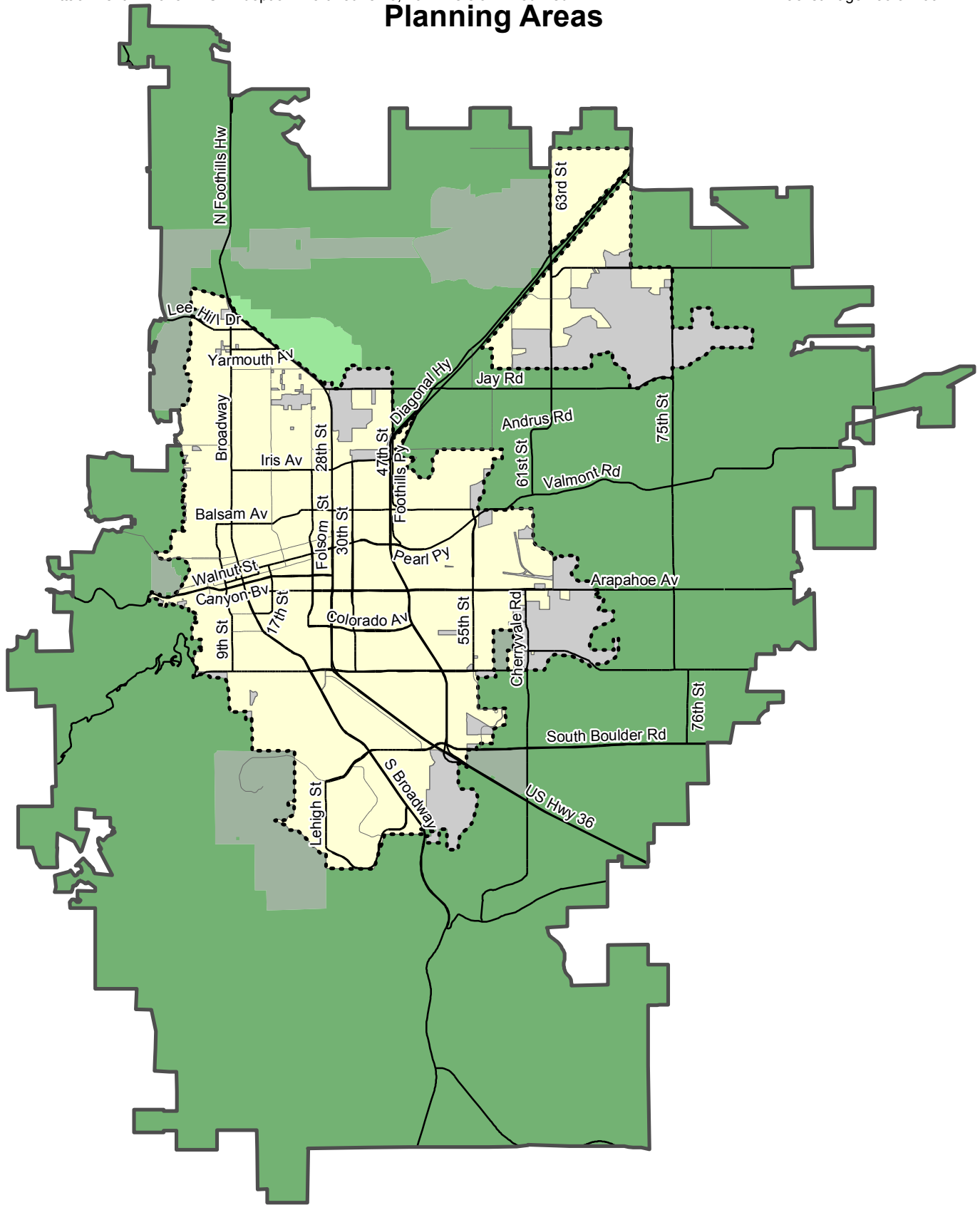
3. ~~(3)~~ Operational Effectiveness:

- a) ~~(a)~~ Manage the annual budget for efficient use of personnel, equipment and facilities.
- b) ~~(b)~~ Provide parks and recreation services by using appropriate equipment and trained personnel on a continuing basis.

4. ~~(4)~~ Location and Adequacy of Equipment and Facilities:

- a) ~~(a)~~ Provide neighborhood parks of a minimum of five acres in size within one-half mile of the population to be served.
- b) ~~(b)~~ Provide community parks of a minimum of 50 acres in size within three and one-half miles of the population to be served.
- c) ~~(c)~~ Provide playground facilities for toddlers, preschoolers and school-age children up through age 12 within one-quarter to one-half mile of residents.
- d) ~~(d)~~ Provide other park and recreation facilities accessible to the public and in quantities sufficient to address public demand. Ensure availability of parks and recreation services to all economic segments of the community.
- e) ~~(e)~~ Schedule existing developed facilities for redevelopment as conditions and use dictate.

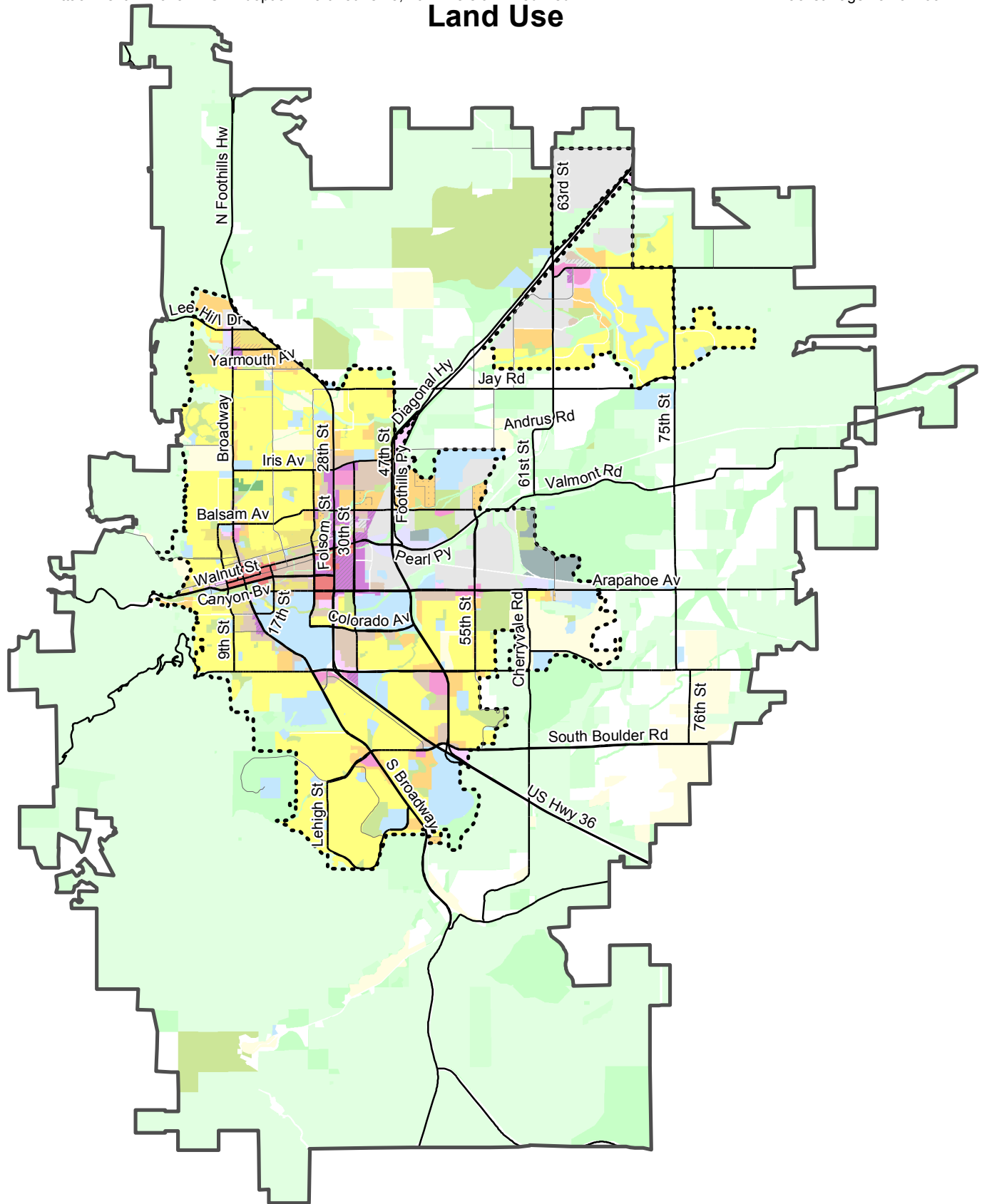
Planning Areas



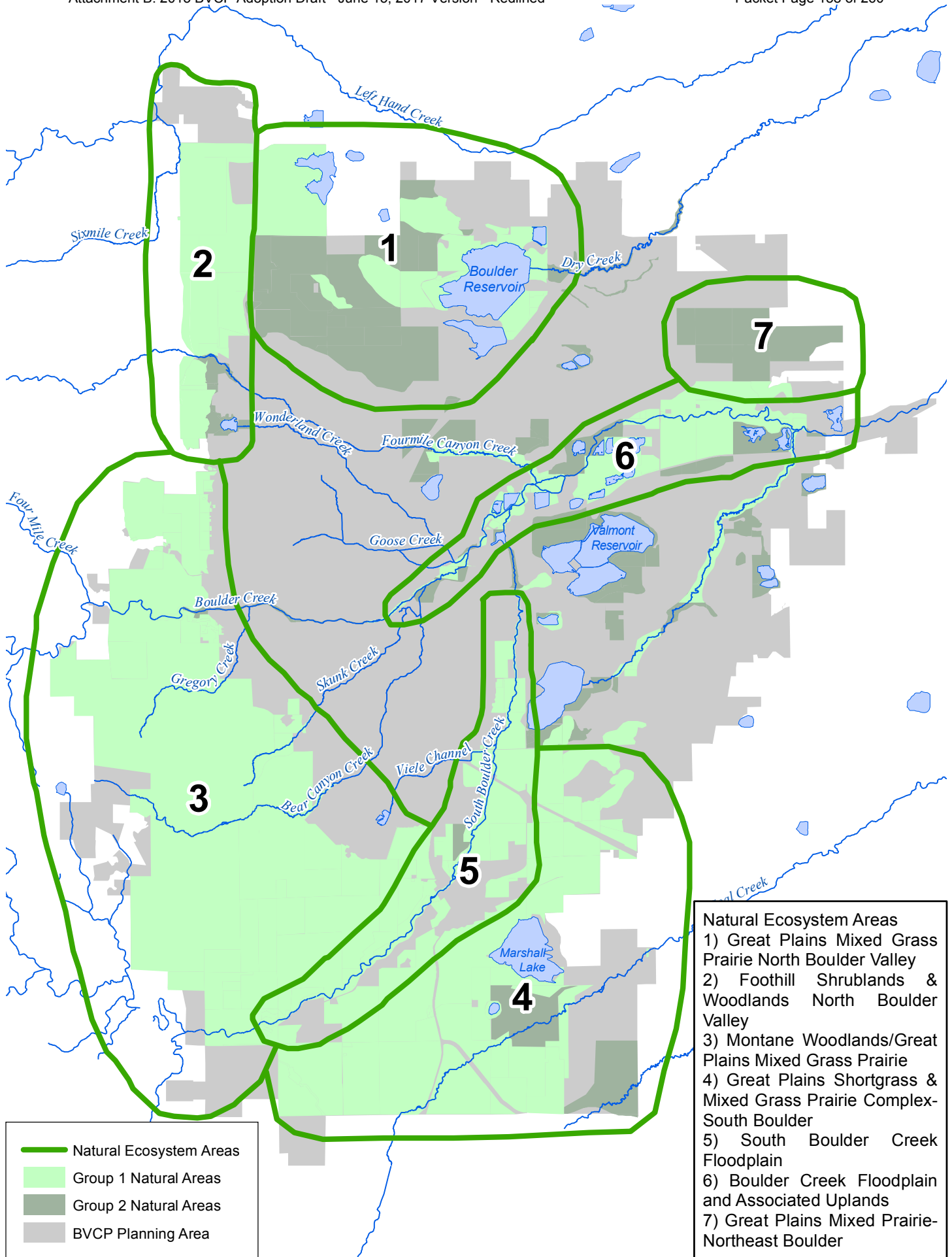
BVCP Planning Areas

- Area I
- Area II
- Area III
- Area III Annex
- Area III Planning Reserve
- Planning Area Boundary
- BVCP Area II, III Boundary

Land Use



Planning Area Boundary	Medium Density Residential	Transitional Business	Mixed Use	Open Space, Other
BVCP Area II, III Boundary	Mixed Density Residential	Regional Business	Mixed Use Business	Other
Land Use	High Density Residential	Industrial	Mixed Use Industrial	Agricultural
Residential	Very Low Density Residential	Community Industrial	Mixed Use Residential	Park, Urban and Other
Low Density Residential	Community Business	General Industrial	Open Space and Mountain Parks	Public
Manufactured Housing	General Business	Light Industrial	Open Space, Acquired	Environmental Preservation
	Service Commercial	Performance Industrial	Open Space, Development Rights	

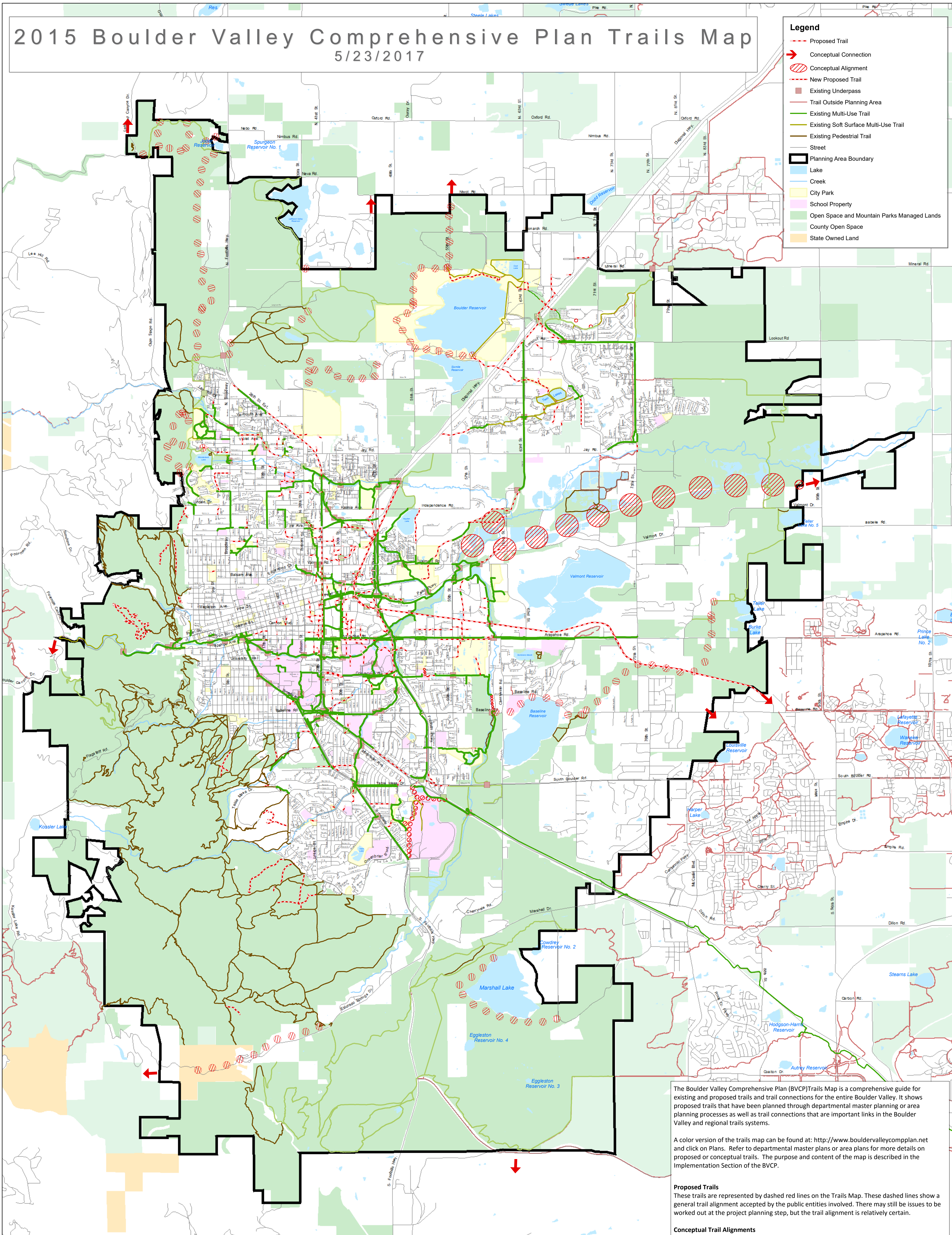


2015 Boulder Valley Comprehensive Plan Trails Map

5/23/2017

Legend

- Proposed Trail
- Conceptual Connection
- Conceptual Alignment
- New Proposed Trail
- Existing Underpass
- Trail Outside Planning Area
- Existing Multi-Use Trail
- Existing Soft Surface Multi-Use Trail
- Existing Pedestrial Trail
- Street
- Planning Area Boundary
- Lake
- Creek
- City Park
- School Property
- Open Space and Mountain Parks Managed Lands
- County Open Space
- State Owned Land



The Boulder Valley Comprehensive Plan (BVCP) Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails that have been planned through departmental master planning or area planning processes as well as trail connections that are important links in the Boulder Valley and regional trails systems.

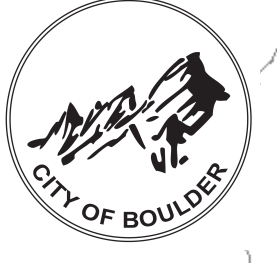
A color version of the trails map can be found at: <http://www.bouldervalleycompplan.net> and click on Plans. Refer to departmental master plans or area plans for more details on proposed or conceptual trails. The purpose and content of the map is described in the Implementation Section of the BVCP.

Proposed Trails
These trails are represented by dashed red lines on the Trails Map. These dashed lines show a general trail alignment accepted by the public entities involved. There may still be issues to be worked out at the project planning step, but the trail alignment is relatively certain.

Conceptual Trail Alignments
These trails are represented by circles on the Trails Map. These circles show the recommendations for the trail located as a conceptual trail corridor, as determined through planning processes. The specific alignment has not yet been selected, but the possible area of the trail is indicated by the location of the circles.

Conceptual Connections
Conceptual connections between trails within the BVCP Planning Area to trails or destinations outside the planning area are shown with an arrow pointing from an existing or proposed trail toward an area outside the Planning Area Boundary. These arrows indicate a general direction for potential connecting trails but not a specific alignment or trail corridor.

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 Map produced by the City of Boulder Planning and Development Services Information Resources Group. For information call (303) 441-1880 or visit us on the web at <http://www.bouldercolorado.gov/planning/>
 Map printed from digital file: BVSDTrailsMap_HearingDraft20170523.mxd on 1-May-17.





Summary of Changes for Adoption Draft Plan (June 15, 2017 Version)

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NOTES:

- This summary provides a guide to all the changes, minor and more substantive, proposed for the 2015 plan update.
- Detailed information on changes since the March 24, 2017 is highlighted in *teal*.
- Sections and policies that relate to the county are highlighted in *orange*. This highlighting includes policies and language that have not changed since the March 24, 2017 Draft Plan which was reviewed by the BOCC and PC on April 19, 2017.
- Text that is highlighted in *light green* reference notable changes and/or changes that reflect a new commitment for the county within the policy.

Vision and Core Values

This section is pulled to the front of the plan to be more accessible to readers. It will be illustrated for the final plan.

Vision:

- Includes a new vision statement that address resiliency, equity and other broad values.

Core Values:

- Adds “diverse” community and “safety” to the core values based on input from the early survey and subsequent conversations with the community and boards.
- In addition to the long-standing values that the community largely affirmed in the 2015 survey, community members also suggested: The ability to be safe everywhere in the community; engaging the community in all civic matters; representative and responsive government; and well-maintained infrastructure (and assets); and diverse community. These values have all been addressed in the refined policies in later chapters of the plan.

I—Introduction

Introductory Text

- Updates plan update list and notes that this plan addresses principles of sustainability and resilience.

Interpreting Core Values and Policies of this Plan:

- Adds clarification about how values and policies are to be interpreted, noting that no one policy or set of policies should outweigh others and that implementation of the plan requires consideration of tradeoffs.
- *Edit from Planning Board on May 25:*
The city and county strive to balance the values noted in the previous section, recognizing that achieving all the values may not be possible under any particular circumstance. (...)

Boulder Planning History

This section will include graphics and photos for the final draft.

- Includes updated history since 2010.
- Based on input city council and Planning Board, the following *edit was added to reference Native American history:*

Native Americans occupied the Boulder Valley long before Boulder became a city. The Arapaho Indians lived on the plains of Colorado beginning in the 1790's. Chief Niwot and his people spent the winters in the Boulder Valley up until the Boulder City Town Company was established on February 10, 1859. Since that time Boulder has enjoyed a long history of community planning. Some key planning milestones include: ...

Boulder Today and Tomorrow

- Moves to this section from previously p. 7 and updates it with 2015 projection information.
- The residential and nonresidential projection maps will live on the website rather than in the plan as they may be updated from time to time – more frequently than the plan update.
- Edit from Planning Board on May 25 to clarify the projected student enrollment at CU:
(...) *Over the next 25 years, Area I is projected to add about 6,500 housing units, 19,000 residents and 19,000 jobs. CU student enrollment could increase by a range of 5,000 to 15,000 additional students by 2030.* (...)

Sustainability and Resilience Framework

- Adds definition and explanation about resilience principles and notes that sustainability and resilience are complementary concepts and can use some of the same basic frameworks for policies and programs.
- Removes numbering from previous policies (1.02 through 1.08) to frame as principles rather than policies and shifts some of the order of text.
- Comprehensive Plan indicators section (formerly Policy 1.06) now describes the use of indicators for the BVCP to measure overall health and well-being related to sustainability and resilience. (*Note: the initial indicators are presented under separate cover.*)
- The Board of County Commissioners asked to ensure the sustainability and resilience framework: 1) recognizes both preparedness for emergencies and chronic stresses and 2) mitigates conditions now that could lead to chronic stresses over the long term. Staff also suggests moving sentence from the “Relationship of this Plan to Sustainability and Resilience” to this section:

Resilience seeks to assess and address current and future risks toward achieving the same ends as sustainability. The notion of resilience, or being ready to bounce back in times of emergency or disruption and to adapt over time to chronic stresses, has become increasingly important in the community. Principles and policies are intended to help ~~communities~~ mitigate factors that put our community at risk, and prepare ~~communities~~ for ~~those~~ both chronic stresses and disruptive events or periods in ways that enable the community ~~them~~ to more rapidly recover, learn, adapt and hopefully evolve in ways that better position the community to regain stability and thrive under future conditions.

Sustainability Principles

- A member of council suggested changing “social and cultural equity and diversity” to “social, racial and ethnic equity and diversity.” Staff suggests retaining the word “cultural”:
c) Social, ~~and~~ cultural, racial and ethnic equity and diversity creates valuable human capital that contributes to economic and environmental sustainability;

Principles of Social Sustainability

- A member of council suggested changing “social(ly)” and “cultural(ly)” to “racial(ly)” and “ethnic(ly).” Staff suggests retaining mention of social and cultural and adding mention of racial and ethnic:
The city and county will strive to promote a healthy community and address social, ~~and~~ cultural, racial, and ethnic inequities by:
a) Respecting and valuing cultural, ~~and~~ social, racial, and ethnic diversity;
b) Ensuring the basic health and safety needs of all residents are met; and

c) Providing infrastructure and services that will encourage ~~culturally and socially~~ all diverse communities to both prosper within and connect to the larger community.

Relationship of Plan to Sustainability and Resilience:

- Includes explanation about plan organization related to sustainability framework. An initial proposal to regroup some of the chapters to better align with the sustainability framework was not preferred, so the 2010 plan organization is still in place with a new chapter (governance).
- This section includes edits to remove redundancy with “Sustainability and Resilience Framework” above and edits to tighten language:

~~Sustainability and resilience are complementary concepts, and in fact, use many of the same basic frameworks for implementing policies and programs. The city and county work with a sustainability framework to address environment, economic and social equity goals articulated in the principles below. The sustainability framework helps provide a common language for the Boulder Valley, community and City Council goals and priorities. It assists in the alignment of the comprehensive plan, master plans, decision-making and budgeting process. The chapters sections within the policy chapter of the comprehensive plan generally coincide with the seven broad categories and outcomes of the sustainability framework, as noted below: The framework uses seven broad categories and outcomes.~~

~~The notion of resilience has increasingly become important in the community—being ready to bounce back in times of emergency or disruption and to adapt over time to chronic stresses. That thread Resilience is now woven throughout the plan, including in newer policies relating to “safety and preparedness” and a new section for “governance and engagement,” as noted in the focus areas of the major update below. The chapters generally coincide with the sustainability framework as noted below.~~

2015 Major Update – Focus Areas

- Adds the list of key focus areas for this plan update including: (1) Housing Affordability and Diversity, (2) Growth-Balance of Future Jobs and Housing, (3) Design Quality and Placemaking, (4) Resilience and Climate Commitment, (5) Subcommunities and Area Planning (6) Arts and Culture, and (7) Small Local Business.
- Adds a minor edit to the focus area description reflecting suggestion by community members that housing in commercial and industrial areas and the reduction of nonresidential land use potential in the BVRC would both reduce the imbalance of jobs and housing rather than offset each other.

II-Plan Organization and Implementation

Plan Organization

- Includes a new section to summarize each major section of the plan.
- Removes “VII Amendment Procedures and Referrals” to the intergovernmental agreement to be consistent with other Boulder County plans and agreements.
- Includes a list of map contents in the plan.

Plan Implementation

- Shifts some of the text from the action plan section to the beginning of the chapter to describe how the plan is implemented through various actions.
- Edit from Planning Board on May 25:
(...) The city and county have ~~been had~~ remarkably successful in working together and wish to continue to implement the vision set forth in the 1977 Comprehensive Plan, most notably in channeling growth to the city’s service area, preserving lands outside the urban growth boundary

through zoning and open space acquisitions, keeping the community compact, intensifying the core area, protecting neighborhood character, providing for affordable housing and improving alternative transportation modes.

Subcommunity and Area Plans

- Notes that as area plans are updated and approved they may automatically trigger amendments to relevant sections of the BVCP including land use map.

Master Plans

- References Chapter VI with location of master plan summaries and that the trails map and description is located there.

Action Plan

- Notes that the action plan is updated “after each major update” and “revisited alongside the City Council work plan.” It removes some old language regarding an “annual” plan update.

Plan Time Frame

- Removes last sentence of first paragraph, as the five-year update timeline does not clarify the timeframe of the plan given the new ten-year major update cycle. The time horizon of each update or review of the plan (e.g. mid-term or major) will still remain as 15 years.
- Edit from Planning Board on May 25:
The Boulder Valley Comprehensive Plan will be reviewed at least every five years for possible amendments to reflect changes in circumstances and community desires, with major updates happening every ten years.

III-1. Intergovernmental Cooperation and Growth Management

This section (part of the current Chapter 1) covers intergovernmental cooperation, growth management, annexation policies, and utilities.

Introduction

- Includes new introductory text taken from previous BVCP documents.

Intergovernmental Cooperation

Policies 1.01 through 1.04 (formerly 1.11 to 1.14) – no changes

Policy 1.05 (New) Coordination with University of Colorado

- Adds new policy regarding city/CU coordination discussed during April study session...
- Planning Board and council members generally agreed to include and modify the proposed new policy with original language about student and workforce housing, and the county has suggested additional input regarding sites such as CU South that may have regional impacts.

With three campus locations in Boulder and serving over 30,000 students, the university is integrated into the city’s fabric and benefits the community socially, economically, and culturally. The city will aim to coordinate with the university and engage with the community to exchange information and plan for future uses and activities on the Main campus, East Campus, CU South, and Williams Village area, especially where changes may affect surrounding areas or have regional implications. The city will address regional implications by seeking input, advice, or partnerships from other governmental entities including RTD, CDOT and Boulder County. The

city aims to work with CU cooperatively to address critical needs of flood safety, ~~student and faculty~~ student and workforce housing, and transportation and other infrastructure. Intergovernmental agreements between the agencies can provide clarity about roles and responsibilities on such issues of mutual concern building on collaborative planning process and guiding principles.

Growth Management

Policies 1.06 and 1.07 (formerly 1.15 and 1.16) – no changes

1.08 and 1.09 (formerly 1.17 and 1.18) – very minor changes

Policy 1.10 Jobs: Housing Balance (formerly 1.19)

- Includes revisions for the conversion of industrial and “commercial” to residential to better balance jobs and housing.

Policy 1.11 (New) Enhanced Community Benefit

- Defines community benefit as relating to increase in a development beyond what is permitted and tied to a range of objectives including not only affordable housing but also arts, environmental protection and other needs - and a subsequent regulatory and incentive based approach, relating to It also notes that community objectives may be identified through other planning or policy making efforts of the city (e.g., Area Plans).
- Builds from Planning Board’s committee work on community benefit.
- City Council provided feedback to move forward with the community benefit policy as slightly amended by Planning Board that removes “height or the size” from the language and adds “for added height that increases intensity.” Library Commission offered feedback to include library services; staff recommends mention of “services” to be inclusive of other services as well:

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

Framework for Annexation and Urban Service Provision

Policies 1.12 to 1.13 and 1.15 (formerly 1.20 to 1.21 and 1.23) – no changes, except for the renumbering of policies

Policy 1.14 Definition of New Urban Development (formerly 1.22)

- Staff provided language to correct the cross reference and clarify this old policy, based on request from Planning Board on May 25:

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

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

Policy 1.16 Annexation (formerly 1.24)

- Includes revisions to address the recent changes to the Blue Line, to clarify the intent to annex substantially developed properties below the Blue Line.

Policies 1.17 and 1.18 (formerly 1.25 and 1.26) – no changes

Policy 1.19 Definition of Adequate Urban Facilities and Services (formerly 1.27)

- Adds additional definition to urban transportation.

Policies 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, and 1.26 (formerly 1.28 to 1.34) – no changes

Utilities

Policy 1.27 Utility Provision to Implement Community Goals (formerly 1.35)

- Adds additional objectives including resilience, floodplain preservation and flood management.

Policy 1.28 Out-of-City Utility Service (formerly 1.36) – no changes

III-2. Built Environment

This section focuses on policies related to urban form that have changed or been updated since the 2010 plan including revisions suggested by the following master plans:

- Community Cultural Plan (2015)
- Transportation Master Plan (2014);
- Parks and Recreation Master Plan (2013); and
- Input from city Water Resources regarding ditches

Proposed changes have resulted from the work through land use scenarios and policy choices relating to jobs/housing balance, affordable and diverse housing, and design issues and survey and community input. Additional edits to policies relating mixed use and higher density development, centers, community conservation (and Historic Preservation), and design quality have also been addressed.

Introduction

- Adds a summary of topics that are included in the section.

Background

1—Natural Setting

- Includes new language recommended by city Water Utilities and consistent with policy and text change request #17 (clarification regarding ditches).

- Clarifies (out-of-date) term “greenbelt” as “open space and rural lands”
- Includes a revised graphic figure (with no substantive changes, just graphics and labeling).
- City Council replaced the word “man-made” with the word “constructed” to describe irrigation ditches at their June 13 meeting:

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 open space and rural lands. These natural features form a clearly-defined edge that separates the urban area from the open countryside. Creeks and constructed irrigation ditches have also shaped the layout of the city. Irrigation ditches are an important link between natural features and Boulder’s rural and agricultural areas.

2—The Public Realm

- Text and graphic are moved forward from previous position (#5) due to its relationship with Natural Setting.
- Adds “greenways” to text.
- Adds “mobility” and “community resilience” to reflect current work in these areas.
- Adds language from the Community Cultural Plan noting opportunities to express culture, creativity and arts in the public realm.
- Adds waterways to the figure.
- Deletes “ditches” as requested by water utilities and updates Figure 2-2 to reflect this.

3—Individual Character Areas

- Combines Previous character areas map with the former “centers” map into the new “structure map.”
- Includes clarification that character areas refer to the built environment per staff feedback.

4—Centers

- Removes the term “activity” to be more consistent with terminology elsewhere in the plan and notes the difference between regional and neighborhood centers.
- Clarifies the important role within neighborhoods of centers for providing services and contributing to a sense of place and in achieving 15-minute neighborhood.
- Combines previous centers map with character areas map and mobility network into a “structure map,” as noted above.
- Adds description about intensity and potential for redevelopment and infill to clarify the concept of a concentration of mixed-uses in these areas.

5—Mobility and Multimodal Transportation Network

- Reflects new language in Sec. 6, from city Transportation Master Plan.
- Includes major corridors and the Community Transit Network in a “structure map” (noted above).
- Moves existing and future mobility grid maps to later in the section with the policy referencing the mobility grid (2.22).
- Clarified title of subsection which previously read “Mobility and Multimodal Transit Network”, as transit is part of a multimodal transportation system.

Projected Growth

- Removes text and places it in Sec. 1 with Growth Management policies.

- Projected growth maps have been removed and will remain on the bouldervalleycompplan.net webpage.

Sustainable Urban Form Definition

- Combines “Compact” “Complete” and “Connected” into one section with “Coherent” added as well per Design Advisory Board feedback. Edits this section to refer to the Structure and Land Use maps
- Reflects Design Advisory Board input for a more compact definition in addition to reflecting Downtown Urban Design guidelines and the addition of the word “environmental” under “Green, Attractive and Distinct” by City Council on June 13.

The city’s urban form is shaped by the location and design of streets, paths and open spaces, the mix of uses and ~~activities~~ intensity of development that are allowed in each area of the city and the design ~~and intensity of development of privately owned buildings~~ 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~~ characteristics:

Compact, Connected, Coherent and Complete:

- A compact development pattern with density in locations guided by the structure diagrams and Land Use Map to create and support a variety of housing types, viable, ~~long term~~ commercial opportunities, and high frequency public transit.
- A coherent and recognizable structure of paths, edges, landmarks, nodes and centers.

Connected:

- An integrated multimodal ~~transportation~~ system with ~~abundant, convenient~~ affordable, accessible, 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~~ each other.

Complete:

- Daily needs ~~met~~ within easy access from home, work, ~~or~~ school, services or recreation 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.

- Human-scaled buildings and spaces and street-level design oriented toward the pedestrian.
- A public realm that is beautiful, ~~well used~~ inviting and enriched with art, trees and landscaping.
- Buildings, streets, utilities and other infrastructure that protect natural systems, minimize ~~environmental impacts, energy use, urban heat island effects and water pollution,~~ and support clean energy generation.
- Preservation of agriculturally significant lands, environmentally sensitive areas and historic resources ~~that are integrated into the urban fabric.~~

Diverse and Inclusive:

- ~~*A diversity of buildings that express design excellence in form and visual character for places of employment, housing, educational and cultural institutions 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

No (or minor clarifying) changes are proposed to the following:

- Policy 2.01 Unique Community Identity
- Policy 2.02 Physical Separation of Communities
- Policy 2.03 Compact Development Pattern
- Policy 2.04 Open Space Preservation

Policy 2.05 Design of Community Edges and Entryways

- Adds gathering spaces and public art, per staff feedback.

Rural Lands Preservation

No (or minor clarifying) changes are proposed to the following:

- Policy 2.06 Preservation of Rural Areas and Amenities
- Policy 2.07 Delineation of Rural Lands
- Policy 2.08 Rural Density Transfer

Neighborhoods

Policy 2.09 Neighborhoods as Building Blocks (Note: Only the first sentence applies to the county)

- Incorporates suggestion from the Library Commission to call out some additional aspects of economy and community well-being that contribute to great neighborhoods.
- Minor clarifying change “in the city” since urban services and amenities apply to neighborhoods in city jurisdiction.

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 in the city, 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~~ commercial centers that have a range of services and that are nearby and walkable.

Policy 2.10 Preservation and Support for Residential Neighborhoods

- Notes that the city will also work with neighborhoods to identify areas for additional housing or small retail uses that could be integrated into and supportive of neighborhoods, to respond to feedback in survey and community engagement that some neighborhoods are interested in piloting ideas (also noted in Action Plan).
- Edit from Planning Board on May 25:

(...) The city will also work with neighborhoods to identify areas for additional housing, libraries, recreation centers, parks, open space or small retail uses that could be integrated into and supportive for neighborhoods. (...)

Policy 2.11 Accessory Units

- City Council added examples of accessory units in addition to a description of types of rental housing options at its meeting on June 13:

Consistent with existing neighborhood character, accessory units (e.g., granny flats, alley houses, accessory dwelling units (ADUs) and owner's accessory units (OAUs)) will be encouraged to increase workforce and long term 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: Clarification is needed from BOCC and PC as to whether this policy should apply to the county. Currently, it is inferred.

No changes are proposed to the following policies:

- Policy 2.12 Preservation of Existing Residential Uses
- Policy 2.13 Protection of Residential Neighborhoods Adjacent to Non-Residential Zones
- Policy 2.14 Mix of Complementary Land Uses
- Policy 2.15 Compatibility of Adjacent Land Uses

Locations for Mixed Use

Policy 2.16 Mixed Use and Higher Density Development – no changes

Policy 2.17 Variety of Centers

- Clarifies key characteristics of regional centers
- Removes the term “activity” to be more consistent with terminology elsewhere.

Policy 2.18 (New) Boulder Valley Regional Center and 28th Street

- Adds policy with accompanying guiding principles and illustrations reflecting scenarios analysis work, input from the community, the 2106 survey, and feedback from Planning Board, City Council, and Planning Commission.
- Conveys the character and intent of the regional center and relationship to surrounding areas.
- Per City Council feedback, a map has been added (immediately preceding this policy) showing the BVRC and 28th Street corridor boundaries.
- Policy edits:

Planning Board also suggested including placemaking and cultural activities as part of the Guiding Principles so staff suggests the following in the policy:

Mixed-use development should exemplify the components of the sustainable urban form definition and include a mix of amenities and activities, including cultural and recreational.

Per Planning Board and City Council feedback, the language highlighted is modified as follows:

The city will pursue regulatory changes to increase housing capacity, reduce the current non-residential capacity in the BVRC while maintaining retail potential.

Staff suggests the following addition as a clarification at the end of the policy:

The guiding principles noted to the right will apply to development in the BVRC and along 28th Street north of BVRC (from Spruce Street to Iris Avenue on properties with a Regional or General Business land use designation) on properties designated as Regional and General Business land uses.

- City Council added a sentence to include consideration of other areas in the immediate vicinity at their meeting on June 13 to the end of this policy:
(...) The guiding principles noted to the right will apply to development in the BVRC and along 28th Street north of BVRC (from Spruce to Iris streets) on properties designated as Regional and General Business land uses. The city will study adjacent areas during the Land Use Code update.

- Edits to guiding principle regarding appropriate scale and transitions to neighboring residential uses. Adds a guiding principle to “encourage parking management strategies” to be consistent with neighborhood centers and light industrial areas.

2. *Ensure appropriate scale and transitions to neighboring residential uses.* The Guiding Principles highlighted language would be replaced with the following:

The BVRC should become a place of mixed use villages. The intensity and heights may be higher than neighborhood centers with buildings potentially up to four or five stories, provided that housing and usable public spaces are included. 28th Street from Spruce Street to Iris Avenue is intended as a more modest intensity area than the BVRC with buildings up to three or four stories unless additional area or corridor planning takes place.

5. *Encourage parking management strategies.* Added guiding principle “encourage parking management strategies” to be consistent with the guiding principles for neighborhood centers and light industrial areas, as this should be a guiding principle across all of these centers and areas:

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

- Illustrations edits: The illustrations have been updated to show a “mixed-use village” within the BVRC, including live-work units and housing above first-floor commercial in four- and five-story buildings with access to transportation amenities and public space. New figure titles are: “Conceptual illustration of a potential “mixed use village” in the BVRC” and “Conceptual illustration of a mixed-use corner along 28th Street.” Updated images also reflect anticipated intensity and character of BVRC and input from Design Advisory Board.

Policy 2.19 (New) Neighborhood Centers

- Adds policy with accompanying guiding principles and illustrations reflecting scenarios analysis work outcomes, input from the community, the 2016 survey, and feedback from the board and council.
- Conveys the character and intent of neighborhood centers and their relationship to surrounding areas.
- Policy edit:

The Library Commission noted that Neighborhood Centers are where the intangible factors that go into great neighborhoods are frequently found (i.e., economic, social and cultural

opportunities, as well as opportunities to engage and interact with fellow citizens). Staff suggests adding the following language in the policy to reflect that input:

Neighborhood centers often contain the economic, social, and cultural opportunities that allow neighborhoods to thrive and for people to come together. The city will encourage neighborhood centers to provide pedestrian-friendly and welcoming environments with a mix of land uses. The city acknowledges and respects the diversity of character and needs of its neighborhood centers and will pursue area planning efforts to support evolution of these centers to become mixed-use places and strive to accomplish the guiding principles noted to the right.

- Guiding principles edit:
Encourage a richness of transportation amenities. Neighborhood centers should include attractive pedestrian routes and conveniences such as sheltered seating, shared bicycles, bike cages and repair stations, among others, and have access to greenways, when practical.
- Illustrations edits: The illustrations have been updated to reflect the range of anticipated uses and public spaces in neighborhood centers, including residential, live-work, retail and other commercial uses in two- and three-story buildings with access to transportation and public space amenities. New figure titles are “Conceptual illustrations of a neighborhood center near a major corridor.”

Policy 2.20 Role of the Central Area (formerly 2.18)

- Reflects a more current description of the central area, including removal of “medical” and addition of “civic” to reflect changes to the Boulder Community Health site at Alpine-Balsam.
- Adds description of the Central Broadway Corridor Design Framework and its relationship to the plan and plan implementation, noting possibility of different uses including housing.
- Adds diagram of Central Broadway Corridor Design Framework.

Policy 2.21 (New) Light Industrial Areas

- Adds a policy and accompanying guiding principles and illustrations reflecting scenarios analysis work, community input, the 2016 survey, and feedback from the board and council.
- Conveys the character and intent of light industrial areas to add housing (in areas zoned general industrial IG areas) but to be cautious about disrupting industrial uses in other areas.
- Note: Design Advisory Board suggested that if housing were to have to be located in this area, it should have access to neighborhood services and transit corridors and be built along existing greenways. The board also suggested making the illustrations more urban.
- Policy edits:
 - A member of Planning Board suggested including placemaking and cultural activities. Staff suggests adding the following to the policy:
...and will pursue regulatory changes to better allow for housing and retail infill. The city will encourage redevelopment and infill to contribute to placemaking and better achieve sustainable urban form as defined in this chapter.
 - As suggested by the Planning Board and City Council, the highlighted language from the March 24 draft would be slightly modified to emphasize transit and support for retail:
Housing should occur in a logical pattern and in proximity to existing and planned amenities, including retail services and transit.
- Guiding principles edits: Additionally, to emphasize transit and support for retail, guiding principles would read:
 2. *Encourage housing infill in appropriate places. Housing infill should be encouraged in appropriate places (e.g., at the intersection of collector/arterial streets, near transit and on underutilized surface parking lots).*

3. *Offer a mix of uses. Encourage the development of a mix of uses that are compatible with housing, a mix of uses (e.g. coffee shops, restaurants) to serve the daily needs of employees and residents, in particular at the intersection of collector/arterial streets.*
- Illustrations edits: Updates illustrations to show mix of uses. The illustrations have been updated to show infill housing on an underutilized surface parking lot with an existing industrial use in addition to the integration of live/work and retail at the intersection of a collector/arterial with an existing industrial use. New figure titles reflect these descriptions.

Public Realm, Urban Design and Linkages

Policy 2.22 Urban Open Lands (formerly 2.19)

- Includes minor change to note importance of open lands.

Policy 2.23 Boulder Creek, Tributaries and Ditches as Important Design Features (was 2.20)

- Acknowledges importance of these features as having important co-benefits of a resilient community, providing relief from urban development.
- Recognizes greenways.
- Recognizes accommodating irrigation ditch maintenance practices and operations, as requested by a member of the community and city utilities.
- Adds “existing easements” per feedback from staff and District Six Water User’s Association.

Policy 2.24 Commitment to a Walkable and Accessible City of Boulder (formerly 2.21)

- Adds relevant 15-minute walkability principles and mixed use principles.
- Notes possible area planning process as a way to help define the scale and character and features of walkable neighborhoods.

Policy 2.25 Improve Mobility Grid and Connections (formerly 2.22)

- Includes no significant changes other than to add “and Connections” to title.

Policy 2.26 Trail Corridors/Linkages (formerly 2.23) – no changes

Community Conservation and Preservation

Policy 2.27 Preservation of Historic and Cultural Resources (formerly 2.24)

- Adds “historic and cultural.”

Policy 2.28 Leadership in Preservation: City-and County-Owned Resources (formerly 2.25)

- Adds “buildings or elements.”

Policy 2.29 Historic and Cultural Preservation Plan (formerly 2.26)

- Clarifies that the city and county will develop and “regularly update” a Boulder Valley-wide preservation plan.
- Notes that the city will continue to implement its Historic Preservation Plan.

Policy 2.30 Eligible Historic Districts and Landmarks (formerly 2.27)

- Adds language regarding assessment and updates to eligible historic districts and landmarks.

- Adds cultural and heritage tourism as suggested by Planning Board.
- Adds language to reflect the Historic Preservation Program Plan.

Policy 2.31 Historic Preservation/Conservation Tools (formerly 2.28)

- Notes “as guided by the Plan for Boulder’s Historic Preservation Program” and other updates to reflect the Historic Preservation plan and program.

Policy 2.32 Preservation of Archaeological Sites and Cultural Landscapes (formerly 2.29)

- Adds “where practicable and in coordination with the irrigation ditch company,” per feedback from staff and District Six Water User’s Association.

Design Quality

Policy 2.33 Sensitive Infill and Redevelopment (formerly 2.30)

- Planning Board suggested clarifying this policy to state:

With little vacant land remaining in the city, most new development will occur through redevelopment in mixed use centers that tend to be the areas of greatest change...

Policy 2.34 Design of Newly-Developing Areas (formerly 2.31) – no changes

Policy 2.35 (New) Building Height

- Reflects current discussions regarding height modifications and work to be undertaken as part of implementation -- to update regulations to clarify height and intensity of land uses.
- Adds language on the relationship of building height to aesthetics and view protection to reflect input from Planning Board, City Council, and Design Advisory Board. City Council and Planning Board added language regarding the City Charter at their June meetings.

The city will review and update ~~land use~~ site review regulations to provide clear guidance on height and intensity of land uses and to address relationship of building height to aesthetics and view protection. The city will allow buildings taller than the permitted height (typically 35 feet) in areas anticipating change or where planning efforts have resulted in a subcommunity plan, area plan or design guidelines. The city will develop regulations to use consider additional height (up to the City Charter 55-foot height limit) as an incentive in exchange for community benefits that further other community objectives such as the provision of permanently affordable housing (as described in New Policy 1.11).

Policy 2.36 Physical Design for People (formerly 2.32) – no changes

Policy 2.37 Environmentally Sensitive Urban Design (formerly 2.33)

- Includes minor grammatical clarification to “reduce” urban heat island effect.

Policy 2.38 Importance of Street Trees and Streetscapes (formerly 2.34)

- Adds “urban canopy” to title and “cleaner air” as a benefit of street trees.

Policy 2.39 Outdoor Lighting/Light Pollution (formerly 2.35) – minor change – removed the “s” from “conserves.”

Policy 2.40 Design Excellence for Public Projects (formerly 2.36) – no changes

Policy 2.41 Enhanced Design for “All” Projects (formerly 2.37)

- Removes “private” from policy title to encourage enhanced design for all projects in the city – public and private sector.
- Moves language from “area planning” bullet to “context” bullet.
- *Area Planning*: Notes that area planning or community involvement process should be created “as city work plan and resources allow.” Moves this bullet to the front of the list to improve the order of the bullets in this policy per Design Advisory Board feedback.
- *The Context*: removes original second sentence due to redundancy, per Planning Board.
- *Relationship to Public Realm*: deletes “ditches,” as requested by water utilities.
- *Ditches*: Adds new language noting importance and role of ditches requested by water utilities.
- *Parking*: Adds new language per urban design team, Planning Board feedback and draft principles regarding BVRC and neighborhood centers and industrial/innovation areas discussed during the Future Choices Forums, Consistent with Access and Management Parking Strategy.
- *Human Scale and Art in Public Spaces*: Adds new public art language to reflect Community Cultural Plan and other community input.
- *Permeability*: Adds language about navigation and other features and amenities as part of permeability in projects.
- *Buildings*: Notes importance of building design.
- A Planning Board member suggested clarifying “they” in the second sentence. Since it is redundant, staff recommends deleting it:

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

III-3. Natural Environment

This section focuses on policies related to the natural environment including incorporation of ecological systems into planning, adaptive management approach, protection of natural lands, management of wildlife, water conservation, flood management, and air quality. The changes reflect updated plans and work since the 2010 Plan and strengthening policies related to existing plans including:

- Ongoing updates to city’s Integrated Pest Management policy, Urban Forest Strategic Plan, and Climate Commitment and the county’s policy on Genetically Modified Organisms
- Boulder’s Resilience Strategy (2016)
- The Bee Safe Resolution (2015) banning the use of neonicotinoids on city property and a Bear Protection Ordinance to secure waste from bears (2014)
- The county’s resolution to reduce and eliminate pesticide use to protect both people and pollinators (2015).
- Environmental Resources Element of the Boulder County Comprehensive Plan (2016)
- Boulder County analysis of local oil and gas regulations, and policy updates to the Fourmile Canyon Creek Watershed Master Plan (2015), Boulder Creek Watershed Master Plan (Urban Drainage and Flood Control District, 2015), and Consortium of Cities Water Stewardship Task Force Final Report (2013).

- OSMP Grasslands Ecosystem Management Plan, Forest Ecosystem Plan, Visitor Management Plan.

After the Aug. 24 draft, extensive changes were made to reflect input from the community and county staff with additional review and input by city staff from open space, planning, forestry, and utilities. A revised draft was offered to the open space board.

In November, the City Open Space Board of Trustees (OSBT) suggested minor changes in the preamble and changes for policies 3.03, 3.04, 3.06, 3.07, new policy regarding climate change (3.10), 3.12, 3.17, 3.19, 3.20, 3.24, 3.25, 3.27, 3.29, and to the list of relevant master plans, as noted in the following section. In November, the board recommended advancement of the policies with those changes which were included in the Jan. 11 draft.

For the Jan. 11 draft, Planning Board suggested further changes to floodplain and groundwater policies, noted below. Planning Commission suggested adding or strengthening language or direction regarding increasing natural capital in the urban environment (e.g. green roofs, pocket parks, etc.). (*addressed in revisions to Policy 3.11 Urban Environmental Quality*). Board of Commissioners provided some additional suggestions that have been added.

New changes have been added since March draft.

Introduction/Preamble:

- Clarifies how this section applies to urban versus wildlands area and to city Open Space and Mountain Park lands versus other lands, as requested by Open Space Board of Trustees (OSBT).
- Includes many ideas suggested by a group of community members with an active role in open space management, environmental issues, and soil health who collaborated to provide comments. They suggested minor text edits as well as new larger ideas. They suggested the ecosystem continuum (which may later be expressed as a graphic), addressed the overall planning and management strategy that incorporates an understanding of natural ecosystems, and the four overall strategies for protecting the natural environment.
- Adds “Recreation, relaxation, and connection with nature” as requested.
- Adds “a leader in” back to the 5th paragraph regarding Boulder’s role in environmental protection, per OSBT request.
- Incorporates suggestions from a group of community members regarding rationale for adaptive management principles.

- Suggestion from a group of community members for the following edits since adaptive management principles include monitoring and course corrections and the implementation of adaptive management principles is needed for multiple reasons, not only the uncertainties of climate change.

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

Policy 3.01 Incorporating Ecological Systems into Planning

- Adds “Bioregions,” at the request of community members. A bioregion is defined by characteristics of the natural environment rather than by political divisions.

Policy 3.02 Adaptive Management Approach

- Adds “county.”
- Expands the definition of adaptive management, at the request of community members.

Protecting Native Ecosystems and Biodiversity

Policy 3.03 Native Ecosystems

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

Policy 3.04 Ecosystem Connections and Buffers

- Adds emphasis of “especially of...” unfragmented habitat as important to preserve rather than delete that language, per OSBT.
- Removes “Undeveloped” lands so the policy is more universally applicable to “preservation” or “restoration” of any lands.
- Adds emphasis on buffers and corridors and value for natural movement of organisms including wildlife generally including in and along the edges of the urban environment, as requested by community members. Adds language recommended by county and city staff to clarify that these areas may need further planning to identify priorities for future action.
- Adds degradation... “and development” as a risk in the last sentence, per OSBT.
- Incorporates suggestion from community members to include the concept of preservation.
- Adds language around balancing existing land uses and needs of the community per staff suggestion.

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

Policy 3.05 Maintain and Restore Ecological Processes and Natural Disturbances

- Adds “natural disturbances” to title as they are referenced in the policy (i.e., fire, flood).
- Changes “mimicked” to “replicated.”

Policy 3.06 Wetland and Riparian Protection

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

Policy 3.07 Invasive Species Management

- Reflects input from community members, OSMP staff, the city's IPM coordinator, and the county. It clarifies interagency cooperation and partnerships, and reflects that details are available in relevant city and county resource management plans.

Policy 3.08 Public Access to Public Lands – minor edits

Policy 3.09 Integrated Pest Management (formerly 3.13)

- Notes that city and county approaches to the policy differ but both work to manage invasive species.
- Changes language to be consistent with the city's Integrated Pest Management (IPM) policy and reflects best practices to integrate IPM into an ecological approach to land management.
- County approach is a little different as noted in the language
- Edits reflect input from the county Planning Commission and Board of County Commissioners to clarify the policies and best describe county objectives.

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

Policy 3.10 (New) Climate Change Mitigation and Adaptation and Resilience

- Includes language to be consistent with city's Climate Commitment document, Resilience Strategy and OSMP management practices. Reflects public input regarding a science-based approach to newly adapting plants and wildlife and the recommendations provided by OSBT.
- Now suggests a list of approaches including monitoring, research, protection of large reserves, conducting restoration of degraded environments and other tools as well as new language introduced by OSBT.
- Takes a more cautious approach to addressing ecosystem transitions due to climate change, acknowledging that the city cannot forecast with certainty.
- After OSBT discussion, it also includes a new statement about addressing climate adaptation in city and county master plans.
- Incorporates suggests from community members and staff regarding minor text clarifications and ordering. Suggestion from community members and staff include the following edits:

~~(...). Open space management plans guide other strategies related to climate change, such as visitor experiences on open space such as changes to visitation rates or visitor experiences (e.g., heat exposure or scenic quality) on open space. Overall strategies may include:~~

~~1. Actively identify and monitor ecosystems most vulnerable to climate change using biological indicators of sensitivity and response. (moved to below 1.)~~

2.1. Actively improve our understanding of the effect of climate change on local ecosystems and of actions that may help maintain or restore the ecological functions of natural systems under a changing climate.

1-2. Actively identify and monitor ecosystems most vulnerable to climate change using biological indicators of sensitivity and response.

3. Protect large reserves of open space land to support the long-term viability of native plants and animals.

4. Conduct restoration of degraded environments and management of natural ecosystems to enhance their resilience in the presence of climate change, using existing management plans and the best available science. In some cases, this may involve ecosystems' transitionings to alternate states or novel ~~states~~ ecosystems (e.g., to ecosystems now found at different elevations, to variations of current ecosystems, or ecosystems changing in other ways that cannot be forecast with certainty today).

5. On-going attention to the wildland-urban interface environments to better manage both natural resources and human-wildlife conflicts and to reduce the potential for catastrophic wildfire.

6. ~~Addressing~~ Including specific management guidance and direction regarding climate change mitigation, adaptation, and resilience when city and county agencies prepare master plans.

Enhancing Urban Environmental Quality

Policy 3.11 Urban Environmental Quality (formerly 3.10)

- Deletes reference to “agriculture” in this policy that is intended for urban areas, as requested by county staff.
- States that the quality of the urban environment will be “maintained and improved” instead of “will not worsen and may improve,” at the request of community members to increase level of attention on urban environmental quality.

Policy 3.12 Urban Forests (formerly 3.11)

- Adds language about important role of the urban canopy in ameliorating effects of climate change and management policies at request of community members and to be consistent with upcoming plan.
- Removes reference to “native” species, per OSBT and Urban Forester recommendation.

Policy 3.13 Water Conservation (formerly 3.12)

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

Policy 3.14 Management of Wildlife-Human Conflicts (formerly 3.09)

- Adds language about wildland-urban interface context.
- Adds “county” at the request of county staff.

Policy 3.15 (New) Soil Carbon Sequestration

- Recognizes soil sequestration as having potential benefits, reflecting input from community members.
- Has been modified with suggestions from OSMP staff. Cross references Sec. 9, Agriculture and Food, where soil health and carbon sequestration is better suited to tilled agricultural lands.

- Incorporates suggestion from a member of the community to delete the word “current,” as they note that the current capacity of grasslands and forests to sequester carbon has not yet been investigated.

For the natural environment, the ~~current~~ capacity of native grasslands and forests to sequester carbon will be important in city and county soil carbon sequestration efforts.

- City Council added “climate change mitigation” to the first sentence at their meeting on June 13.

The city and county recognize that soil carbon sequestration may have a range of potential benefits, including water retention, climate change mitigation, soil health and soil stabilization.

Policy 3.16 Unique Geological Features (formerly 3.14)

- Adds reference to “public land management” as a means of protection.

Policy 3.17 Mineral Deposits (formerly 3.15)

- Clarifies intent as balancing relevant community values with the use of mineral deposits.
- Clarifies that the policy is intended to be about mineral “extraction” in addition to (or possibly rather than) “use.”
- Note: Previous input from OSBT and others suggested language such that “the use of non-renewable resources will be considered only when conservation and recycling is not a feasible alternative and impacts of resource use will be balanced with other community values and priorities”. However, the city attorney advised that such language may be seen as a taking of property, so it has not been included in this draft.

Policy 3.18 Hazardous Areas (formerly 3.16) – minor edit

Policy 3.19 Erosive Slopes and Hillside Protection (formerly 3.17)

- Adds “Erosive Slopes” to the title.

Policy 3.20 Wildfire Protection and Management (formerly 3.18)

- Includes OSBT recommendation for the last sentence: ... managing ecosystems “and wildfire risk,” the city and county...
- City Council modified the wildfires descriptor, including the likelihood of occurrence:
As Boulder County’s climate changes, the ~~wildfires intensity and frequency of wildfires are likely to increase~~ may become increasingly common. The city and county will require on-site and off-site measures to guard against the danger of fire in developments adjacent to natural lands and consistent with forest and grassland ecosystem management principles and practices. Recognizing that fire is a widely accepted means of managing ecosystems and wildfire risk, the city and county will integrate ecosystem management principles with wildfire hazard mitigation planning and urban design.

Policy 3.21 Preservation of Floodplains (formerly 3.19) – no changes

Policy 3.22 Floodplain Management (formerly 3.20)

- Recognizes impacts of climate change on magnitude and frequency of flooding and uncertainty and need for continued monitoring, floodplain delineation and amended regulations.
- Adds recognition about multiple hazards relationship and use of multi-hazard mitigation programs and projects.

- Reflects work of city and county staff to incorporate input from decision bodies since the March draft. This version was discussed at the April 19 BOCC and PC joint study session and reflects the staff report amendment memo for that meeting.

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

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

The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi-hazard mitigation and flood response and recovery plans.
The county's approach to flood management also includes: a) efforts to preserve currently undeveloped areas in existing floodplains; b) developing public awareness of flood risks and encouraging the public to proactively implement protective measures that reduce the risk to themselves and their property.

Policy 3.23 Non-Structural Approach (formerly 3.21) – no change other than clarifying title

Policy 3.24 Protection of High Hazard Areas (formerly 3.22)

- Adds a definition for High Hazard areas, as requested by OSBT.
- Deletes “wherever appropriate” in the second to last sentence, per OSBT.
- Community members suggested adding reference to the county, however the county does not reference nor use the same designation for High Hazard.

Policy 3.25 Larger Flooding Events (formerly 3.23)

- Adds “county.”
- Clarifies the term critical facilities as used by the city.
- Note: OSBT recommended adding the idea of proper flood modeling. Such a concept was added to policy 3.22.
- Edits policy to best describe both city and county objectives for these policy areas. This version was discussed at the April 19 BOCC and PC joint study session and reflects the staff report amendment memo for that meeting.

The city and county recognize that floods larger than the 100-year event will occur, resulting in greater risks and flood damage that will affect even improvements beyond those constructed with to ~~standard-current~~ flood protection ~~standards~~ measures. The city and county will seek to better understand the impact of larger flood events and evaluate context appropriate, cost effective ~~consider necessary~~ policies and floodplain management strategies to address these risks including the protection of critical facilities.

Sustaining and Improving Water and Air Quality

Policy 3.26 Protection of Water Quality (formerly 3.24)

- Reflects broader Boulder Valley watersheds rather than focusing exclusively on Boulder Creek, per county staff suggestion.

Policy 3.27 Water Resource Planning and Acquisition (formerly 3.25)

- Adds new language suggested by water utilities to address requests about changing language regarding acquiring “additional municipal water supply.” OSMP staff notes that the existing policy guidance of acquiring water resources strategically is supported by the City Charter.
- Adds “preservation of sustainable agriculture,” as recommended by OSBT.
- Adds “avoid negatively affecting instream flows... in the acquisition of municipal water “rights” (vs. supply), as recommended by OSBT.
- Adds: “The city and county may continue to acquire water rights for Open Space purposes.”

Policy 3.28 Drinking Water (formerly 3.26) – no change

Policy 3.29 In-Stream Flow Program (formerly 3.27)

- Changes title from “Minimum” to “In-stream” Flow Program to be consistent with language in the policy.
- Note: OSBT recommended deleting: “within the Boulder Creek watershed” to make the policy more universally applicable to the entire Boulder Valley watershed(s); however, the city attorney’s office points out that the original language was deliberate and should not be deleted as it may have implications for out of basin water rights. The language was the result of a lot of back and forth work in previous drafts.

Policy 3.30 Surface and Groundwater (formerly 3.28)

- Adds “drilling” and “mining” to list of potential impacts to resources.
- Adds new language from utilities to reflect the request from Planning Board to address groundwater and provide a future framework for potential discussions for regulatory changes. In recent years, the community has recognized issues related to groundwater such as excess groundwater during flood events, dewatering, and potential for contamination and recognizes need for regulations.

Policy 3.31 Wastewater (formerly 3.29) – no change

Policy 3.32 Protection of Air Quality (formerly 3.30)

- Adds “contributing to climate change” as part of negative effects of pollutants.
- Note: An OSBT member suggested language about the role of trees and plantings to help reduce exposure to air pollutants at the street level. That is addressed in Built Environment.

New section added to reference all relevant master plans

- Incorporates suggestions from community members for minor edits to the list.
 - *Visitor Master Plan (or new name of Master Plan once approved), OSMP*
 - ~~*Boulder’s Climate Commitment*~~

III-4. Energy, Climate and Waste

This section focuses on energy and climate and Boulder’s Climate Commitment, and ongoing work being done related to Boulder’s Energy Future, building codes, and Zero Waste Strategic Plan (2015). Boulder County suggests additional alignment with several plans and policies including:

- Zero Waste Action Plan (2010),
- Environmental Sustainability Plan (2012),
- Solid Waste Element of the Comprehensive Plan (is in the process of being updated in 2016)

The following plans may also be relevant related to resilience:

- Office of Emergency Management’s (OEM) All-Hazards Recovery Plan (2013),
- Boulder Recovery Plan Support Annex A – Damage Assessment (2013),
- OEM Emergency Operations Plan (2014), and
- Disaster Debris Management Plan (2016).

Additional changes to Aug. 24 draft to produce the Jan. 11 draft reflected input from the community and city and county staff. This draft also includes suggestions from the Planning Commission, Board of County Commissioners and Environmental Advisory Board. It includes minor clarifying edits since the March draft.

Introduction

- Introduces resilience.
- Is consistent with focus areas of the Climate Commitment (i.e., energy use, resources, and ecosystems).
- Addresses rapid transition to a renewable energy based economy, per Climate Commitment.

Policy 4.01 Climate Action: Reduce Greenhouse Gas Emissions

- City Council feedback to add 100% renewable goal to be consistent with adopted Climate Commitment goals; Board of County Commissioners asked for a minor clarifying edit to add “of”; county staff requested changes to the final sentence previously overlooked for the Adoption Draft.
- Encourages change throughout Boulder Valley and references sectors per BOCC request with suggested language from City Council’s June 13 meeting.

To mitigate climate change, the city and county will continue to take action to reduce the burning of fossil fuels for energy and encourage such change throughout Boulder Valley. The city and county will identify and implement innovative as well as cost-effective actions to dramatically reduce the ~~community and sector’s~~ entire community’s (e.g., government, private business, individual residents) and visitor’s contributions to total global greenhouse gas emissions and power a vibrant future. The city’s goals ~~is~~ are to reduce its energy-related emissions 80 percent or more below 2005 levels by 2050 through a rapid transition to a renewable energy based economy and achieve 100 percent renewable electricity by 2030. ~~The county strives to achieve carbon neutrality and become more resilient to the potential effects of climate change. The county has strategies in place aimed at reducing emissions 40 percent below 2005 levels by the year 2020, and is working to achieve carbon neutrality and become more resilient to the effects of climate change.~~

Policy 4.02 Climate Adaptation Planning

- Adds “climate change related shocks and stresses.”
- Adds “address economics of recovery,” per BOCC request.
- Adds wildfires to potential challenges due to climate change.

Policy 4.03 Energy Conservation and Renewable Energy

- Adds county.
- Adds concepts of resilience.
- Adds language regarding transition to clean energy and support public and private adoption and use of renewable energy as consistent with the Climate Commitment.
- Includes concepts related to sharing infrastructure and resources and innovative strategies, products, and services as recommended by Planning Board.

Policy 4.04 (New) Local Energy Generation Opportunities

- Adds language to be consistent with Climate Commitment and Planning Board feedback about local energy generation.
- Expresses intent of innovative and on-site solutions such as solar gardens, etc., as requested by Planning Board.

Policy 4.05 (New) Clean Mobility

- Recognizes goal of retiring fossil-fuel based transportation and a built environment that includes a mix of uses and supports vehicle travel mile reductions, consistent with the city and county Transportation Master Plans, Boulder Climate Commitment, and other feedback.
- Adds electric vehicles as an example of deployment per BOCC feedback.
- **City council added the following descriptor on June 13:**

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

Policy 4.06 (New) Energy System Resilience

- Recognizes energy resilience as a necessity for emergency infrastructure and community resilience.
- Describes a communitywide electricity network that can deliver basic services in case of grid disruption, to be consistent with Boulder’s Energy Future and Resilience Strategy.
- **City Council added the following to this policy on June 13:**

(...) The city will pursue energy resilience strategies such as grid modernization, micro grid development, active islanding, on-site generation, storage technologies and reduced demand to reduce emissions and reliance on fossil fuels.

Policy 4.07 Energy-Efficient Land Use (formerly 4.04)

- Adds “efficiency” as well as conservation.
- Addresses orientation and co-location of land use and mixed use development to minimize energy use.

- Clarifies the term “co-location,” due to feedback from members of the community.

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

Policy 4.08 Energy Efficient Building Design (formerly 4.05)

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

Policy 4.09 Building Construction Waste Minimization (formerly 4.06)

- Includes minor clarifying edits.
- City Council strengthened the intent of the policy by replacing “will support” with the following at their meeting on June 13:

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

Policy 4.10 Waste Minimization and Recycling (formerly 4.07)

- Adds language about “partnerships” and promoting reduction in consumer consumption of products and materials and encouraging local reuse markets to be consistent with city’s Zero Waste Strategic Plan.
- City Council and Planning Commission asked to clarify the county’s waste minimization goal of “Darn Near” zero. Staff suggests the following clarification:

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

Policy 4.11 Environmental Purchasing Policy (formerly 4.08)

- Adds county.
- Edit from Planning Board on May 25 to encourage local purchasing:

(...) The policies will promote the purchase of local, 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 or services.

List of relevant plans included

III-5. Economy

This section focuses on policies related to the economy including strategic redevelopment and sustainable employment, diverse economic base, quality of life, sustainable and resilient business practices, and job opportunities, education and training. Changes reflect updated plans and work since the 2010 Plan and strengthening policies related to existing plans including:

- Economic Sustainability Strategy (ESS) (2013),

- Community Cultural Plan (CCP) (2015), and
- HR&A's Recommendations for Resilience Integration (2016)

After the Aug. draft, community members and Planning Board discussed the importance of small, local businesses and challenges to affordable commercial space. Furthermore, the board suggested identifying the problem and the vision as a first step to addressing the issues around these topics. This feedback has been addressed below. Since the Jan. 11 draft, BOCC suggested some additional changes also noted in this summary. Since the March draft, City Council, Planning Board, and the Board of County Commissioners provided a few suggestions to strengthen or clarify policies.

Introduction/Preamble

- Reflects input from boards, elected officials, and the community to emphasize a balanced approach to economic “vitality” vs. a “growth” strategy.
- Adds “natural environment” as a factor that contributes to the Boulder Valley’s economic success per BOCC input.
- Adds language on diverse mix of businesses, including advanced industries, per feedback from Economic Vitality staff.
- Adds language regarding the importance of small, local and independent businesses and non-profits per feedback from elected officials and the community.
- Adds language on climate change and other potential disruptions to business.
- Mentions Resilience Strategy and Economic Sustainability Strategy.
- Per county feedback, adds “Boulder Valley” to paragraph regarding potential challenges, as they occur and have implications for the region.
- Adds “diverse” to describe workforce to recognize the whole spectrum of employees per council feedback.
- Staff suggests the following clarifying edit:

The city fosters and retains high-caliber employees and ~~talented~~ visionary entrepreneurs focused on innovation ~~and vision~~ and has earned recognition as one of the nation’s best places for startups.

- The Board of County Commissioners provided feedback to include non-profits:

A balanced approach to a healthy economy maintains the outstanding quality of life enjoyed by existing residents and businesses while supporting Boulder’s diverse mix of small and mid-sized businesses, non-profits, ~~as well as~~ and several large employers.

Policy 5.01 Revitalizing Commercial and Industrial Areas

- Modifies language to create consistency with ESS “Place” chapter and incorporates suggestions from Planning Board regarding the need to consider impacts of growth and address balance.
- Adds language regarding support, conservation and enhancement per Landmarks Board feedback.
- Adds Gunbarrel to examples of commercial and industrial areas for revitalization per suggestion from the community to bring into alignment with ESS.
- Adds transportation among the tools for public/private partnerships per suggestion from the community.
- Adds language regarding minimizing displacement.

Policy 5.02 Regional Job Center

- Adds language to address impacts of growth (e.g., transportation planning) per Planning Board input.
- Moves statement regarding “support for existing business” to Policy 5.05: Support for Local Business and Business Retention, as the language was out of place here.
- Adds regional planning and partnerships for housing and transportation, as suggested by the community.
- Previously included language on transportation infrastructure maintenance has been moved into the transportation section.
- Clarifies that sustainability referred to in this chapter is “economic” per feedback from a member of council.

The city supports strategies that ~~further~~ recognize Boulder’s continued role as a regional job center, consistent with economic sustainability goals and projected employment growth. The city and county recognize the importance of regional planning and partnerships for housing and transportation and will continue to address impacts on housing affordability and transportation related to its role as a regional job center.

Policy 5.03 Diverse Mix of Uses and Business Types

- Adds language to reflect that industrial, service and offices are valued and should be protected per City Council, Planning Board and community feedback and to be consistent with ESS.
- Removes original language regarding replacement and clarifies this topic in policy 5.05.

Policy 5.04 Vital and Productive Retail Base

- Reflects ongoing program work in Economic Vitality and suggestions from Planning Board and the community regarding “affordable retail space.”
- Landmarks Board suggested including the support of the retail base by historic preservation and heritage tourism, however the current policy language does not call out specific contributors to the retail base.
- Adds “restaurants” per council feedback.

Policy 5.05 Support for Local Business and Business Retention

- Moves previously separated language about “Support for Existing Businesses” from a previous draft (Aug. 2016) back to this policy to eliminate redundancies in section.
- Clarifies the priority to support existing local businesses and businesses (as opposed to attracting new businesses).
- Adds language presenting a balanced perspective on redevelopment and retention of existing businesses, as recommended by Planning Board.
- Edits language to ensure inclusion of small, independent businesses, per feedback from Planning Board, the community, and several organizations.
- Clarifies the importance of supporting retention of a diverse mix of businesses as suggested by the community and Economic Vitality.
- Adds language regarding support of startups and growing businesses per feedback from Economic Vitality.
- Adds “non-profits” and language regarding the proactive analysis of trends in market forces per Board of County Commissioner’s Feedback.

Policy 5.06 (New) Affordable Business Space and Diverse Employment Base

- Adds policy to support businesses that provide direct services to residents and local businesses, in response to feedback from Planning Board, the community (survey), and trends noted by Economic Vitality.
- Includes not just the rising costs of commercial space but also the rising costs of doing business per feedback from community members.
- A Planning Board member suggested adding “innovation” in the new policy. A member of council forwarded several suggestions for policy solutions that other cities have pursued to address the issue of commercial affordability. The specific policy suggestions will be considered as part of the update to the Economic Sustainability Strategy (ESS), with anticipated draft by year end. The Board of County Commissioners offered feedback to include non-profits in this plan section. Community members also asked to include not just the rising costs of commercial space but also the rising costs of doing business. Staff suggests the following edits to address the input:

The city and county will further explore and identify methods to better support businesses and non-profits that provide direct services to residents and local businesses ~~by~~ by addressing the rising costs of doing business in the city, including the cost of commercial space that affects them. The city will consider strategies, regulations, policies, or new programs to maintain a range of options to support a diverse workforce and employment base and take into account innovations and the changing nature of the workplace.

The city will consider strategies, regulations, policies or new programs to maintain a range of options to support a diverse workforce and employment base and take into account innovations and the changing nature of the workplace.

Policy 5.07 Industry Clusters (formerly 5.06)

- Updates clusters to be consistent with Primary Employer Study and ESS.
- Adds ... these clusters “and their needs,” a minor edit suggested by community.

Policy 5.08 Funding for City Services and Urban Infrastructure (formerly 5.07)

- Adds “facilities, services” along with infrastructure.
- References strategies from Access Management and Parking Strategy (AMPS) and clarifies that infrastructure, services and amenities that contribute to business attraction are not limited to transportation infrastructure alone. Additional examples (e.g., parks, open space, other services) reflect suggestions from ESS and input from Planning Board.
- Adds suggestion from county staff to mention “local and regional” transportation systems.
- Note: A suggestion from the community to support transportation solutions through emerging technologies is covered in the Transportation section.

Policy 5.09 Role of Tourism in the Economy (formerly 5.08)

- Reflects suggestions from Planning Board to enhance the role of tourism in the economy.
- Reflects suggestion from Landmarks Board to include heritage tourism.
- Incorporates different types of tourism as examples.

Policy 5.10 Role of Arts, Cultural, Historic and Parks and Recreation Amenities (was 5.09)

- Broadens the role of all these amenities as important to economic vitality. Adds historic amenities per Landmarks Board; adds parks and recreation amenities per staff feedback.
- Adds “county” per county staff feedback

- Note: In a previous draft, a policy about “Creative Economy” was added to further consistency with the Community Cultural Plan. However, Planning Board members suggested that the policy sounded exclusive, so it was removed and modified to more broadly show support for the arts and include recognition of their contribution to economic vitality.

Policy 5.11 Communications Infrastructure (formerly 5.10)

- Adds “county” to second line per county staff feedback.
- Adds “will promote opportunities to enable Boulder residents, businesses, visitors and public or private institutions to connect affordably, easily and securely.”
- Adds “broadband” to clarify and example of technologically-advanced communications infrastructure.
- Adds “support emergency systems” as part of the purpose.

Policy 5.12 Sustainable Business Practices (formerly 5.11)

- Includes county.
- Is made consistent with the ESS and programs and practice and reflects input from Planning Board.
- **Edit from Planning Board on May 25 to be consistent with 4.11 in encouraging local purchasing:**
(...) Potential solutions for exploration include reducing waste and GhG emissions, increasing building energy efficiency (in existing or renovated structures), conserving water, and reducing transportation impacts, and procuring local, recycled, and compostable materials, products and services.

Policy 5.13 Home Occupations (formerly 5.12)

- Includes county.
- Adds minor clarifying descriptors: “innovative, creative, and” entrepreneurial activities of residents...
- Adds language about continuing to develop policies that result in reducing number and length of trips – vehicle miles traveled.

Policy 5.14 Responsive to Changes in the Marketplace (formerly 5.13)

- Adds minor clarifying edits.
- Notes application and permitting process to be consistent with ESS.

Policy 5.15 (New) Economic Resilience

- Addresses preparedness for threats through an economic resilience assessment and other approaches consistent with recommendations from Boulder’s Resilience Strategy.
- Corrects error: “fiscal conservation” to “fiscally conservative.”

Policy 5.16 Employment Opportunities (formerly 5.14)

- Adds “inclusivity,” per BOCC recommendation.

Policy 5.17 Partnerships to Support Economic Vitality Goals (formerly 5.15)

- Deletes “business” from title.
- Adds county, per BOCC and staff request.
- Edits the list to include groups who work together on economic vitality and lists them alphabetically.

- Staff suggests clarification of the last sentence to add county:

...The city and county acknowledge that although each of these organizations and entities has an independent focus, their work contributes to the overall quality of life enjoyed within the community.

Policy 5.18 Support for the University of Colorado and Federal Labs (formerly 5.16)

- Adds clarifying language.

Policy 5.19 Diverse Workforce, Education and Training (formerly 5.17)

- Modifies policy to be consistent with ESS regarding programs and workforce.
- Includes feedback from Planning Board regarding the need to not only “attract” but also “develop” workers.
- Removes “workforce vocational training facilities, including but not limited to those that provide training for “green” jobs,” as this was more a focus as part of the 2010 update.

5.20 Support for Living Wage

- Newly added policy at Planning Board on May 25
- City Council added “transit passes” to this policy on June 13 and Planning Board updated the list order on June 15. The combined changes are reflected below.

5.20 Support for Living Wage

In support of economic vitality and opportunities for all residents, the city will encourage all employers in the city to provide access to living wage, health care benefits, and transit passes to all workers.

III-6. Transportation

This section focuses on policies related to transportation and that have changed or been updated since the 2010 plan including:

- Boulder County Transportation Master Plan (2012);
- Boulder County Multimodal Transportation Standards (2013);
- City Transportation Master Plan (2014);
- City Climate Commitment strategy (2015);
- City Transportation Report on Progress (2016);
- County Mobility4All Needs Assessment (2016);
- Airport Master Plan; and
- Ongoing city Access Management and Parking Strategy (AMPS) and adopted new standards related to Transportation Demand Management (TDM).

Additional and extensive changes since the Aug. 24 draft reflect input from the community and the city’s Transportation Advisory Board (TAB), Planning Board, Planning Commission, community members, and additional review and input by city and county transportation staff. Changes are noted below. Only minor changes have been included since the Jan. 11 draft. Since March, council provided a few suggestions to clarify and strengthen policies. Staff provided a few clarifications as well.

Introduction

- Reflects updated city and county plan visions and organization.
- Includes language about shifting technology (e.g., autonomous vehicles) and demographic and social changes.

- City Council provided feedback to emphasize Vehicle Miles Traveled (VMT) in introductory language. Staff suggests modifying as follows:

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

Complete Transportation System

Policy 6.01 All-Mode Transportation System and Complete Streets

- Adds “complete streets” to title to reflect city TMP goals.
- Recognizes different approaches to street types and the transportation system in the city (urban areas) and county (rural areas).
- Includes additional language from the city and county master plans.

Policy 6.02 (New) Renewed Vision for Transit

- Reflects city’s TMP vision for expanding local and regional transit services and connections.

Policy 6.03 Reduction of Single Occupancy Auto Trips (formerly 6.02)

- Recognizes different city and county approaches to addressing reducing vehicular travel.
- Incorporates staff suggestion to clarify the final sentence of the policy to reflect actual practice and the city code, as not all new developments are required to do TDM plans.
- Council provided feedback to add vehicle miles traveled (VMT); staff suggestion to clarify the final sentence of the policy to reflect actual practice and the city code, as not all new developments are required to do TDM plans:

The city and county will support and promote the greater use of alternatives to reduce vehicle miles traveled (VMT) and single occupancy automobile travel. The city will continue progress toward its specific objective to reduce vehicle miles of travel (VMT) 20 percent from 1994 levels through the year 2035 within the Boulder Valley to achieve transportation and greenhouse gas reduction goals. The city and county will include other communities and entities (especially origin communities such as Longmont, Lafayette, Louisville, and Erie) in developing and implementing integrated travel demand management (TDM) programs, new mobility services and improved local and regional transit service. The city will require ~~new~~ TDM plans for applicable residential and commercial developments within the city to include travel demand management reduce the vehicle miles traveled and single occupant vehicle trips ~~produced~~ generated by the development.

Policy 6.04 Transportation System Optimization (formerly 6.03)

- Changes the title to “Transportation System Optimization.”
- Modifies language to be consistent with both the city and county transportation master plans.
- Removes the specific Level of Service LOS policy to be more consistent with all measurable objectives in the city’s TMP and the county’s approach to addressing a multi modal transportation system that is oriented to moving people efficiently.

Policy 6.05 (New) Integrated Transportation Demand Management (TDM) Programs

- Reflects language from TMP that addresses TDM, as adjusted by Transportation Advisory Board.
- Incorporates language from former policy 6.10, Managed Parking Supply.

- Clarifies “applicable” residential developments.

The city will require TDM plans for ~~new larger~~ applicable residential and commercial developments.

Policy 6.06 (combined from former policies 6.05 and 6.06) Accessibility and Mobility for All

- Includes language from former policy 6.05, Accessibility, and policy 6.06, Mobility Services.
- Adds language about non-English speakers and prioritizing connections between multimodal transportation and affordable housing to facilitate affordable living.
- Clarifies first sentence to “continue development” of the all-mode transportation system (instead of “develop” the system)

The city and county will continue development of a complete all-mode transportation system accommodating all users, including people with mobility impairments, youth, older adults, non-English speakers, and low-income persons.

- City Council added “such as electric bikes to this policy on June 13.
(...) Efforts should focus on giving people options to live well without a car and may include prioritizing affordable public transportation and transit passes, new technologies such as electric bikes, mobility services and prioritizing connections between multimodal transportation and affordable housing to facilitate affordable living.

Policy 6.07 (New) Transportation Safety

- Reflects the TMP policy “Toward Vision Zero” and recommendations from Planning Board to address safety.
- Consistent with the city’s TMP, it focuses on a broad range of crash causes rather than calling out any specific type of cause (e.g., distracted drivers) so it can be applicable over time.
- Reflects council suggestion to clarify “riding” by adding “transit” “and driving.”

The city and county recognize safety for people of all ages using any mode within the transportation system (i.e., walking, bicycling, transit riding and driving) as a fundamental goal.

Regional Travel

Policy 6.08 Regional Travel Coordination (formerly 6.04)

- Changes title from “cooperation” to “coordination.”
- Adds language about regional impacts of local transportation decisions, consistent with the city’s TMP.
- In addition to CDOT and RTD, it references the Northwest Area Mobility Study and FasTracks arterial bus rapid transit services, commuter bikeways and first and final mile connections as well as longer term rail planning.
- Mentions regional planning and partnerships for housing and transportation, as suggested by the community.
- Adds language regarding transportation infrastructure and the potential for the transportation system to address impacts from in-commuting, as suggested by the community.
- Clarifies last sentence to “continue development” of first and final mile connections and longer-term transit planning.

The city and county will ~~work towards~~ continue development of first and final mile connections to local systems and longer-term ~~at~~ transit planning

- A missing word - “Area”- was added at the May 25 Planning Board meeting.

- City Council added “US 36 Mayors and Commissioners Coalition” to the list of partners on June 13.

Policy 6.09 (New) Regional Transit Facilities

- Addresses regional transit anchors that serve the primary attractors of downtown, CU, and the Boulder Valley Regional Center and need to address regional transit as a priority to support employees and reduce single occupancy auto travel and congestion on regional corridors, as consistent with the city’s TMP.
- Clarifies that Boulder Junction is adjacent to the BVRC.

The city will develop and enhance the regional transit anchors that serve the primary attractors of Downtown Boulder, the University of Colorado and Boulder Junction adjacent to the Boulder Valley Regional Center, including at Boulder Junction.

Former Policy 6.05 Accessibility

- Deleted here but added into new policy Accessibility and Mobility for all (above).

Former Policy 6.06 Mobility Services

- Deleted here but added into new policy Accessibility and Mobility for all (above).

Funding and Investment

Policy 6.10 Investment Priorities (formerly 6.07)

- Adds “person carrying capacity” and “additional regional road capacity will be managed and priced to provide reliable and rapid travel times for transit, high occupancy vehicle lanes, and other car sharing options,” consistent with city’s TMP.
- Adds clarifying edit regarding road capacity per staff suggestion.

The city and county will manage and price any additional significant regional single occupancy vehicle road capacity to provide reliable and rapid travel times for transit, high occupancy vehicle lanes and other car sharing options.

Integration of Land Use and Transportation with Sustainability Initiatives

Policy 6.11 (New) Access Management and Parking

- Includes language from 6.10 Managed Parking Supply, modified to be consistent with ongoing Access Management and Parking strategy as well as the TMP. It recognizes that vehicular and bicycle parking are part of a total access system for all modes of transportation.
- In addition to what was originally proposed from those plans, it includes language to reflect Planning Board’s recommendation to “address neighborhood parking impacts.”

Policy 6.12 Transportation Impacts Mitigated (formerly 6.08)

- Adds new language to address mitigating “parking impacts to surrounding areas” (particularly from parking reductions), as suggested by Planning Board.
- Adds “TDM” to strategies.
- Otherwise includes minor clarifying edits.

Transportation or traffic impacts from a proposed development that cause unacceptable ~~community transportation~~ or environmental impacts ~~or unacceptable reduction in a multimodal level of service~~, or parking impacts to surrounding areas will be mitigated. All development will be designed and built to be

multimodal and pedestrian-oriented and include TDM strategies to reduce the vehicle miles traveled generated by the development. Supporting these efforts, new development will provide continuous pedestrian, bike and transit systems multimodal networks through the development and connect these systems to those surrounding the development. The city and county will provide tools and resources to help businesses manage employee access and mobility and support public-private partnerships, such as transportation management organizations, to facilitate these efforts.

(Note: The Built Environment policies also address neighborhood centers, mix of land uses and amenities such as parks and schools, and area planning to support neighborhoods.)

Policy 6.13 (New) Concurrent Land Use and Transportation Planning

- Reflects Planning Board’s recommendation to coordinate the TMP and BVCP at a citywide level and concurrently (before specific policy 6.14 about integrating land use and transportation for multimodal centers and corridors).
- Includes minor clarifying edit.

Overall citywide transportation and land use planning ~~should~~ will continue to be coordinated.

Policy 6.14 Integrated Planning for Regional Centers and Corridors (formerly 6.09)

- Changes title to reflect the focus on intermodal centers and corridors.
- Notes regional centers (i.e., downtown, CU, and BVRC). Adds mobility hub concept from TMP.
- Adds “and along” multimodal corridors.
- Emphasizes the “high quality pedestrian experience and urban design” in these places, as requested by TAB.
- Adds a description of multimodal corridors from the Transportation Master Plan (2014) for clarification.
- Clarified language around transit connections in the first paragraph and added a description of multimodal corridors from the Transportation Master Plan (2014) for clarification in the second paragraph:

*Land use in and surrounding the three **intermodal regional centers** (i.e., Downtown Boulder, the University of Colorado and the Boulder Valley Regional Center including at Boulder Junction) will support their function as anchors to regional transit connections and Mobility Hubs for connecting ~~pedestrian, bicycles, and a variety of local travel~~ options to local and regional transit services.*

*The land along **multimodal corridors**, the major transportation facilities that provide intra-city access and connect to the regional transportation system, will be designated as multimodal transportation zones where transit service is provided on that corridor.(...)*

(Notes: The Built Environment chapter defines land use for different types of centers and where intensity is most appropriate but does not provide guidance for land use along corridors. That may need to be further addressed through area planning.)

Policy 6.15 Complete Missing Links (formerly part of centers and corridors policy)

- Is separated out from “centers and corridors” land use policy above.
- Adds language to address sidewalk connections to transit stops for all people per suggestion from council.

The city’s goal is to complete missing links to all transit stops, including sidewalk connections. The city will complete missing links in the transportation grid through the use of connections plans and at the time of parcel redevelopment. Of particular interest are missing bicycle facilities

and sidewalk links that connect to transit stops, recognizing that for some members of the community and workforce, transit is the primary travel option.

Former Policy 6.10 Managed Parking Supply

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

Policy 6.16 Transportation Facilities in Neighborhoods (formerly 6.11)

- Conveys different goals for facilities in city vs. rural neighborhoods from city and county TMPs.
- Adds Neighborhood Parking Permit program language as suggested by Planning Board.
- Includes minor clarifying edits.

The city will strive to protect and improve the quality of life within city neighborhoods while developing a balanced multimodal transportation system. The city will prioritize improvements to access by all modes and safety within neighborhoods, e.g. by controlling vehicle speeds ~~or~~ and providing multi-modal connections over vehicle mobility.

Policy 6.17 (New) Transportation Infrastructure to Support Walkable 15-Minute Neighborhoods

- Adds reference to neighborhood supporting activities and infrastructure within approximately a one-quarter mile radius where residents and employees can fulfill more of their daily needs through safe walking and bicycling, as consistent with the TMP's 15-minute neighborhood idea.
- Adds language about bicycle parking (or infrastructure), per TAB suggestion.
- Includes language about health (and fuel consumption) benefits of investing in sidewalk and trail infrastructure, per Boulder County Health suggestion.
- Note: The Built Environment section also addresses the land use aspect of this concept and an inclusive area planning process for such places, per Planning Board.
- Clarifies first sentence to “continue to build” improvements instead of prioritize, since this work is ongoing.

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

Policy 6.18 Neighborhood Streets and Alleys Connectivity (formerly 6.12)

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

Policy 6.19 (New) Mobility Hubs

- Defines and recognizes the role of future mobility hubs, consistent with the TMP.
- Adds “high quality urban design of structures and public spaces,” as suggested by TAB.

Other Transportation Policies

Policy 6.20 Improving Air Quality and Reducing Greenhouse Gas Emissions (formerly 6.13)

- Adds “and Reducing Greenhouse Gas Emissions” to the title.
- Includes TMP’s goal to reduce GHGs from transportation modes.
- Adds low emissions transportation modes “and infrastructure” per county suggestion to address elective vehicle infrastructure but to avoid focusing on one type of low emission technology.
- City Council clarified the language on June 13 as follows:

Both the city and county are committed to reductions in GhG 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~~ active transportation (e.g., walking and bicycling), low emission transportation modes and infrastructure to support them, reducing auto traffic, encouraging the use of fuel efficient and clean-fueled vehicles that demonstrate air pollution reductions and maintaining acceptable traffic flow.

Policy 6.21 Municipal Airport (formerly 6.14)

- Includes new language to provide context for the airport (recognizing its various roles) and reflect the current Airport Master Plan.
- Removes “at the appropriate scale” from the second sentence per feedback from a member of the community, since the previous language did not provide clarity.

The airport will continue ~~at the appropriate scale~~ to ensure it meets the needs of the community by providing a safe environment for aviation business and business-related travel; scientific and research flights; recreation and tourism; flight training and vocational education; aerial fire-fighting; emergency medical flights; as well as flood and other disaster-related support for the city and county.

- Planning Board added the following sentence to the end of the policy at their meeting on May 25 and City Council made a slight adjustment to clarify.

(...) At the time of the next Airport Master Plan, the city will work with the community to reassess the potential for developing a portion of the airport for housing and neighborhood serving uses.

Policy 6.22 (New) Emergency Response Access

- Adds a policy to continue to coordinate transportation related emergency response, per the Resilience Strategy.

New section added to reference relevant plans and policies

III-7. Housing

This section focuses on policies related to housing and incorporates policy work completed over the past several years including:

- Housing Boulder community engagement (2013-2015),
- Analysis of Impediments to Fair Housing Choice (2015), and
- Middle Income Housing Strategy (2016).

Additional changes since the Aug. 19 and Dec. 9 drafts reflect input from the community, city and county staff, Planning Board, Board of County Commissioners and Planning Commission. The feedback to date has suggested: putting more emphasis on current housing challenges using long term trends and adding language about the importance of diverse housing types and price ranges in terms of retaining socio-

economic diversity, creating an inclusive community, and promoting cultural richness. Planning Board and Planning Commission both offered feedback on a request from a coalition of affordable housing providers (the Affordable Housing Network, the Human Services Alliance, Boulder Housing Partners and the Boulder County Housing Authority) to include a new policy on affordable housing community benefit. Due to the lack of support for the language, this request is not included in this draft. Staff also received feedback on adding specific actions and targets in the policy language (e.g., no loss of affordable housing, no high-end housing, restricting house sizes, etc.). These concepts are either too specific for policy language or were not supported by the BVCP Survey or decision makers. Other changes to the section are noted below. Since March, Planning Board, Council and staff provided a few minor clarifying edits.

Introduction/Preamble:

- Reflects work done through the Housing Boulder community engagement process and the studies conducted by BBC Research and Consulting.
- Provides additional clarification on the impacts of cost burdened households.
- Provides emphasis on escalating housing costs and who is burdened.
- Adds language about long term trends and inclusive community with choices.
- Adds “socioeconomically” after “culturally.”
- Planning Board made the following changes at their meeting on May 25
 - Adds to first sentence of introduction paragraph:
 - Boulder aspires to be a complete community with a diverse and integrated population. The Supporting that aspiration, the range of available housing opportunities helps to define a community. (...)
 - Adds the second bullet regarding the following housing trend:

Housing trends facing the community include:

 - *Continued escalation of housing costs that disproportionately impact low and moderate income households;*
 - The “shed rate,” the rate at which homes are lost from the affordable range, outpacing the current replacement rate;
 - (...)

General changes:

- Updates language throughout to reflect current terminology related to how the city implements the affordable housing program to include middle income households (i.e., policies 7.01, 7.07, 7.11).
- Acknowledges that numerous policies apply to the county in addition to the city (i.e., policies 7.01, 7.04, 7.13, 7.14, 7.15).

Policy 7.01 Local Solutions to Affordable Housing

- Adds middle incomes.
- Adds county.
- Edit from Planning Board on May 25:

(...) The city and county recognize that affordable housing provides a significant community benefit and will continually monitor and evaluate policies, processes, programs and regulations to further the region’s affordable housing goals. The city and county will work to integrate effective community engagement with funding and development requirements and other processes to achieve effective local solutions.

Policy 7.02 Affordable Housing Goals

- Includes a new middle income housing goal (as directed by the 2016 Middle Income Housing Strategy) that provides market rate affordable housing as well as deed restricted permanently affordable units for middle income households (www.housingboulder.net). The specific target for middle incomes is not included. It may change during implementation over the next year.
- After an in-depth discussion Planning Board increased the affordable housing goal to 20 percent of the total housing stock (at the May 25 meeting) to set a visionary goal as the city is nearing its 10 percent goal. Through their discussion on June 13, City Council developed additional edits to include low, moderate- and middle-income households together and aim to go beyond the 10 percent goal (removing Planning Boards 20 percent suggestion). Planning Board slightly adjusted the language to clarify that the percentage goal refers to low and moderate income housing.

The city will study and consider substantially increasing the proportion of housing units permanently affordable to low, and moderate- and middle-income households beyond to reach our current an overall goal of at least twenty percent of the total housing stock for low and moderate incomes. The city will also increase the proportion of market-rate middle income housing, as well as permanently affordable middle income units, as described in the Middle Income Housing Strategy. These goals are achievable through regulations, financial subsidies and other means. City resources will also be directed toward maintaining existing permanently affordable housing units and increasing the stock of permanent affordable housing through preservation of existing housing.

Policy 7.03 Populations with Special Needs

- Strengthens the policy to avoid overconcentration of special needs housing in one part of the community and ensuring that housing is near appropriate transportation options.
- Reinforces the importance of the inclusionary housing program, and cash-in-lieu in particular as the primary tool for achieving deeper levels of affordability to serve populations with special needs.
- Replaces a specific list of amenities with a more general description of services.

Policy 7.04 Strengthening Community Housing Partnerships

- Adds county.

Policy 7.05 Strengthening Regional Housing Cooperation

- Recognizes the regional nature of the issue and work being done with regional partners to address regional affordability.
- Edit from Planning Board at their May 25 meeting:
Affordable housing is a regional issue that requires the city and county to work with neighborhoods and other public and private partners to develop and innovate regional housing solutions. (...)

Policy 7.06 Mixture of Housing Types

- The mix and diversity of housing has been an existing policy, but many developments are not yielding a mix. This language strengthens and defines that intent.
- **The following changes reflect input from Planning Board and City Council:**

The city and county, through their land use regulations and housing policies will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities, to meet the housing needs of the full-range low, moderate and middle-income households of the Boulder Valley population. The city will encourage developers and property owners to provide a mix of housing types within each development, as appropriate. This may include support for ADUs, OAU's, alley houses, cottage courts, and building multiple small units rather than one large house on a lot.

Policy 7.07 Preserve Existing Housing Stock

- Adds middle incomes.
- The underlined section below is an addition from Planning Board at their May 25 meeting to address the “shed rate” issue identified in the housing trends section along with a small adjustment in wording from City Council – “to promote”:

(...) Special efforts will be made to preserve and rehabilitate existing housing serving low, moderate and middle-income households. Special efforts will also be made to preserve and rehabilitate existing housing serving low, moderate and middle-income households and to promote a net gain in affordable and middle-income housing.

Policy 7.08 Preservation and Development of Manufactured Housing

- Clarifies that hazards are specific to health and safety issues and not limited to natural hazards.
- Changes relocation to rehousing to clarify that the intent is to keep communities intact and rehousing within the community is a priority over relocation whenever possible.
- Planning Board restored previous language at its May 25 meeting:

(...) If an existing mobile home park is found to have health or safety issues, every reasonable efforts will be made to reduce or eliminate the issues, when feasible, or to help mitigate for the loss of housing through rehousing of affected households.

Policy 7.09 Housing for a Full Range of Households

- Slightly modifies language to reflect all abilities and a variety of incomes as an important part of serving 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 abilities, and to a variety of household incomes and configurations.

Policy 7.10 Balancing Housing Supply with Employment Base

- Makes refinements to address jobs:housing balance workforce housing needs and balance of housing supply with employment base.
(Note: Workforce housing is addressed elsewhere (7.01, 7.06, 7.09) and in jobs:housing balance (1.10). Planning Board discussed this but had not uniform opinion about necessary changes. The Board of County Commissioners thought it was an important concept that should be repeated and were supportive of the edits. The edits are also supported by results from the BVCP Survey.)

Policy 7.11 (New) Permanently Affordable Housing for Additional Intensity

- States intent that if zoning increases to allow more intensity, city will require additional permanently affordable housing.
- Note: Additional policy language regarding general community benefit was added to Section 1.

Policy 7.12 Incorporate Mix of Housing in Future Service Area (formerly 7.11)

- Adds middle incomes.
- Includes size as an important part of providing a mixture of housing.

Policy 7.13 Conversion of Residential Uses in the Community (formerly 7.12)

- Includes minor grammatical change.

Policy 7.14 Integration of Permanently Affordable Housing (formerly 7.13)

- Clarifies that affordable housing should be dispersed throughout the community, integrated into all new housing developments, and provided on site as part of new development preferably over off site - consistent with the Federal Fair Housing Act.
- Adds clarifying edit from Planning Board to replace “where possible” with “where appropriate.” *Permanently affordable housing, whether publicly, privately or jointly developed and financed should be dispersed throughout the community. Where ~~possible~~ appropriate, the city will encourage new affordable units to be provided on the site of and integrated into new housing developments.*
- Planning Board restored the previous verb at their May 25 meeting: *Permanently affordable housing, whether publicly, privately or jointly developed and financed ~~should~~ will be dispersed throughout the community. (...)*

Policy 7.15 Minimizing Displacement (formerly 7.14) – no change

Policy 7.16 (New) Market Affordability

- States a clear role for market rate solutions in providing more middle income housing options, including identifying incentives for more moderately sized and priced units.

New section added to reference relevant plans and policies

III-8. Community Well-Being

This section reflects updated plans and work since the 2010 Plan and strengthens policies related to existing plans including:

- Approved master plans and strategies: City Parks and Recreation Master Plan (2013), City Fire-Rescue Master Plan (2011), Community Cultural Plan (2015), and Police Master Plan (2013).
- Public input and early direction from the Homelessness Strategy, Human Services Strategy and Library Master Plan, currently in process.
- Policies related to an aging population, aging in place, healthy child and youth development and youth opportunities have emerged since 2010.

In November, OSBT suggested changes to the trails policy. Since the Aug. and Jan. drafts, other community groups and individuals have suggested additional revisions to the trails policies that are reflected in the draft. Since March, Planning Board, City Council, members of the community, and staff offered several suggestions for revisions as well.

Introduction

The introduction refreshes information about emerging demographic and social trends relating to well-being such as aging population, some widening social disparities, and the relative health of Boulderites, among other changes.

- Planning Board suggested adding “refugees” to the third bullet; City Council members suggested addressing inclusivity by adding: “racially, ethnically, and culturally-diverse people” to the third bullet and later added “religious.”

• Supporting the inclusion of immigrants, refugees, religious, racial, and ethnic minorities, and other culturally-diverse people into the community

- City Council provided feedback to address affordable childcare (affordability around housing + transportation + childcare) as a trend, or as a new policy. Staff suggests the following addition to the fifth bullet:

• Addressing the full range of impacts from the community's lack of affordable housing, need for affordable child care, and the increasing cost of living.

Policy 8.01 Providing for a Broad Spectrum of Human Needs

- From *Human Services planning and prioritization* (City Council Study Session 10-27-2015): Adds policy language emphasizing guiding principles for Human Services delivery (e.g., data-driven outcomes; investing in prevention to forestall crisis and improve self-sufficiency and resilience; supporting best-practice and evidence-based programs, evaluate how clients and the community are better off as a result); and coordinating and integrating city-provided services with partners and the county and region. This applies to policies 8.02 through 8.04.

Policy 8.02 Regional Approach to Human Services

- Adds county and new information from Human Services Plan related to data-driven decisions, regional approaches, and partnerships.

Policy 8.03 Equitable Distribution of Resources

- Adds county.
- Adds “older adult” to those for whom transportation burden could be reduced.
- Incorporates feedback from a member of council regarding equitable access and economic impact:

The city and county will work to ensure that human services are accessible, available 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 regardless of immigration status and ensure impacts and costs of sustainable decision-making do not unfairly burden any one geographic or socioeconomic group in the city. The city and county will consider ways to reduce the transportation burden for low income, older adult, and disabled populations regardless of immigration status, and to enable equal access to community infrastructure. The city recognizes that equitable access to employment opportunities is an important element to economic mobility.

Policy 8.04 Addressing Community Deficiencies

- Adds county.
- Adds community feedback, partnerships, etc. to reflect Human Services plan.

Policy 8.05 Diversity

- Includes minor edits to improve readability.
- A council member suggested edits to include racial and ethnic diversity and slightly change wording around socio-economic groups. In addition, staff recommends retaining the concept of diverse cultures by adding the word “cultural.” City staff also recommends adding the final sentence in light of feedback from a member of the community. Lastly, City Council made some adjustments to the wording on June 13 and those changes are reflected below as well:

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

civic affairs. The city and county value, embrace and promote diversity in all of its hiring and employment practices.

Policy 8.06 (New) Mutual Respect

- Includes a broad policy describing the city and county commitment to respect, and safety from discrimination and violence.
- Reflects council feedback to add “mutual respect” to replace “tolerance.”
- Has been moved from the end of the “Safety and Community Health” subsection to the end of the “Social Equity” subsection.

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

Policy 8.07 Safety (formerly 8.06)

- Includes minor edits.
- Adds new language to reflect direction from Police and Fire Master Plans on responsiveness to community needs and changes in redeveloping and urbanizing areas.

Policy 8.08 Health and Well-Being (formerly 8.07)

- From *Arts and Culture Plan* and *Parks and Recreation Master Plan*: expands definition of physical health to include total physical, mental and social well-being, and healthy diet.
- Adds values related to fostering mental and social well-being through the cultivation a wide-range of recreational, cultural, educational and social opportunities.

Policy 8.09 (New) Resilience in Public Safety and Risk Prevention

- Reflects recommendations in Police and Fire Master Plans and Resilience Strategy around risk prevention and early intervention.
- A community member suggested referencing the Structure Protection plan and its maps; however, the plan and its map are operational and tactical. Staff suggests the following language to bolster safety as informed by initial suggestions from members of the community. This reflects a new commitment for the county:

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. The city and county will prepare for, respond to, and manage wildfire hazards by implementing wildland-urban interface regulations; and developing, updating and implementing multi-hazard mitigation programs and plans.

Policy 8.10 (New) Community Connectivity and Preparedness

- Reflects recommendations from Resilience Strategy to emphasize importance and fostering of social capital and communications in neighborhoods to enhance preparedness and improve ability to respond to emergencies.

Introduction to Community Infrastructure and Facilities

- Emphasizes the importance of community facilities, recreation and outdoor active-living facilities, and infrastructure on quality of life and livability. Adds description of future master plans that will likely result in new policies or policy revisions in this section, including to trails.
- Feedback from members of the community and Planning Board to add the following intro sentence:

Boulder is known for its high-quality recreation and outdoor active-living facilities as well as its community resources.

Policies 8.11 through 8.12 school policies (formerly 8.08 to 8.09) – no changes

Policy 8.13 Support for Community Facilities (formerly 8.10)

- Adds minor changes to include “cultural” and “or other needs.”

Policy 8.14 City Parks and Recreation (formerly 8.11)

- Adds “city” to title.
- Reflects positive people-centered policy language from city’s Parks and Recreation Master Plan.
- **Planning Board made the following edit on May 25 to align the text with title of the policy (city only, not county):**

~~The city and county recognize p~~ Parks and recreation facilities provide one of the most effective ways to build a person’s sense of community and quality of life, especially in redeveloping areas and in the revitalization of neighborhoods in the city. (...)

Policy 8.15 (New) Parks as Gathering Spaces

- Includes direction from the city’s Parks and Recreation Master Plan and Resilience Strategy highlighting the importance of parks in the social and urban fabric in city neighborhoods.

Policy 8.16 Trail Functions and Locations (formerly 8.12)

- *Note is included in Introduction to Community Facility Needs above that master plans (e.g., OSMP master plan) will provide guidance related to trails planning.*
- Addresses suggestions from members of the public, OSBT, community organizations and Planning Board members to:
 - Include introduction reflecting positive function of connectivity and community identity
 - Describe a range of trail functions
 - Design for enjoyable visitor experience
 - Encourage on-trail travel and discourage informal trails
 - Design for long-term sustainability
 - Design and plan for area-specific conditions and needs
 - Minimize environmental impacts consistent with natural environment policies
 - **Conveys the role of trail and trailhead planning in enhancing recreational opportunities, non-motorized transportation and quality of life**

Trail and trailhead planning should minimize environmental impacts consistent with comprehensive plan’s Natural Environment policies and enhance recreational opportunities, non-motorized transportation and quality of life.

Policy 8.17 Trails Network (formerly 8.13)

- Adds language recognizing goals of improved regional trail connectivity such as reduced auto-use and parking, dispersed trail use, reduction in crowding impacts and enhancing opportunities for long distance experiences.
- **Adds language to support system connectivity and regional trails systems.**

The city and county recognize regional connectivity of parks, greenways, trails, open spaces, residential areas...

Policy 8.18 Libraries (formerly 8.14)

- Staff notes feedback from Library Commission that this policy should be refined after the Library Master Plan is updated.

Policy 8.19 Information Resource/Community Center (formerly 8.15)

- Includes minor change to “facilitate” vs. provide access to information.
- Staff notes feedback from Library Commission that this policy should be refined after the Library Master Plan is updated.

Note: Clarification is needed from BOCC and PC as to whether this policy should apply to the county.

Policy 8.20 Education Resource (formerly 8.16)

- Includes minor revisions to add “cultural” and literary resources and opportunities.

Policy 8.21 Arts and Cultural Facilities (formerly 8.17)

- Reflects Community Cultural Plan about strengthening culture in the community and supporting access to cultural experiences.

Policy 8.22 The Arts and Community Culture (formerly 8.18)

- Reflects Community Cultural Plan direction supporting cultural offerings, organizations and artists and the importance of civic dialogue, awareness, and participation (i.e., increased understanding of positive contributions of culture, access to information about culture, and participation).
- Adds language that city and county support neighborhood-serving arts and cultural amenities and community gathering spaces.

Policy 8.23 Public Art (formerly 8.19)

- Reflects vision in Community Cultural Plan for the importance of public art and programming.

Former Policy 8.20 Canyon Boulevard Cultural Corridor

- Removed; it is currently being implemented and the policy is outdated.

List of relevant plans and policies included

III-9. Agriculture and Food

This section focuses on agriculture, food, sustainable practices, and access to food for the community. The city and county have made significant contributions to the preservation of lands for agricultural production and the water needed to use these areas for agriculture. Most agricultural production in the Boulder Valley occurs on city and county open space. The changes to this chapter reflect updated plans and work since the 2010 Plan including:

- City of Boulder Agriculture Resources Management Plan (in progress)
- Boulder County Cropland Policy (2011)
- Boulder County Environmental Element (2014)
- City of Boulder Source Water Master Plan (2009)
- City of Boulder Water Efficiency Plan (2016)
- HR&A’s Recommendations for Resilience Integration (2016)

- City of Boulder Parks and Recreation Master Plan (2012)
- Ordinances and policy changes to promote local food sales
- State of Colorado Water Plan (2015)

Additional changes since the Aug. 24 draft reflect input from the community and county staff. In November, OSBT also provided some recommendations for the chapter as noted below and recommended its advancement with the changes. A few changes have been added since the Jan. 11 draft to reflect county input. A few additional changes have been added since the March draft to reflect input from City Council, Planning Board, Library Commission, Boulder County Farmer's Market, and members of the community.

Introduction/Preamble:

- Includes in the second paragraph new definitions of "agricultural lands" as requested by a member of the public.
- Removes bullets to flow directly into policies because it is a short section.
- Note: OSBT suggested adding "education" to the bulleted list, however there is no corresponding policy.

Policy 9.01 Support for Agriculture

- Adds language to be consistent with current practice on working agricultural lands.
- Deletes the statement: "the success of agriculture on these lands is vitally dependent on their water supplies" because other factors are important too, per OSBT.
- Adds a new sentence toward the end of the policy to state: "The city and county will emphasize the importance of sustainable water use," per OSBT.

Policy 9.02 Urban Gardening and Food Production

- Moved from former Policy 9.05 and slightly clarified.

Policy 9.03 Sustainable Food Production and Agricultural Practices

- Changes title back to include Sustainable "Agricultural" Practices along with "Food Production" to reflect that some but not all agriculture is food production and to recognize the value of animal feed, range, and pasture systems.
- Notes that the city and county will seek opportunities to gather and share data to inform future decision making.
- Changes "farming communities" to "the Boulder Valley farming community," per OSBT.
- Note: Does not include a section previously added by utilities: "The city and county will also promote sustainable agriculture by recognizing the critical importance of delivering irrigation water to agricultural lands," because water is not the only critical factor, per OSBT recommendation.
- County staff also requested a note recognizing conventional agriculture as a significant share of agricultural operations and that shifting to sustainable agriculture could take some time. This note seems out of place in a policy but could go in the introduction or in the Agricultural Resources Management Plan or other master plans.

Policy 9.04 (New) Soil Health and Soil Carbon Sequestration

- Adds this new policy about soil health based on a request from a member of the public. It was originally suggested for the Natural Environment section, but because of its relationship to soil health and tilled lands it is most appropriate in this section.

- OSMP staff suggested modifying the original prescriptive language that required certain actions prior to knowledge about the tool and its appropriateness. This policy suggests a phased and research-based approach.
- Modifies the first sentence to be more action oriented: “The city and county will pursue strategies to enhance soil health and will explore and evaluate strategies to sequester soil carbon...” per OSBT recommendation.
- City Council provided feedback to encourage the private sector to practice soil carbon sequestration. Community members suggested including conducting baseline soil health tests, noting that this is needed before any determinations about which lands offer the best opportunities, or which techniques sound the most promising in the literature, or which researchers sound the most qualified to fit our needs:

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

Policy 9.05 Access to Healthy Food

- Adds county.
- Reflects cooperative efforts to establish markets and facilities and increase access to healthy food. It replaces some outdated language in former policy 9.06.
- Reflects input from Boulder County Farmers Market to clarify the previous terminology “community markets” and policy work around markets and community goals, and incorporates suggestion from Library Commission to emphasize the role of education. City Council also changed “these” to “locally-grown in the first sentence on June 13.

... The city and county will support cooperative efforts to establish ~~community markets~~ locations throughout the community and region where these locally-grown vegetables, fruits, and meats can be sold directly to residents. Such efforts include working to identify ~~a~~ locations or develop facilities to allow one or more year-round farmers’ markets, developing policies that support existing markets and community goals, 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 the Boulder Valley residents with an emphasis on affordable access to and long term availability of food. The city and county recognize the importance of the role of education in building support for urban and agricultural local food production.

Policy 9.06 (New) Food System Resilience

- Provides resilience rationale and the need for the food system to be able to adapt to change and disruption. The new policy language outlines steps for the city to explore system vulnerabilities and capacity and develop solutions.

Policy 9.07 Regional Efforts to Enhance the Food System – no changes

Former Policy 9.06 Access to Locally Produced Food

- Updated as “Policy 9.05 Access to Healthy Food” (above)

Adds Relevant Plans and Policies (OSBT suggested a couple of additions)

III-10. Governance and Community Engagement

This new section emphasizes the community's strong values in maintaining a high level of awareness, communication and public participation in local government. It was not part of previous drafts. It is consistent with the Resilience Strategy. Since the March draft, staff tightened up some of the language in this section per suggestion from Planning Board and also reflected input from a member of the community.

Introduction

- Includes minor edits to remove redundancy and clarify:

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

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

Policy 10.01 (New) High-Performing Government

- Describes the city's goals for stewardship and sustainability of the city's financial, human, information and physical assets.
- Outlines goals around transparency, accuracy, efficiency, effectiveness and customer service as well as strategic decision-making.

Policy 10.02 Community Engagement (formerly Policy 1.05)

- Describes support for better decision-making and outcomes by facilitating open and respectful dialogue, seeking involvement of those potentially affected by or interested in a decision and representing the views or interests of those less able to actively participate in the public engagement process, especially vulnerable and traditionally under-represented populations.
- **Tightens up language per suggestion from Planning Board to reduce redundancy.**

The city and county recognize that environmental, economic and social sustainability of the Boulder Valley are built upon full involvement of the community. The city and county support better decision-making and outcomes that are achieved by facilitating open and respectful dialogue and will actively and continually pursue innovative public participation and neighborhood involvement, ~~seeking the involvement of those potentially affected by or interested in a decision and representing the views or interests of those less able to actively participate in the public engagement process, especially vulnerable and traditionally under-represented populations.~~ Efforts will be made to:

- 1) use effective technologies and techniques for public outreach and input;*
- 2) remove barriers to participation;*
- 3) involve community members potentially affected by or interested in a decision as well as those not usually engaged in civic life;*

4) represent the views or interests of those less able to actively participate in the public engagement process, especially vulnerable and traditionally under-represented populations.

The city and county therefore support the right of all community members to contribute to governmental decisions through continual efforts to maintain and improve public communication and the open, transparent conduct of business. Additionally, the city and county will actively and continually pursue innovative public participation and neighborhood involvement. Emphasis will be placed on notification and engagement of the public in decisions involving large development proposals or major land use decisions that may have significant impacts and/or benefits to the community.

Policy 10.03 (New) Communication Capacity for Resilience

- Describes resilience benefits of engaged communities and residents in the event of a disruption. Describes city and county support for ongoing robust communication and outreach to communities and vulnerable residents.

Policy 10.04 (New) Informed Community

- Describes the city's commitment to gathering and sharing information to support and encourage open, participatory government and an informed community.
- Suggestion from a member of the community in response to the difference in the quality of English-language and Spanish-language communication coming from various agencies within both the City of Boulder and Boulder County. Staff suggests the following edit:

The city and county commit to gathering and sharing information to support and encourage open, participatory government and an informed community. To encourage vibrant public discourse, the city and county strive to provide participants with the information they need to participate in a meaningful way. The city and county strive to ensure high quality language services in order to communicate effectively with limited English proficient residents.

Policy 10.05 (New) Support for Volunteerism

- Describes city goals around community volunteers supporting programs that engage residents to improve their community and participate in addressing local issues.

Policy 10.06 (New) Youth Engagement

- Reflects on-going emphasis around youth engagement and leadership through Youth Advisory Board (YOAB), Growing up Boulder (GUB), and recommendations in Community Cultural Plan Strategies, Parks and Recreation Plans.
- Moved from Section 8 to Section 10.

IV—Land Use Map Designations

This section focuses on updates to the land use descriptions chapter. It includes organizational changes to improve legibility as well as more substantive changes to be consistent with the Land Use Code or with goals emerging from this plan update, such as to encourage housing in commercial or industrial areas. Proposed changes are noted below by section.

Note: The section will also include a collage of photos representative of each type of use. A separate file with the land use pictures by category is provided for review.

At their meeting on May 25, Planning Board requested removing the images from this section of the document.

Introduction/General

- Includes new language to aid in map interpretation.
- Formats the chapter into a table to clarify descriptions and intent of each category.

Residential Categories

Very Low Density Residential

- Adds a description of where VLR typically occurs – in Area III but also some within city limits.

Low Density Residential

- Adds a description of this predominant type of residential in the city.

Manufactured Housing

- Notes intent to provide for future affordable housing.

Medium Density Residential

- Adds description to be consistent with intent and how regulations apply – to achieve a mix of housing types throughout the district rather than one uniform type.
- **Planning Board made the following edit on May 25 to clarify the language:**
Characteristics and Locations: MR is characterized by a ~~mixture~~ variety of housing types. Medium density areas are generally situated near neighborhood and community shopping areas or along some of the major arterials of the city.

Uses: Consists of a ~~mix~~ variety of housing types ranging from single-family detached to attached residential units such as townhomes, multiplexes, and some small lot detached units (e.g., patio homes), not necessarily all on one site.

Mixed Density Residential

- Adds language to consist of a mix of housing types versus just one type.
- Adds language to include some complementary uses as implemented through zoning.
- Corrects density range for newer areas to include “20 units/acre” as upper range to reflect the density range in the Title 9 Land Use Code. **City Council clarified the density range at their June 13 meeting.**

High Density Residential

- Describes location.
- Notes that some complementary uses may be appropriate, as implemented through zoning.

Mixed Use Residential – No significant changes

Industrial Categories

General Industrial

- Adds list of uses that are generally consistent with the industrial manufacturing zoning district.

Community Industrial

- Clarifies “community serving industries.”
- Adds note that it may include “ancillary commercial activity” to be consistent with uses and intent.

Light Industrial

- Notes change to location, as the current designation stretches east to 63rd Street.
- Adds uses to be consistent with more contemporary light industrial uses (striking large scale printing and noting assembly, media and storage).
- Includes change to reflect key policy direction to accommodate housing and other complementary uses. Note: locations will need to be defined in Land Use Code.

Mixed Use Industrial – no significant changes

Business Categories

Regional Business

- Notes changes to reflect the newer terminology for the “Boulder Valley Regional Center” instead of Crossroads.
- Adds language to encourage street activation.
- Adds language to encourage and possibly require housing.

Mixed Use Business

- Adds locations where the category applies.

General Business

- Adds locations where the category applies.
- Adds language to encourage and possibly require housing.

Community Business

- Adds language about walkable communities.
- Adds language to encourage housing.

Transitional Business

- States that a mix of uses including housing is appropriate.

Service Commercial – No significant changes

Open Space Categories

Open Space Acquired – No changes

Open Space Development Rights

- Minor change to clarify it applies to “existing” conservation easements.

Open Space, Other

- Adds interpretation language regarding this designation as it relates to linear features and irrigation ditches, per feedback from staff, District Six Water User's Association and some input from Planning Board.
- Planning Board (6/15) edited language drafted by City Council (6/13) and arrived at the following addition (and small deletion) for this designation:

(...) but not limited to intergovernmental agreements, dedications or acquisitions. By itself, this designation does not ensure open space protection.

When the mapping designation applies to some Area I linear features such as water features or ditches, ~~in these cases,~~ the intent is to interpret the map in such a way that the designation follows the linear feature. OS-O may be applied to ditches; however, the category should not be used to interfere with the operation of private irrigation ditches without voluntary agreement by the ditch company.

Other Categories

Agricultural – No changes

Park, Urban and Other

- Removes the outdated descriptive park language.

Public/Semi-Public – minor changes to describe the location

Environmental Preservation – no changes

Natural Ecosystems Overlay – minor editorial changes

- *Note:* The Natural Ecosystems Overlay maps should be updated with current data and GIS information before the next major plan update.

V—Subcommunity and Area Planning

This section describes the city's approach to creating new subcommunity and area plans and includes a summary of existing plans.

Introduction

- Adds a brief description about the intent of area plans, the planning horizon and high level statement about who is involved in the process.
- The Library Commission suggested the following edit:

Subcommunity and area plans are intended to:

Identify the need and locations for new public or private facilities, such as shopping, child care, schools, parks and recreation, ~~library and~~ transit facilities, mobile and virtual library services and facilities, so that daily needs are close to where people live and work and to contribute to the livability, enjoyment, and sense of physical and social identity of a subcommunity or area.

Subcommunity and Area Plans (intent)

- Adds “identifying and prioritizing community benefits that are a priority for the area” as one of the intended outcomes.
- Adds “mobile and virtual library services and facilities,” per Library Commission feedback.

Subcommunity and Area Planning Process

- Notes that land use map changes may be incorporated into the BVCP concurrent with the adoption of the area plan.
- Planning Board added last sentence to this section on May 25, and City Council made some edits on June 13. The combined version is below:

(...) Land Use Map changes proposed in subcommunity and area plans may be incorporated into the comprehensive plan concurrent with the adoption of the area plan. Subcommunity, area and neighborhood planning efforts are processes in which all are given opportunities to collaborate and innovate in achieving local as well as wider community goals.

Subcommunity Planning

- Adds Central Boulder – University Hill as a tenth subcommunity.
- Planning Board edited second paragraph in this section on May 25 and City Council made some additional edits on June 13. The combined version is below:

(...) The North Boulder Subcommunity Plan was the first because the area had the largest amount of vacant land in the city at the time and a significant amount of change was anticipated. While much of the city planning focus in the years since has been on developing area plans rather than subcommunity plans, should resources permit and council and planning board decide, subcommunity plans which meet the criteria for selection called out below may be undertaken.. As the city becomes more fully developed, the need for extensive planning at the subcommunity planning level has lessened, and it is now thought that not all subcommunities will necessarily have subcommunity plans. If they do, they will address fewer issues than were tackled in the North Boulder Subcommunity Plan. It is anticipated that each subcommunity plan will be evaluated as needed and monitored annually through CIP and the Boulder Valley Comprehensive Plan Action Plan.

Area Planning

- Adds a description of the scale of area plans and, in general, what types of locations may be most appropriate including to note that residential neighborhoods may be included if they meet the criteria.
- Planning Board added the following to this section on May 25:
Area plans are developed for areas or corridors with special problems or opportunities that are not adequately addressed by comprehensive planning, subcommunity planning or existing land use regulations. (...)

Neighborhood Planning/Infill Pilot Project

- Adds criteria that will be used when evaluating potential areas for a neighborhood planning pilot program.
- Note: Design Advisory Board supported neighborhood infill projects and suggested removing the pilot aspect of these projects, stating that infill should be permanent, especially if small scale (e.g. granny flats, ADUS).

VI—Master Plan Summaries and Trails Map

This section summarizes existing city master plans. Changes to this section include:

- **2011 Greenways Master Plan**, provides a framework for implementing the city’s Greenways Program through coordinated planning, construction, maintenance activities and funding sources.
- **Wastewater Utility Plans**, including the 2016 Wastewater Collection System Master Plan and 2016 Comprehensive Stormwater Collection System Master Plans.
- **Library**, includes updated language to reflect the current planning process to update the 2007 Master Plan.
- **The 2015 Community Cultural Plan**, provides an updated look at Boulder’s social, physical and cultural environment.
- **Historic Preservation**, includes a description of the program and the number of properties with landmark status.
- **The 2015 Zero Waste Strategic Plan**, replaces the 2006 Master Plan for Waste Reduction.
- **Climate Commitment**, includes goals that were identified in 2016. [Per council’s request on June 13, city staff added language from the Climate Commitment Introduction to the description of the master plan.](#)
- **Trail Map**, notes how the map depicts conceptual connections to regional trails.

VII—Urban Services Criteria and Standards

Revisions to this chapter include:

- Minor revisions to improve readability for the criteria,
- Minor revisions to the Stormwater and Flood Management standards for readability and clarification on ditch companies,
- New Urban Fire Protection and Emergency Medical Care standards that reflect current levels of service and benchmarks for service improvement, and
- Minor revisions to Transportation standards to include references to VMT and GhG reduction, and complete streets.

Trails Map

Revisions to the map include:

- Addition of descriptive language on the map (*purpose of map, definitions of proposed trails, conceptual trail alignments and conceptual connections, and where to get more information*)
- New proposed trails and new conceptual alignment for proposed trails
- Modifications to proposed trails
- Changes from ‘proposed’ to ‘existing’ to reflect newly constructed trails
- Removal (deletion) of proposed trails and proposed rerouting / removal of existing trails
- Map corrections

A separate summary is included with the trails map.

Amendment Procedures and Referral Process

This draft includes minor “housekeeping” edits and formatting changes only. Other changes are pending discussion between the city and county regarding the Intergovernmental Agreement and amendment procedures. This section has been proposed to be moved to the IGA and appears under a separate cover.



BVCP KEY FOCUS AREA - USER GUIDE

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

Updated May 15, 2017

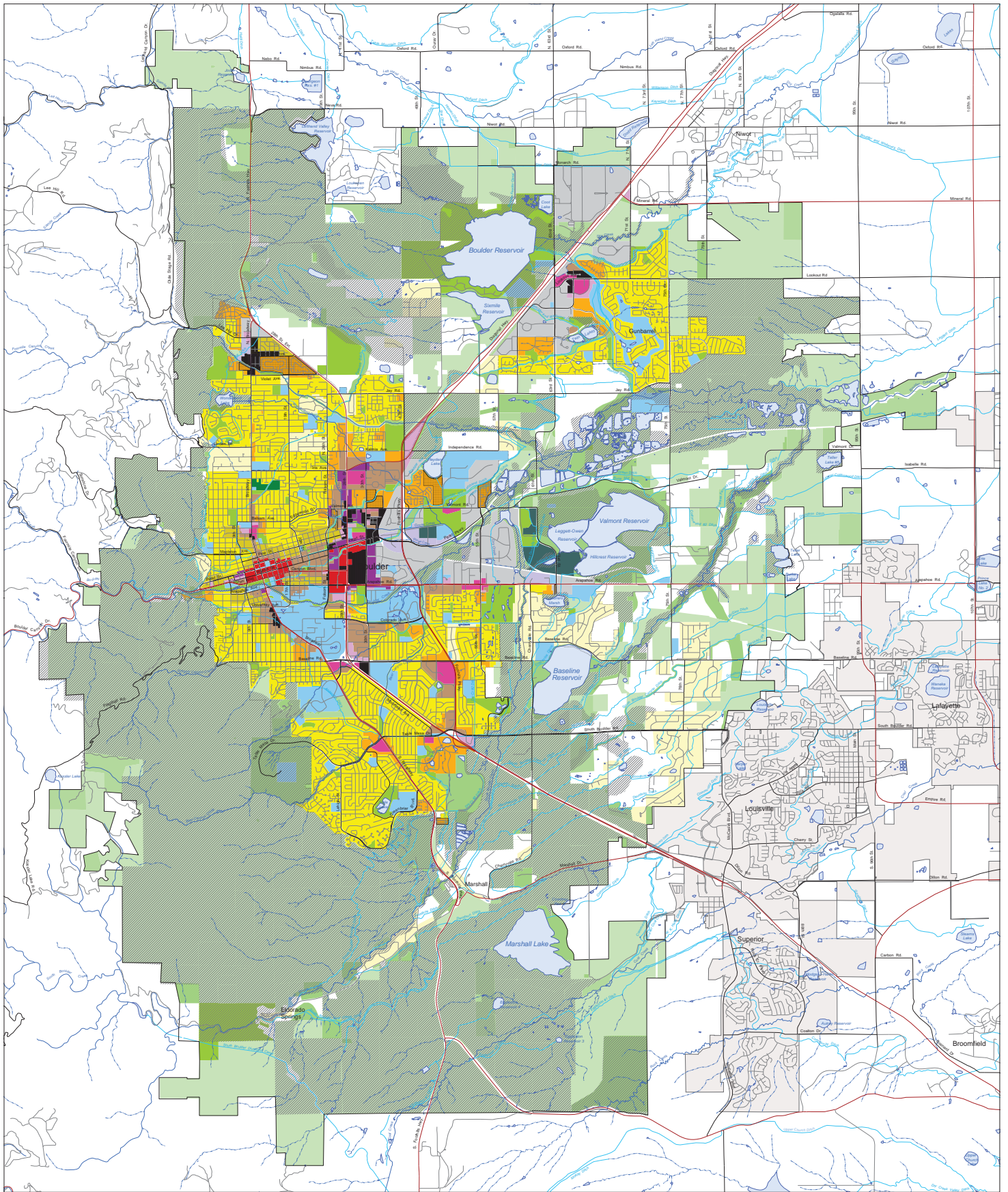
Plan Update Theme	Where in Plan (Ch., Sec., Policy) <i>(Note: Most also in the Action Plan)</i>
Housing Affordability and Diversity of Types	
Encourage diverse and affordable housing in Boulder Valley Regional Center (BVRC) and along 28th Street – walkable, mixed use neighborhoods	<ul style="list-style-type: none"> • Sec. 1 - Policy 1.10 Jobs:Housing Balance adds “commercial” to areas that might be converted to housing • Sec. 2 - New Policy 2.18, BVRC and 28th Street addresses housing in these locations • Ch. IV - Land Use Descriptions for Regional and General Business categories add housing
Allow diverse and affordable housing in Light Industrial Areas	<ul style="list-style-type: none"> • Sec. 2 - New Policy 2.21 Light Industrial Areas (i.e., General Industrial zoning, not service or manufacturing, illustrations show mixed housing types) • Ch. IV - Land Use Description for Light Industrial adds housing
Encourage housing in neighborhood centers (and do area plans)	<ul style="list-style-type: none"> • Sec. 2 - New Policy 2.19 Neighborhood Centers adds housing • Ch. IV - Land Use Descriptions for Community Business adds housing • Ch. V - Subcommunity and Area Planning notes that these areas could be focus of area plans
Increase housing type diversity	<ul style="list-style-type: none"> • Ch. IV - Land Use Map Descriptions (i.e., Medium Density, Industrial and Business categories add housing) • Sec. 7 - Policy 7.06 clarifies mix of housing types
Address “middle income” housing	<ul style="list-style-type: none"> • Sec. 7, Housing – Introduction and policies 7.01, 7.02, 7.07, new policy 7.16 all add and address middle income housing
Increase housing that is permanently affordable to low, moderate, and middle incomes <i>plus</i> market rate for middle incomes	<ul style="list-style-type: none"> • Sec. 7 - New Policy 7.11, Permanently Affordable Housing for Additional Intensity states that if zoning increases city will require additional permanently affordable housing • Sec. 7 - New Policy 7.16, Market Affordability also addresses middle incomes
Note possible housing for Central Area (Alpine-Balsam)	<ul style="list-style-type: none"> • Sec. 2 - Policy 2.20 modified to include Central Area Framework and addresses housing
Support neighborhood planning/infill pilot project	<ul style="list-style-type: none"> • Sec. 2 - Policy 2.10 updated to reference planning and infill • Ch. V – Subcommunity and Area Planning includes new criteria for planning/pilot project
Clarify community benefit policy including affordable housing	<ul style="list-style-type: none"> • Sec. 1 - New Policy 1.11, Enhanced Community Benefit address affordable housing

Plan Update Theme	Where in Plan (Ch., Sec., Policy) <i>(Note: Most also in the Action Plan)</i>
Growth, Balance of Future Jobs: Housing	
Reinforce existing Jobs-to-Housing Balance policies	<ul style="list-style-type: none"> • Sec. 1 - Policy 1.10, Jobs:Housing Balance adds “commercial” as noted previously • Sec. 7 - Policy 7.10 Balancing Housing Supply with Employment Base makes refinements to address balance of housing supply
Increase housing potential for better future balance	<ul style="list-style-type: none"> • <i>See housing policies on previous page related to BVRC.</i>
Reduce future non-residential future potential in BVRC for better balance	<ul style="list-style-type: none"> • Sec. 2 - New Policy 2.18 for BVRC addresses offsetting some future nonresidential potential with housing
Address implications of Regional Job Center – planning for regional transportation and housing	<ul style="list-style-type: none"> • Sec. 5 - Policy 5.02 Regional Job Center has been slightly modified • Sec. 6 - New Policy 6.02 Renewed Vision for Transit • Sec. 6 - Policy 6.08 Regional Travel Coordination address regional travel • Sec. 6 - New Policy 6.09 Regional Transit Facilities addresses regional transit • Sec. 6 - Policy 6.14 Integrated Planning for Regional centers and Corridors
Reinforce regional housing cooperation	<ul style="list-style-type: none"> • Sec. 7 - Policy 7.05 Strengthening Regional Housing Cooperation modified slightly
Coordinate with CU	<ul style="list-style-type: none"> • Sec. 1 - New Policy 1.05 Coordination with CU addresses regional implications
Design Quality and Placemaking	
Identify “centers” as place for higher intensity	<ul style="list-style-type: none"> • Sec. 2 - Introduction addresses role of centers
Sustainable Urban Form	<ul style="list-style-type: none"> • Sec. 2 - Sustainable Urban form definition has been updated
Address height of buildings and intensity in different parts of the city	<ul style="list-style-type: none"> • Sec. 1 - New Policy 1.11 Enhanced Community Benefit relates to increase in development beyond what is permitted (for added height that increases intensity) • Sec. 2 - Structure Map identifies areas for greater intensity (i.e., centers) • Sec. 2 - New Policies (2.18 and 2.19) addresses intensity for BVRC and Neighborhood Centers • Sec. 2 - New Policy 2.35 Building Height notes that more work will be undertaken as part of implementation to update regulations
Reinforce policies about walkable “15-minute” neighborhoods	<ul style="list-style-type: none"> • Sec. 2 - Policy 2.24 Commitment to a Walkable and Accessible City slightly modified • Sec. 6 - Policy 6.16 Transportation Facilities in Neighborhoods has new language • Sec. 6 - New Policy 6.17 Transportation Infrastructure to Support Walkable 15-Minute Neighborhoods
Enhanced community benefits from development	<ul style="list-style-type: none"> • Sec. 1 - New Policy 1.11 Enhanced Community Benefit addresses desired community objectives
Strive for design excellence in the public realm and for building architecture	<ul style="list-style-type: none"> • Sec. 2 - Policy 2.41 Enhanced Design addresses parking, buildings, permeability, human scale and art in public places, etc.
Integrate land use and transportation planning	<ul style="list-style-type: none"> • Sec. 6 - Policy 6.14 Integrated Planning for Centers and Corridors notes emphasis on high quality urban design and pedestrian experience • Sec. 6 - Policy 6.02 Renewed Vision for Transit is identified, multi modal corridors • Sec. 6 - Policy 6.19 Mobility Hubs defines hubs and importance of high quality public spaces
Define sensitive infill	<ul style="list-style-type: none"> • Sec. 2 - Policy 2.33 Sensitive Infill clarifies where infill and redevelopment occurs
Plan parks as gathering spaces	<ul style="list-style-type: none"> • Sec. 8 - New Policy 8.15 City Parks as Gathering Spaces recognizes parks’ role

Plan Update Theme	Where in Plan (Ch., Sec., Policy) <i>(Note: Most also in the Action Plan)</i>
Resilience and Climate Commitment	
Add “Resilience” to Vision and Values and sustainability principles	<ul style="list-style-type: none"> • Vision and Core Values adds resilience • Ch. I – Introduction, Sustainability and Resilience Framework addresses resilience
Add climate change context, resilience, and adaptive management to Natural Environment section; address uncertainty related to climate change	<ul style="list-style-type: none"> • Sec. 3 - Introduction addresses climate change and resilience • Sec. 3 - New Policy 3.10 Climate Change Mitigation and Adaptation and Resilience addresses these topics for natural areas • Sec. 3 - Policy 3.22 Floodplain Management includes new language about climate change and monitoring • Sec. 3 - Policy 3.30 Surface and Groundwater addresses considering additional regulation of activities impacting groundwater
Address soil health and soil carbon sequestration	<ul style="list-style-type: none"> • Sec. 3 - New Policy 3.15 Soil Carbon Sequestration • Sec. 9 - New Policy 9.04 Soil Health and Soil Carbon Sequestration
Address emission reduction goal, local energy generation, clean mobility and energy system resilience	<ul style="list-style-type: none"> • Sec. 4 - Policy 4.01 Climate Action, Reduce Greenhouse Gas Emissions address 80 percent below 2005 level by 2050 and other goals • Sec. 4 - New Policy 4.04 Local Energy Generation Opportunities • Sec. 4 - New Policy 4.05 Clean Mobility • Sec. 4 - New Policy 4.06 Energy System Resilience • Sec. 6 - Policy 6.20, Improving Air Quality and Reducing GhG
Address economic resilience and recovery	<ul style="list-style-type: none"> • Sec. 5 Economy - New Policy 5.15 Economic Resilience addresses resilience
Address emergency response access, public safety, and community connectivity and preparedness	<ul style="list-style-type: none"> • Sec. 6 - New Policy 6.07 Transportation Safety reflects “Toward Vision Zero” • Sec. 6 - New Policy 6.22 Emergency Response Access addresses response during emergency per resilience strategy • Sec. 8 - New Policy 8.09 Resilience in Public Safety and Risk Prevention address risk prevention and early intervention • Sec. 8 - New Policy 8.10 Community Connectivity and Preparedness emphasizes importance of fostering social capital and neighborhood communication in preparedness
Enhance community e engagement, volunteerism and informed community	<ul style="list-style-type: none"> • New Sec. 10 Local Governance and Community Engagement – All New Policies 10.01 to 10.06 address governance and engagement
Address food system resilience	<ul style="list-style-type: none"> • Sec. 9 - Policy 9.06 Food System Resilience outlines steps for the city to explore vulnerabilities and capacities and develop solutions
Subcommunity and Area Planning	
Prepare area plans for places of change or need	<ul style="list-style-type: none"> • Ch. II – Subcommunity and Area Plans notes as area plans are approved, they may automatically trigger amendments to the BVCP, including land use map • Sec. 1 - New Policy 1.11 Enhanced Community Benefit allows area plans to help define community objectives • Ch. V – Subcommunity and Area Planning description and criteria
Prepare area plans for neighborhood centers	<ul style="list-style-type: none"> • Sec. 2 - New Policy 2.19 Neighborhood Centers • Sec. 2 - Policy 2.41 Enhanced Design notes that Area Plans could be a path forward to improve character and involve community
Conduct a Neighborhood Planning/Infill Pilot Project	<ul style="list-style-type: none"> • Ch. V – Subcommunity and Area Plans adds neighborhood plans to criteria

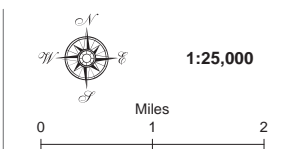
Plan Update Theme	Where in Plan (Ch., Sec., Policy) <i>(Note: Most also in the Action Plan)</i>
Arts and Culture	
Address arts and culture as part of community benefit	<ul style="list-style-type: none"> • Sec. 1 - New Policy 1.11 Enhanced Community Benefit includes arts, public spaces
increase art in public places	<ul style="list-style-type: none"> • Sec. 2 - Public Realm description; Policy 2.41 Enhanced Design • Sec. 8 - Policy 8.23 Public Art reflects vision in Cultural Plan
Recognize importance of arts and culture to economy	<ul style="list-style-type: none"> • Sec. 5 - Policy 5.10 Role of Arts, Cultural, Historic and Parks and Recreation Facilities broadens the role of these as important
Support arts and culture and increase access to cultural experiences	<ul style="list-style-type: none"> • Sec. 8 - Policy 8.13 Support for Community Facilities includes minor changes • Sec. 8 - Policy 8.21 Arts and Cultural Facilities reflects Community Cultural Plan about strengthening culture • Sec. 8 - Policy 8.22 The Arts and Community Culture reflects Cultural Plan direction regarding cultural offerings
Small Local Business	
Support small independent business	<ul style="list-style-type: none"> • Sec. 5 - Introduction expresses value for diverse economy including small business
Minimize displacement of small business	<ul style="list-style-type: none"> • Sec. 5 - Policy 5.01 Revitalizing Commercial and Industrial supports revitalization while minimizing displacement
Protect industrial services	<ul style="list-style-type: none"> • Sec. 5 - Policy 5.03 Diverse Mix of Uses and Business Types adds language regarding protections • Ch. IV – Land Use Descriptions no changes to General and Community Industrial, Service Commercial
Conduct proactive analysis of market trends	<ul style="list-style-type: none"> • Sec. 5 - Policy 5.05 Support for Local Business clarifies priority to support existing local business
Identify methods to support affordable business space	<ul style="list-style-type: none"> • Sec. 5 - New Policy 5.06 Affordable Business Space and Diverse Employment Base supports businesses that provide direct services to residents and local businesses

Boulder Valley Comprehensive Plan Land Use Designation Map



Legend

- Area II Boundary
- Area III Boundary
- Natural Ecosystem Overlay
- Land Use**
- Residential**
- Very Low Density Residential
- Low Density Residential
- Manufactured Housing
- Medium Density Residential
- Mixed Density Residential
- High Density Residential
- Business**
- Community Business
- General Business
- Service Commercial
- Transitional Business
- Regional Business
- Industrial**
- Community Industrial
- General Industrial
- Light Industrial
- Performance Industrial
- Mixed Use**
- Mixed Use Business
- Mixed Use Industrial
- Mixed Use Residential
- Open Space and Mountain Parks**
- Open Space, Acquired
- Open Space, Development Rights
- Open Space, Other
- Other**
- Agricultural
- Park, Urban and Other
- Public
- Environmental Preservation



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Summary of Changes to the BVCP Trails Map

Proposed Changes

The proposed changes to the BVCP Trails map include:

- Addition of descriptive language on the map (*purpose of map, definitions of proposed trails, conceptual trail alignments and conceptual connections, and where to get more information*)
- New proposed trails and new conceptual alignment for proposed trails
- Modifications to proposed trails
- Changes from ‘proposed’ to ‘existing’ to reflect newly constructed trails.
- Removal (deletion) of proposed trails and proposed rerouting / removal of existing trails
- Map corrections

New Proposed Trails

New proposed trails are highlighted in purple (circles and lines). These include upgrades to multi-use paths and proposed connections to trails or other paths identified in the Transportation Master Plan (TMP), West and North Trail Study Area Plans, or the Boulder Reservoir Master Plan.

- Newly identified trails in the North Trail Study Area Plan (2016):
 - Antler Loop – west of Wonderland Lake
 - Wonderland Lake– Designate parallel path on north side of Wonderland Lake
 - North Sky Trail – Foothills Trail connection to Joder Ranch Trail
 - Mahogany Loop – loop on Joder Ranch Trail
 - Connection from Joder Ranch Trail to Buckingham Park
 - Connection from proposed Coyote Trailhead to Joder Ranch Trail
 - Connection from Foothills Trail to Degge / Eagle trails
 - Shale Trail – Boulder Valley Ranch Trailhead to Eagle Trail
 - Wrangler Trail – Hidden Valley Trail to Kelso Road
 - Talon Trail – Boulder Reservoir to Niwot Road
 - Area III Future Park Site to OSMP – *conceptual connection*
- Boulder Reservoir (2012): conceptual alignment around the west side of the reservoir and a trail along the north side of the reservoir
- Diagonal to IBM – From TMP
- Various small connections added in the Transportation Master Plan Update (2014)
 - Lehigh to Bear Creek Elementary School
 - Hanover – Broadway east to Summit Middle School
 - Dartmouth – Broadway east to Martin Park / Creekside Elementary School
 - Sioux Dr. at EBRC
 - Greenways connection 38th St. alignment – north of E Aurora at BCSIS/High Peaks
 - CU east – Discovery to Foothills
 - CU east – Potts field across Boulder Creek
 - CU – Boulder Creek connection to Recreation Center
 - Iris south to Hawthorn (near 22nd St.)
 - Utica connection to OSMP north of Wonderland Lake

Modifications to Existing Trails

Modifications to existing trails occurred in various places on Open Space properties due to flood impacts and reconstruction. These are highlighted in yellow.

Modifications to Proposed Trails

Modifications to proposed trails are highlighted in blue and reflect areas where better information about the proposed alignment is available or where alignments have been modified from the previously adopted BVCP Trails Map.

- Trail alignment planned from Airport Rd to Andrus Rd - TMP
- Diagonal – to Pleasantville Fields, Clarified in the TMP
- Anemone Trail – WTSA – conceptual alignment to refined alignment

Constructed Trails (Constructed/Modified)

Trails that have been constructed since the 2010 update are highlighted in green.

- US36 at Table Mesa east to planning area boundary
- Baseline – Broadway to 36th St.
- CU – Cockerell Dr.
- CU – 28th St. (Baseline to Colorado)
- CU – Boulder Creek to Arapahoe (near 22nd St)
- Arapahoe – Folsom to 30th St. north and south side
- Arapahoe – Cherryvale east to Westview Dr. on south and east to 75th on north
- Boulder Creek path to 48th St. (north of hospital)
- 30th – Arapahoe to Walnut
- Walnut – 29th -30th
- Pearl and 30th (NW and SE)
- Pearl – 30th to Foothills north side
- Foothills Hwy (west side – Goose Creek path to Valmont
- Valmont Rd. north side at Valmont Park
- Valmont and Airport Rd NW
- Iris Ave and Broadway at Boulder County campus
- Crestview Park
- Fourmile Creek Path – Broadway to Violet
- Fourmile Creek Path – 26th to 28th
- Arrows removed: Chapman Dr. built; US36 multi-use path built
- Various OSMP completed trails in western properties

Deletion of Trails

Proposed trails that are recommended for removal from the BVCP Trails Map are shown in orange. These reflect TMP or TSA planning processes and adopted plans.

- Hwy 93 to Greenbriar: 2014 TMP, connection determined not necessary
- Gunbarrel west of 63rd Street and Twin Lakes; Gunbarrel Ave north to proposed trail and Spine Rd at Lookout Rd south to proposed trail; 2014 TMP- difficult to construct in drainageway and provides little connectivity.
- 27th St./Mapleton to Goose Creek (west of 28th St):
- Elmers Twomile creek path connections between Glenwood and Iris: 2014 TMP- difficult to construct due to buildings, not needed
- 28th and Iris – connection to Diagonal Hwy: trails reconfigured with Diagonal reconstruction
- Foothills Hwy west side connection to Wonderland Creek: different alignment
- Southern section of Sunshine Trail – removed in WTSA process
- Various small connections identified through TMP connections planning (*some need to be changed on the North Boulder Subcommunity Plan*)
 - Table Mesa – Vassar to Broadway
 - CU Pleasant St. to stadium
 - Mapleton – Goose Creek (west of 30th St.)
 - Boulder Junction to RR

- 28th St. west to Wonderland creek path
- Kalmia to Linden at 23rd St.
- Linden 19th to 21st
- 9th Street – Iris to Jasmine
- Poplar – 17th to 19th
- 19th St. north of Yarmouth to US36

Removal of Existing Trails

Through the North Trail Study Area Plan sections of the following existing trails are recommended for closure and removal: Old Kiln Trail, Old Mill Trail, Mesa Reservoir Trail, and Degge Trail.

Previously existing trails that have been removed due to flood recovery or that had been identified through planning processes are shown in grey.

Map Corrections

Map corrections are highlighted in pink, and are trails that are included in the TMP, TSA, or other Planning process, and appear to have been inadvertently left off from the 2010 version of the map.

- Four Pines Trail – exists, not previously shown on map
- West of 71st Street by Walden Ponds – exists, not previously shown on map
- East of Twin Lakes - exists, not previously shown on map
- Around Coot Lake - exists, not previously shown on map

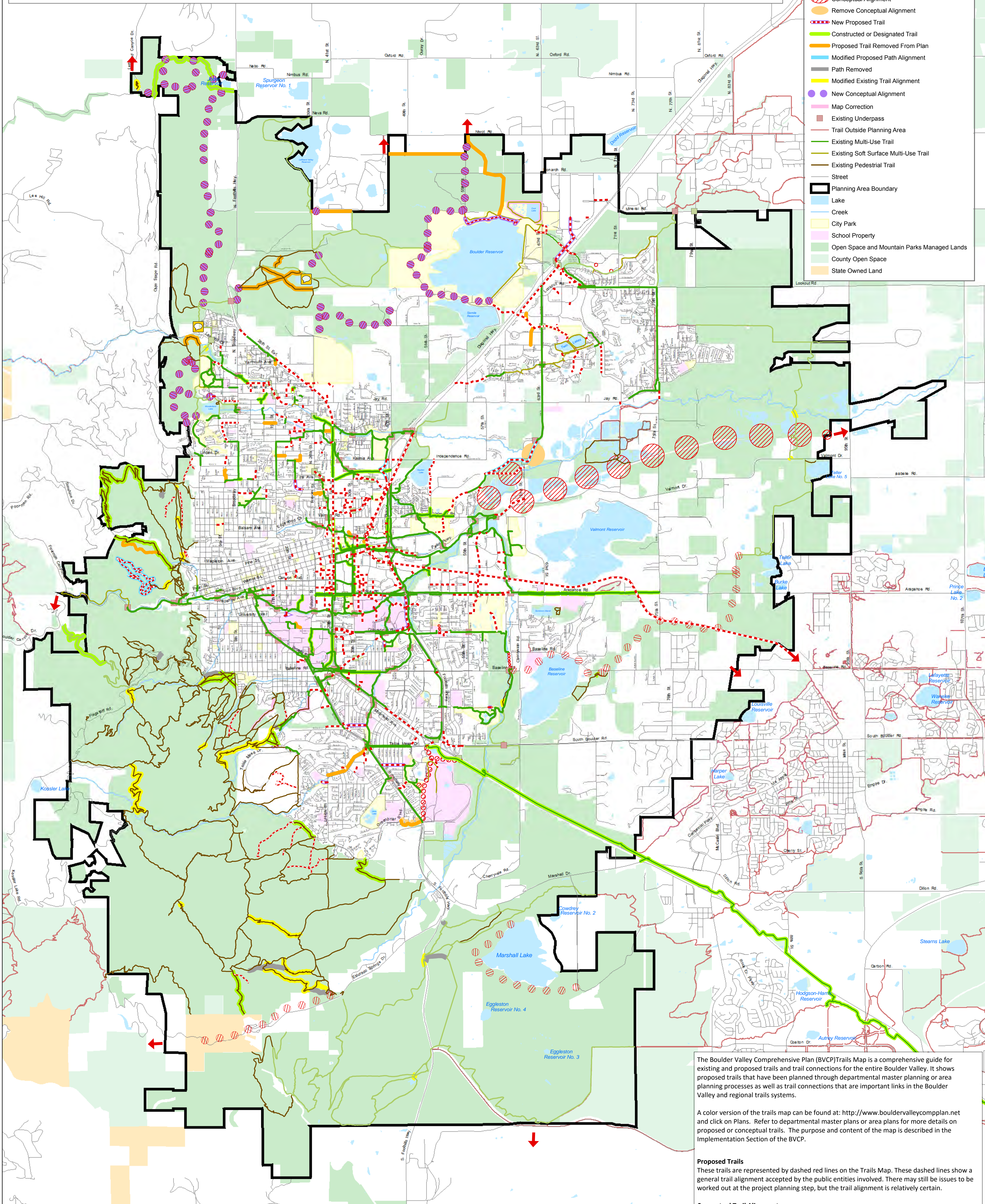
Revisions to the BVCP Trails Map Description

Minor revisions are proposed to the descriptions of proposed trails and conceptual trail alignments. Arrows indicating conceptual connections outside the planning boundary have been modified to be consistent in size. Additionally, revisions are proposed to the implementation section and BVCP Trails Map Description.

2015 Boulder Valley Comprehensive Plan Trails Map

DRAFT 5/23/2017

- Legend**
- - - Proposed Trail
 - Conceptual Connection
 - Conceptual Alignment
 - Remove Conceptual Alignment
 - New Proposed Trail
 - Constructed or Designated Trail
 - Proposed Trail Removed From Plan
 - Modified Proposed Path Alignment
 - Path Removed
 - Modified Existing Trail Alignment
 - New Conceptual Alignment
 - Map Correction
 - Existing Underpass
 - Trail Outside Planning Area
 - Existing Multi-Use Trail
 - Existing Soft Surface Multi-Use Trail
 - Existing Pedestrian Trail
 - Street
 - Planning Area Boundary
 - Lake
 - Creek
 - City Park
 - School Property
 - Open Space and Mountain Parks Managed Lands
 - County Open Space
 - State Owned Land



The Boulder Valley Comprehensive Plan (BVCP) Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails that have been planned through departmental master planning or area planning processes as well as trail connections that are important links in the Boulder Valley and regional trails systems.

A color version of the trails map can be found at: <http://www.bouldervalleycompplan.net> and click on Plans. Refer to departmental master plans or area plans for more details on proposed or conceptual trails. The purpose and content of the map is described in the Implementation Section of the BVCP.

Proposed Trails
These trails are represented by dashed red lines on the Trails Map. These dashed lines show a general trail alignment accepted by the public entities involved. There may still be issues to be worked out at the project planning step, but the trail alignment is relatively certain.

Conceptual Trail Alignments
These trails are represented by circles on the Trails Map. These circles show the recommendations for the trail located as a conceptual trail corridor, as determined through planning processes. The specific alignment has not yet been selected, but the possible area of the trail is indicated by the location of the circles.

Conceptual Connections
Conceptual connections between trails within the BVCP Planning Area to trails or destinations outside the planning area are shown with an arrow pointing from an existing or proposed trail toward an area outside the Planning Area Boundary. These arrows indicate a general direction for potential connecting trails but not a specific alignment or trail corridor.

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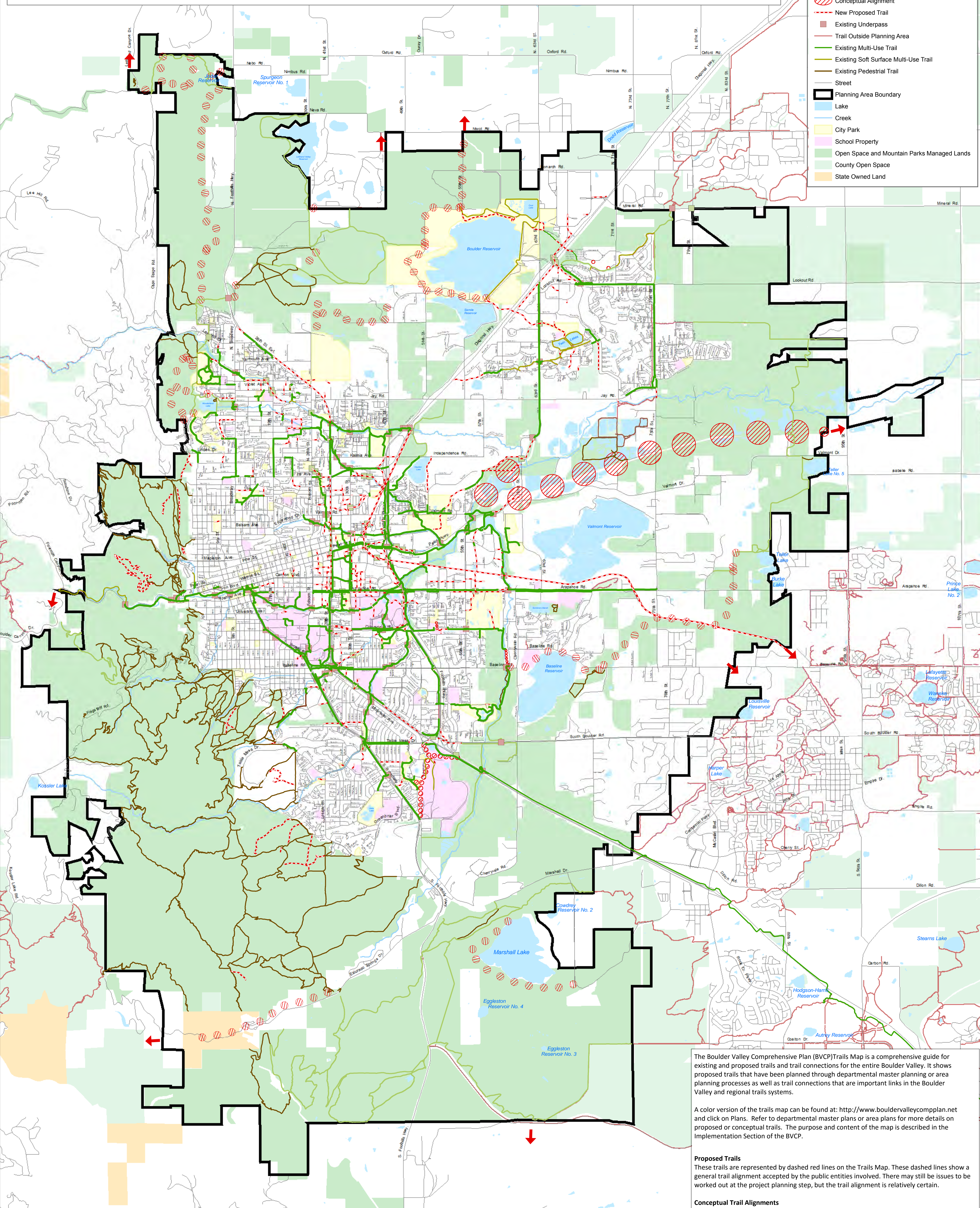


2015 Boulder Valley Comprehensive Plan Trails Map

5/23/2017

Legend

- Proposed Trail
- Conceptual Connection
- Conceptual Alignment
- New Proposed Trail
- Existing Underpass
- Trail Outside Planning Area
- Existing Multi-Use Trail
- Existing Soft Surface Multi-Use Trail
- Existing Pedestrial Trail
- Street
- Planning Area Boundary
- Lake
- Creek
- City Park
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2015 Major Update to Boulder Valley Comprehensive Plan (BVCP) Action Plan—Outline of Priorities

Draft – May 15, 2017

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

The Action Plan is adopted by City Council after each major update to the BVCP and revisited alongside the council work plan and budget process. The county is sent a referral and invited

to identify those actions, projects or other activities in the Action Plan in which they wish to participate. The county may also propose new or additional collaborative actions to the city for its consideration during the major update.

The following action items have been identified as a high priority throughout this major update. Staff will look to City Council to revise this list and establish priorities. Generally, the action items reflect those that will be completed in the near- to mid-term. Longer-term actions, specific timing and responsibilities may be added following the adoption of the BVCP.

Key Implementation Item	BVCP Topics / Sections	Timing (Responsibility)
<p>Amend the Land Use Code to achieve affordable and diverse housing goals, including:</p> <ul style="list-style-type: none"> a) Modify Inclusionary Housing Ordinance to include a middle-income housing requirement in addition to the 20 percent requirement for low and moderate income households. b) Reduce regulatory barriers to creating accessory dwelling units (ADUs). c) Require a higher level of permanently affordable housing for an increase in intensity granted by the city. d) Address incentives for affordable units to be provided on-site alongside market rate units as part of new development. 	<p>Diverse and Affordable Housing - Ch. III, Sec. 7 (existing and new policies)</p>	<p>Near-term - (a) and (b) are underway</p> <p>Planning, Housing & Sustainability (PH&S)</p>
<p>Amend the Land Use Code, Site Review Criteria to address community benefit related to height modifications. Develop a scope of work that includes reference to Planning Board's Community Benefits matrix, addresses technical and economic analysis and includes a process for community outreach and collaboration. Check in with Planning Board and City Council on the scope of work.</p>	<p>Community Benefit/Building Height – Ch. III, Sec. 1 and Sec. 2 (new policies)</p>	<p>Near-term (PH&S)</p>
<p>Amend the Land Use Code, BR-1, BC-2 and possibly IG to allow and incentivize additional diverse housing types in the Boulder Valley Regional Center and light industrial areas while addressing other community priorities such as high quality urban design and walkable places. This work will be done in conjunction with the site review criteria item above and will entail additional community and property owner engagement.</p>	<p>Diverse and Affordable Housing and Jobs Housing Balance - Ch. III – Sec. 2 (New policies for</p>	<p>Near- to mid-term</p> <p>(PH&S with input from others, including Transportation)</p>

Key Implementation Item	BVCP Topics / Sections	Timing (Responsibility)
<p>Boulder Valley Regional Center and 28th Street (General and Regional Business Districts): Include public and stakeholders in a process to implement plan policies for the area. Focus on the Community and General Business (CB and GB) land use designations in the area defined as the Boulder Valley Regional Center and in the corresponding BR-1 and BC-2 zoning districts, analyze and modify standards to retain retail, incentivize diverse mix of uses including housing, while reducing overall non-residential office potential. Encourage high quality public spaces and 15-minute walkability. Code amendments may address standards in these districts such as parking, open space, connections, use mix, community benefits and bulk and heights for each zoning district. Address procedures (e.g., Use Review or Site Review) to implement the plan. This area may be ripe for broader planning and focus, including coordinating on the transportation corridor planning for 30th Street, and updating the design Guidelines for the Boulder Valley Regional Center, and taking a closer look at its relationship to Boulder Junction (Transit Village Area Plan Phase 2).</p> <p>For Light Industrial Area: Include public and stakeholders in a process to analyze and modify “Residential Development in Industrial Zoning Districts” criteria as they apply to the General Industrial (IG) zoning district to implement plan policies. Reevaluate contiguity requirements and encourage residential in locations near services, retail and transit. Maintain existing allowed industrial uses (while potentially modernizing the use table). Allow additional limited retail and foster redevelopment into walkable mixed use “industrial districts.” May address other standards for the IG district such as parking and open space. Consider modifying review procedures for any residential project in IG (e.g., Site Review).</p>	<p>Regional Center and Light Industrial Area and Land Use Descriptions</p>	<p>Near to mid-term</p> <p>Mid-term</p>
<p>Prioritize and prepare area plans for the following centers or mixed use commercial areas to accomplish BVCP values and policies at the local level. <i>Near-term area plan locations include:</i></p> <ul style="list-style-type: none"> • Alpine-Balsam • County-owned site at Iris and Broadway (<i>with county</i>) • 55th and Arapahoe Commercial Center <p><i>Slightly longer horizon area plans may include:</i> East Walnut area, east of 33rd Street/south of Pearl, Basemar Center, Meadows Center and Table Mesa Center.</p>	<p>Subcommunity and Area Planning</p>	<p>Timing varies. Staff will begin area plans prioritized and directed by council</p> <p>(PH&S with other depts.)</p>
<p>Conduct a comprehensive assessment of the city’s Land Use Code to identify other amendments that would accomplish community goals identified through the BVCP, such as modifications to the use table to reflect desired land use outcomes.</p>	<p>Multiple BVCP policies.</p>	<p>Near-term: Code assessment is included in the 2017 budget</p> <p>(PH&S)</p>

Key Implementation Item	BVCP Topics / Sections	Timing (Responsibility)
<p>Coordinate on CU South. Define an ongoing public engagement process for future coordination and planning for the site with CU and other partners. Coordinate site planning and flood engineering. Use BVCP land use designation change and guiding principles to work toward an annexation agreement with CU (intergovernmental agreement).</p>	<p>Specific Land Use Update and Focused Area Planning, Ch. III, Sec. 1 policies, CU South guiding principles</p>	<p>Unknown - Depends on outcomes of discussions in April and timing of CU annexation request</p> <p>(PH&S coordinating with Utilities, Transportation, CMO and CU)</p>
<p>Conduct a residential infill pilot/plan for a self-selecting neighborhood (also addressed in Housing Boulder project) and address other housing types that may be appropriate as infill in residential areas of Boulder. All infill types were supported in the survey (e.g., Accessory Dwelling Units (ADUs), detached homes on existing lot, duplex conversion, or cottage court style units), but responses by neighborhood varied.</p>	<p>Subcommunity and Area Plans</p>	<p>Unknown</p> <p>(PH&S)</p>
<p>Start Phase 2 Transit Village Area Plan Implementation. Reassess TVAP Phase 2 plan land uses; determine if any adjustments are necessary for the Boulder Junction area; develop plan for providing public improvements in Phase 2 and market study for land uses; and then begin Phase 2 land use and zoning changes.</p>	<p>Subcommunity and Area Planning - Not a BVCP item</p>	<p>Near- to mid-term</p> <p>(PH&S)</p>
<p>Further refine BVCP indicators in coordination with the city's new online dashboard. Establish a process for narrowing, measuring, and using indicators to track progress and understand when major changes to the BVCP may be needed.</p>	<p>Metrics for Plan Ch. I – BVCP Indicators</p>	<p>Near-term:</p> <p>(City Manager's Office (CMO), PH&S)</p>
<p>Update and expand the Subcommunity Fact Sheets and online storymaps. Using input from surveys and community meetings, provide an "issues" planning sheet for each subcommunity that identifies needs and ideas.</p>	<p>Subcommunity and Area Planning</p>	<p>Near-term, with regular updates as new data becomes available</p> <p>(PH&S)</p>
<p>Update the BVCP Natural Ecosystems Map (and criteria and data for preparing it) in conjunction with the Open Space Mountain Parks (OSMP) master planning process.</p>	<p>Resilience, Natural Environment, Master Planning</p>	<p>Near-term</p> <p>(PH&S)</p>

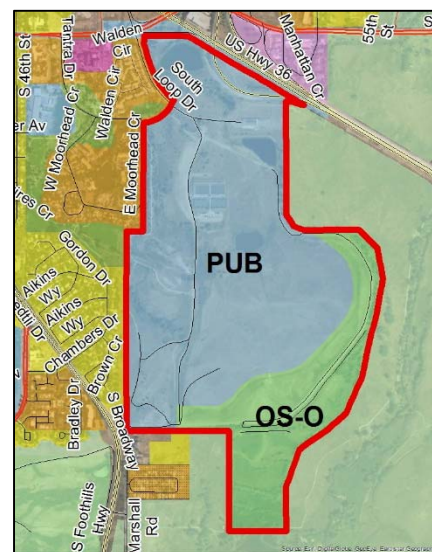
Boulder Valley Comprehensive Plan (BVCP) University of Colorado Boulder, South Campus - Guiding Principles

Updated Draft - June 20, 2017

The guiding principles are intended to guide an intergovernmental agreement or multiple agreements between the City of Boulder and University of Colorado that will specify future uses, services, utilities, and planning of the University of Colorado (CU) South Campus (“CU South”) property. They will be incorporated into BVCP, Ch. V, Subcommunity and Area Planning (packet page 133) and referenced by Policy 1.05. The following list blends the guiding principles in the May 23 packet – Attachment H2 and Supplement 3, as well as City Council input provided in June and Planning Board’s input provided on May 25 and June 15, 2017. They no longer reference a suitability diagram. Gray highlighting and endnotes in several locations explain suggested alternative or additional language prepared by staff. The endnotes are not intended to be carried forward in the final guiding principles.

Introduction

CU South is a 308-acre property located in south Boulder at the city’s south entry of US 36. Its eastern and southern boundaries adjoin city owned Open Space including the floodplain and riparian habitat of South Boulder Creek; its western boundaries adjoin City of Boulder residential subdivisions. The CU South property provides physical and visual linkages between the city residential neighborhoods and park lands and acquired Open Space helping to define the city’s urban edge.



General Principles

1. **Flood mitigation.** Protecting City of Boulder and Boulder County residents from future flooding events is a primary driver.
2. **Collaboration.** Further collaboration and joint planning between the city, CU, county and the community will continue to be emphasized.
3. **Access.** Access will continue to be allowed on the site consistent with public access provided on other CU campuses.
4. **Agreement topics.** These guiding principles will guide next steps toward an annexation agreement between the city and university and (over the longer term) a master plan for CU South. The topics addressed (i.e., city utilities, infrastructure planning, site development standards, massing and total amount of development, and protection of open space values,¹ floodplain, wetland and other environmental topics) should lead to more specific standards and metrics and community benefits as part of annexation agreements.
5. **Other options.** These principles are not intended to prevent the city and CU from exploring other options or geographic areas for CU to achieve its housing and facility goals in lieu of locating them at the CU South property.

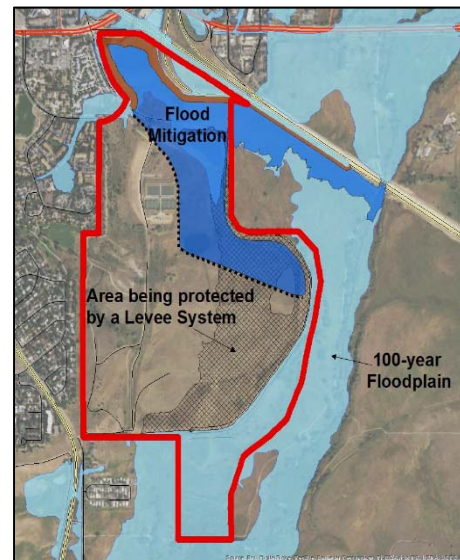
Principles for the Area designated as Open Space-Other (OS-O)

1. **Protect Open Space.** Minimize disturbance to protect this area given its high open space value and presence of sensitive species. Maintain and create recreation opportunities that do not significantly conflict with ecological values. Where appropriate, support open space-related educational and research opportunities. Specific real property ownership, easements, and/or agreements will be established during annexation.
2. **Resource restoration.** Seek opportunities for ecological restoration. The city seeks to partner with CU to incorporate open space values and restoration values.
3. **South Boulder Creek.** Protect and where possible restore² wildlife habitat, grasslands, wetlands and streams, except for park and recreational facilities designed to be located within the floodplain.
4. **Collaborate with city and county on open space.** The city and county will partner with CU to incorporate open space values, maximize conservation, education and recreational opportunities and leverage city and county resources.

Principles for the Area Designated as Public (P)

Flood Mitigation Area

1. **Analyze, design, and implement Flood Mitigation Phase 1.** Protect life and property by coordinating with the University of Colorado to implement the South Boulder Creek Flood Mitigation Study subject to final design (Phase 1). Consider mitigating flood risk to the highest standard practicable while balancing associated environmental, social and financial impacts.
 - a. As part of the flood mitigation design process,³ the city will evaluate the flood storage and attenuation (water retention with slow release) value of the site, with and without the levee in place. The study will look at both flash flood and long-duration storm events.
 - b. Specific real property ownership, easements, and/or agreements will be established during annexation for the area necessary for floodwater improvements and other uses (plus or minus some land area). Prior to a final agreement related to the flood mitigation land area, the city will conduct a groundwater assessment which verifies the feasibility and provides the basis for design and construction of implementing measures to convey groundwater through the dam in a manner that substantially replicates existing flow patterns.⁴
 - c. The site will provide adequate areas for construction, maintenance, and operation of city flood control dams, appurtenances, and associated flood storage including freeboard to reduce flood risks.
 - d. Explore opportunities for passive and active recreation activities, or other uses compatible with the floodwater mitigation system and where possible, conserve and/or restore areas within the flood mitigation facilities with high ecological value and mitigate impacts.



- e. The city recognizes that storm events larger than a 100-year event can occur and may be more probable in the future due to the impacts of a changing climate. In designing the South Boulder Creek Phase 1 flood mitigation facility, the city will consider larger events, including the 500-year flood as adopted by FEMA and a probable maximum flood as determined by the State Engineer.⁵ The mitigation facility will be designed to accommodate larger events per the requirements of the State Engineer.

Area protected by levee system / Area of Greater Open Space and Ecological Value

1. **Compensatory mitigation:** Floodplain functions, including wetlands and flood mitigation, may be restored as part of compensatory mitigation for impacts elsewhere on site.
2. **Open space, restoration and recreation:** In this area, the city will conduct further analysis of the impacts of removing the levee on flood mitigation design⁶, evaluate potential ecological values and recreation opportunities and seek to collaborate with CU to protect and restore⁷ high ecological value areas and/or provide areas for recreation in lower ecological value areas. The city and CU will work together to achieve greater open space acreage as part of either larger city open space conservation areas or limited-structural build, such as community gardens, recreation, solar gardens, etc.
3. **Levee system.** The city will seek to work with CU to evaluate removal of the levee, including potential⁸ ecological restoration or enhancement benefits. CU will remain responsible for maintaining certification of the existing flood control levee on the site through the Federal Emergency Management Agency (FEMA), including but not limited to any operation, maintenance or replacement.

Land Use Mix – Developable Parts of Site

1. **Housing for university needs.** Housing on the site will meet the needs of university faculty, staff and non-freshmen students. Providing affordable housing will contribute positively to the community's housing affordability goals and aiding the university in its recruitment and retention. Housing should be mutually beneficial to the community and university and integrated with needs of the community rather than built as isolated enclaves.
2. **Residential units and non-residential space.**
 - a. Housing is a preferred use of the site (approximately 1,100 units), although the site will include a mix of residential and non-residential and facilities. The site will emphasize housing units over nonresidential space (jobs) to help balance jobs and housing in the community.
 - b. Except for recreation facilities, development will be phased such that non-residential space will be phased after a significant amount of housing is built. Later phases will be dependent on demonstrating that initial phases achieve objectives of mitigating impacts.
 - c. The overall non-residential space footprint will be minimized and predominately support and benefit the convenience of the residents, employees, and visitors to residential and recreational uses of the property.
 - d. The exact amount and types of residential and non-residential space will be refined to minimize impacts as a long-term master plan is developed and as transportation analysis is conducted.

Use restrictions. The site will not include large-scale sport venues (i.e., football stadium), high rise buildings (maintaining general consistency with the city's height limits), large research

complexes such as those on east campus, roadway bypass between Highway 93 and Highway 36, or lower class (freshmen) housing.

Site Design – Developable Parts of Site

1. Model of quality and innovation.

- a. The site will be a model for innovation and high quality, energy efficient buildings, and site design that minimizes environmental impacts. Innovation will span a range of areas (e.g., how food and waste processes are addressed, outdoor lighting, sustainable materials, stormwater, etc.).
- b. It will model future resilience and sustainability for design, construction, and maintenance strategies. Development will meet the equivalent of the U.S. Green Building Council's Gold or Platinum LEED standards or other applicable sustainability standards for residential development.

2. Clustered, village design.

- a. Residential development will be of high quality and contextually appropriate to neighboring properties.
- b. Development will be compact, clustered in a village style. Any non-residential buildings will be human scaled.

3. Environmental standards (in area designated as P).

- a. Usable open space that meets the active and passive recreational needs of the residents, employees, and visitors will be maintained within developed areas.
- b. Wetlands will be maintained, preserved, protected, restored, and enhanced in a manner consistent with the city's Land Use Code.
- c. Development on slopes at or exceeding 15 percent will be minimized in with a manner consistent with the city's Land Use Code.
- d. All structures that would be occupied for a period of time during the day or overnight (e.g., academic, residential) will be constructed outside of the FEMA 500-year floodplain.
- e. Stormwater impacts of new development will be mitigated based on established criteria for minor and major storm events and applicable stormwater quality requirements. Preservation or restoration of existing undeveloped areas will be considered to attenuate peak runoff from the site and to mitigate stormwater quality impacts.⁹

4. Building location, mass, and height and views.

- a. Buildings will be designed in certain locations to protect views and contribute positively to the character of the city's "gateway". Building heights will maintain general consistency with the city's height limits with buildings varying in height and visual interest. Building heights will transition gently from the open space and to neighborhoods to the west.
- b. Building location, massing and height will protect and complement views of the mountain backdrop, particularly the viewsheds from the US 36 bike path, the South Boulder Creek Trail, US 36 and SH 93

Urban Services and Utilities

- 1. Urban Services.** Future agreements between the city and university will be contingent on the ability of the city to provide Adequate Urban Facilities and Services and university's contribution

to cover the cost of the necessary services and utilities on site and to address off site impacts to systems.

Transportation

1. **Performance based transportation to avoid impacts.** The transportation needs generated by future development will not unduly impact the transportation networks that serve the property. Impacts to local and regional networks will be mitigated through implementation of performance based standards. The city and CU will complete additional planning and transportation analysis to further develop performance based standards including but not limited to maximum amount of parking, trip budgets, transit use, pedestrian and trail connections, and access to bus passes. Planning considerations will include innovative and long-range technologies, including electric vehicles, autonomous vehicles, etc., as well as possible joint options with City-funded transit.
2. **Multi-Modal hub and connections.** Explore opportunities for a multi-modal mobility hub and connections between the CU South Boulder property and other Boulder campus locations to manage employee and resident access and mobility.
3. **Connected multimodal systems.** Support connected pedestrian, bike and transit systems through CU South integrating into a broader network, including a trailhead(s), soft surface recreation trails, and a trail link(s) to the South Boulder Creek Trail in coordination with OSMP future planning. When creating and maintaining recreational opportunities such as trail connections through the property, do so with consideration for likely and potential impacts to adjacent open space, and for mitigation of those impacts, as appropriate.
4. **Protect Neighborhoods from Transportation Impacts.** Though multiuse path connectivity is desirable, the street design will minimize impacts into neighboring residential neighborhood, such as Tantra Park.
5. **No bypass.** Discourage any outside traffic from cutting through the property to avoid impacts to the Table Mesa Drive/Broadway connection.
6. **Emergency connectivity.** Limited ingress and egress via local connections may be provided for emergency, life safety situations. Develop an Emergency Service and Evacuation Plan to address emergencies and use of emergency access and connections.

Update to Policy 1.05, as Recommended by Planning Board on May 25, 2017

(see blue text added.)

With three campus locations in Boulder and serving over 30,000 students, the university is integrated into the city's fabric and benefits the community socially, economically and culturally. The city will aim to coordinate with the university and engage with the community to exchange information and plan for future uses and activities on the Main campus, East Campus, CU South, and Williams Village area, especially where changes may affect surrounding areas or have regional implications. The city will address regional implications by seeking input, advice or partnerships from other governmental entities including RTD, CDOT and Boulder County. The city aims to work with CU cooperatively to address critical needs of flood safety, student and workforce housing, and transportation and other infrastructure. Intergovernmental agreements between the agencies can provide clarity about roles and responsibilities on such issues of mutual concern building on collaborative planning process and guiding principles. [In its negotiations of an annexation agreement for CU South, the city will use the guiding principles as shown in Ch V. Subcommunity and Area Planning, CU South Boulder Campus.](#)

ENDNOTES

¹ **General Principles:** City open space staff suggests using the term “open space values” to be consistent with language in other parts of the principles.

² **In Principles for... OS-O, South Boulder Creek:** Planning Board members suggested adding: restore... “the 500-year natural floodplain...” The language is challenging because the construction of US 36 and the mining/reclamation of the CU South site have altered the natural floodplain, therefore attempting to restore the area to its state prior to those events may not be feasible or desirable. For example, if the CU South property was at a higher elevation prior to the mining, restoring the site to “natural” may involve adding fill that would alter the water flows, forcing waters back toward the east side of the floodplain. That could also increase CU’s development potential and shift flood hazards to different locations.

³ **Principles for...“P” Public, Flood Mitigation Phase 1 (a):** Planning Board members suggested adding: “Prior to an agreement...,” and “collecting data and performing a study,” as well as “determining the most effective combination of structural and non-structural flood mitigation approaches.” Staff suggests a broader statement about the level of design and steps prior to an agreement(s) rather than calling out specific data or studies. Since the city/CU also may end up using multiple agreements, this type of language would enable and guide toward reasonable and balanced flood mitigation outcomes and is consistent with hydrologic models and studies anticipated as part of the flood mitigation process.

⁴ **Flood Mitigation Phase 1 (b):** Planning Board members asked to insert: “Data collection sufficient to model groundwater elevation, flow direction, gradient and seasonality should begin immediately.” Staff suggests that this language is redundant with the highlighted text, and the timing may be problematic because that work is seasonal and linked with the design and engineering phase. If a second sentence is added, it might be modified such as: “Data collection should be initiated in advance of the assessment, preferably as soon as feasible.”

⁵ **Flood Mitigation Phase 1 (e):** Planning Board members suggested including “prior to an annexation agreement,” at the beginning of this section about designing the flood mitigation facility. As noted above, the sequencing of flood design and annexation may require flexibility and/or multiple agreements. If such language were to be included, staff suggests defining a specific agreement related to flood design mitigation study and design.

⁶ **Area Protected by Levee/Open Space (2):** Planning Board members suggested adding: evaluate... “non-structural flood mitigation potential...” Staff suggests not including the language because there is no indication that removal of the levee would eliminate the need for structural mitigation and analysis to date indicates that removal of the levee would still result in flows toward the West Valley. Furthermore, previous analysis and options sought to minimize structural designs, but the tradeoff is with affecting adjacent city owned open space properties, where a less structural design will have greater impacts on city owned open space. If language related to structure design is desired, the following alternative could be considered as part of this guiding principle: “Balance the footprint and structure design of the flood facility with minimizing environmental impacts on city open space lands.” Additionally, staff suggested language (in the site design principles) to address stormwater on site.

⁷ **Area Protected by Levee/Open Space (2):** Board members suggested including “natural floodplain,” and for the same reasons noted above (related to a site that has been highly altered), staff suggests focusing on restoring wildlife habitat and high ecological values.

⁸ **Levee System:** Planning Board members suggested adding: potential benefit of: ... “additional flood mitigation to the West Valley neighborhoods.” Staff recommends not including that language and maintaining the focus on ecological benefits of removing the levee rather than flood mitigation. Analysis regarding flood benefits related to the levee already exists and indicates that its removal would still result in flows toward the West Valley.

⁹ **Site Design:** Staff suggests language about stormwater design to supplement comments by Planning Board.

BOULDER VALLEY COMPREHENSIVE DEVELOPMENT PLAN INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT ("Intergovernmental Agreement") between the City of Boulder, a Colorado home-rule city ("Boulder" or "City"), and the County of Boulder, a body politic and corporate of the State of Colorado ("County" or "Boulder County") is effective on the Effective Date. The City and the County are together referred to in this Intergovernmental Agreement as the "Parties."

RECITALS

A. The Parties have a shared history of cooperative planning beginning in 1977, and previously entered into intergovernmental agreements beginning on June 21, 1978, Dec. 13, 1990 and most recently on July 15, 2002. The Parties desire to extend this relationship through an updated comprehensive development plan intergovernmental agreement.

B. The most recent intergovernmental agreement, effective as of July 15, 2002, (the "Previous IGA") expires by its terms on December 31, 2017. The Parties desire to adopt this Intergovernmental Agreement to supersede and replace the Previous IGA to adopt the most recent updates to the plan.

C. Section 29-20-101 *et seq.*, C.R.S. as amended, authorizes the Parties to enter intergovernmental agreements to plan for and regulate land uses in order to minimize the negative impacts on the surrounding areas and protect the environment, and specifically authorizes local (i.e., municipal and county) governments to cooperate and contract with each other for the purposes of planning and regulating the development of land by means of a "comprehensive development plan."

D. The County is the ultimate governmental authority regarding land use control and development in the unincorporated areas of the County, which areas include the Boulder Valley, as defined in the plan attached as Exhibit B (the "Plan" or the "BVCP").

E. The City is the only significant potential source of adequate urban facilities and services required for the orderly urban development of the Boulder Valley, where desired.

F. Under §§30-28-106, -108 and -110, C.R.S., as amended, the County Planning Commission and the Board of County Commissioners have made and adopted a master plan for the physical development of the unincorporated area of the County, the Boulder County Comprehensive Plan.

G. Under §31-23-202, C.R.S., as amended, the Boulder Planning Board and the Boulder City Council have adopted the goals, policies, programs and supportive data of the Boulder Valley Comprehensive Plan.

H. Under §30-28-106(2)(a), C.R.S., as amended, the master plan shall not be effective within the boundaries of any incorporated municipality within the region unless such plan is adopted by the governing body of the municipality.

I. To ensure that the unique and individual character of Boulder and of the rural area within Boulder County outside the Areas I and II of the BVCP are preserved, the Parties believe that a comprehensive development plan that recognizes the area of potential urbanization within the BVCP that would not be interrupted by Boulder County open space, accompanied by a commitment by Boulder for the preservation of the rural character of lands surrounding Areas I and II within the Boulder Valley and Boulder County, is in the best interest of the residents of each of the Parties.

J. The Parties acknowledge that this Intergovernmental Agreement may control or limit the County's authority over some properties within the County's jurisdiction but that such control or limitation is justified due to the fact that such properties are currently served by City-owned municipal utilities, are bound by service agreements between the property owners and the City, and/or such properties are located within areas specially affecting the City's interests, including but not limited to entry corridors and areas of special impact upon City resources.

K. The Parties find that providing for the area outside Areas I and II of the Boulder Valley Comprehensive Plan within Boulder County to remain as rural in character through the term of this Intergovernmental Agreement for the purpose of preserving a community buffer through the limitation of annexation by Boulder serves the economic and civic interest of their residents and meets the goals of the Boulder County Comprehensive Plan.

L. Consistent with the municipal annexation, utility services, and land use laws of the State of Colorado, this Intergovernmental Agreement including, specifically, the annexation and open space portions hereof, is intended to encourage the natural and well-ordered future development of each Party; to promote planned and orderly growth in the affected areas; to distribute fairly and equitably the costs of government services among those persons who benefit therefrom, to extend government services and facilities to the affected areas in a logical fashion; to simplify providing utility services to the affected areas, to simplify the governmental structure of the affected areas, to reduce and avoid, where possible, friction between the Parties and to promote the economic viability of the Parties.

M. The functions described in this Intergovernmental Agreement are lawfully authorized to each of the Parties, which perform such functions hereunder, as provided in Article XX, §6 of the Colorado Constitution, and §§29-20-101, *et seq*; 30-28-101, *et seq*; 31-12-101, *et seq*; and 31-23-201 and -301, *et seq* C.R.S., as amended.

N. Section 29-1-201, *et seq.*, C.R.S., as amended, authorizes the Parties to cooperate and contract with one another with respect to functions lawfully authorized to each of the Parties, and the people of the State of Colorado have encouraged such cooperation and contracting through the adoption of Colorado Constitution, Article XIV, § 18(2).

O. The Parties have each held hearings after proper public notice for the consideration of entering into this Intergovernmental Agreement and the adoption of a comprehensive development plan for the Boulder Valley.

P. The Parties desire to enter into this Intergovernmental Agreement in order to plan for the use of the lands within the Boulder Valley through joint adoption of a mutually binding and enforceable comprehensive development plan.

NOW THEREFORE, in consideration of the above and the mutual covenants and commitments made herein, the Parties agree as follows:

1.0 BOULDER VALLEY COMPREHENSIVE DEVELOPMENT PLAN.

This Intergovernmental Agreement, including the Boulder Valley Comprehensive Plan text and Map attached to this Intergovernmental Agreement as Exhibit B, is hereby adopted by the Parties as a comprehensive development plan as provided in §29-20-105, C.R.S., to be known as the "Boulder Valley Comprehensive Plan" (hereinafter "the Plan.") The Plan shall govern and control the Plan Area as shown on Exhibit B, or as subsequently amended in accordance with Section 5.0, below.

2.0 CONSISTENCY WITH BVCP IN PLANNING, ZONING, AND OTHER LAND USE REGULATIONS AND ACTIONS REQUIRED.

The City and the County, respectively, within their constitutional and statutory geographic jurisdictions, shall exercise their planning, zoning, subdivision, building and related land use regulatory functions consistent with the plans and policies of the Plan, to the end of attaining the goals and objectives of the Plan.

3.0 COMPLIANCE WITH BVCP FOR ANNEXATIONS REQUIRED.

The City shall exercise its annexation policies and capital improvements plan consistent with the plans and policies of the Plan, to the end of attaining the goals and objectives of the Plan.

4.0 TERM

4.1 TERM

This Intergovernmental Agreement shall extend through December 31, 2037.

4.2 SCHEDULE FOR PLAN REVIEWS

The City and the County agree that the Plan will be reviewed at least every five years for possible amendments to reflect changes in circumstances and community desires. This Agreement shall extend to all revisions and amendments of the Plan that are jointly approved from time to time by the City and the County. As part of the mid-term and major updates, each Party agrees to hold a duly noticed public hearing to determine, among other things, if the term of this Agreement should be extended an additional five years from the date of termination.

5.0 AMENDMENTS TO THE INTERGOVERNMENTAL AGREEMENT

The Intergovernmental Agreement may be amended from time to time upon a majority vote of the Boulder city council and the Board of County Commissioners. The Intergovernmental Agreement will be reviewed by the Parties during the periodic plan reviews.

6.0 AMENDMENTS TO THE PLAN, REFERRAL PROCESS, NOTICES, AND ERRORS

The procedures for Plan amendments, referrals, notices, and errors are incorporated into the Intergovernmental Agreement and are attached hereto as Exhibit A.

7.0 PRESERVATION OF LEGISLATIVE DISCRETION.

It is recognized that all provisions of the Boulder Valley Comprehensive Plan that require appropriation of public funds are qualified by the availability of appropriations for those purposes, and the legislative discretion inherent in the appropriation process is not limited by the adoption of the Plan.

8.0 SEVERABILITY.

If any portion of this Plan is held by a court in a final, non-appealable decision to be per se invalid or unenforceable as to any Party, the entire Agreement and the Plan shall be terminated, it being the understanding and intent of the Parties that every portion of the Agreement and Plan is essential to and not severable from the remainder.

9.0 BENEFICIARIES.

The Parties, in their corporate and representative governmental capacities, are the only entities intended to be the beneficiaries of the Agreement and the Plan, and no other person or entity is so intended or may bring any action, including a derivative action, to enforce the Agreement or the Plan.

10.0 ENFORCEMENT.

Either of the Parties may enforce this Agreement by any legal or equitable means including specific performance, declaratory and injunctive relief. No other person or entity shall have any right to enforce the provisions of this Agreement or the Plan.

11.0 DEFENSE OF CLAIMS.

If any person allegedly aggrieved by any provision of the Plan and who is not a Party to the Plan should sue any Party concerning such Plan provision, all Parties shall be notified promptly by any party served; any Party served shall, and any other Party may, defend such claim. Defense costs shall be paid by the Party providing such defense.

12.0 GOVERNING LAW AND VENUE.

This Agreement shall be governed by the laws of the State of Colorado, and venue shall lie in the County of Boulder.

THIS AGREEMENT is made and entered into to be effective on the later of the dates of approval by the City of Boulder or Boulder County (the "Effective Date").

[Signatures]

Exhibit A: Boulder Valley Comprehensive Plan - Amendment Procedures

Note: The redlined content presented here is the existing 2010 BVCP Amendment Procedures (Chapter II of the 2010 BVCP)

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Intro

The Boulder Valley Comprehensive Plan is a joint policy document ~~that is legislatively~~ adopted by the City of Boulder and Boulder County ~~in their legislative capacities. Any amendment to the plan is also legislative in nature.~~ The plan is updated periodically to respond to changed circumstances or community needs. Changes to the comprehensive plan fall into four categories:

- Changes that may be considered at any time
- Changes that may be considered during a map-only update
- Changes that may be considered during a mid-term update
- Changes that may only be considered during the major update

The table below summarizes the different types of changes, when they may be considered, and the decision-making bodies that approve them. When the table refers to the decision-making bodies that approve changes:

- “city” means Planning Board and City Council;
- “county” means the County Planning Commission and Board of County Commissioners; and
- “city and county” means Planning Board, City Council, County Planning Commission, and Board of County Commissioners.

Summary Matrix

Type	WHEN				WHO		HOW
	<u>Map Only</u>	Mid-term	Major Update	Any-time	Approval Bodies	Who may Initiate ¹	Criteria
LAND USE MAP							
All types of land use map changes	<u>X</u>	X	X	-	City (Area I & II <u>Call-up to BOCC for Area II</u>) City and county (Area II & III)	All	Sec. A.1.
Land Use map changes related to rezoning, subcommunity/area plan or annexation only	-	-	-	X	City (Area I & II <u>Call-up to BOCC for Area II</u>) City and county (Area II & III)	City, prop. owner	Sec. A.1.
PLANNING AREA MAP - AREA II/III BOUNDARY <i>Service Area Expansion (Area III to Area II) or Contraction (Area II to Area III)</i>							
MINOR ADJUSTMENTS: Area III – Rural Preservation to Area II	<u>X</u>	X	X	-	<u>Under 5 acres: City</u> <u>Over 5 acres: City, call-up to BOCC</u>	All	Sec. A.2.a.i
SERVICE AREA EXPANSION: Area III - Planning Reserve to Area II		<u>X</u>	X	-	City and <u>BOCC</u>	City and county	Sec. A.2.a.ii
SERVICE AREA EXPANSION: Reinstatement of Area III - Rural Preservation back to Area II		<u>X</u>	X	-	City and county	Prop. owner	Sec. A.2.a.iv
SERVICE AREA CONTRACTION: Area II to Area III Rural - Preservation		<u>X</u>	X	-	City and county	All	Sec. A.2.a.iii
<i>Rural Preservation Expansion or Contraction</i>							
RURAL PRESERVATION EXPANSION: Area III - Planning Reserve to Area III - Rural Preservation		-	X	-	City and county	All	Sec. A.2.b.i
RURAL PRESERVATION CONTRACTION: Area III - Rural Preservation to Area III - Planning Reserve		-	X	-	City and county	All	Sec. A.2.b.ii
<i>Planning Area Expansion or Contraction</i>							
Expansion or contraction of Area III outer boundary		X	X	-	City and county	City and county	Sec. A.2.c.i
POLICIES							
Minor edits	-	X	-	-	City and/or county	All	Sec. A.3.
Major edits	-	X	X	-	City and/or county	All	Sec. A.3.
TEXT							
Plan and Program Summaries; Urban Service Criteria and Standards; Subcommunity and Area Plan section	-	X	X	X	City	All	-

¹ All: Members of the public, property owners, city staff, county staff, city approval bodies (Planning Board, City Council); county approval bodies (Planning Commission, Board of County Commissioners)
 City: City staff and approval bodies
 County: County staff and approval bodies
 Public: Members of the public including, but not limited to, property owners
 Property Owners: Owners of property subject to proposed change

A. Types of Changes

1. Land Use Map Changes

Description

The Land Use Map is not intended to be a zoning map. ~~It is intended to~~ Instead, it provides policy direction and definition for future land uses in the Boulder Valley.

Criteria

To be eligible for a land use map change, the proposed change:

- a) on balance, is consistent with the policies and overall intent of the comprehensive plan;
- b) would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city;
- c) would not materially affect the land use and growth projections that were the basis of the comprehensive plan;
- d) does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder;
- e) would not materially affect the adopted Capital Improvements Program of the City of Boulder; and
- f) would not affect the Area II/Area III boundaries in the comprehensive plan.

Decision-making

Option A: Land Use Map changes in Area I & II are a city decision, with referral to the county as described in the referral procedures. Changes in Area III are a city and county decision.

Option B: Land Use Map changes in Area I & II are a city decision, with call-up to the county as described in the referral & call up procedures. Changes in Area III are a city and county decision.

2. Area II/III Boundary Changes

a. Service Area Expansions and Contractions

- i. Minor Adjustment to the Service Area (Area III-Rural Preservation to Area II)

Description

~~A Minor~~ minor adjustments to the service area boundary ~~are~~ is a small, incremental service area expansions that creates a more logical ~~service area boundaries~~ boundary. ~~Changes~~ A change in designation of land from Area III to Area II may be eligible to be approved as a minor service area boundary adjustment based on the following criteria:

Applicability

- a) **Maximum size:** The total size of the area must be no larger than ten acres. Residential areas larger than 10 acres may be considered if the area consists of substantially developed properties below the Blue Line along the western edge of the service area.
- b) **Minimum contiguity:** The area must have a minimum contiguity with the existing service area of at least 1/6 of the total perimeter of the area.

Criteria

- a) **Logical Service Area boundary:** The resulting Service Area boundary must provide a more logical Service Area boundary (Area III/II), as determined by factors such as:
 1. more efficient service provision,

2. a more identifiable edge to the urbanized area or neighborhood,
 3. a more functional boundary based on property ownership parcel lines or defining natural features.
- b) **Compatibility with the surrounding area and the comprehensive plan:** The proposed change of Area III to II must be compatible with the surrounding area as well as on balance, the policies and overall intent of the comprehensive plan.
- c) **No major negative impacts:** It must be demonstrated that no major negative impacts on transportation, environment, services, facilities, or budget will result from an expansion of the Service Area.
- d) **Minimal effect on land use and growth projections:** The proposed change of Area III to II change does not materially affect the land use and growth projections that were the basis of the Comprehensive Plan.
- e) **Minimal effect on service provision:** The proposed change of Area III to II does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall Service Area of the City of Boulder.
- f) **Minimal effect on the city's Capital Improvements Program:** The proposed Area III to II change does not materially affect the adopted Capital Improvements Program of the City of Boulder.
- g) **Appropriate timing:** The proposed Area III to II change will not prematurely open up development potential for land that logically should be considered as part of a larger Service Area expansion.

Decision Making

Minor Adjustments to the Service Area boundary are a city decision for areas five acres and under. For areas greater than five acres, the Board of County Commissioners may call-up a city decision for its review under the procedures described below.

ii. Service Area Expansions: Planning Reserve (Area III-Planning Reserve to Area II)

Description

The Area III-Planning Reserve is identified on the Area I, II, III map and includes approximately 500 acres of land outside the existing service area of the City of Boulder. The Area III-Planning Reserve is not currently eligible for urban services or annexation. This area was established at the conclusion of a comprehensive analysis of Area III; when city and county determined that only a small amount of Area III should be contemplated for future urban expansion, and then only if detailed planning for the area indicates community benefits exceed potential negative impacts. The area was chosen for its location and characteristics based upon 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, to maintain a compact community.

The Area III-Planning Reserve is that portion of Area III where the city intends to maintain the option of Service Area expansion for future urban development in response to priority community needs that cannot be met within the existing Service Area.

While Service Area expansion into the Area III-Planning Reserve may occur over time in several separate actions, it must result in a logical expansion of the Service Area. The needs of future generations should be considered any time a Service Area expansion of the Planning Reserve is contemplated.

Baseline Urban Services Study Required

The City of Boulder will complete a baseline urban services study of the Area III-Planning Reserve prior to considering a service area expansion. The purpose of the study is to learn more about the feasibility and requirements to provide urban services to the area, and to understand potential phasing and logical areas of planning and potential expansion. The city may undertake preparing the baseline urban service study at any time for all or a portion of the Planning Reserve, and should include, but is not limited to an analysis and inventory of the existing infrastructure and service capacity (such as needed upgrades to the

water, wastewater, and stormwater or facilities and distribution system, additional fire stations or vehicles and police protection needs, transportation network connections, capacity of existing schools, urban parks), inventory of existing uses in the Area III-Planning Reserve, and identification of logical Service Area expansions (areas and/or phasing). The completed study will be reviewed by the Planning Board and accepted by the City Council.

Service Area expansion process

a. Service Area expansion consideration

The city may consider a service area expansion into the Area III-Planning Reserve following acceptance of the baseline urban services study. Service Area expansion may occur at a mid-term or major update to the BVCP. At the beginning of each BVCP update, the Planning Board and City Council will hold a public hearing to determine if there is interest in considering a Service Area expansion as part of that update. If the city is interested in considering a Service Area expansion, a planning effort to solicit and identify priority community needs will begin. The city will hold public hearings and decide whether the identified needs are of sufficient priority based on the eligibility criteria below to warrant preparation of a Service Area expansion plan. Prior to the public hearings by the city, the identified needs will be referred to the county.

Criteria for Initiating a Service Area Expansion Plan

In order to initiate a service area expansion plan there must be sufficient community need. In determining whether there is sufficient community need, the city will consider the following factors:

- a) **Community Value:** Expansion will address a long-term community value as articulated in the Comprehensive Plan.
- b) **Capacity:** The need for a service area expansion cannot be met within the existing Service Area because there is not suitable existing or potential land/service capacity.
- c) **Benefit:** Expansion will benefit the existing residents in the Boulder Valley and will have a lasting benefit for future generations.

b. Service Area Expansion Plan

An expansion plan for priority community needs is anticipated to be similar in scope to an Area Plan, as described in the Comprehensive Plan and will be developed by the city in coordination with the county. If the city initiates preparation of a service area expansion plan, it will include, but not be limited to the following information:

- a) The location and amount of land area needed;
- b) Other uses that are needed or desired based on the identified needs;
- c) Conceptual land use and infrastructure plans, to ensure adequate facilities and services can be provided;
- d) General annexation requirements to further comprehensive plan goals and policies;
- e) Requirements and conditions for the city and the private sector for development, including on-site and off-site mitigation of impacts; and
- f) Anticipated development phasing.

a)

Approval of a Service Area Expansion Plan

A service area expansion plan approval and change from Area III-Planning Reserve to Area II will consider the following:

- a) **Minimum size:** In order to cohesively plan and eventually annex by neighborhoods and to build logical increments for infrastructure, it is encouraged that the minimum size of the parcel or combined parcels for Service Area expansion be at least forty acres.
- b) **Minimum contiguity:** The parcel or combined parcels for Service Area expansion must have a minimum contiguity with the existing service area of at least 1/6 of the total perimeter of the area.

- c) **Provision of a community need:** Taking into consideration an identified range of desired community needs, the proposed change must provide for a priority need that cannot be met within the existing service area.
- d) **Logical extension of the service area:** The resulting service area boundary must be a logical extension of the service area. Factors used in making this determination include but are not limited to an efficient increment for extending urban services; a desirable community edge and neighborhood boundary; and a location that contributes to the desired compact urban form.
- e) **Compatibility with the surrounding area and comprehensive plan:** The proposed Area III-Planning Reserve area to Area II change must be compatible with the surrounding area and on balance, the policies and overall intent of the comprehensive plan.
- f) **No major negative impacts:** The Service Area Expansion Plan must demonstrate that community benefits outweigh development costs and negative impacts from new development and that negative impacts are avoided or adequately mitigated. To this end, the Service Area Expansion Plan will set conditions for new development, and it will specify the respective roles of the city and the private sector in adequately dealing with development impacts.
- g) **Appropriate timing for annexation and development:** A reasonable time frame for annexation is projected within the planning period after Area III-Planning Reserve area land is brought into the service area.

Decision-making

Initiating a service area expansion plan is a city decision. Approval of a service area expansion plan and change from Area III – Planning Reserve to Area II will be decided by the Planning Board, City Council, and Board of County Commissioners (BOCC).

iii. Service Area Contractions (Area II to Area III-Rural Preservation Area)

Description

A Service Area contraction removes land from the city's Service Area, due to a change in circumstances.

Applicability

- a) Minimum size: No minimum or maximum size.
- b) Minimum contiguity: No contiguity required.

Criteria

Proposed changes from Area II to Area III-Rural Preservation Area must meet the following criteria:

- a) **Changed circumstances:** Circumstances have changed that indicate either ~~that~~ the development of the area is no longer in the public interest, the land has or will be purchased for open space, or, for utility-related reasons, or the City of Boulder can no longer expect to extend adequate urban facilities and services to the area within 15 years.
- b) **Compatibility:** Any changes in proposed land use are compatible with the surrounding area and on balance, the policies and overall intent of the comprehensive plan.

Decision-making

Changes from Area II to Area III – Rural Preservation are a city and county decision.

iv. Service Area Reinstatement (Area III – Rural Preservation Area back to Area II – Service Area)

A property ownerThe owner of property that has been moved from Area II to Area III may request that the change be reevaluated under the same procedures and criteria that were used to make such a change for a period ten years after the change was made. Thereafter, such properties will be subject to all of the procedural requirements of this section.

b. Area III Rural Preservation Expansions and Contractions

v.i. Area III-Rural Preservation Area Expansions (Area III-Planning Reserve to Area III-Rural Preservation)

Description

An Area III – Rural Reservation expansion removes land from the Area III – Planning Reserve, due to a change in circumstances.

Applicability

Land to be considered for a change from Area III-Planning Reserve to Area III-Rural Preservation must have a minimum contiguity with the Area III-Rural Preservation area of at least 1/6 of the total perimeter of the area.

Criteria

Expansion of the Area III-Rural Preservation Area must meet the following criteria:

- a) **Changed Circumstances:** There is a desire and demonstrated need for expansion of the Area III-Rural Preservation Area due to changed circumstances, community needs, or new information on land use suitability (e.g., environmental resource or hazard constraints, feasibility of efficient extension of urban services, and compact and efficient urban form).

Decision-making

Changes from Area III-Planning Reserve to Area III-Rural Preservation are a city and county decision.

v.ii. Area III-Rural Preservation Contractions (Area III-Rural Preservation Area to Area III-Planning Reserve)

Description

An Area III – Rural Preservation contraction results in land being removed from rural preservation and identification as Area III – Planning Reserve, for potential future inclusion into the service area.

Applicability

Land to be considered for a change from Area III-Rural Preservation Area to Area III-Planning Reserve must have a minimum contiguity with the Area III-Planning Reserve area or the existing service area (Area I or Area II) of at least 1/6 of the total perimeter of the area.

Criteria

Contraction of the Area III-Rural Preservation Area must meet the following criteria:

- (a) There is a demonstrated need for contraction of the Area III-Rural Preservation Area due to changed circumstances, community needs, or new information on land use suitability (e.g., environmental resource or hazard constraints, feasibility of efficient extension of urban services, and compact and efficient urban form)

Decision-making

Changes from Area III- Rural Preservation to Area III- Planning Reserve are a city and county decision.

c. Planning Area Expansions and Contractions

i. Boulder Valley Planning Area Expansions or Contractions

Description

A Planning Area boundary expansion or contraction changes the outer boundary of the area of joint planning between the city and county.

Applicability

An Area III outer boundary change may be initiated by the city or the county.

Criteria

A Planning Area Boundary change must meet the following criteria:

- (a) There is a demonstrated need that either expansion or contraction of the planning area is necessary due to changed circumstances or past error in determining the boundary.

Decision-making

Changes to the Planning Area Boundary are a city and county decision.

3. Policy & Text Changes

Description

The policies of the Boulder Valley Comprehensive Plan are contained within Chapter III of the plan.

Decision-making

- a. Where the “county” alone is referred to in the policy, the policy may be amended by the county, after referral to the city.
- b. Where the “city” alone is referred to in the policy, the policy may be amended by the city, after referral to the county.
- c. All other policies will be construed to be joint city and county statements of policy, and are to be amended by joint action.
- d. Where a particular “area” is not specified in the policy text, the policy will apply to all areas.

1.B. Procedures for changes

This section describes the ~~different types of changes, the process for making changes, the criteria for determining which process to follow, and process and the~~ procedures for approving proposed changes to the BVCP., ~~including when Tthe types of changes, when they may be considered, and whether they are subject to approval by the city (Planning Board and City Council), the county (County Planning Commission and County Commissioners), or the city and county (Planning Board, City Council, County Planning Commission, and County Commissioners).~~ is summarized in the following table:

There are four types of procedures for changing the plan:

A. Changes that may be considered at any time

B. Map-only Update

~~B.C.~~ Mid-Term Update

~~C.D.~~ Major Update

1. Changes that may be considered at any time

i. Scope:

Changes that may be considered at any time include:

- o Changes to the Land Use map concurrent with rezoning, annexation, or adoption/amendment of a subcommunity or area plan
- o Changes to the Subcommunity and Area Plan section (Ch. V)
- o Changes to the Master Plan and Program summaries (Ch. VI)
- o Changes to the Urban Service Criteria and Standards (Ch. VII)

ii. Schedule and Process

~~1-~~ A request initiated by the property owner concurrent with a rezoning, development application, or annexation application must be submitted in writing to the city's Planning Department and must address the criteria for processing the request separately from a plan update, mid-term or five-year review. All other changes must be initiated by the city or county.

iii. Referrals

The city will make a referral with preliminary comments to the county Land Use Department for comment.

For land use changes ~~and changes from Area IIB to IIA~~, the county will have 30 days after receipt of the referral to provide written notice to the city as to whether the proposed change meets the criteria.

~~(1) Requests for changes may be initiated by the city or the property owner:~~

~~(2) If the county determines that the proposed change does not meet the criteria, then the requested change will be processed at the time of the next mid-term or five-year review and will require four body review and approval.~~

~~(3) Requests for land use changes and changes from Area IIB to IIA will be considered based on the criteria in Section 1.b.(2) above at a public hearing of the city Planning Board.~~

~~If there is an accompanying rezoning application or annexation petition, this review may be concurrent with consideration of those matters. Changes determined to meet the criteria in this section may still be deferred by the city Planning Board or City Council to the mid-term or five-year review upon a finding of good cause.~~

2. Map only update

Changes to the comprehensive plan Land Use Map and Area I, II, III Map may be proposed as otherwise provided for in this plan or in a map only update. A map only update may be initiated between mid-term and major updates as needed. The purposes of the map only update are to provide an opportunity for the city and county, as well as the public to request changes to the plan that do not involve significant city and county resources to evaluate, to clean up mapping discrepancies and to make minor adjustments to the service area boundary. The map only update is not intended to be a time to consider significant land use map changes, or any policy changes.

Changes that may be considered during a map only update include:

- o Changes to the Land Use map in Area I or II.

- Minor Adjustments to the Service Area Boundary.

2.3. Mid-term review Update changes

~~Changes to the comprehensive plan may be proposed in a mid-term update review.~~ A mid-term ~~review update may will~~ be initiated at some point between ~~five-year~~ major updates ~~as needed~~. The purposes of the mid-term ~~review update~~ are to address objectives identified in the last major update and ~~review~~ progress made in meeting those objectives, provide an opportunity for the public to request changes to the plan that do not involve significant city and county resources to evaluate, ~~and~~ make minor additions or clarifications to the policy section, ~~and to make minor adjustments to the service area boundary.~~ The mid-term ~~review update~~ is not intended to be a time to consider major policy changes.

Changes that may be considered during a mid-term update include:

- Changes to the Land Use Map.
- Changes to the Area I,II,III Map.
- Planning Area boundary changes.
- Minor edits to the policy section (Ch. III).
- Minor text edits.
- Changes to the Subcommunity and Area Plan section (Ch. V).
- Changes to the Master Plan and Program summaries (Ch. VI).
- Changes to the Urban Service Criteria and Standards (Ch. VII).

3.4. The five-year review Major Update

The comprehensive plan will be reviewed at least every ~~10-five~~ years for ~~possible-potential~~ amendments to reflect changes in circumstances and community desires.

Changes that may be considered during a major update include:

- Changes to the Land Use map.
- Changes to the Area I,II,III Map.
- Rural Preservation Area Expansions or contractions.
- Planning Area boundary changes.
- Edits to the policy section (Ch. III).
- Edits to the plan text.
- Changes to the Subcommunity and Area Plan section (Ch. V).
- Changes to the Master Plan and Program summaries (Ch. VI).
- Changes to the Urban Service Criteria and Standards (Ch. VII).

5. Schedule & Process of Updates

a. **Schedule:** Prior to the beginning of each update, the city Planning Department and the county Land Use Department will establish a process and schedule for the update. The schedule and process will be revised as needed during the review process. The process will include an opportunity for landowners and the general public to submit requests for changes to the plan. During major updates, policy changes should precede map changes.

a.b. **Screening:** Proposed changes from the public, staff and approval bodies will be reviewed by the city Planning Department, which will prepare a recommendation in consultation with the county Land Use Department on which proposals should go forward and which proposals should receive no further consideration. The bodies will consider all requests for changes

together with the staff recommendations at initial public hearings and will compile a list of proposed changes to be considered during the update based upon:

- consistency with the purposes of the update as described above,
- available resources to evaluate the proposed change (city and county staffing and budget priorities),
- consistency with current BVCP policies, and
- 4. • compatibility with adjacent land uses and neighborhood context.

c. **Further study & initiation of hearings:** After a list of proposed changes to be considered during ~~that year's review~~ the update has been determined, the city Planning Department and county Land Use Department will study, seek appropriate public input, and make recommendations concerning proposed changes. Requests for changes to the comprehensive plan that affect an area designated Open Space will be reviewed by the city Open Space Board of Trustees and the county Parks and Open Space Advisory Committee. The board of trustees will make a recommendation prior to any action on that change. The bodies will then initiate the hearings on whether to approve, modify or deny any of the proposed changes.

C. Referral & Call-up Process

As part of the cooperative planning process, the City of Boulder and Boulder County have established the following referral process for certain types of land use and public improvements activity within the Boulder Valley. A referral is a written communication from the Planning Department of either the city or the county to the Planning Department of either the county or the city, respectively, in which there is contained either a request for or a response to a request for review and comment on the above-described.

Responses to all referrals will be based upon the Boulder Valley Comprehensive Plan, including all applicable policies, maps, and implementation documents, and applicable codes, agreements, ordinances, and resolutions of the respective jurisdictions.

All referral requests and responses of departments of the city and the county will be received, reviewed and communicated through the respective planning departments, with the understanding that referral responses may be reviewed by the Planning Board or Planning Commission and/or the City Council or Board of County Commissioners at the referee's discretion.

Complete referral responses will be made within 30 days of receipt~~promptly~~. The referrer will consider all referral responses or the fact that there have been no responses before proceeding with the activity proposed.

The city will not grant or deny applications for out-of-city water and sewer permits for development activities in Area II unless it has first received a referral response from the county.

The Board of County Commissioners may call up the following city decisions:

- Minor adjustments to the service area boundary over 5 acres in size;
- Area II Land Use Map changes over 5 acres in size;

The call up provisions do not apply to enclaves, city-owned land, and properties along the western edge of the service area below the blue line.

After approval of a city decision that is eligible for a call-up, the city planning department will notify the county planning department of the decision. If the Board of County Commissioners chooses to call-up the decision within 30 days of the final city decision, it will hold a public hearing to approve or deny the change within 60 days of the call-up decision. The Board of County Commissioners may

approve or deny the change or approve and request the city modify the approval. Any change to the comprehensive plan that is a result of a call up by the county will be final upon approval by both the city and the Board of County Commissioners.

D. Notification

~~a.~~ Any property owner whose property would be affected by a proposed change in land use designation or by service area expansions, contractions or boundary changes will receive timely written notice that such change or changes will be considered. Planning staff will exert its best efforts to provide such notice within 30 days of receiving a request that is to be considered. However, no hearing to approve or deny any such proposal will be held unless planning staff notified the affected property owner in writing was provided with this written notice at least 30 days prior to the date set for the hearing on the proposed change.

~~b. General public notice of all proposed changes will be provided in the following manner. To provide general public notice, t~~The city Planning Department will publish a Comprehensive Plan map indicating where the proposed changes are located and a description of each change ~~in the newspaper~~ at least ten days prior to the first public hearing to consider the proposed changes.

E. Errors

If a discrepancy is found to exist within the Boulder Valley Comprehensive Plan that is clearly a drafting error, mapping discrepancy or a clerical mistake, either the city or the county, after a referral request to the other agency, may correct such error.

~~This exhibit describes the different types of changes, the process for making changes, the criteria for determining which process to follow, and the procedures for approving proposed changes. The types of changes, when they may be considered, and whether they are subject to approval by the: city (Planning Board and City Council); county (County Planning Commission and Board of County Commissioners), or the city and county (Planning Board, City Council, County Planning Commission, and Board of County Commissioners); is summarized in the following table:~~

~~(7) Further study & initiation of hearings~~

~~After a list of proposed changes to be considered during that year's review has been determined, the city Planning Department and county Land Use Department will study, seek appropriate public input, and make recommendations concerning proposed changes. The city Planning Board will then initiate the hearings on whether to approve, modify or deny any of the proposed changes.~~

~~a. Types of changes that may be considered as part of the mid-term review:~~

~~The following changes to the Boulder Valley Comprehensive Plan may be considered at the midterm review:~~

~~(1) Changes that require approval by the city Planning Board and City Council:~~

- ~~● Land Use Map:

 - ~~○ Changes regarding properties located in Area I Land Use Map changes located in Area I subject to the criteria in Section 1.b.(1)~~~~
- ~~● Area II/III Boundary:

 - ~~○ n/a~~~~
- ~~● Text:

 - ~~○ Changes to the Master Plan and Program summaries~~
 - ~~○ Changes to the Urban Service Criteria and Standards~~
 - ~~○ Changes to the Subcommunity and Area Plan section~~
 - ~~○ Changes in designation of land from Area IIB to Area IIA subject to the criteria in Section 1.b.(2) above~~~~
- ~~● Policy:

 - ~~○ Minor edits~~~~

~~(2) Changes that require approval by the city Planning Board, City Council, County Planning Commission and County Commissioners:~~

- ~~● Land Use Map:

 - ~~○ Changes regarding properties in Area II or Area III Changes to the Land Use Map (other than those allowed by city approval in Section 2.a.(1) above)~~~~
- ~~● Area II/III Boundary:

 - ~~○ Minor Service Area boundary changes subject to the criteria set forth below in Part I above~~
 - ~~○ Boulder Valley Planning Area expansions and contractions, i.e., changes to the Area III outer boundary subject to the criteria set forth below.~~~~
- ~~● Text:

 - ~~○ Changes to the Plan Amendment Procedures section~~
 - ~~○ Changes to the Land Use Map Description section~~
 - ~~○ Changes to the Referral Process section~~~~
- ~~● Policy:

 - ~~○ Minor additions or clarifications to the policy section~~~~

~~b. Procedures for changes that may be considered as part of the mid-term review:~~

~~Who can initiate: city, county, property owners and other members of the public~~

~~Approval bodies: city and county approval; Area I requests: city approval only~~

~~(1) Schedule and Process~~

~~Prior to the beginning of the mid-term review, the city Planning Department and county Land Use Department will establish a process and schedule for the update. This will include an opportunity for landowners and the general public to submit request for changes to the plan. The schedule and process will be revised as needed during the review process.~~

~~(2) Referrals to the county for comment~~

~~For those changes eligible for approval by the city Planning Board and City Council, the city Planning Department will make a referral to the county Land Use Department for comment. For changes to the Land Use Map located in Area I, and changes from Area IIB to Area IIA, the county will have 30 days from the date of receipt of the city's referral to provide written notice to the city if the county finds that the proposed change does not meet the applicable criteria for eligibility. Such finding on the part of the county will require that the requested change be subject to approval by each of the four bodies.~~

~~(3) Staff determination of changes~~

~~All four approval bodies will hold initial meetings with their staffs to identify changes they wish to be considered as part of the mid-term review. Public attendance is welcomed, but review of public applications will not occur at this time.~~

~~(4) Role of Staff~~

~~Proposed changes from the public, staff and approval bodies will be reviewed by the city Planning Department, which will prepare a recommendation in consultation with the county Land Use Department on whether to include each proposed change in the mid-term review. Determination of whether to include a proposed change will be made based upon:~~

- ~~(a) consistency with the purposes of the midterm review as described in 3. above;~~
- ~~(b) available resources to evaluate the proposed change (city and county staffing and budget priorities);~~
- ~~(c) consistency with current BVCP policies and~~
- ~~(d) compatibility with adjacent land uses and neighborhood context.~~

~~(5) Role of Planning Board~~

~~The city Planning Board will consider all requests for changes together with the staff recommendations at a public hearing and will compile a list of proposed changes to be considered during the mid-term review.~~

~~(6) Role of city and county open space bodies~~

~~Requests for changes to the comprehensive plan that affect an area designated Open Space will be reviewed by the city Open Space Board of Trustees and the county Parks and Open Space Advisory Committee. The board of trustees will make a recommendation prior to any action on that change.~~

~~(7) Further study & initiation of hearings~~

~~After a list of proposed changes to be considered during that year's review has been determined, the city Planning Department and county Land Use Department will study, seek appropriate public input, and make recommendations concerning proposed changes. The city Planning Board will then initiate the hearings on whether to approve, modify or deny any of the proposed changes.~~

~~b)~~

~~— Five year review language~~

~~— During each five year review, the city and county may assess whether or not sufficient merit exists to authorize a service area expansion plan. The determination of sufficient merit will be based on demonstration that a desired community need cannot be met within the existing service area. If the city and county find that sufficient merit exists, the city and county may authorize a planning effort to develop a joint city county service area expansion plan for the area proposed to be brought into the service area in consultation with Area III property owners and the public. The Service Area Expansion Plan must address the following:~~

- ~~a) the types of development needed to meet long term community needs;~~
- ~~b) key requirements to ensure compliance with community goals and policies, and to ensure compatibility with the existing development context and surrounding area;~~
- ~~c) conceptual land use and infrastructure plan components;~~
- ~~d) requirements for development impact mitigation and offsets (both on site and off site); and~~
- ~~e) development phasing.~~

~~i. Reinstatement of Area III — Rural Preservation Area back to Area II — Service Area~~

~~— A property owner that has been moved from Area II to Area III may request that the change be reevaluated under the same procedures and criteria that were used to make such a change for a period ten years after the change was made. Thereafter, such properties will be subject to all of the procedural requirements of this section.~~

a. Types of changes that may be considered at the five-year review:

Any change to the comprehensive plan may be considered at the five-year review including those that may be considered at other times pursuant to the provisions set forth above.

- ~~Land Use Map:~~
 - ~~Changes regarding properties located in Area I Land Use Map changes located in Area I subject to the criteria in Section 1.b.(1)~~
 - ~~Changes regarding properties in Area II or Area III Changes to the Land Use Map (other than those allowed by city approval in Section 2.a.(1) above)~~
- ~~Area II/III Boundary:~~
 - ~~Minor Service Area boundary changes subject to the criteria set forth below in Part 1 above~~
 - ~~Boulder Valley Planning Area expansions and contractions, i.e., changes to the Area III outer boundary subject to the criteria set forth below. (and changes from Rural Preservation to Planning Reserve? What is a Planning Area contraction?)~~
- ~~Text:~~
 - ~~Changes to the Master Plan and Program summaries~~
 - ~~Changes to the Urban Service Criteria and Standards~~
 - ~~Changes to the Subcommunity and Area Plan section~~
 - ~~Changes in designation of land from Area IIB to Area IIA subject to the criteria in Section 1.b.(2) above~~
 - ~~Changes to the Plan Amendment Procedures section~~
 - ~~Changes to the Land Use Map Description section~~
 - ~~Changes to the Referral Process section~~
- ~~Policy:~~
 - ~~Minor additions or clarifications to the policy section~~

However, certain kinds of changes will be considered only at the five-year review and must be approved by each of the four signatory bodies: the city Planning Board, City Council, County Planning Commission and County Commissioners. Those include:

- ~~Area II/III boundary:~~
 - ~~Service area expansions or contractions (changes in the Area II/III boundary) that do not satisfy the criteria for consideration as part of a mid-term review~~
 - ~~Service area expansions or contractions, including:~~
 - ~~Area III Planning Reserve to Area II changes (min. 40 acres)~~
 - ~~Changes from Area II to Area III Rural Preservation Area~~
 - ~~Area III Rural Preservation Area expansions or contractions~~
 - ~~Area III Planning Reserve to Area III Rural Preservation~~
 - ~~Area III Rural Preservation to Area III Planning Reserve~~
- ~~Policy:~~
 - ~~Major changes to policy sections~~

b. Procedures for the five-year review:

Who can initiate: city or property owner

Approval bodies: city approval subject to county referral

(1) Process and schedule

Prior to the beginning of the five-year review, the city Planning Department and the county Land Use Department will establish a process and schedule for the update. The schedule and process will be revised as needed during the review process. The process will include an opportunity for landowners and the general public to submit requests for changes to the plan. All submittals for proposed changes will be reviewed at initial public hearings. Staff will provide recommendations and the approval bodies will

~~provide direction on which proposals should go forward and which proposals should receive no further consideration. During each five year review, the city and the county will assess whether or not the service area or the Area III Rural Preservation Area should be expanded or contracted.~~

~~(2) Expansions or contractions of Area III—Rural Preservation Area~~

~~Prior to consideration of an expansion of the Area III—Rural Preservation Area or a change from Area III—Rural Preservation Area to Area III Planning Reserve Area, a study will be completed by the city and county demonstrating compliance with the criteria applicable to the proposed change. The city or the county will decide whether to authorize a study of the proposed change after a public hearing is held.~~

~~(3) Changes from Area III Planning Reserve to Area II~~

~~During each five year review, the city and county may assess whether or not sufficient merit exists to authorize a service area expansion plan. The determination of sufficient merit will be based on demonstration that a desired community need cannot be met within the existing service area. If the city and county find that sufficient merit exists, the city and county may authorize a planning effort to develop a joint city county service area expansion plan for the area proposed to be brought into the service area in consultation with Area III property owners and the public. The Service Area Expansion Plan must address the following:~~

- ~~(a) the types of development needed to meet long term community needs;~~
- ~~(b) key requirements to ensure compliance with community goals and policies, and to ensure compatibility with the existing development context and surrounding area;~~
- ~~(c) conceptual land use and infrastructure plan components;~~
- ~~(d) requirements for development impact mitigation and offsets (both on site and off site); and~~
- ~~(e) development phasing.~~

~~(4) Reinstatement of Area III—Rural Preservation Area back to Area II—Service Area~~

~~A property owner that has been moved from Area II to Area III may request that the change be reevaluated under the same procedures and criteria that were used to make such a change for a period ten years after the change was made. Thereafter, such properties will be subject to all of the procedural requirements of this section.~~

Summary of BVCP Public Comments Since February 1, 2017

CU South

Flood Mitigation

- Many comments focused on flood mitigation and the public safety risks of future flooding.
- Residents commented that flood protection measures on the CU South site should be expedited, and some commented on how they are happy that CDOT, the City and CU are ready and in agreement on flood mitigation.
- Others commented that more data (i.e. groundwater studies) should be gathered and additional flood mitigation designs analyzed before moving forward with the land use designation. These comments usually included concern for the ability of "Option D" to handle a storm greater than a 100 year event.
- Some suggested that other parts of the subject property could serve as better water retention areas than what is currently being proposed.
- Some were concerned with the difference between a "high hazard dam" versus the "earthen berm" they assert was approved in 2015.

Open Space Conservation

- There is general agreement that CU Boulder should protect and conserve land for open space on the site. Some requested changing the entire area to open space.
- Viewsheds, wildlife, restoration possibilities, and wetlands emerged as important considerations.
- Many commented that sensitive environmental areas and portions of the site critical to wildlife habitat should remain undisturbed by future development.

Trail Access

- Many comments suggested a preference that existing trails remain available to the public regardless of how the site is developed.
- The CU South site offers one of the only flat hiking opportunities in Boulder, which is particularly helpful for children and elderly residents.
- CU South is one of the few cross-country skiing sites in Boulder.
- Many users enjoy the ability to walk their dogs without a leash. However, others expressed concerns about off-leash dogs impacting sensitive areas on CU South and adjacent public trails.

Traffic and Congestion

- A common concern among nearby residents in the Table Mesa area is traffic congestion. Numerous comments describe nearby streets as becoming increasingly congested over the years and therefore may be unable to accommodate more traffic from the CU South site.
- Some think that access to the site may be problematic with the increased density.

Site Uses

- Some commented that any level of development on the CU Boulder site is not appropriate and would negatively impact surrounding neighborhoods. Others prefer to have a better understanding of development intentions prior to changing a land use designation.
- Some commented that CU Boulder should consider workforce or faculty housing on the site.
- Residents in the Table Mesa area, particularly those adjacent to the CU South site, are concerned about future development impacting views from their properties.

Process

- Some commenters had a stronger preference for more opportunities to be able to voice their concerns in person at public hearings.
- Some believe it would be better for the flood mitigation work to proceed on a separate track from planning for the rest of the site.
- Some believe the process to review and develop the parcel seem rushed.

IGA

Four Body Review

- The majority of comments pertaining to the IGA wanted the IGA to maintain four body review process in its current format.
- Some residents supported the new amendments to the four body review process.

BVCP Policy, Text, Maps

Housing

- Some commented that the cash in lieu program should be changed or removed.
- Some voiced concern regarding the change in language to policies about affordable housing in Policy 7.14, Integration of Permanently Affordable Housing, and preferred to keep the previous language.
- There was a desire from some to support the evolution of creative strategies for increasing new housing diversity for all types of housing.
- Others supported removing regulatory barriers to encourage the diversification of the housing stock.
- Some supported defining a work plan that indicates how the City will work collaboratively with housing providers, workforce representatives, and other housing advocates to determine the next steps for achieving specific housing goals and objectives.
- Some voiced support for more housing to meet broader community goals.

Economy

- Some commented that the BVCP should be consistent with the 2013 Economic Sustainability Strategy.
- Some were pleased with the changes to support affordability for small businesses, start-ups, non-profits, and creative professionals.
- Some commenters voiced support for flexible uses of industrial areas.

Built Environment

- There was support for the changes to the BVCP that focus on mixed-use development along transit corridors and underutilized commercial zones.
- There was a desire from some to explore sub-area plans to identify where opportunities exist to add density to accommodate diverse housing options.



Land Use

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2015 Boulder Valley Comprehensive Plan Policies Applicable to County

Black = Applies to county or Boulder Valley, not new

Orange = County removed from policy

Blue = New mention of the County (Includes policies that previously applied to the county, but now have additional references to the county.)

* = “County” not specifically referenced; policies not referencing city or county apply to both

+ = Needs clarification

Sustainability Principles in the 2010 BVCP were listed as policies. In the 2015 BVCP, the Sustainability Principles are included in the document’s introduction but are no longer presented as policies. The county is mentioned in the following principles, which include the same language as policies 1.02 – 1.05 from the 2010 BVCP:

- Principles of Sustainability
- Principles of Environmental Sustainability
- Principles of Economic Sustainability
- Principles of Social Sustainability

Within the BVCP’s Introduction the county is also referenced in new language related to: Interpreting Core Values and Policies of this Plan; Sustainability and Resilience Framework, Sustainability Principles, and the Comprehensive Plan Indicators. The new content is not policy language, but it is noted here because it reflects commitments on the part of the county.

Intergovernmental Cooperation

- 1.01 Regional and Statewide Cooperation
- 1.02 Policy Assessment
- 1.03 Collaboration in Service Delivery
- 1.04 Compliance with Land Use Regulations
- 1.05 Coordination with the University of Colorado

Growth Management

- 1.06 City’s Role in Managing Growth and Development
- 1.07 Adapting to Limits on Physical Expansion
- 1.08 Growth Projections*

Framework for Annexation and Urban Service Provision

- 1.12 Definition of Comprehensive Planning Areas I, II and III
- 1.13 Preclusion of New Incorporated Places
- 1.14 Definition of New Urban Development
- 1.15 Over-Intensive Rural Development
- 1.16 Annexation
- 1.17 Assimilation of Special District and Facilities
- 1.18 Provision of Urban Services in the Boulder Valley
- 1.20 Phased Extension of Urban Services/Capital Improvements Program
- 1.23 Adjacency of Open Space/Utility Impacts

Utilities

- 1.25 Consistency of Utility Extensions with Comprehensive Plan*
- 1.28 Out-of-City Utility Service

Community Identity/Land Use Pattern

- 2.01 Unique Community Identity*
- 2.02 Physical Separation of Communities
- 2.03 Compact Development Pattern
- 2.04 Open Space Preservation
- 2.05 Design of Community Edges and Entryways*

Rural Land Preservation

- 2.06 Preservation of Rural Areas and Amenities
- 2.07 Delineation of Rural Lands
- 2.08 Rural Density Transfer
- 2.09 Neighborhoods as Building Blocks [2.11 Accessory Units: Propose clarifying this policy is not applicable to county]
- 2.13 Protection of Residential Neighborhoods Adjacent to Non-residential Zones
- 2.14 Mix of Complementary Land Uses
- 2.17 Variety of Centers

Public Realm, Urban Design, and Linkages

- 2.23** Boulder Creek, Tributaries and Ditches as Important Urban Design Features
- 2.24** Commitment to a Walkable and Accessible City
- 2.26 Trail Corridors/Linkages

Community Conservation and Preservation

- 2.27 Preservation of Historic and Cultural Resources
- 2.28 Leadership in Preservation: City- and County-Owned Resources
- 2.29 Historic and Cultural Preservation Plan

Design Quality

- 2.36 Physical Design for People
- 2.37 Environmentally Sensitive Urban Design
- 2.38 Importance of Urban Canopy, Street Trees and Streetscapes
- 2.39 Outdoor Lighting/Light Pollution
- 2.40 Design Excellence for Public Projects

Natural Environment

- 3.01 Incorporating Ecological Systems into Planning
- 3.02** Adaptive Management Approach

Protecting Native Ecosystems and Biodiversity

- 3.03** Native Ecosystems
- 3.04 Ecosystem Connections and Buffers
- 3.05 Maintain and Restore Natural Ecological Processes and Natural Disturbances
- 3.06 Wetland and Riparian Protection
- 3.07** Invasive Species Management
- 3.08 Public Access to Public Lands
- 3.09** Integrated Pest Management
- 3.10:** Climate Change Mitigation and Adaptation and Resilience

Enhancing Urban Environmental Quality

- 3.11 Urban Environmental Quality
- 3.13 Water Conservation
- 3.14** Management of Wildlife-Human Conflicts
- 3.15:** Soil Carbon Sequestration

Protecting Geologic Resources and Reducing Risks from Natural Hazards

- 3.16 Unique Geological Features
- 3.17** Mineral Deposit
- 3.18 Hazardous Areas*

- 3.19 Erosive Slopes and Hillside Protection*
- 3.20 Wildfire Protection and Management
- 3.21 Preservation of Floodplains*
- 3.22** Floodplain Management
- 3.23 Non-Structural Approach to Flood Management
- 3.24 Protection of High Hazard Areas*
- 3.25** Larger Flooding Events

Sustaining and Improving Water and Air Quality

- 3.26 Protection of Water Quality
- 3.27** Water Resource Planning and Acquisition
- 3.28 Drinking Water
- 3.30 Surface and Groundwater*
- 3.31 Wastewater
- 3.32 Protection of Air Quality

Climate Action and Greenhouse Gas Emissions

- 4.01** Climate Action: Reduce Greenhouse Gas Emissions
- 4.02 Climate Adaptation Planning

Energy Conservation and Renewable Energy

- 4.03** Energy Conservation and Renewable Energy
- 4.04:** Local Energy Generation Opportunities
- 4.05:** Clean Mobility
- 4.06:** Energy System Resilience

Energy-Efficient Land Use and Building Design

- 4.07 Energy-Efficient Land Use
- 4.08 Energy-Efficient Building Design

Waste Minimization, Recycling, and Sustainable Purchasing

- 4.09 Building Construction Waste Minimization
- 4.10 Waste Minimization and Recycling
- 4.11** Environmental Purchasing Policy

Strategic Redevelopment and Sustainable Employment

- 5.02** Regional Job Center

Diverse Economic Base

- 5.03 Diverse Mix of Uses and Business Types
- 5.05** Support for Local Business and Business Retention

5.06: Affordable Business Space and Diverse Employment Base

Quality of Life

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

5.11 Communications Infrastructure

Sustainable and Resilient Business Practices

5.12 Sustainable Business Practices

5.13 Home Occupations

5.15: Economic Resilience

Job Opportunities, Education, and Training

5.16 Employment Opportunities

5.17 Partnerships to Support Economic Vitality Goals

5.18 Support for the University of Colorado and Federal Labs

5.19 Diverse Workforce, Education and Training

Complete Transportation System

6.01 All-Mode Transportation System and Complete Streets

6.02: Renewed Vision for Transit

6.03 Reduction of Single Occupancy Auto Trips

6.04 Transportation System Optimization

6.05: Integrated Transportation Demand Management (TDM) Programs

6.06: Accessibility and Mobility for All

6.07: Transportation Safety

Regional Travel

6.08 Regional Travel Coordination

Funding and Investment

6.10 Investment Priorities

6.12 Transportation Impacts Mitigated

6.14 Integrated Planning for Regional Centers and Corridors*

6.16 Transportation Facilities in Neighborhoods

Other Transportation Policies

6.20 Improving Air Quality and Reducing Greenhouse Gas Emissions

6.21 Municipal Airport

6.22: Emergency Response Access

Support Community Housing Needs

7.01 Local Solutions to Affordable Housing

7.03 Populations with Special Needs

7.04 Strengthening Community Housing Partnerships

7.05 Strengthening Regional Housing Cooperation

Preserve and Enhance Housing Choices

7.06 Mixture of Housing Types

7.07 Preserve Existing Housing Stock

7.08 Preservation and Development of Manufactured Housing

7.09 Housing for a Full Range of Households

Integrating Growth and Community Housing Goals

7.10 Balancing Housing Supply with Employment Base*

7.12 Incorporate Mix of Housing in Future Service Area*

7.14 Integration of Permanently Affordable Housing⁺

Human Services

8.01 Providing for 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 Mutual Respect

Safety and Community Health

8.07 Safety

8.08 Health and Well-Being

8.09: Resilience in Public Safety and Risk Prevention

8.10: Community Connectivity and Preparedness

Community Infrastructure and Facilities

8.11 Planning for School Sites and Facilities

8.12 Accessibility to Schools

8.13 Support for Community Facilities

8.14 City Parks and Recreation

8.16 Trail Functions and Locations

8.17 Trails Network

Culture

8.18 Libraries*

8. 21 Arts and Cultural Facilities

8.22 The Arts and Community Culture

8.23 Public Art

Agriculture and Food

9.01 Support for Agriculture

9.03 Sustainable Food Production and
Agriculture Practices

**9.04 Soil Health and Soil Carbon
Sequestration**

9.05 Access to Healthy Food

9.06 Food System Resilience*

9.07 Regional Efforts to Enhance the Food
System

Local Governance and Community

Engagement

10.01 High-Performing Government

10.02 Community Engagement

**10.03 Communication Capacity for
Resilience**

10.04 Informed Community

10.06: Youth Engagement