CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: August 11, 2016
TIME: 6 – 8 p.m.
PLACE: 1777 Broadway, 1777 West Conference Room

MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

A. AGENDA TITLE: Continuance of Boulder Valley Comprehensive Plan Update (BVCP) Discussion on Selected Policy Changes, Amendment Procedures, and Community Engagement from July 28, 2016 Planning Board Meeting.

CITY OF BOULDER PLANNING BOARD
MEETING GUIDELINES

CALL TO ORDER
The Board must have a quorum (four members present) before the meeting can be called to order.

AGENDA
The Board may rearrange the order of the Agenda or delete items for good cause. The Board may not add items requiring public notice.

PUBLIC PARTICIPATION
The public is welcome to address the Board (3 minutes* maximum per speaker) during the Public Participation portion of the meeting regarding any item not scheduled for a public hearing. The only items scheduled for a public hearing are those listed under the category PUBLIC HEARING ITEMS on the Agenda. Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.

DISCUSSION AND STUDY SESSION ITEMS
Discussion and study session items do not require motions of approval or recommendation.

PUBLIC HEARING ITEMS
A Public Hearing item requires a motion and a vote. The general format for hearing of an action item is as follows:

1. Presentations

a. Staff presentation (10 minutes maximum*)
b. Applicant presentation (10 minute maximum*). Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.
c. Planning Board questioning of staff or applicant for information only.

2. Public Hearing

Each speaker will be allowed an oral presentation (3 minutes maximum*). All speakers wishing to pool their time must be present, and time allotted will be determined by the Chair. No pooled time presentation will be permitted to exceed ten minutes total.

- Time remaining is presented by a Green blinking light that means one minute remains, a Yellow light means 30 seconds remain, and a Red light and beep means time has expired.
- Speakers should introduce themselves, giving name and address. If officially representing a group, homeowners' association, etc., please state that for the record as well.
- Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents, and summarize comments wherever possible. Long documents may be submitted and will become a part of the official record.
- Speakers should address the Land Use Regulation criteria and, if possible, reference the rules that the Board uses to decide a case.
- Any exhibits introduced into the record at the hearing must be provided in quantities of ten (10) to the Secretary for distribution to the Board and admission into the record.
- Citizens can send a letter to the Planning staff at 1739 Broadway, Boulder, CO 80302, two weeks before the Planning Board meeting, to be included in the Board packet. Correspondence received after this time will be distributed at the Board meeting.

3. Board Action

d. Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
e. Board discussion. This is undertaken entirely by members of the Board. The applicant, members of the public or city staff participate only if called upon by the Chair.
f. Board action (the vote). An affirmative vote of at least four members of the Board is required to pass a motion approving any action. If the vote taken results in either a tie, a vote of three to two, or a vote of three to one in favor of approval, the applicant shall be automatically allowed a rehearing upon requesting the same in writing within seven days.

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY
Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

ADJOURNMENT
The Board's goal is that regular meetings adjourn by 10:30 p.m. and that study sessions adjourn by 10:00 p.m. Agenda items will not be commenced after 10:00 p.m. except by majority vote of Board members present.

*The Chair may lengthen or shorten the time allotted as appropriate. If the allotted time is exceeded, the Chair may request that the speaker conclude his or her comments.

C I T Y O F B O U L D E R
PLANNING BOARD ITEM UNDER MATTERS

MEETING DATE: July 28, 2016

AGENDA TITLE:
Continuance of Boulder Valley Comprehensive Plan Update (BVCP) Discussion on Selected Policy Changes, Amendment Procedures, and Community Engagement from July 28, 2016 Planning Board Meeting.

REQUESTING STAFF:
David Driskell, Executive Director, Planning, Housing & Sustainability (PH&S)
Susan Richstone, Deputy Director, PH&S
Lesli Ellis, Comprehensive Planning Manager, PH&S
Jean Gatza, Senior Planner, PH&S
Caitlin Zacharias, Planner I, PH&S
Sung Han, Planning Tech, PH&S
Chris Ranglos, Planning Intern, PH&S

OBJECTIVE:
Update Planning Board on the status of the update to the Boulder Valley Comprehensive Plan (BVCP), including schedule, land use designations, amendment procedures, policy updates, and community engagement.

PURPOSE

The purpose of this packet and agenda item is to provide a briefing to the Planning Board on the status of the BVCP Update, including schedule, policy integration recommendations, community engagement. Staff is seeking the board's feedback on the following topics:

1. Overall schedule including the change request process (**Attachment A**)
2. Policy updates to selected sections of the BVCP based on adopted plans (**Attachment B**)
3. Amendment procedures (**Attachment C**)
4. Community Engagement Planning for Phase 3 (**Attachment D**)

Feedback on the items listed above will advise final drafts of these sections to be shared for community feedback in August and initial approval at the board's September 15 meeting (City Council will consider initial changes Nov. 1). Changes to policies on built environment and housing will be presented for feedback with land use and design scenarios later in the fall. Any additional policy changes to the sections being considered for policy updates now related to scenario analysis can be included in the final plan adoption in early 2017.

BACKGROUND

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

Project Timeline

The BVCP update has four phases, each with extensive community dialogue and engagement. The webpage for the project is: **www.bouldervalleycompplan.net**, which also includes a link to the 2010 plan and maps. **Attachment A** includes the project timeline and schedule.

Phase 1—Foundations and Community Engagement Plan (completed)
Phase 2—Issues Scoping with Community (completed)
➔**Phase 3—Analyze and Update Plan Policies and Maps** (summer-fall 2016)
Phase 4—Prepare Draft Plan for Adoption, Extend IGA (fall 2016/early 2017)

Currently, Phase 3—Plan Analysis and Updated Policies and Maps are in progress. As with the first two phases, Phase 3 entails multiple opportunities for community engagement, described more below. To update the plan, the planning team and consultants will:

- address policy refinements and additions to better align the plan with other master plans and adopted city and county policies,
- develop choices and analysis, advancing the 3D modeling and visualization tools to help convey options and tradeoffs,
- do further research and analysis to support a community conversation,
- identify metrics to measure plan outcomes, refine metrics and measurements, and
- update the Land Use Plan and Area maps, reflecting input and analysis from the public request process as well as the scenario analysis.

A joint Board and Commission discussion will occur, as well as additional localized (subcommunity) public events, pop up meetings, and a second survey in the fall.

Next is Phase 4—Draft Plan and IGA (Fall 2016). Phase 4 will synthesize all the previous phase deliverables into a draft plan for consideration/adoption, again with opportunities for public review and engagement. Additionally, the "Comprehensive Development Plan Intergovernmental Agreement" (IGA) between the city and county (valid through Dec. 31, 2017) will need to be updated.

Policy Integration

The interdepartmental city/county planning team has been working across city and county departments to ensure the updated BVCP policies in Sections 3 through 9 align better with plans, and to identify emerging areas of work. An annotated outline of initial proposed policy updates was shared with the Planning Board and City Council in May 2016. Building from that outline, **Attachment B** includes recommended policy updates with specific changes as well as the proposed outline for BVCP sections. The changes reflect policy direction from recently adopted master plans or other policies, such as the Community Cultural Plan, Transportation Master Plan, Parks and Recreation Master Plan and draft Resilience Strategy. The draft policy sections include temporary endnotes and are intended to explain the origin of the proposed changes. Also, all policies will be renumbered for final draft.

Questions: Does the Planning Board have questions or feedback on the proposed policy changes to the following sections?:

a. *Core Values*
b. *Natural Environment*
c. *Energy and Climate*
d. *Economy*
e. *Transportation*

f. *Community Well-Being*
g. *Agriculture and Food*

Amendment Procedures

Minor "housekeeping" edits to the Amendment Procedures section were made to improve clarity and user-friendliness. These include the removal of content that is no longer relevant (e.g. reference to Area IIa and IIb), corrections to formatting and minor clarifications, as shown in **Attachment C.** In addition, the summary table was updated to offer a more comprehensive overview of the different types of changes and associated procedures.

Questions: Does the Planning Board have feedback on:

- *Should the timeline for BVCP updates change to the following: minor updates – every 5 years; major updates - every 10 years?*
- *If so, should the public request process then occur during interim periods, (approximately every 3 years) between major and minor updates?*
- *Should policies be removed from the request process (with the opportunity to suggest ideas via multiple other avenues remaining)?*
- *Are there other organizational edits or suggestions from Planning Board?*

Community Engagement

Staff, with feedback from the process subcommittee, have refined the approach for community engagement for the remainder of the update process. This is described in more detail in **Attachment D.** Additional feedback received from the BVCP Process Subcommittee from their July 27 meeting will be provided verbally.

Land Use Scenarios and Built Environment Issues

The approach for community engagement to share information and gather feedback about preferences around type and location for potential land use changes as identified through land use scenarios, growth management, and policies regarding community benefits, urban design quality, and housing and neighborhood character includes:

- **Statistically-Valid Survey –** *PB will have an opportunity to review a draft survey and provide feedback at the August 18 meeting.*
- **Pop-Up Meetings in "Opportunity Areas" –** Staff will schedule "pop-up" meetings in local gathering places (coffee shops, parks, etc.) in August and September.
- **Local Area Meetings –** Building on the Listening Sessions from last fall, the approach includes hosting a series of meetings (~4) throughout the community to share information on land use scenarios, facilitate discussions among community members about preferences and gather feedback.
- **Joint Advisory Board Meeting (Aug. 29)** The meeting will include presentation of land use scenarios and analysis with opportunities for small group discussion among board members to answer questions and provide feedback.
- **Targeted Outreach to Groups**- Staff is in the process of reaching out to civic and neighborhood organizations and offering to have a city staff member join them to talk about the update process and get input. These meetings will be scheduled from July through October.

Public Request Land Use Changes

- **Open Houses –** These will offer opportunities for staff to share information and draft recommendations and gather feedback on public request land use changes as well as policy integration drafts.

NEXT STEPS

Aug 16, 18 2016	City Council and Planning Board Briefing on draft survey and other BVCP items
Sept 15, 2016	Planning Board initial approval of policy integration updates
Nov 1, 2016	City Council initial approval of policy integration updates
Nov.-Dec. tbd	Boulder County Planning Commission and Board of County Commissioners review and approval of policy integration updates

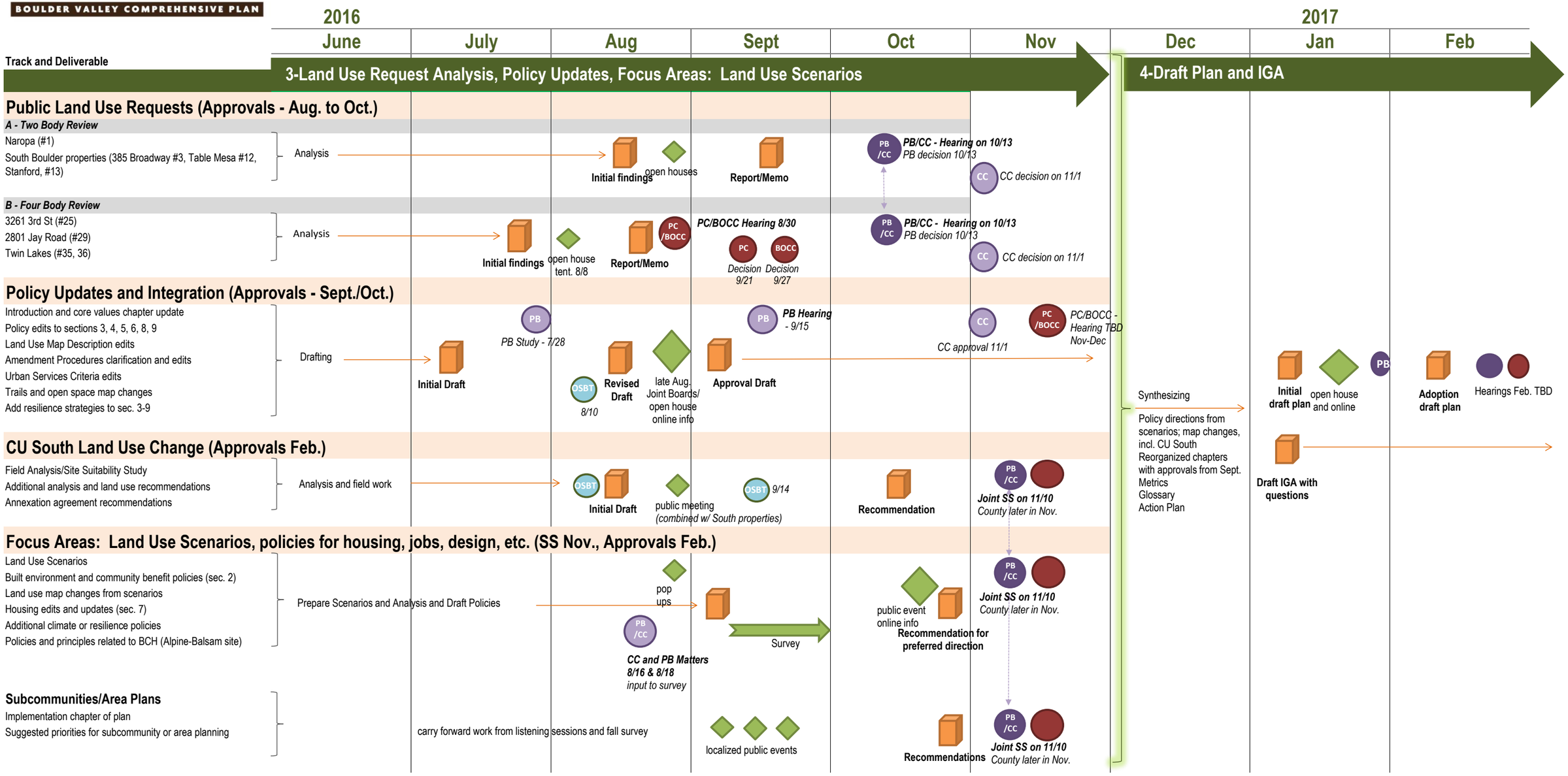
ATTACHMENT(S)

A. BVCP Work Plan Timeline & Schedule
B. Policy Updates
C. Amendment Procedures
D. Community Engagement Planning for Phase 3

OUR LEGACY. OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

Detailed Schedule for Phases 3 and 4 and Approval Process

Updated - July 22, 2016



PROPOSED Boulder Valley Comprehensive Plan (BVCP) Reorganized Contents

Draft – 07/28/16

1—Vision and Values

(Formerly part of Sec. 1, Core Values…)

Will include:

- Boulder Valley Core Values
- Sustainability Framework and Resilience
- Boulder's Planning History
- About this Major Update (i.e., Areas of Focus)
- How Plan is Organized (cross-cutting topics)

2—How the Plan is Implemented and Relates to Other Plans

(Formerly Introduction)

Will include:

- How to Use this Plan
- Relationship to Other Plans and Programs
- Action Plan
- Plan Time Frame and Updates
- Intergovernmental Cooperation
- Growth management
- Framework for Annexation and Service Provision

3—Policies

Safe and Prepared Community

(New section.)

Will include safety and preparedness and resilience policies, police and fire that were formerly in Community Well-Being Chapter, etc.

Healthy and Socially Thriving Community

(Formerly Sec. 8, Community Well-Being)

Will include:

- Human Services
- Social Equity
- Community Health
- Community Infrastructure and Facilities (schools, community facilities, parks and recreation)
- Arts and Culture
- Agriculture and Food (policies as relevant to health, socially thriving)

Livable Community and High Quality Built Environment

(Formerly Sec. 2, Built Environment. Headings and sections will be refined as the built environment area of focus and scenarios are prepared and analyzed)

Will include:

- City Structure, including: Projected Growth, Sustainable Urban Form Definition, Community Identity/Land Use Pattern, Rural Lands Preservation, Neighborhoods, Mixed Use and Higher Density Development, and Activity Centers
- Urban Design linkages
- Community Conservation (Historic Preservation)
- Design Quality

Housing the Community

(Formerly Sec. 7, Housing. Combine with Livability or keep as stand alone)

Pull forward the relevant existing sections and any new policies that emerge, including:

- Local Support for Community Housing Needs
- Housing Choices
- Diversity
- Growth and Community Housing Goals

Environmentally Sustainable Community

(Formerly Sec. 3, Natural Environment)

Will include:

- Natural Environment policies (i.e., Biodiversity and Native Ecosystems, Urban Environmental Quality, Geologic Resources and Natural Hazards, and Water and Air Quality)
- Former Sec. 4, Energy and Climate, including reorganized headings to reflect Climate Commitment and Energy section and waste and recycling, sustainable purchasing
- Former Sec. 9, Agriculture and Local Food policies that related to land and environment

Economically Vital Community

(Formerly Sec. 5, Economy)

Refine headings to reflect outline. Will include existing policies, as refined, including:

- Strategic redevelopment opportunities,
- Diverse economic base,
- Quality of life,
- Sustainable business practices,
- Job opportunities,
- Education, and training.

Accessible and Connected Community

(Formerly Sec. 6, Transportation)

Note: Refine headings to reflect TMP focus areas, including:

- Complete Streets
- Regional Travel
- Transportation Demand Management
- Funding
- Integrate with Sustainability Initiatives
- Airport
- Communications (new)

4—Land Use Map Descriptions

(Formerly Ch. III, Land Use Map Descriptions)

Will include new table approach and definitions for land use types and open space and parks.

5—Subcommunities and Area Planning

(Formerly part of Ch. IV, Subcommunity and Area Planning.)

Will carry forward the section related to Subcommunity and Area Planning and will include 1-2 page descriptions for the subcommunities and priorities for focused, localized planning

6—Implementation and Master Plans

(Formerly Ch. IV)

Will include Master Plans and Trails Plan

7—Amendment Procedures

(Formerly Ch. II)

Reorganized to be easier to follow.

8-Urban Service Criteria and Standards and Referral Process

(Formerly Ch. VI)

Later discussions about its role and purpose.

Maps

(Suggest putting with relevant sections above)

- Land Use
  Area I, II, III
- Trails
- Natural Ecosystems

BVCP Core Values

The core values are reorganized below to reflect the sustainability framework principles, with the idea being that the plan may be reorganized to reflect the seven categories and address cross-cutting policies and goals.

Sustainability as a unifying framework to meet goals
In recent years the city has employed a sustainability framework consisting of seven categories that reflect the core values for Boulder, provide a common language for community and City Council goals and priorities and create alignment across the city organization. Listed below are Boulder's seven community aspirations along with the values that further define Boulder's vision of a great community.

Applying a sustainability framework to decision-making in Boulder means considering issues together. An action or decision in any one of these areas will have consequences on the others. At the intersection of all these areas is the community's ability to meet its needs now and in the future. Guidance for sustainability is woven through each of the seven sustainability framework categories that describe community aspirations. Like sustainability, the community strives to be resilient recognizing the importance of understanding and planning for potential future stresses and threats. Like sustainability, resilience is woven into each of the seven categories of the sustainability framework.

The city and county strive to support all of the values listed below but recognize that may not be possible with each and every decision. They are not listed in any priority order. Careful consideration of important tradeoffs among these values and all the plan's policies should be employed in implementing the Boulder Valley Comprehensive Plan.

(Note: Bullets in black are current core values, red are suggested additions.)

The Boulder Valley strives to be or have..	***The Boulder Valley values…***
An Accessible and Connected Community	• An all-mode transportation system to make getting around easy and accessible to everyone • Strong communications infrastructure and systems
An Economically Vital Community	• A healthy, resilient economy with high levels of services and amenities • A culture of creativity and innovation
An Environmentally Sustainable Community	• Environmental stewardship and open space preservation • Agile adaptation to climate change
A Healthy and Socially Thriving Community	• A welcoming, diverse, and inclusive community that leads by example • A climate of social inclusiveness • Health and well-being

	• Diverse arts, cultural and recreational offerings
A Livable Community	• Its unique identity and sense of place • Managed growth through compact contiguous development and infill that supports evolution to a more sustainable urban form • Great neighborhoods and public spaces • A diversity of housing types and price ranges • Well-maintained infrastructure, facilities, and assets
A Safe Community	• The ability to be safe everywhere in the community • Risk prevention and preparedness
Good Governance	• Strong city and county cooperation • A tradition of representative and responsive government • Community engagement in all civic matters • Strong partnerships between public, private entities, and the community

3. Natural Environment[i]

Proposed new section title: ***Environmentally Sustainable Community.*** *This may be combined with other policies around energy and climate in addition to agriculture and food policies relating to land and environment.*

The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. It is the framework within which growth and development take place Within the Boulder Valley's complex ecological system, Human economic, built environment and community systems are inextricably linked with the Boulder Valley's complex ecological system, the region and the world.

The climate of the Boulder Valley has dried over the past three decades, and the potential for further changes and intensified weather events prescribe the need for the city and county to proactively consider intervention and investment in natural resources (e.g. urban forestry or natural hazard mitigation) to reduce risk.

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

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

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

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

3.01 Incorporating Ecological Systems into Planning

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

3.02 Adaptive Management Approach

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

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

Native Ecosystems and Biodiversity

3.03 Natural Ecosystems

The city and county will protect and restore native ecosystems on public and private lands through land use planning, development review, conservation easements, acquisition and public land management practices. The enhancement of biological diversity through the protection of habitat for federal endangered and threatened species and state, as well as county critical wildlife habitats/migration corridors, environmental conservation areas, high biodiversity areas, rare plant areas, and significant natural communities and local species of concern[ii] 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 areas of unfragmented habitat in supporting the biodiversity of its natural lands and viable habitat for native species. The city and county will work together to preserve, enhance, restore and maintain lands critical for providing ecosystem connections and buffers for joining significant ecosystems.

Urban areas also are important for supporting biodiversity and maintaining wildlife habitat. Efforts should be made to best use and manage public lands to optimize the quality and quantity of natural habitat and provide connections and corridors within the urban built environment between natural lands to support movement of native organisms. The city and county recognize the importance of buffers to mitigate the effects of urban and intensive land uses and human activity upon natural areas and where practicable will work together to establish and maintain buffers between areas of urban development and high levels of human activity and those with significant ecological value. [iii]

3.05 Maintain and Restore Natural Disturbance and Ecological Processes

Recognizing that ecological processes, such as wildfire and flooding, are integral to the productivity and health of natural ecosystems, the city and county will work to ensure that, when appropriate precautions have been taken for human safety and welfare, ecological processes will be maintained or mimicked in 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. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish and wildlife. The city and county will continue to develop programs to protect and enhance wetlands and riparian areas in the Boulder Valley. The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided.

3.07 Invasive Species Management

The city and county will promote efforts, both public and private, to prevent the introduction or growth of invasive (and non-native) plant and animal species and seek to prevent their spread. High priority will be given to managing invasive species that have, or potentially could have, a substantial impact on city and county resources. Management of both non-native and non-local native species will be based on weighing impacts vs. benefits that includes documented threats to species of concern, specific to each site, acknowledging that some non-native species may have become naturalized. Management decisions should also take into account changing species composition due to climate change and other human impacts, as well as the potential benefit and ecosystem services that are provided by each organism, based on the best available science.[iv]

3.08 Public Access to Public Lands

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

New Policy: Climate Change Preparation and Adaptation

To prepare open space lands and natural areas for climate change, the city and county will consider allowing or facilitating ecosystems' transition to new states in some sites and increase the stability and resiliency of the natural environment elsewhere The city and county will measure biological indicators to identify high risk species for monitoring and/or relocations, and conduct restoration projects using arid-adapted ecotypes or species in restoration activities. The city and county will also face changes to conditions affecting visitors' experiences on open space, including safety and satisfaction in the context of climate change which will be integrated as appropriate into the Open Space and Mountain Parks Master Plan.[v]

Urban Environmental Quality

3.09 Management of Wildlife-Human Conflicts

The city recognizes the intrinsic value of wildlife in both the urban and rural setting. The city 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.

3.10 Urban Environmental Quality

To the extent possible, the city and county will seek to protect the environmental quality of areas under significant human influence such as agricultural and urban lands and will balance human needs and public safety with environmental protection. The city will develop community wide programs and standards for new development and redevelopment to mitigate environmental impacts to the extent possible and seek opportunities to improve urban environmental quality when practicable.[vi]

3.11 Urban Forests

The city will support, promote and, in some cases, regulate the protection of healthy existing trees and the long term health and vitality of the urban forest in the planning and design of public improvements and private development. Urban canopy plays an important role in ameliorating the role of climate change. The city will develop an Urban Canopy Master Plan to guide short and long term urban forest management.[vii]

3.12 Water Conservation

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

3.13 Integrated Pest Management

The city and county will encourage efforts to reduce the use of pesticides and synthetic, inorganic fertilizers. In its own practices, the city and county will carefully consider when pest management actions are necessary and focus on creating healthy and thriving ecosystems to lower pest pressure by natural processes. When pest management is necessary, the city commits to the use of ecologically-based integrated pest management principles, which emphasizes the selection of the most environmentally sound approach to pest management and the overall goal of reducing or eliminating the dependence on chemical pest-control strategies. When public or environmental health risks are identified, the city will balance the impacts and risks to the residents and the environment when choosing management measures.[viii]

New Policy: Soil Carbon Sequestration

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

Geologic Resources and Natural Hazards

3.14 Unique Geological Features

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

3.15 Mineral Deposits

Deposits of sand, gravel, coal and similar finite resource areas will be delineated and managed according to state and federal laws. The use of mineral deposits and other non-renewable resources will be evaluated considering the need for these resources and other community values and priorities such as natural and cultural resource protection, community and environmental health, and carbon emission reduction. The city and county will work together to acquire mineral rights as appropriate.[x]

3.16 Hazardous Areas

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

3.17 Hillside Protection

Hillside and ridge-line development will be carried out in a manner that, to the extent possible, avoids both negative environmental consequences to the immediate and surrounding area and the degradation of views and vistas from and of public areas. Due to the risk of earth movement and/or mud slides under adverse weather conditions, special attention needs to be paid to soil types and underlying geological strata during planning, design and construction of any development on or at the base of hillsides.[xi]

3.18 Wildfire Protection and Management

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

3.19 Preservation of Floodplains

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

3.20 Flood Management

The city and county will protect the public and property from the impacts of flooding in a timely and cost-effective manner while balancing community interests with public safety needs. The city and county will manage the potential for floods by implementing the following guiding principles: a) Preserve floodplains b) Be prepared for floods c) Help people protect themselves from flood hazards d) Prevent unwise uses and adverse impacts in the floodplain e) Seek to accommodate floods, not control them. The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi hazard mitigation and flood response and recovery plans.

3.21 Non-Structural Approach

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

3.22 Protection of High Hazard Areas

The city will prevent redevelopment of significantly flood-damaged properties in high hazard areas. The city will prepare a plan for property acquisition and other forms of mitigation for

flood-damaged and undeveloped land in high hazard flood areas. Undeveloped high hazard flood areas will be retained in their natural state whenever possible. Compatible uses of riparian corridors, such as natural ecosystems, wildlife habitat and wetlands will be encouraged wherever appropriate. Trails or other open recreational facilities may be feasible in certain areas.

3.23 Larger Flooding Events

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

Water and Air Quality

3.24 Protection of Water Quality

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

3.25 Water Resource Planning and Acquisition

Water resource planning efforts will be regional in nature and incorporate the goals of water quality protection, and surface and ground water conservation. 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 to further the goals of maintaining instream flows and preventing the permanent removal of land from agricultural production elsewhere in the state.

3.26 Drinking Water

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

3.27 Minimum Flow Program

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

3.28 Surface and Ground Water

Surface and groundwater resources will be managed to prevent their degradation and to protect and enhance aquatic, wetland and riparian ecosystems. Land use and development planning and public land management practices will consider the interdependency of surface and groundwater

and potential impacts to these resources from pollutant sources, changes in hydrology, and dewatering activities.

3.29 Wastewater

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

3.30 Protection of Air Quality

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

Potential New Resilience Strategies

The HR&A report provides the following framing and policy suggestions:
The city and county recognize natural environment investments contribute toward resilience by reducing risk and promoting stability. Additionally, urban forestry, tree planting, natural hazard mitigation, improvement of air quality, added recreational activities, and storm water mitigation activities have co-benefits.

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

ENDNOTES

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

- The city currently is working on updates to its Integrated Pest Management policy, an Urban Forest Strategic Plan, the Resilience Strategy, and draft Climate Commitment.
- The city adopted the Bee Safe Resolution (2015) banning the use of neonicitinoids on city property and a Bear Protection Ordinance to secure waste from bears (2014). The county adopted a resolution to reduce and eliminate pesticide use to protect both people and pollinators (2015).
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[iv] Clarification of how city and county are programmatically operating – learning from best practices about an ecosystems management approach.
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[ix] City and county are exploring soil carbon sequestration. Also requested by public.
[x] Attempting to clarify that intent of the policy is to balance relevant community values with the use of mineral deposit.
[xi] Recommended after 2013 flood experience.

3. Natural Environment[i] (Redlined Version)

*Proposed new section title: **Environmentally Sustainable Community.** This may be combined with other policies around energy and climate in addition to agriculture and food policies relating to land and environment.*

The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. It is the framework within which growth and development take place Within the Boulder Valley's complex ecological system, Human economic, built environment and community systems are inextricably linked with the Boulder Valley's complex ecological system, the region and the world.

The climate of the Boulder Valley has dried over the past three decades, and the potential for further changes and intensified weather events prescribe the need for the city and county to proactively consider intervention and investment in natural resources (e.g. urban forestry or natural hazard mitigation) to reduce risk.

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

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

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

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

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

- Water and Air Quality

3.01 Incorporating Ecological Systems into Planning

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

3.02 Adaptive Management Approach

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

Native Ecosystems and Biodiversity *~~and Native Ecosystems~~*

3.03 Natural Ecosystems

The city and county will protect and restore ~~significant~~ native ecosystems on public and private lands through land use planning, development review, conservation easements, acquisition and public land management practices. The ~~protection and~~ enhancement of biological diversity through the protection of ~~and~~ habitat for federal endangered and threatened species and state, as well as county critical wildlife habitats/migration corridors, environmental conservation areas, high biodiversity areas, rare plant areas, and significant natural communities and local species of concern[ii] 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 areas of unfragmented habitat in supporting the biodiversity of its natural lands and viable habitat for native species. The city and county will work together to preserve, enhance, restore and maintain ~~undeveloped~~ lands critical for providing ecosystem connections and buffers for joining significant ecosystems.

Urban areas also are important for supporting biodiversity and maintaining wildlife habitat. Efforts should be made to best use and manage public lands to optimize the quality and quantity of natural habitat and provide connections and corridors within the urban built environment between natural lands to support movement of native organisms. The city and county recognize the importance of buffers to mitigate the effects of urban and intensive land uses and human activity upon natural areas and where practicable will work together to establish and maintain buffers between areas of urban development and high levels of human activity and those with significant ecological value. [iii]

3.05 Maintain and Restore Natural Disturbance and Ecological Processes

Recognizing that ecological processes, such as wildfire and flooding, are integral to the productivity and health of natural ecosystems, the city and county will work to ensure that, when appropriate precautions have been taken for human safety and welfare, ecological processes will be maintained or mimicked in 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. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish and wildlife. The city and county will continue to develop programs to protect and enhance wetlands and riparian areas in the Boulder Valley. The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided.

3.07 Invasive Species Management

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

3.08 Public Access to Public Lands

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

New Policy: Climate Change Preparation and Adaptation

To prepare open space lands and natural areas for climate change, the city and county will consider allowing or facilitating ecosystems' transition to new states in some sites and increase the stability and resiliency of the natural environment elsewhere The city and county will~~,~~ measure biological indicators to identify high risk species for monitoring and/or relocations, and conduct restoration projects using arid-adapted ecotypes or species in restoration activities. The city and county will also face changes to conditions affecting visitors' experiences on open space, including safety and satisfaction in the context of climate change which will be integrated as appropriate into the Open Space and Mountain Parks Master Plan.[v]

Urban Environmental Quality

3.09 Management of Wildlife-Human Conflicts

The city recognizes the intrinsic value of wildlife in both the urban and rural setting. The city 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.

3.10 Urban Environmental Quality

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

3.11 Urban Forests

The city will support, promote and, in some cases, regulate the protection of healthy existing trees and the long term health and vitality of the urban forest in the planning and design of public improvements and private development. Urban canopy plays an important role in ameliorating the role of climate change. The city will develop an Urban Canopy Master Plan to guide short and long term urban forest management.[vii] ~~encourage overall species diversity, native and low water demand tree species where appropriate.~~

3.12 Water Conservation

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

3.13 Integrated Pest Management

The city and county will encourage efforts to reduce the use of pesticides and synthetic, inorganic fertilizers. In its own practices, the city and county will carefully consider when pest management actions are necessary and focus on creating healthy and thriving ecosystems to lower pest pressure by natural processes. When pest management is necessary, the city commits to the use of ecologically-based integrated pest management principles, which emphasizes the selection of the most environmentally sound approach to pest management and the overall goal of reducing or eliminating the dependence on chemical pest-control strategies. When public or environmental health risks are identified, the city will balance the impacts and risks to the residents and the environment when choosing management~~control~~ measures.[viii]

New Policy: Soil Carbon Sequestration

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

Geologic Resources and Natural Hazards

3.14 Unique Geological Features

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

3.15 Mineral Deposits

Deposits of sand, gravel, coal and similar finite resource areas will be delineated and managed according to state and federal laws. ~~Mineral deposits and other non-renewable resources will be used with the greatest practical efficiency and the least possible disturbance to existing natural and cultural resources.~~ The use of mineral deposits and other non-renewable resources will be evaluated considering the need for these resources and other community values and priorities such as natural and cultural resource protection, community and environmental health, and carbon emission reduction. The city and county will work together to acquire mineral rights as appropriate.[x]

3.16 Hazardous Areas

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

3.17 Hillside Protection

Hillside and ridge-line development will be carried out in a manner that, to the extent possible, avoids both negative environmental consequences to the immediate and surrounding area and the degradation~~ing~~ of views and vistas from and of public areas. Due to the risk of earth movement and/or mud slides under adverse weather conditions, special attention needs to be paid to soil types and underlying geological strata during planning, design and construction of any development on or at the base of hillsides.[xi]

3.18 Wildfire Protection and Management

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

3.19 Preservation of Floodplains

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

3.20 Flood Management

The city and county will protect the public and property from the impacts of flooding in a timely and cost-effective manner while balancing community interests with public safety needs. The city and county will manage the potential for floods by implementing the following guiding principles: a) Preserve floodplains b) Be prepared for floods c) Help people protect themselves from flood hazards d) Prevent unwise uses and adverse impacts in the floodplain e) Seek to accommodate floods, not control them. The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi hazard mitigation and flood response and recovery plans.

3.21 Non-Structural Approach

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

3.22 Protection of High Hazard Areas

The city will prevent redevelopment of significantly flood-damaged properties in high hazard areas. The city will prepare a plan for property acquisition and other forms of mitigation for flood-damaged and undeveloped land in high hazard flood areas. Undeveloped high hazard flood areas will be retained in their natural state whenever possible. Compatible uses of riparian corridors, such as natural ecosystems, wildlife habitat and wetlands will be encouraged wherever appropriate. Trails or other open recreational facilities may be feasible in certain areas.

3.23 Larger Flooding Events

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

Water and Air Quality

3.24 Protection of Water Quality

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

3.25 Water Resource Planning and Acquisition

Water resource planning efforts will be regional in nature and incorporate the goals of water quality protection, and surface and ground water conservation. 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

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4. Energy and Climate[i]

Proposed new section title: ***Environmentally Sustainable Community.*** *This may be combined with other policies around natural environment and agriculture and local food.*

The city and county continue to prioritize emission reductions programs that create local economic opportunities, enhance community well-being and resilience, and inspire and other communities.

Recognizing the need for a comprehensive strategy, Boulder's Climate Commitment is focuses on three areas: Energy, Resources and Ecosystems. Of these, energy has been and remains the primary near-term focus due to the critical importance of reducing fossil fuel use. Simultaneously, the city and county continue to explore ways to use natural resources more wisely and reduce waste, and how ecosystem management can help sustain our community and play a key role in climate stability. Those strategies are highlighted in the sections describing Waste and Recycling and Natural Environment.

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 The three specific focus areas within Energy are: High Performance Buildings; Clean Energy Sources; and Clean Mobility and Energy Resilience; each with a set of specific actions.

High Performance Buildings

4.01 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 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.

4.02 Energy-Efficient Land Use

The city and county will encourage energy conservation through land use policies and regulations governing placement, orientation and clustering of development.

Clean Energy Sources

4.03 Local Generation Opportunities

The city and county will implement innovative programs and opportunities for individuals, businesses and organizations to develop local energy generation. The city will support private decisions to use renewable energy, develop local renewable energy resources and preserve

options for developing renewable energy in the future. The city will review and consider revisions to regulations to support on-site energy generation, including solar and wind.

Clean Mobility & Energy Resilience

New Policy: Clean Mobility

The city recognizes accelerated retirement of fossil-fuel based transportation is a critical element of the city's emissions reduction strategy. This will be achieved by efforts in three broad areas—reducing vehicle miles travelled, replacing fossil fuel-based transportation, and redesigning urban forms to reduce the need for motorized transportation.

4.04 Preparing the Energy System for Future Resilience

The city recognizes that energy resilience is necessary for properly functioning emergency infrastructure and overall community resilience. The city will work to assess and design a communitywide network that can deliver basic services in case of a grid disruption through strategies such as modernizing the grid, on-site generation, storage technologies and reduced demand.

Waste and Recycling

4.06 New Policy: Construction Waste Minimization

The city and county will encourage renovation of existing buildings over demolition and will develop policies and programs that promote the reuse of materials salvaged after deconstruction.

4.07 Waste Minimization and Recycling

The city and county will pursue and support programs and activities that reduce the amount of waste that must be landfilled and pursue Zero Waste as a long term goal. Policies, programs and regulations will emphasize waste prevention, reuse, composting, recycling and the use of materials with recycled content.

Sustainable Purchasing

4.08 Environmental Purchasing Policy

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

Relevant Links:
CAP and Community Guide
Waste Reduction MP
Built Environment Policies – energy efficient land use
Economy: sustainable business practices

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[i] Slightly reorganize the chapter to reflect Boulder's Climate Commitment (draft Oct. 2015), and reflect ongoing work being done related to Boulder's Energy Future, building codes, and Zero Waste Strategic Plan (2015). Boulder County suggests additional alignment with several plans and policies including:

- Zero Waste Action Plan (2010),
- Environmental Sustainability Plan (2012),
- Solid Waste Element of the Comprehensive Plan (is in the process of being updated in 2016)

The following plans may also be relevant in a resilience section:

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

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~~Boulder's efforts to promote energy efficiency and renewable energy are essential to reducing greenhouse gas emissions and helping reduce the severity of future climate change, as are our efforts to promote alternative transportation options and a compact city form. The objective is to help address energy and climate goals and integrate them with other planning activities, such as decisions regarding development patterns, infrastructure, transportation, economic development, building and site design, and natural resources.~~

~~Changes in the dynamics of energy markets as well as the threat of climate change may profoundly affect our community both economically and physically. A number of factors are increasing uncertainty about future energy issues, but rapidly evolving technology and the economic benefits of energy efficiency and renewable energy are providing Boulder and Boulder County with new opportunities to take charge of our energy future and make greater use of local and regional energy resources.~~

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- ~~Climate Action and Greenhouse Gases~~
- ~~Energy Conservation and Renewable Energy~~
- ~~Land Use and Building Design~~
- ~~Waste and Recycling~~

- ~~Sustainable Purchasing~~

~~*Climate Action and Greenhouse Gas Emissions*~~

~~4.01 Greenhouse Gas Emissions~~

~~The city and county will identify and implement innovative as well as cost-effective actions to dramatically reduce the community's contribution to total global greenhouse gas emissions.~~

~~4.02 New Policy: Climate Adaptation Planning~~

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

~~*Energy Conservation and Renewable Energy*~~

~~4.03 Energy Conservation and Renewable Energy~~

~~The city and county will implement innovative programs and opportunities for individuals, businesses and organizations to reduce energy consumption and develop local energy generation. The city will support private decisions to use renewable energy, develop local renewable energy resources and preserve options for developing renewable energy in the future. The city will review and consider revisions to regulations to support on-site energy generation, including solar and wind.~~

~~The city and county will pursue an energy path that not only 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.~~

High Performance Buildings

~~*Land Use and Building Design*~~

~~4.04 Energy-Efficient Land Use~~

~~The city and county will encourage energy conservation through land use policies and regulations governing placement, orientation and clustering of development.~~

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The following plans may also be relevant in a resilience section:

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

5. Economy[i]

Proposed new section title: ***Economically Vital Community***

Boulder's highly-educated workforce, quality of life, high concentration of companies in growing industries, and synergies with the University of Colorado and federally-funded research labs are the foundation of its economic success. The city attracts and retains high-caliber employees and talented entrepreneurs and has earned recognition as one of the nation's best places for startups. Boulder has a diverse mix of small and mid-sized businesses as well as several large employers.

While the city is fortunate to enjoy economic success, it also faces challenges. The rising costs of commercial space and housing affect the cost of doing business, the ability to attract and retain employees and demand for regional transportation. In addition, global and economic downturns pose a potential risk to Boulder businesses, including tech companies and federally-funded research institutions, among others.

Economic vitality in the city of Boulder is a public-private collaboration to promote a healthy economy that supports the outstanding quality of life enjoyed by its residents. Boulder recognizes that economic growth can bring many benefits to the community including greater tax revenues, local job opportunities, increased diversity, a variety of services and business types and physical improvements. The city will collaborate with the business community to facilitate growth, development and infrastructure improvements that benefit residents and businesses alike.
Through its Resilience Strategy, the city is adopting strategies to foster preparedness for uncertainty and disruptions to economic prosperity. Boulder is also following a sustainable path to economic development through the adoption of an Economic Sustainability Strategy that focuses on business formation, retention and growth. The policies in this section support the following goals related to maintaining a sustainable and resilient economy:

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

Strategic Redevelopment and Sustainable Employment

5.01 Commercial and Industrial Areas[iii]

The city will support the vitality of Boulder's main employment centers (e.g. Downtown, East Boulder and Gunbarrel) and other employment areas throughout the community (e.g. Twenty Ninth Street, South Boulder and North Boulder) through a place-based approach that builds on the unique characteristics and amenities in those areas.

The city will develop specific strategies to optimize redevelopment opportunities, partner with the private sector and proactively support redevelopment of commercial and industrial areas. Examples of areas for revitalization that have been identified in previous planning efforts are the Boulder Junction transit area, Gunbarrel, Diagonal Plaza, University Hill Commercial district and the East Boulder industrial area.

The city will use a variety of tools to create public/private partnerships that lead to successful redevelopment. These tools may include, but are not limited to, area planning, infrastructure improvements, shared parking strategies, changes to zoning or development standards and incentives including 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 additional employment growth is projected in the future. The city will adopt policies and strategies that support the city's role as a regional job center in the future consistent with sustainability goals. 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[iv]

The city and county will support a diversified employment base within the Boulder Valley, reflecting labor force capabilities and recognizing the community's strengths.

The city will identify areas that should be protected for industrial, service and office uses and will evaluate areas with non-residential zoning to 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 as a potential tradeoff in the context of redevelopment and planning goals.

5.04 Vital and Productive Retail Base

The city will develop and implement a retail strategy that will take into account emerging trends such as shifting demographics and changing consumer behavior, address the market opportunities and shopping needs of the community and ensure an appropriate mix of retail and identify strategies to improve the retail base and the city's sales tax revenues, including affordable retail.

5.05 Support for Local Business and Business Retention[v]

Boulder's economic sustainability efforts recognize the importance of jobs already in the city; business retention and support for homegrown companies is a priority. The city and county

recognize the significant contribution of existing businesses in the local economy and will work to nurture and support established businesses and maintain a positive climate to retain businesses.

5.06 Industry Clusters[vi]

The city will adopt an industry cluster approach to business development and consider special financial and technical assistance programs and other tools to retain, expand and attract businesses in those clusters. Cluster efforts focus on supporting multiple businesses in an industry. Boulder's key industry clusters include aerospace, bioscience, clean tech, data storage, digital media, natural and organic products, recreation, software, tourism and the creative sector. Boulder acknowledges that these clusters will evolve and change over time.

New Policy: The Creative Economy[vii]

The city will support the vitality of the creative economy by fostering a supportive environment for artists and creative professionals. This support will take form collaboratively through partnerships between city agencies as well as working with local neighborhoods, businesses, artists, organizations.

Quality of Life

5.07 Funding City Services and Urban Infrastructure[viii]

The city will encourage a strong sustainable economy to generate revenues to fund quality city services.

The city recognizes that urban infrastructure, services and amenities are important to the quality of life of residents, employees and visitors to the community. A strong and complete transportation system and transportation demand management programs are essential to a thriving economy, as they can offer options for commuters, help attract and retain key businesses and employers and provide regional access to global markets. The city will continue to support the community through urban services including utilities, high-speed internet, public safety, composting, recycling and trash removal. The city will continue to plan for and invest in urban amenities such as bike paths, parks, shared and managed parking, public spaces, cultural destinations, public art, quality gathering places as well as community services.

5.08 Role of Tourism in the Economy

Recognizing the importance of tourism to the Boulder economy, the city will continue to work with various partners including the Boulder Convention and Visitors Bureau.to study the existing and future role of tourism in the community, track the impact of tourism on the economy and invest in ways to enhance the sector.

5.09 Role of Arts, Cultural and Parks and Recreation Amenities

The city and county will support the resiliency, sustainability and innovation of arts, cultural, parks and recreation amenities so they may continue to attract new business investment and visitors to the city, provide unique offerings for the retention of workforce, foster meaningful connections to Boulder among its residents and visitors and offer additional benefit to the community. The city values the arts within the public realm and will work to enhance the capacity of arts and culture to act as an economic generator.

5.10 Communications

The city will support and facilitate the development of technologically-advanced communications infrastructure and other improvements that will provide support to the community, help businesses thrive and grow, foster the growth of emerging telecommunications industries and support emergency systems.

Sustainable and Resilient Business Practices

5.11 Sustainable Business Practices[ix]

The city will promote and encourage sustainable and energy efficient business practices. The city will continue to establish and maintain programs to assist businesses and their employees in employing sustainable practices including reducing waste, increasing energy efficiency, reducing energy costs, conserving water, , making building renovations to reduce greenhouse gas emissions and reducing transportation impacts.

5.12 Home Occupations

The city will evaluate regulations for home based occupations to balance potential impacts to residential neighborhoods and reflect the goal of allowing more flexibility to have home based businesses, neighborhood services, and employment opportunities. The city supports the entrepreneurial activity of residents who are in the very early stages of creating startup companies, working as artists and creative professionals in home businesses, or providing neighborhood services. The city also supports efforts to reduce the number and length of trips through working from home. The city will revise its regulations to be responsive to new uses and types of businesses and neighborhood services that may be compatible with residential areas.

5.13 Responsive to Changes in the Marketplace

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

Potential New Resilience Strategy

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

Job Opportunities, Education and Training

5.14 Employment Opportunities

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

5.15 Business Partnerships

The efforts of the city and the private sector to enhance the economic prosperity of the community are directly and indirectly supported by many organizations and entities. These include the University of Colorado, Downtown Boulder Inc., Boulder Chamber, Boulder Economic Council, Boulder Convention and Visitors Bureau, Boulder Small Business Development Center, Boulder Valley School District CO-LABS and other diverse and emerging groups. Though each has an independent focus, their work contributes to the overall quality of life enjoyed within the community.

5.16 Support for the University of Colorado and Federal Labs

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

5.17 Diverse Workforce, Education and Training[x]

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

Related Topics:

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

ENDNOTES

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

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

[ii] Introduction updated to reflect content from ESS and CCP
[iii] From ESS
[iv] From ESS
[v] From ESS
[vi] From ESS
[vii] From CCP
[viii] Updated to include reference to Access Management and Parking Strategy (AMPS) and clarify that infrastructure, services and amenities that contribute to business attraction and retention also include utilities, internet, etc., and are not limited to transportation infrastructure alone.
[ix] From ESS
[x] From ESS

5. Economy[i] (Redlined Version)

Proposed new section title: ***Economically Vital Community***

Boulder's highly--educated workforce, quality of life, high concentration of companies in growing industries, and synergies with the University of Colorado and federally-funded research labs are the foundation of its economic success. The city attracts and retains high-caliber employees and talented entrepreneurs and has earned recognition as one of the nation's best places for startups. Boulder has a diverse mix of small and mid-sized businesses as well as several large employers.

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

Strategic Redevelopment ~~Opportunities~~ and Sustainable Employment

5.01 ~~Revitalizing~~ Commercial and Industrial Areas[iii]

The city will support the vitality of Boulder's main employment centers (e.g. Downtown, East Boulder and Gunbarrel) and other employment areas throughout the community (e.g. Twenty Ninth Street, South Boulder and North Boulder) through a place-based approach that builds on the unique characteristics and amenities in those areas.

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Diverse Economic Base

5.03 Diverse Mix of Uses and Business Types[iv]

The city and county will support a diversified employment base within the Boulder Valley, reflecting labor force capabilities and recognizing the community's strengths.

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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 as a potential tradeoff in the context of redevelopment and planning goals.

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The city will develop and implement a retail strategy that will take into account emerging trends such as shifting demographics and changing consumer behavior, address the market opportunities and shopping needs of the community and ensure an appropriate mix of retail and identify strategies to improve the retail base and the city's sales tax revenues, including affordable retail.

5.05 Support for Local Business and Business Retention[v]

Boulder's economic sustainability efforts recognize the importance of jobs already in the city; business retention and support for homegrown companies is a priority. The city and county

recognize the significant contribution of existing businesses in the local economy and will work to nurture and support established businesses and maintain a positive climate to retain businesses.

~~Business retention and expansion is a primary focus for the city. The existing jobs that are in Boulder are the city's most important jobs.~~

5.06 Industry Clusters[vi]

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

New Policy: The Creative Economy[vii]

The city will support the vitality of the creative economy by fostering a supportive environment for artists and creative professionals. This support will take form collaboratively through partnerships between city agencies as well as working with local neighborhoods, businesses, artists, organizations.

Quality of Life

5.07 Funding City Services and Urban Infrastructure[viii]

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~~.

The city recognizes that urban infrastructure, services and amenities are important to the quality of life of residents, employees and visitors to the community. A strong and complete transportation system and transportation demand management programs ~~is~~are essential to a thriving economy, as they can offer options for commuters, help attract and retain key businesses and employers and ~~and~~ provid~~es~~e regional access to global markets~~. Boulder will expand opportunities for workers to live within the city and regional transit alternatives~~. The city will continue to support the community through urban services including utilities, high-speed internet, public safety, composting, recycling and trash removal. The city will continue to plan for and invest in urban amenities such as bike paths, parks, shared and managed parking, public spaces, cultural destinations, public art, quality gathering places as well as community services.

5.08 Role of Tourism in the Economy

Recognizing the importance of tourism to the ~~unique qualities of~~ Boulder economy, the city will continue to work ~~supports ongoing tourism efforts~~ with various partners including the Boulder Convention and Visitors Bureau.~~,~~to study the existing and future role of tourism in the community, track the impact of tourism on the economy and invest in ways to enhance the sector.

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

The city and county will support the resiliency, sustainability and innovation of arts, cultural, parks and recreation amenities so they may continue to attract new business investment and visitors to the city, provide unique offerings for the retention of workforce, foster meaningful connections to Boulder among its residents and visitors and offer additional benefit to the community~~and encourage further development of arts and cultural programs that can serve as attractors for new business investment and visitors to the city~~. The city values the arts within the public realm and will work to enhance the capacity of arts and culture to act as an economic generator.

5.10 ~~New Policy:~~ Communications

The city will support and facilitate the development of technologically-advanced communications infrastructure and other improvements that will provide support to the community, help businesses thrive and grow ~~as well as~~ , ~~facilitate~~ foster the growth of emerging telecommunications industries and support emergency systems.

Sustainable and Resilient Business Practices

5.11 ~~New Policy:~~ Sustainable Business Practices[ix]

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

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

Potential New Resilience Strategy

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Job Opportunities, Education and Training

5.14 Employment Opportunities

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

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The efforts of the city and the private sector to enhance the economic prosperity of the community are directly and indirectly supported by many organizations and entities. These include the University of Colorado, Downtown Boulder Inc., Boulder Chamber, Boulder Economic Council, Boulder Convention and Visitors Bureau, Boulder Small Business Development Center, ~~er Innovation Center of the Rockies, the~~ Boulder Valley School District~~, the Boulder Independent Business Association, Latino Chamber of Commerce~~ CO-LABS and other diverse and emerging groups. Though each has an independent focus, their work contributes to the overall quality of life enjoyed within the community.

5.16 Support for the University of Colorado and Federal Labs

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

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

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 training. The city work with employers, educators, and partners to develop and support programs designed to help attract workers with highly specialized skills and experience and will support efforts to add focused workforce vocational training facilities, including those that provide training for "green" jobs.

Related Topics:

- See the Built Environment Section for policies related to infill/redevelopment priorities, enhancing activity centers, mixed-use development, and historic preservation.

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

ENDNOTES

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

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

[ii] Introduction updated to reflect content from ESS and CCP
[iii] From ESS
[iv] From ESS
[v] From ESS
[vi] From ESS
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[viii] Updated to include reference to Access Management and Parking Strategy (AMPS) and clarify that infrastructure, services and amenities that contribute to business attraction and retention also include utilities, internet, etc., and are not limited to transportation infrastructure alone.
[ix] From ESS
[x] From ESS

6. Transportation[i]

Proposed new section title: ***Accessible and Connected Community***

The Boulder Valley Comprehensive Plan and the county and city's Transportation Master Plans reflect the fundamental premise that the transportation system be developed and managed in service of land use, social, economic, and environmental goals. A mature community like Boulder has little opportunity or ability to add road capacity as widening streets and building new roads would have significant negative environmental, community character and financial impacts. Consequently, the strategies of the city's Transportation Master Plan (TMP) center on maintaining and developing a balanced transportation system, supporting increased person trips and all modes of travel, increasing access for the community, maintaining a safe system and shifting trips away from the single-occupant vehicle.

The Boulder Valley's challenge is to manage and improve the existing public right of way to accommodate increasing demands for travel by residents, visitors, and employees, 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 facilities at all levels of government;
- Little or no space to widen roads in the city;
- The increasing importance of frequent, reliable and affordable regional transit to accommodate a significant increase in non-resident employees;
- An increased understanding of the transportation component of greenhouse gas (GhG) emissions and the urgent need to reduce these emissions; and
- Highly variable energy costs as well as an overall increase in the cost of housing and costs associated with longer distances employees must travel between residence and employment.

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

- Complete Streets
- Regional Travel
- Transportation Demand Management
- Funding
- Integrate with Sustainability Initiatives

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 including completed networks for each mode, making safe and convenient connections

between modes, providing seamless connections between the city and county systems, and promoting access and placemaking for the adjacent land uses and activities. Improvements to urban travel corridors will recognize pedestrian travel as the primary mode and preserve or improve the capacity or efficiency of all modes. For rural parts of the Boulder Valley, the transportation system is focused on sustainable mobility through development of a multimodal system, creating the complete trip and investing in key transportation corridors.

6.02 Reduction of Single Occupancy Auto Trips[iii]

The city and county will support and promote the greater use of alternatives to single occupancy automobile travel. It is the city's specific objective to reduce vehicle miles of travel (VMT) 20 percent from 1994 levels through the year 2035 within the Boulder Valley to achieve transportation and greenhouse gas reduction goals. These efforts will require inclusion of other communities and entities (especially origin communities such as Longmont, Lafayette, Louisville, and Erie) in developing and implementing integrated travel demand management (TDM) programs, new mobility services, and improved transit service. Within the city, new developments will be required to include travel demand management to reduce the vehicle miles traveled produced by the development.

[iv]New Policy: Renewed Vision for Transit[v]

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

Policy 6.05 from below: Accessibility[vi]

The city and county will develop a complete all-mode transportation system accommodating all users, including people with mobility impairments, youth, older adults 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 Policy: Safety[vii]

Safety for all people using the transportation system is a fundamental goal. The city's policy "Toward Vision Zero" is aimed at reducing serious injury and fatal collisions that happen in the transportation system.

Regional Travel

6.04 Regional Travel

City transportation and land use decisions have regional transportation impacts. The city and county will work to develop regional consensus for multimodal improvements to regional corridors. This can be achieved by working with the Colorado Department of Transportation, the Regional Transportation District (RTD), and other providers to develop high quality, high frequency bus rapid transit (BRT) service and commuter bikeways between the communities on the corridors identified in the Renewed Vision for Transit, with connections to local systems.

New Policy: Regional Transit Facilities

The city will develop and enhance the three regional transit anchors that serve the primary attractors of Downtown Boulder, the University of Colorado, and Boulder Valley Regional Center at Boulder Junction. First and last mile connections to these facilities, employment centers, defined in the BVCP are a priority to support employees commuting into and out of Boulder.

Transportation Demand Management (TDM)

New Policy: Integrated TDM Programs

The city and county will cooperate in developing comprehensive TDM programs for residents and employees. These include incentives such as developing a universal community transit pass program; promoting ridesharing, carsharing, vanpools, and teleworking; and supporting programs for walking and biking such as secured long term bike parking. Disincentives such as shared, unbundled, paid, and managed parking (i.e., SUMP principles) can reflect the real cost of Single Occupancy Vehicle (SOV) travel. The city will require TDM plans for new larger, residential and commercial developments.

Funding

6.07 Investment Priorities

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

(Note: 6.08 has been moved to below.)

Integration with Sustainability Initiatives

New Policy: Access Management and Parking[viii]

Vehicular parking will be considered a component of a total access system of all modes of transportation - bicycle, pedestrian, transit and vehicular - and will be consistent with the desire to reduce single occupant vehicle travel, balance the use of public spaces, and consider the needs of residential and commercial areas. Parking demand will be accommodated in the most efficient way possible with the minimal necessary number of new spaces. The city will promote parking reductions through a variety of tools including parking maximums, shared parking, unbundled parking, parking districts and transportation demand management programs. Parking districts will be expanded and managed based on SUMP principles (shared, unbundled, managed and paid) to support the city's transportation and GhG reduction goals.

Moved from 6.08 Above: Transportation Impact

Traffic impacts from a proposed development that cause unacceptable community or environmental impacts or unacceptable reduction in a multimodal level of service will be

mitigated. All development will be designed and built to be multimodal, pedestrian-oriented and include strategies to reduce the vehicle miles traveled generated by the development. New development will provide continuous pedestrian, bike and transit systems through the development and connect these systems to those surrounding the development. The city and county will provide tools and resources to help businesses manage employee access and mobility and support public-private partnerships, such as transportation management organizations, to facilitate these efforts.

6.09 Integrate Transportation and Land Use

Land use surrounding the three intermodal centers of Downtown Boulder, the University of Colorado, and the Boulder Valley Regional Center at Boulder Junction, will support their function as anchors to regional transit connections and hubs for connecting pedestrian, bicycle and local transit to regional services. The land along multimodal corridors will be designated as multimodal transportation zones where transit service is provided on that corridor. In these multimodal transportation zones, the city will develop 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, and develop parking maximums and encourage parking reductions. The city will complete missing links in the transportation grid through the use of area transportation plans and at the time of parcel redevelopment.

6.11 Transportation Facilities in Neighborhoods

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

6.12 Neighborhood Streets Connectivity

Neighborhood streets and alleys will be developed in a well-connected and fine grained pattern to facilitate public access, to promote bike and pedestrian travel and to effectively disperse and distribute vehicle traffic.

New Policy: 15-minute Neighborhoods[ix]

The city will prioritize improvements to transportation facilities to create more 15-minute Neighborhoods (i.e., a variety of neighborhood supporting activities and supportive infrastructure within approximately a one quarter mile radius) where residents and employees can fulfill more of their daily needs through safe, healthy and convenient walking and biking.

New Policy: Mobility Hubs[x]

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

Other Transportation Goals

6.13 Improving Air Quality and Reducing Greenhouse Gas Emissions

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

6.14 Municipal Airport

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

Potential New Transportation Resilience Policies

The HR&A Resilience report suggests the following:

New Policy: Infrastructure Investments

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

New Policy: Emergency Response Access

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

Graphics and Maps to Add to Transportation Chapter

- Add new Renewed Vision for Transit
- 15 minute analysis map
- Transportation GHG reduction graph – 40% of reduction needed in the Clean Energy and Innovations area
- Images of Mobility Hubs
- Photos of people walking, bicycling, and transit
- Photos of recently completed capital construction projects (e.g. Boulder Junction and Broadway Euclid)

ENDNOTES

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

- Boulder County Transportation Master Plan (2012) and Multimodal Transportation Standards (2013)
- City Transportation Master Plan (2014) which included county and other partner input;

- City draft Climate Commitment strategy (2015);
- City Transportation Report on Progress (2016);
- County Mobility4All Needs Assessment (2016);
- The city has also been working on an Access Management and Parking Strategy (AMPS) and adopted new standards related to Transportation Demand Management (TDM).
- HR&A's Recommendations for Resilience Integration (2016)

[ii] From TMP
[iii] Includes and consolidates 6.03 Congestion.
[iv] Neither city or county transportation plans include this type of policy any longer - related to congestion and level of service. The policy serves to expand vehicle capacity at intersections and may work against investment in non-automotive investment. The plans also are aiming toward measuring transportation from a person trip level
[v] From TMP
[vi] Combined with policy 6.06 Mobility Services
[vii] From TMP
[viii] Portions of this policy are from previous policy 6.10, which has been modified to reflect work completed during the Access Management Parking Strategy work.
[ix] From TMP
[x] From TMP

6. Transportation[i] (Redlined Version)

Proposed new section title: ***Accessible and Connected Community***

The Boulder Valley Comprehensive Plan and the county and city's Transportation Master Plans ~~have~~ reflect the fundamental premise that the transportation system be developed and managed in ~~conjunction in~~ service of ~~with~~ land use, social, economic, and environmental goals. 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 and developing a balanced transportation system, ~~that~~ supporting increased person trips and~~s~~ all modes of travel, ~~The TMP focuses on~~and ~~making the system more efficient in carrying travelers~~increasing access for the community, maintaining a safe system and ~~on~~ shifting trips away from the single-occupant vehicle.

~~Boulder's~~ The Boulder Valley's challenge is to manage and improve the existing ~~system~~ public right of way to accommodate increasing demands for travel ~~needs of~~by residents, visitors, and employees,~~,~~ 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~~ facilities at all levels of government;
- Little or no space to widen roads in the city;
- The increasing importance of frequent, reliable and affordable regional transit to accommodate a significant increase in non-resident employees;
- An increased understanding of the transportation component of greenhouse gas (GhG) emissions and the urgent need to reduce these emissions;~~-~~ and
- ~~Increasing~~ Highly variable energy costs as well as ~~with corresponding~~ an overall increase~~s~~ in the cost of housing and costs associated with longer distances employees must travel between residence and employment.

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

- Complete Streets
- Regional Travel
- Transportation Demand Management
- Funding
- Integrate with Sustainability Initiatives
- ~~Complete Transportation System~~
- ~~Integration of Land Use and Transportation~~
- ~~Air Quality~~
- ~~Boulder Municipal Airport~~

Complete Transportation System

6.01 All-Mode Transportation System and Complete Streets

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

6.02 Reduction of Single Occupancy Auto Trips[iii]

The city and county will support and promote the greater use of alternatives to single occupancy automobile travel. It is the city's specific objective to ~~continue progress toward 'no long-term growth in traffic'~~reduce vehicle miles of travel (VMT) 20 percent from 1994 levels through the year 203~~2~~5 within the Boulder Valley to achieve transportation and greenhouse gas reduction goals. These efforts will require inclusion of~~de~~ other communities and entities (especially origin communities such as Longmont, Lafayette, Louisville, and Erie)- ~~and will include~~in developing and implementing integrated travel demand management (TDM) programs, ~~and~~ new mobility services, and improved transit service. Within the city, new developments will be required to include travel demand management to reduce the vehicle miles traveled produced by the development.

~~6.03 Congestion[iv]~~

~~The city and county will strive to limit the extent and duration of congestion, defined as Level of Service (LOS) F, to 20 percent of the roadway system within the Boulder Valley while providing for increased mobility.~~

New Policy: Renewed Vision for Transit[v]

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

Policy 6.05 from below: Accessibility[vi]

The city and county will develop a complete all-mode transportation system accommodating all users, including people with mobility impairments, youth, older adults 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 Policy: Safety[vii]

Safety for all people using the transportation system is a ~~an important focus~~fundamental goal. The city's policy "Toward Vision Zero" is aimed at reducing serious injury and fatal collisions that happen in the transportation system.

Regional Travel

6.04 Regional Travel ~~Cooperation~~

City transportation and land use decisions have regional transportation impacts. The city and county will work to develop regional consensus for multimodal improvements to regional corridors. This can be achieved by~~, and~~ working with the Colorado Department of ~~Transportation and the~~Transportation, the Regional Transportation District (RTD), and other providers to develop high quality, high frequency bus rapid transit (BRT) service and commuter bikeways between the communities on the corridors identified in the Renewed Vision for Transit, with connections to local systems ~~and commuter bikeways.~~of the region and between centers of ~~employment and housing~~.

New Policy: Regional Transit Facilities

The city will develop and enhance the three regional transit anchors that serve the primary attractors of Downtown Boulder, the University of Colorado, and Boulder Valley Regional Center~~, including~~at Boulder Junction. First and last mile connections to these facilities, ~~and~~ employment centers, defined in the BVCP are a priority to support employees commuting in-to and out of Boulder.

~~6.05 Accessibility~~

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

~~6.06 Mobility Services~~

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

Transportation Demand Management (TDM)

New Policy: Integrated TDM Programs

The city and county will cooperate in developing comprehensive TDM programs for residents and employees. These include incentives such as developing a universal community transit pass program; promoting ridesharing, carsharing, vanpools, and teleworking; and supporting programs for walking and biking such as secured long term bike parking. Disincentives such as shared, unbundled, paid, and managed parking (i.e., SUMP principles) can reflect the real cost of Single Occupancy Vehicle (SOV) travel. The city will require TDM plans for new larger, residential and commercial developments.

Funding

6.07 Investment Priorities

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

(Note: 6.08 has been moved to below.)

Integration ~~-~~with Sustainability Initiatives

New Policy: Access Management and Parking[viii]

Vehicular parking will be considered a component of a total access system of all modes of transportation - bicycle, pedestrian, transit and vehicular - and will be consistent with the desire to reduce single occupant vehicle travel, balance the use of public spaces, and consider the needs of residential and commercial areas. Parking demand will be accommodated in the most efficient way possible with the minimal necessary number of new spaces. The city will promote parking reductions through a variety of tools including parking maximums, shared parking, unbundled parking, parking districts and transportation demand management programs. Parking districts will be expanded and managed based on SUMP principles (shared, unbundled, managed and paid) to support the city's transportation and GhG reduction goals.

Moved from 6.08 Above: Transportation Impact

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

6.09 Integrate Transportation and~~ion with~~ Land Use

Land use surrounding the ~~T~~three intermodal centers of~~,~~ ~~will be developed or maintained~~ Downtown Boulder, the University of Colorado, and the Boulder Valley Regional Center at ~~,~~ ~~including~~ Boulder Junction, ~~in the downtown, Boulder Junction and on the university's main campus~~ ~~as~~ will support their function as anchors to regional transit connections and ~~as~~ hubs for connecting pedestrian, bicycle and local transit to regional services. The land along multimodal corridors will be designated as multimodal transportation zones where~~n~~ transit service is provided on that corridor. In these multimodal transportation zones, the city will develop 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, and develop parking maximums and encourage parking reductions. The city will complete missing links in the transportation grid through the use of area transportation plans and at the time of parcel redevelopment.

~~6.10 Managing Parking Supply~~

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

6.11 Transportation Facilities in Neighborhoods

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

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~~*Air Quality*~~

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~~*Boulder Municipal Airport*~~

6.14 Municipal Airport

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[vii] From TMP
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[ix] From TMP
[x] From TMP

8. Community Well-Being[i]

Proposed new section title: ***Healthy and Socially-Thriving Community.*** *Some of the following policies relating to safety will move to a new "Safe and Resilient Community" section.*

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

Boulder is a fluid, growing community, with changing demographics. The city and county proactively anticipate and plan for emerging demographic trends and social issues, including:

- Supporting the ability of a growing **older population** to age well in our community;
- Ensuring **healthy child and youth development** and opportunities to be contributing members of the community;
- Supporting inclusion of **immigrants and other culturally diverse people** into the community;
- Addressing the impacts of a large **university population** on housing and other infrastructure; and
- Addressing the full range of impacts from the community's **lack of affordable housing.**

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

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

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

Human Services

8.01 Providing for a Broad Spectrum of Human Needs

The city and county will develop and maintain human service programs that provide for the broad spectrum of human needs. An emphasis will be placed on supporting best-practices and evidence-based programs that build upon community resilience through increased self-reliance and self-sufficiency. Using a resilience framework will help individuals avoid crisis and recover more quickly in emergency situations, which will in turn reduce the community's long term costs of providing services. Services will balance meeting emergency and short-term needs with long-term solutions and supports for critical social issues.

8.02 Regional Approach to Human Services

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

[provide links or reference (below) to Boulder County's Community of Hope initiative, City of Boulder Human Services Plan]

Social Equity

8.03 Equitable Distribution of Resources

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

8.04 Addressing Community Deficiencies

The city and county will use community feedback in conjunction with robust data resources to identify barriers to development and provision of important basic human services and will work closely with community partners to find solutions to critical deficiencies.

8.05 Diversity

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

New Policy: Youth Engagement[ii]

The city and county support youth engagement and partner with organizations in the community to offer opportunities to youth for civic engagement and education and fostering innovative thinking and leadership.

Community Health

8.06 Safety

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

8.07 Health and Well-Being

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

New Policy: Resilience in Public Safety and Risk Prevention

The city and county will provide focused efforts around public safety risk prevention and early intervention. Working with the community, the city and county will strive to prepare all segments of the community for uncertainty and disruptions by encouraging community and individual preparedness and creating a culture of risk awareness.

New Policy: Community Connectivity and Preparedness[iii]

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

Community Infrastructure and Facilities

Elementary and Secondary Schools

8.08 Planning for School Sites and Facilities

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

residential development. The city and county will work with the school district to consider transportation impacts when planning for school sites and facilities.

8.09 Accessibility to Schools

The city and county will work with the Boulder Valley School District to develop safe and convenient pedestrian, bicycle and transit access for students to existing and new schools. New school facilities will be located so that school-age children have the opportunity to arrive safely on their own.

Community Facility Needs

8.10 Support for Community Facilities

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

Parks and Trails

8.11 Parks and Recreation

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

New Policy: Parks as Gathering Spaces

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

8.12 Trail Functions and Locations

Trails serve a variety of functions such as exercise, recreation, transportation, education and/or environmental protection. Trails should be designed and managed to minimize conflicts among trail users. Trailheads should be located so they are convenient and safe for those arriving by alternate modes of transportation as well as automobiles. In order to provide environmental protection, informal trails and 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 should avoid environmentally sensitive areas and minimize environmental impacts.

8.13 Trails Network

The city and county will coordinate with other trail providers and private landowners in trail system planning, construction, management and maintenance. Where compatible with environmental protection goals and conservation easement agreements, trail connections will be developed to enhance the overall functioning of the trails network.

Culture

8.14 Libraries

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

8.15. Information Resource/Community Center

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

8.16 Education Resource

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

8.17 Arts and Cultural Facilities

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

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

The city and county recognize and support the arts and community members' easy access to cultural experiences. Arts and culture advance civic dialogue, awareness and participation, contribute to people' authentic expression of diversity and promote community inclusion. The city and county will encourage a rich mix of cultural offerings by supporting cultural organizations, artists and creative professionals, the expression of culture and creativity in the public realm and Boulder's cultural destinations.

8.19 Public Art

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

ENDNOTES

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

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

[ii] Revisions based on Human Services Strategy guiding principles for human services delivery
[iii] On-going emphasis around youth engagement through YOAB, GUB, and recommendations in Community Cultural Plan Strategies.

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

8.02 Regional Approach to Human Services

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

[provide links or reference (below) to Boulder County's Community of Hope initiative, City of Boulder Human Services Plan]

Social Equity

8.03 Equitable Distribution of Resources

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

8.04 Addressing Community Deficiencies

The city and county will use community feedback in conjunction with robust data resources to identify barriers to development and provision of important basic human services and will work closely with community partners to find solutions to critical deficiencies. ~~and work to find solutions to critical social issues such as lack of housing options for very low income and special~~

~~needs populations, access to and affordability of basic services, and limited availability of affordable retail products.~~

8.05 Diversity

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

New Policy: Youth Engagement[ii]

The city and county support youth engagement and partner with organizations in the community to offer opportunities to youth for civic engagement and education and fostering innovative thinking and leadership.

Community Health

8.06 Safety

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

8.07 ~~Physical~~ Health and Well-Being

The city and county strive to ensure that the~~is~~ 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 recognizes that healthy diet and physical activity are~~is~~ essential to individual and ~~health and~~ community well-being. ~~The city will support opportunities for people to exercise.~~ Neighborhood and community design will encourage physical activity by establishing easy access to parks and trails, and locating activity centers close to where people live, work and attend school. ~~The city will support community health programs such as: obesity prevention, outdoor education, safe routes to school, and healthy eating.~~

New Policy: Resilience in Public Safety and Risk Prevention

The city and county will provide focused efforts around public safety risk prevention and early intervention. Working with the community, the city and county will strive to prepare all segments of the community for uncertainty and disruptions by encouraging community and individual preparedness and creating a culture of risk awareness.

New Policy: Community Connectivity and Preparedness[iii]

The city and county will support fostering social and community connectivity and communications which promote well-being, deepen a sense of community and encourage civic

participation and empowerment. The city and county recognize that supporting connections in the community furthermore enhances preparedness and improves the ability to respond and recover when emergencies happen.

Community Infrastructure and Facilities

Elementary and Secondary Schools

8.08 Planning for School Sites and Facilities

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

8.09 Accessibility to Schools

The city and county will work with the Boulder Valley School District to develop safe and convenient pedestrian, bicycle and transit access for students to existing and new schools. New school facilities will be located so that school-age children have the opportunity to arrive safely on their own.

Community Facility Needs

8.10 Support for Community Facilities

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

Parks and Trails

8.11 Parks and Recreation

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

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

New Policy: Parks as Gathering Spaces

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

8.12 Trail Functions and Locations

Trails serve a variety of functions such as exercise, recreation, transportation, education and/or environmental protection. Trails should be designed and managed to minimize conflicts among trail users. Trailheads should be located so they are convenient and safe for those arriving by alternate modes of transportation as well as automobiles. In order to provide environmental protection, informal trails and 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 should avoid environmentally sensitive areas and minimize environmental impacts.

8.13 Trails Network

The city and county will coordinate with other trail providers and private landowners in trail system planning, construction, management and maintenance. Where compatible with environmental protection goals and conservation easement agreements, trail connections will be developed to enhance the overall functioning of the trails network.

Culture

8.14 Libraries

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

8.15. Information Resource/Community Center

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

8.16 Education Resource

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

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

The city and county recognize the ability of cultural facilities and activity to positively contribute to community members' well-being and sense of community. The city and county ~~The city, recognizing the need to enhance the personal development of the public and to build a sense of community by providing for cultural needs,~~ will encourage the provision of venues and facilities for a wide range of ~~the performing and visual~~ arts and cultural expression. ~~and the provision of art in public buildings and spaces.~~

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

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

8.19 Public Art

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

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

~~8.20 Canyon Boulevard Cultural Corridor~~

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

ENDNOTES

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

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

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

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

9. Agriculture and Food[i]

The proposed new section "Healthy and Socially Thriving Community" will include agricultural and food policies relating to a healthy, socially thriving community.

The proposed new section "Environmentally Sustainable Community" will include agriculture and food policies relating to land and environment

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

The city and county have made significant contributions to the preservation of lands suitable for agricultural production, and the water needed to use these areas for agriculture. Most agricultural production in the Boulder Valley occurs on city and county open space.

The following policies on agricultural and food systems guide public policy and decision-making in our community.

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

9.01 Support for Agriculture

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

9.02 Urban Gardening and Food Production

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

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

9.03 Sustainable Food Production Practices

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

9.04 Access to Healthy Food

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

9.05 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.

ENDNOTES

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

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

9. Agriculture and Food[†] (Redlined Version)

The proposed new section "Healthy and Socially Thriving Community" will include agricultural and food policies relating to a healthy, socially thriving community.

The proposed new section "Environmentally Sustainable Community" will include agriculture and food policies relating to land and environment

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

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

The city and county have made significant contributions to the preservation of lands suitable for agricultural production, and the water needed to use these areas for agriculture. Most agricultural production in the Boulder Valley occurs on city and county open space.

The following policies on agricultural~~e~~ and ~~access to local~~ food systems guide public policy and decision-making in ~~to move~~ our community.

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

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 resilient benefits to the community. These uses~~areas~~ are important for preserving the rural character of Area III. The success of agriculture on these lands is vitally dependent on their water supplies. The city and county will demonstrate and encourage the protection of significant agricultural areas and related water supplies and facilities, including the historic and existing ditch systems, through a variety of means, which may include public acquisition, land use planning, and sale or lease of water for agricultural use. The city and county will support farmers and ranchers in this area as they negotiate the challenges of operating in a semi-arid environment that is often ~~and~~ near residential areas.

9.02~~5~~ Urban Gardening and Food Production

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

~~**9.02 Local Food Production**~~

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

9.03 Sustainable Food Production ~~Agriculture~~ Practices

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

9.04 Access to Healthy Food

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

9.05~~4~~ Regional Efforts to Enhance the Food System

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

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

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

~~9.06 Access to Locally Produced Food~~

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

ENDNOTES

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

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

II. Amendment Procedures

The Boulder Valley Comprehensive Plan is a joint policy document that is adopted by the City of Boulder and Boulder County in their legislative capacities. Any amendment to the plan is also legislative in nature. The plan is updated periodically to respond to changed circumstances or community needs. Changes to the comprehensive plan fall into three categories:

- Changes that may be considered at any time
- Changes that may be considered during a mid-term review
- Changes that may only be considered during the five-year update

For changes to the plan:

- Where the "county" alone is referred to in the policy, the policy may be amended by the county, after referral to the city.
- Where the "city" alone is referred to in the policy, the policy may be amended by the city, after referral to the county.
- All other policies will be construed to be joint city and county statements of policy, and are to be amended by joint action.
- Where a particular "area" is not specified in the policy text, the policy will apply to all areas.

This section describes the different types of changes, the process for making changes, the criteria for determining which process to follow, and the procedures for approving proposed changes. The types of changes, when they may be considered, and whether they are subject to approval by the city (Planning Board and City Council), the county (County Planning Commission and County Commissioners), or the city and county (Planning Board, City Council, County Planning Commission, and County Commissioners) is summarized in the following table:[i]

Type	Mid-term	Five-year	Any-time	Approval Bodies	Who may Initiate[ii]	Criteria	Procedures
LAND USE MAP							
All types	X	X	-	City only (Area I *);[iii] City and county (Area II and III)	All	Sec. 1.b.(1)	Sec. 2.c. (*Mid-Term*); Sec. 3.c.(1) (*Five-Year*)
Related to rezoning or annexation only	X	X	X	City and county	City, Prop. Owner	Sec. 1.b.(1)	Sec 1.c.
AREA II/III BOUNDARY							
Service Area Expansion (Area III to Area II) or Contraction (Area II to Area III)							
MINOR ADJUSTMENTS: Area III – Rural Preservation to Area II	X	X	-	City and county	All	Sec. 2.b.(1)	Sec. 2.c. (*Mid-Term*); Sec. 3.c.(1) (*Five-Year*)
SERVICE AREA EXPANSION: Area III - Planning Reserve to Area II		X	-	City and county	City and County	Sec. 3.b.(1)	Sec. 3.c.(1); Sec. 3.c.(3)
SERVICE AREA EXPANSION: Reinstatement of Area III - Rural Preservation back to Area II		X	-	City and county	Prop. Owner	Sec. 3.c.(4)	Sec. 3.c.(1); Sec. 3.c.(4)
SERVICE AREA CONTRACTION: Area II to Area III Rural - Preservation		X	-	City and county	All	Sec. 2.b.(2)	Sec. 3.c.(1)
Rural Preservation Expansion or Contraction							
RURAL PRESERVATION EXPANSION: Area III - Planning Reserve to Area III - Rural Preservation		X	-	City and county	All	Sec. 3.b.(3)	Sec. 3.c.(1); Sec. 3.c.(2)
RURAL PRESERVATION CONTRACTION: Area III - Rural Preservation to Area III - Planning Reserve		X	-	City and county	All	Sec. 3.b.(4)	Sec. 3.c.(1); Sec. 3.c.(2)
Planning Area Expansion or Contraction							
Expansion or contraction of Area III outer boundary	X	X	-	City and county	City and County	Sec. 2.b.(2)	Sec. 2.c.
POLICY							
Minor edits	X	-	-	**[iv]	All	Ch. II (Intro)	Sec. 2.c.
Major edits	X	X	-	**	All	Ch. II (Intro)	Sec. 3.c.(1)
TEXT							
Amendment Procedures; Referral Process; Land Use Map Descriptions	X	X	-	City and county	All	-	Sec. 2.c. (*Mid-Term*); Sec. 3.c.(1) (*Five-Year*)
Plan and Program Summaries; Urban Service Criteria and Standards; Subcommunity and Area Plan section	-	-	X	City only	All	-	Sec 1.c.

1. Changes that may be considered at any time

The following changes may be considered at any time and require approval by the city Planning Board and City Council:

a. Types of changes that may be considered at any time if they meet the criteria in Subsection b below:

1. Land Use Map changes
2. Changes to the Master Plan and Program summaries
3. Changes to the Urban Service Criteria and Standards
4. Changes to the Subcommunity and Area Plan section

b. Criteria for eligibility for changes that may be considered at any time:

(1) Land Use Map changes:

The Land Use Map is not intended to be a zoning map. It is intended to provide policy direction and definition for future land uses in the Boulder Valley. Thus, a change to the land use designations may be considered at any time if it is related to a proposed change in zoning or proposed annexation and meets all of the following criteria:

(a) The proposed change is consistent with the policies and overall intent of the comprehensive plan.
(b) The proposed change would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city.
(c) The proposed change would not materially affect the land use and growth projections that were the basis of the comprehensive plan.
(d) The proposed change does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall Service Area of the City of Boulder.
(e) The proposed change would not materially affect the adopted Capital Improvements Program of the City of Boulder.
(f) The proposed change would not affect the Area II/Area III boundaries in the comprehensive plan.

c. Procedures for changes that may be considered at any time:

(1) Requests for changes may be initiated by the city or the property owner:

A request initiated by the property owner must be submitted in writing to the city's Planning Department and must address the criteria for processing the request separately from a mid-term or five-year review.

(2) The city will make a referral with preliminary comments to the county Land Use Department for comment:

For land use changes, the county will have 30 days after receipt of the referral to provide written notice to the city as to whether the proposed change meets the criteria. If the county determines that the proposed change does not meet the criteria, then the requested change will be processed at the time of the next mid-term or five-year review and will require four body review and approval.

2. Mid-term review changes

Changes to the comprehensive plan may be proposed in a mid-term review. A mid-term review may be initiated at some point between five-year major updates as needed. The purposes of the mid-term review are to address objectives identified in the last major update and progress made in meeting those objectives, provide an opportunity for the public to request changes to the plan that do not involve significant city and county resources to evaluate, make minor additions or clarifications to the policy section and to make minor adjustments to the Service Area boundary. The mid-term review is not intended to be a time to consider major policy changes.

a. Types of changes that may be considered as part of the mid-term review:

The following changes to the Boulder Valley Comprehensive Plan may be considered at the midterm review:

(1) Changes that require approval by the city Planning Board and City Council:

- Land Use Map changes located in Area I subject to the criteria in Section 1.b.(1) above
- Changes to the Master Plan and Program summaries
- Changes to the Urban Service Criteria and Standards
- Changes to the Subcommunity and Area Plan section
- Minor additions or clarifications to the policy section if "city" alone is referred to in the policy[v]

(2) Changes that require approval by the city Planning Board, City Council, County Planning Commission and County Commissioners.

- Changes to the Land Use Map (other than those allowed by city approval in Section 2.a.(1) above)
- Changes to the Plan Amendments section
- Changes to the Land Use Map Description section
- Minor additions or clarifications to the policy section for joint city and county statements[vi]
- Minor Service Area boundary changes subject to the criteria set forth below
- Boulder Valley Planning Area expansions and contractions, i.e., changes to the Area III outer boundary subject to the criteria set forth below.

b. Criteria for minor Service Area boundary changes and Boulder Valley Planning Area expansions and contractions:

(1) Minor adjustments to the Service Area boundary (Area III-Rural Preservation to Area II)[vii]

Minor adjustments to the Service Area boundary are small, incremental Service Area expansions that create more logical Service Area boundaries. Changes in designation of land from Area III to Area II may be eligible to be approved as a minor service area boundary adjustment based on the following criteria:

(a) Maximum size: The total size of the area must be no larger than ten acres.
(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.

(c) Logical Service Area boundary: The resulting Service Area boundary must provide a more logical Service Area boundary (Area III/II), as determined by factors such as more efficient service provision, a more identifiable edge to the urbanized area or neighborhood, a more functional boundary based on property ownership parcel lines or defining natural features.

(d) Compatibility with the surrounding area and the comprehensive plan: The proposed change of Area III to II must be compatible with the surrounding area as well as the policies and overall intent of the comprehensive plan.

(e) 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.

(f) 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.

(g) 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.

(h) 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.

(i) Appropriate timing: The proposed Area III to II change will not prematurely open up development potential for land that logically should be considered as part of a larger Service Area expansion.

(2) Boulder Valley Planning Area expansions or contractions:

An Area III outer boundary change may be initiated by the city or the county and will be approved only if it is demonstrated that either expansion or contraction of the planning area is needed due to changed circumstances or past error in determining the boundary.

c. Procedures for changes that may be considered as part of the mid-term review:

(1) Prior to the beginning of the mid-term review, the city Planning Department and county Land Use Department will establish a process and schedule for the update. This will include an opportunity for landowners and the general public to submit request for changes to the plan. The schedule and process will be revised as needed during the review process.

(2) For those changes eligible for approval by the city Planning Board and City Council, the city Planning Department will make a referral to the county Land Use Department for comment. For changes to the Land Use Map located in Area I, the county will have 30 days from the date of receipt of the city's referral to provide written notice to the city if the county finds that the proposed change does not meet the applicable criteria for eligibility. Such finding on the part of the county will require that the requested change be subject to approval by each of the four bodies.

(3) All four approval bodies will hold initial meetings with their staffs to identify changes they wish to be considered as part of the mid-term review. Public attendance is welcomed, but review of public applications will not occur at this time.

(4) Proposed changes from the public, staff and approval bodies will be reviewed by the city Planning Department, which will prepare a recommendation in consultation with the county Land Use Department on whether to include each proposed change in the mid-term review. Determination of whether to include a proposed change will be made based upon:

(a) consistency with the purposes of the midterm review as described in 3. above,
(b) available resources to evaluate the proposed change (city and county staffing and budget priorities),
(c) consistency with current BVCP policies and
(d) compatibility with adjacent land uses and neighborhood context.

(5) The city Planning Board will consider all requests for changes together with the staff recommendations at a public hearing and will compile a list of proposed changes to be considered during the mid-term review.

(6) Requests for changes to the comprehensive plan that affect an area designated Open Space will be reviewed by the city Open Space Board of Trustees and the county Parks and Open Space Advisory Committee. The board of trustees will make a recommendation prior to any action on that change.

(7) After a list of proposed changes to be considered during that year's review has been determined, the city Planning Department and county Land Use Department will study, seek appropriate public input, and make recommendations concerning proposed changes. The city Planning Board will then initiate the hearings on whether to approve, modify or deny any of the proposed changes.

3. The five-year review

The comprehensive plan will be reviewed at least every five years for possible amendments to reflect changes in circumstances and community desires.

a. Types of changes that may be considered at the five-year review:

Any change to the comprehensive plan may be considered at the five-year review including those that may be considered at other times pursuant to the provisions set forth above. However, certain kinds of changes will be considered only at the five-year review and must be approved by each of the four signatory bodies: the city Planning Board, City Council, County Planning Commission and County Commissioners. Those include:

- Service area expansions or contractions (changes in the Area II/III boundary) that do not satisfy the criteria for consideration as part of a mid-term review
- Area III-Rural Preservation Area expansions or contractions
- Major changes to policy sections

b. Criteria for approval for Service Area and Area III expansions or contractions:

(1) Service Area expansions (Area III-Planning Reserve to Area II changes)

Following preparation of a Service Area Expansion Plan (see Sections 3.c.3 below), the city and county must determine that the proposed change from Area III - Planning Reserve to Area II meets the following criteria:

(a) Provision of a community need: Taking into consideration an identified range of desired community needs, the proposed change must provide for a priority need that cannot be met within the existing Service Area.
(b) Minimum size: In order to cohesively plan and eventually annex by neighborhoods and to build logical increments for infrastructure, it is encouraged that the minimum size of the parcel or combined parcels for Service Area expansion be at least forty acres.
(c) Minimum contiguity: The parcel or combined parcels for Service Area expansion must have a minimum contiguity with the existing service area of at least 1/6 of the total perimeter of the area.

(d) Logical extension of the 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 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.

(2) Service Area contractions (changes from Area II to Area III-Rural Preservation Area)

Proposed changes from Area II to Area III-Rural Preservation Area must meet the following criteria:

(a) Changed circumstances indicate either that the development of the area is no longer in the public interest, the land has or will be purchased for open space, or, for utility-related reasons, the City of Boulder can no longer expect to extend adequate urban facilities and services to the area within 15 years;
(b) Any changes in proposed land use are compatible with the surrounding area and the policies and overall intent of the comprehensive plan.

(3) Area III-Rural Preservation Area expansions: Area III-Planning Reserve to Area III – Rural Preservation[viii]

Expansion of the Area III-Rural Preservation Area must meet the following criteria:

(a) There is a desire and demonstrated need for expansion of the Area III-Rural Preservation Area due to changed circumstances, community needs, or new information on land use suitability (e.g., environmental resource or hazard constraints, feasibility of efficient extension of urban services, and compact and efficient urban form).

(4) Area III-Rural Preservation contractions[ix]: Area III-Rural Preservation Area to Area III – Planning Reserve

Changes of land from the Area III-Rural Preservation Area to the Area III-Planning Reserve Area must meet the following criteria:

There is a demonstrated need for contraction of the Area III-Rural Preservation Area due to changed circumstances, community needs, or new information on land use suitability (e.g., environmental resource or hazard constraints, feasibility of efficient extension of urban services, and compact and efficient urban form).; and land to be considered for a change from Area III-Rural Preservation Area to Area III-Planning Reserve must have a minimum contiguity with the Area III-Planning Reserve area or the existing Service Area (Area I or Area II) of at least 1/6 of the total perimeter of the area.

c. Procedures for the five-year review:

(1) Process and schedule

Prior to the beginning of the five-year review, the city Planning Department and the county Land Use Department will establish a process and schedule for the update. The schedule and process will be revised as needed during the review process. The process will include an opportunity for landowners and the general public to submit requests for changes to the plan. All submittals for proposed changes will be reviewed at initial public hearings. Staff will provide recommendations and the approval bodies will provide direction on which proposals should go forward and which proposals should receive no further consideration. During each five-year review, the city and the county will assess whether or not the Service Area 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.

4. 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 the affected property owner was provided with this written notice at least 30 days prior to the date set for the hearing on the proposed change.

b. General public notice of all proposed changes will be provided in the following manner. The city Planning Department will publish a Comprehensive Plan map indicating where the proposed changes are

located and a description of each change in the newspaper at least ten days prior to the first public hearing to consider the proposed changes.

5. Errors

If a discrepancy is found to exist within the Boulder Valley Comprehensive Plan that is clearly a drafting error or a clerical mistake, either the city or the county, after a referral request to the other agency, may correct such error.

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[i] Formatting with respect to where this table appears on the page will be adjusted in the final formatting of the document

[ii] 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*

[iii] Subject to county referral, as outlined in Sec. 1.c.

[iv] Where the "city" alone is referred to in the policy, the policy may be amended by the city, after referral to the county. Where the "county" alone is referred to in the policy, the policy may be amended by the county, after referral to the city. All other policies will be construed to be joint city and county statements of policy, and are to be amended by joint action.

[v] Added as a clarification

[vi] Added as a clarification

[vii] Added as a clarification

[viii] Added as a clarification

[ix] Added as a clarification

II. Amendment Procedures (Redlined Version)

The Boulder Valley Comprehensive Plan is a joint policy document that is adopted by the City of Boulder and Boulder County in their legislative capacities. Any amendment to the plan is also legislative in nature. The plan is updated periodically to respond to changed circumstances or community needs. Changes to the comprehensive plan fall into three categories:

- Changes that may be considered at any time
- Changes that may be considered during a mid-term review
- Changes that may only be considered during the five-year update

For changes to the plan:

- Where the "county" alone is referred to in the policy, the policy may be amended by the county, after referral to the city.
- Where the "city" alone is referred to in the policy, the policy may be amended by the city, after referral to the county.
- All other policies will be construed to be joint city and county statements of policy, and are to be amended by joint action.
- Where a particular "area" is not specified in the policy text, the policy will apply to all areas.

This section describes the different types of changes, the process for making changes, the criteria for determining which process to follow, and the procedures for approving proposed changes. The types of changes, when they may be considered, and whether they are subject to approval by the city (Planning Board and City Council), the county (County Planning Commission and County Commissioners), or the city and county (Planning Board, City Council, County Planning Commission, and County Commissioners) is summarized in the following table:[1]

~~Type of Change~~	~~When~~	~~Process~~
~~Land Use Map~~	~~If related to rezoning or annexation, may be considered at any time~~ ~~All others, at Mid-term or 5 year update~~	~~City approval subject to county referral if meets criteria and related to annexation or rezoning, or in Area I~~ ~~All others, city and county approval~~
~~Change from Area IIb to IIa~~	~~May be considered at any time if meets criteria~~	~~City approval subject to county referral~~
~~Changes to the Area II/III boundary~~	~~Mid-term (minor changes)~~ ~~5 year~~	~~City and county approval~~
~~Policies~~	~~Mid-term (minor only)~~ ~~5 year~~	~~Joint policies approved by city and county; city or county policies by relevant jurisdiction~~
~~• Amendment Procedures~~ ~~• Referral Process~~ ~~• Land Use Map~~ ~~• Descriptions~~	~~Mid-term~~ ~~5 year~~	~~City and county approval~~
~~• Plan and Program Summaries~~	~~Any time~~	~~City approval~~

• ~~Urban Service Criteria and Standards~~		

Type	Mid-term	Five-year	Any-time	Approval Bodies	Who may Initiate[ii]	Criteria	Procedures
LAND USE MAP							
All types	X	X	-	City only (Area I *);[iii] City and county (Area II and III)	All	Sec. 1.b.(1)	Sec. 2.c. (*Mid-Term*); Sec. 3.c.(1) (*Five-Year*)
Related to rezoning or annexation only	X	X	X	City and county	City, Prop. Owner	Sec. 1.b.(1)	Sec 1.c.
AREA II/III BOUNDARY							
Service Area Expansion (Area III to Area II) or Contraction (Area II to Area III)							
MINOR ADJUSTMENTS: Area III – Rural Preservation to Area II	X	X	-	City and county	All	Sec. 2.b.(1)	Sec. 2.c. (*Mid-Term*); Sec. 3.c.(1) (*Five-Year*)
SERVICE AREA EXPANSION: Area III - Planning Reserve to Area II		X	-	City and county	City and County	Sec. 3.b.(1)	Sec. 3.c.(1); Sec. 3.c.(3)
SERVICE AREA EXPANSION: Reinstatement of Area III - Rural Preservation back to Area II		X	-	City and county	Prop. Owner	Sec. 3.c.(4)	Sec. 3.c.(1); Sec. 3.c.(4)
SERVICE AREA CONTRACTION: Area II to Area III Rural - Preservation		X	-	City and county	All	Sec. 2.b.(2)	Sec. 3.c.(1)
Rural Preservation Expansion or Contraction							
RURAL PRESERVATION EXPANSION: Area III - Planning Reserve to Area III - Rural Preservation		X	-	City and county	All	Sec. 3.b.(3)	Sec. 3.c.(1); Sec. 3.c.(2)

	RURAL PRESERVATION CONTRACTION: Area III - Rural Preservation to Area III - Planning Reserve		X	-	City and county	All	Sec. 3.b.(4)	Sec. 3.c.(1); Sec. 3.c.(2)
	Planning Area Expansion or Contraction							
	Expansion or contraction of Area III outer boundary	X	X	-	City and county	City and County	Sec. 2.b.(2)	Sec. 2.c.
POLICY								
	Minor edits	X	-	-	**[iv]	All	Ch. II (Intro)	Sec. 2.c.
	Major edits	X	X	-	**	All	Ch. II (Intro)	Sec. 3.c.(1)
TEXT								
	Amendment Procedures; Referral Process; Land Use Map Descriptions	X	X	-	City and county	All	-	Sec. 2.c. (*Mid-Term*); Sec. 3.c.(1) (*Five-Year*)
	Plan and Program Summaries; Urban Service Criteria and Standards; Subcommunity and Area Plan section	-	-	X	City only	All	-	Sec 1.c.

1. Changes that may be considered at any time

The following changes may be considered at any time and require approval by the city Planning Board and City Council:~~.~~

a. Types of changes that may be considered at any time if they meet the criteria in Subsection b below:

1. Land Use Map changes
2. Changes to the Master Plan and Program summaries
3. Changes to the Urban Service Criteria and Standards
4. Changes to the Subcommunity and Area Plan section
5. ~~Changes in designation of land from Area IIB to Area IIA~~

~~a~~b. Criteria for eligibility for changes that may be considered at any time:

(1) Land Use Map changes:

The Land Use Map is not intended to be a zoning map. It is intended to provide policy direction and definition for future land uses in the Boulder Valley. Thus, a change to the land use designations may be considered at any time if it is related to a proposed change in zoning or proposed annexation and meets all of the following criteria:

(a) The proposed change is consistent with the policies and overall intent of the comprehensive plan.
(b) The proposed change would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city.
(c) The proposed change would not materially affect the land use and growth projections that were the basis of the comprehensive plan.

(d) The proposed change does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall ~~service~~ Service ~~area~~ Area of the City of Boulder.
(e) The proposed change would not materially affect the adopted Capital Improvements Program of the City of Boulder.
(f) The proposed change would not affect the Area II/Area III boundaries in the comprehensive plan.

~~(2)Criteria for changes in designation of land from Area IIB to Area IIA:~~

~~(a) The proposed change is compatible with the city's existing and planned urban facilities and service systems, as demonstrated by such factors as:~~

~~(i) The full range of urban facilities and services are available, or will be available within three years, as specified in the urban service standards to be provided through city capital improvements and private investment.~~
~~(ii) The timing, design and operation of required facility and service improvements are consistent with the city's Capital Improvements Program, master plans and urban service standards in the comprehensive plan.~~
~~(iii) Off-site improvements that are provided by developers ahead of scheduled capital improvements will not result in premature demand for additional city-provided improvements.~~
~~(iv) City off-site capital facility costs to serve the property can be recovered by development excise taxes and development exactions.~~

~~(b) The proposed change would be consistent with the city's ability to annex within three years, as demonstrated by such factors as:~~

~~(i) The property is currently contiguous to the city or there is a reasonable expectation of contiguity within three years, based on expected development trends and patterns.~~
~~(ii) The public costs of annexation and development of Area IIA properties can be accommodated within the city's Capital Improvements Program and operating budget.~~
~~(c) The proposed change would be consistent with a logical expansion of city boundaries, as demonstrated by such factors as: encouraging a contiguous and compact development pattern; encouraging infill and redevelopment or a desired opening of a new growth area; enhancing neighborhood boundaries or edges.~~

~~b~~c. Procedures for changes that may be considered at any time:

(1) Requests for changes may be initiated by the city or the property owner:

A request initiated by the property owner must be submitted in writing to the city's Planning Department and must address the criteria for processing the request separately from a mid-term or five-year review.

(2) The city will make a referral with preliminary comments to the county Land Use Department for comment:

For land use changes ~~and changes from Area IIB to IIA~~, the county will have 30 days after receipt of the referral to provide written notice to the city as to whether the proposed change meets the criteria. If the county determines that the proposed change does not meet the criteria, then the requested change will be processed at the time of the next mid-term or five-year review and will require four body review and approval.

2. Mid-term review changes

Changes to the comprehensive plan may be proposed in a mid-term review. A mid-term review may be initiated at some point between five-year major updates as needed. The purposes of the mid-term review are to address objectives identified in the last major update and progress made in meeting those objectives, provide an opportunity for the public to request changes to the plan that do not involve significant city and county resources to evaluate, make minor additions or clarifications to the policy section and to make minor adjustments to the ~~service area~~Service Area boundary. The mid-term review is not intended to be a time to consider major policy changes.

a. Types of changes that may be considered as part of the mid-term review:

The following changes to the Boulder Valley Comprehensive Plan may be considered at the midterm review:

(1) Changes that require approval by the city Planning Board and City Council:

- Land Use Map changes located in Area I subject to the criteria in Section 1.b.(1) above
- Changes to the Master Plan and Program summaries
- Changes to the Urban Service Criteria and Standards
- Changes to the Subcommunity and Area Plan section
- ~~Changes in designation of land from Area IIB to Area IIA subject to the criteria in Section 1.b.(2) above~~ Minor additions or clarifications to the policy section if "city" alone is referred to in the policy[v]

(2) Changes that require approval by the city Planning Board, City Council, County Planning Commission and County Commissioners.

- Changes to the Land Use Map (other than those allowed by city approval in Section 2.a.(1) above)
- Changes to the Plan Amendments section
- Changes to the Land Use Map Description section
- Minor additions or clarifications to the policy section for joint city and county statements[vi]
- Minor Service Area boundary changes subject to the criteria set forth below
- Boulder Valley Planning Area expansions and contractions, i.e., changes to the Area III outer boundary subject to the criteria set forth below.

b. Criteria for minor ~~service area~~Service Area boundary changes and Boulder Valley Planning Area expansions and contractions:

(1) Minor adjustments to the ~~service area~~Service Area boundary (Area III-Rural Preservation to Area II)[vii]

Minor adjustments to the ~~service area~~Service Area boundary are small, incremental ~~service area~~Service Area expansions that create more logical ~~service area~~Service Area boundaries. Changes in designation of land from Area III to Area II may be eligible to be approved as a minor service area boundary adjustment based on the following criteria:

(a) Maximum size: The total size of the area must be no larger than ten acres.
(b) Minimum contiguity: The area must have a minimum contiguity with the existing ~~service area~~Service Area of at least 1/6 of the total perimeter of the area.

(c) Logical Service Area boundary: The resulting Service Area boundary must provide a more logical Service Area boundary (Area III/II), as determined by factors such as more efficient service provision, a more identifiable edge to the urbanized area or neighborhood, a more functional boundary based on property ownership parcel lines or defining natural features.

(d) Compatibility with the surrounding area and the comprehensive plan: The proposed change of Area III to II must be compatible with the surrounding area as well as the policies and overall intent of the comprehensive plan.

(e) 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.

(f) 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.

(g) 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.

(h) 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.

(i) Appropriate timing: The proposed Area III to II change will not prematurely open up development potential for land that logically should be considered as part of a larger Service Area expansion.

(2) Boulder Valley Planning Area expansions or contractions:

An Area III outer boundary change may be initiated by the city or the county and will be approved only if it is demonstrated that either expansion or contraction of the planning area is needed due to changed circumstances or past error in determining the boundary.

c. Procedures for changes that may be considered as part of the mid-term review:

(1) Prior to the beginning of the mid-term review, the city Planning Department and county Land Use Department will establish a process and schedule for the update. This will include an opportunity for landowners and the general public to submit request for changes to the plan. The schedule and process will be revised as needed during the review process.

(2) For those changes eligible for approval by the city Planning Board and City Council, the city Planning Department will make a referral to the county Land Use Department for comment. For changes to the Land Use Map located in Area I, ~~and changes from Area IIB to Area IIA,~~ the county will have 30 days from the date of receipt of the city's referral to provide written notice to the city if the county finds that the proposed change does not meet the applicable criteria for eligibility. Such finding on the part of the county will require that the requested change be subject to approval by each of the four bodies.

(3) All four approval bodies will hold initial meetings with their staffs to identify changes they wish to be considered as part of the mid-term review. Public attendance is welcomed, but review of public applications will not occur at this time.

(4) Proposed changes from the public, staff and approval bodies will be reviewed by the city Planning Department, which will prepare a recommendation in consultation with the county Land Use Department on whether to include each proposed change in the mid-term review. Determination of whether to include a proposed change will be made based upon:

(a) consistency with the purposes of the midterm review as described in 3. above,
(b) available resources to evaluate the proposed change (city and county staffing and budget priorities),

(c) consistency with current BVCP policies and

(d) compatibility with adjacent land uses and neighborhood context.

(5) The city Planning Board will consider all requests for changes together with the staff recommendations at a public hearing and will compile a list of proposed changes to be considered during the mid-term review.

(6) Requests for changes to the comprehensive plan that affect an area designated Open Space will be reviewed by the city Open Space Board of Trustees and the county Parks and Open Space Advisory Committee. The board of trustees will make a recommendation prior to any action on that change.

(7) After a list of proposed changes to be considered during that year's review has been determined, the city Planning Department and county Land Use Department will study, seek appropriate public input, and make recommendations concerning proposed changes. The city Planning Board will then initiate the hearings on whether to approve, modify or deny any of the proposed changes.

3. The five-year review

The comprehensive plan will be reviewed at least every five years for possible amendments to reflect changes in circumstances and community desires.

a. Types of changes that may be considered at the five-year review:

Any change to the comprehensive plan may be considered at the five-year review including those that may be considered at other times pursuant to the provisions set forth above. However, certain kinds of changes will be considered only at the five-year review and must be approved by each of the four signatory bodies: the city Planning Board, City Council, County Planning Commission and County Commissioners. Those include:

- Service area expansions or contractions (changes in the Area II/III boundary) that do not satisfy the criteria for consideration as part of a mid-term review
- Area III-Rural Preservation Area expansions or contractions
- Major changes to policy sections

b. Criteria for approval for Service Area and Area III expansions or contractions:

(1) Service Area expansions (Area III-Planning Reserve to Area II changes)

Following preparation of a ~~s~~Service ~~a~~Area ~~e~~Expansion ~~p~~Plan (see Sections 3.c.3 below), the city and county must determine that the proposed change from Area III - Planning Reserve to Area II meets the following criteria:

(a) Provision of a community need: Taking into consideration an identified range of desired community needs, the proposed change must provide for a priority need that cannot be met within the existing ~~service area~~Service Area.

(b) Minimum size: In order to cohesively plan and eventually annex by neighborhoods and to build logical increments for infrastructure, it is encouraged that the minimum size of the parcel or combined parcels for Service Area expansion be at least forty acres.
(c) Minimum contiguity: The parcel or combined parcels for Service Area expansion must have a minimum contiguity with the existing service area of at least 1/6 of the total perimeter of the area.
(d) Logical extension of the S~~s~~ervice A~~a~~rea: The resulting ~~s~~Service A~~a~~rea boundary must be a logical extension of the ~~service area~~Service Area. Factors used in making this determination include but are not limited to an efficient increment for extending urban services; a desirable community edge and neighborhood boundary; and a location that contributes to the desired compact urban form.
(e) Compatibility with the surrounding area and comprehensive plan: The proposed Area III-Planning Reserve area to Area II change must be compatible with the surrounding area and the policies and overall intent of the comprehensive plan.
(f) No major negative impacts: The Service Area Expansion Plan must demonstrate that community benefits outweigh development costs and negative impacts from new development and that negative impacts are avoided or adequately mitigated. To this end, the Service Area Expansion Plan will set conditions for new development, and it will specify the respective roles of the city and the private sector in adequately dealing with development impacts.
(g) Appropriate timing for annexation and development: A reasonable time frame for annexation is projected within the planning period after Area III-Planning Reserve area land is brought into the ~~service area~~Service Area.

(2) Service Area contractions (changes from Area II to Area III-Rural Preservation Area)

Proposed changes from Area II to Area III-Rural Preservation Area must meet the following criteria:

(a) Changed circumstances indicate either that the development of the area is no longer in the public interest, the land has or will be purchased for open space, or, for utility-related reasons, the City of Boulder can no longer expect to extend adequate urban facilities and services to the area within 15 years;
(b) Any changes in proposed land use are compatible with the surrounding area and the policies and overall intent of the comprehensive plan.

(3) Area III-Rural Preservation Area expansions: Area III-Planning Reserve to Area III – Rural Preservation[viii]

Expansion of the Area III-Rural Preservation Area must meet the following criteria:

(a) There is a desire and demonstrated need for expansion of the Area III-Rural Preservation Area due to changed circumstances, community needs, or new information on land use suitability (e.g., environmental resource or hazard constraints, feasibility of efficient extension of urban services, and compact and efficient urban form).

(4) Area III-Rural Preservation contractions[ix]: Area III-Rural Preservation Area to Area III – Planning Reserve

Changes of land from the Area III-Rural Preservation Area to the Area III-Planning Reserve Area must meet the following criteria:

There is a demonstrated need for contraction of the Area III-Rural Preservation Area due to changed circumstances, community needs, or new information on land use suitability (e.g., environmental resource or hazard constraints, feasibility of efficient extension of urban services, and compact and efficient urban form).; and land to be considered for a change from Area III-Rural Preservation Area to Area III-Planning Reserve must have a minimum contiguity with the Area III-Planning Reserve area or the existing ~~service area~~Service Area (Area I or Area II) of at least 1/6 of the total perimeter of the area.

c. Procedures for the five-year review:

(1) Process and schedule

Prior to the beginning of the five-year review, the city Planning Department and the county Land Use Department will establish a process and schedule for the update. The schedule and process will be revised as needed during the review process. The process will include an opportunity for landowners and the general public to submit requests for changes to the plan. All submittals for proposed changes will be reviewed at initial public hearings. Staff will provide recommendations and the approval bodies will provide direction on which proposals should go forward and which proposals should receive no further consideration. During each five-year review, the city and the county will assess whether or not the ~~service area~~Service Area or the Area III-Rural Preservation Area should be expanded or contracted.

(2) Expansions or contractions of Area III – Rural Preservation Area

Prior to consideration of an expansion of the Area III– Rural Preservation Area or a change from Area III-Rural Preservation Area to Area III Planning Reserve Area, a study will be completed by the city and county demonstrating compliance with the criteria applicable to the proposed change. The city or the county will decide whether to authorize a study of the proposed change after a public hearing is held.

(3) Changes from Area III-Planning Reserve to Area II

During each five-year review, the city and county may assess whether or not sufficient merit exists to authorize a ~~service area~~Service Area expansion plan. The determination of sufficient merit will be based on demonstration that a desired community need cannot be met within the existing ~~service area~~Service Area. If the city and county find that sufficient merit exists, the city and county may authorize a planning effort to develop a joint city county ~~service area~~Service Area expansion plan for the area proposed to be brought into the ~~service area~~Service Area in consultation with Area III property owners and the public. The Service Area Expansion Plan must address the following:

(a) the types of development needed to meet long term community needs;
(b) key requirements to ensure compliance with community goals and policies, and to ensure compatibility with the existing development context and surrounding area;
(c) conceptual land use and infrastructure plan components;
(d) requirements for development impact mitigation and offsets (both on-site and off-site); and
(e) development phasing.

(4) Reinstatement of Area III – Rural Preservation Area back to Area II – Service Area

A property owner that has been moved from Area II to Area III may request that the change be reevaluated under the same procedures and criteria that were used to make such a change for a period ten years after the change was made. Thereafter, such properties will be subject to all of the procedural requirements of this section.

4. Notification

a. Any property owner whose property would be affected by a proposed change in land use designation or by ~~service area~~Service Area expansions, contractions or boundary changes will receive timely written notice that such change or changes will be considered. Planning staff will exert its best efforts to provide such notice within 30 days of receiving a request that is to be considered. However, no hearing to approve or deny any such proposal will be held unless the affected property owner was provided with this written notice at least 30 days prior to the date set for the hearing on the proposed change.

b. General public notice of all proposed changes will be provided in the following manner. The city Planning Department will publish a Comprehensive Plan map indicating where the proposed changes are located and a description of each change in the newspaper at least ten days prior to the first public hearing to consider the proposed changes.

5. Errors

If a discrepancy is found to exist within the Boulder Valley Comprehensive Plan that is clearly a drafting error or a clerical mistake, either the city or the county, after a referral request to the other agency, may correct such error.

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[i] Formatting with respect to where this table appears on the page will be adjusted in the final formatting of the document

[ii] 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*

[iii] Subject to county referral, as outlined in Sec. 1.c.

[iv] Where the "city" alone is referred to in the policy, the policy may be amended by the city, after referral to the county. Where the "county" alone is referred to in the policy, the policy may be amended by the county, after referral to the city. All other policies will be construed to be joint city and county statements of policy, and are to be amended by joint action.

[v] Added as a clarification

[vi] Added as a clarification

[vii] Added as a clarification

[viii] Added as a clarification

[ix] Added as a clarification

Attachment E - Community Engagement Planning for Phase 3

August – November

Building on the goals and framework outlined in the BVCP Engagement Plan, **guidance** specific to Phases 3 and 4 includes:

- Early Input Reflected in Options
- Understanding of Analysis and Trade-offs
- Common Ground Solutions
- Citywide and Local Scale
- In-Person & Online Engagement Venues
- Input from Targeted Groups
- Ample Time for Review and Feedback
- Easy to Find, Relevant Information
- Fun Factor

The purposes of Phase 3 include building on what was heard in earlier phases of the update, and sharing options, analysis and recommendations. This work will inform final changes to the plan and adoption in Phase 4.

I. BVCP Scenarios, Trade-Offs and Built Environment Questions

The areas of focus related to design, housing and jobs and housing balance may lead to land use or policy changes in the plan. Scenarios with analysis of outcomes and trade-offs will be ready to share with the community in August. It is anticipated that all of the following engagement approaches and events would provide opportunities for community members to provide feedback on their preferences based on scenarios and analysis.

A. **Pop-ups - August-September**

Purpose: gather feedback from people not typically involved in planning processes about specific land use changes in places near the opportunity areas. Staff members will host times at coffee shops, parks (using Neighborhood Block Party Trailer), ice cream stores, and other gathering places to ask people questions about their preferences for land use changes in that area. These preferences will be recorded on paper or in online questionnaires and compiled with other feedback for decision-makers. Locations might include: 55th and Arapahoe, Diagonal Plaza or other areas with proposed changes. Two to three pop-ups per area are anticipated, and people who live in the area would be alerted to these opportunities through the project website, the weekly planning e-mail and Next Door.

B. **Update Advisory Boards at a Proposed Joint Meeting – August 29, 6:30-8:30**

Purpose: invite members from most city advisory boards and commissions to get an update about the status of the BVCP update, present information about the land use scenarios and analysis and gather feedback. At least half of the meeting would be designed to facilitate small group discussions of mixed board members to garner feedback on key questions. Feedback will inform scenario and policy analysis as well as decision-makers.

C. Statistically-Valid Survey – September

Purpose: gauge community preferences for specific changes to the comprehensive plan. Topics for the survey questions may include but are not limited to: preferences around type and location for potential land use changes as identified through land use scenarios, growth management, and policies regarding community benefits, urban design quality, and housing and neighborhood character. Questions would be limited and focused on pivotal topics and choices for changes.

D. **Local Area Meetings – September and October**

Purpose: examine scenarios, analysis and trade-offs in depth and identify common ground on proposed changes to the plan among community members with a variety of interests. Each meeting would have area-specific materials as well as citywide information. Similar to the early local listening sessions, the primary focus will be on the comp plan with opportunities for facilitated small group discussions around proposed changes and scenarios. The discussions would be designed to help people identify areas where they agree and where there are areas of disagreement and potentially the need for more options or additional analysis. Meetings would also provide opportunities to share information about other city projects in an open house. Venues would need to be capable of comfortably hosting a significant number of people and staff or outside facilitators will be employed to assist in the small group discussions.

1. Central / Crossroads
2. South / SouthEast / East
3. North / Palo
4. Gunbarrel

E. **Community Event** – **Late October**
Purpose: summarize and share the results of the survey and other feedback about the land use scenarios in an open house format. The event would serve as the culmination of community feedback on the scenarios, trade-offs and built environment issues before meeting with the decision-making bodies for direction on these choices.

F. **Meetings with community organizations – July – October**
Purpose: seek feedback from groups of community stakeholders at their regular meetings (e.g. Boulder Chamber, Future-oriented Community Organizations).

G. Culturally-Sensitive Outreach – August – September
Purpose: gather feedback from immigrants. Staff will work with community partners to organize and host at least three focus groups in partnership with immigrant-serving organizations (Immigrant Advisory Committee, Family Resource Center, Latino Task Force) to ask questions about preferences around the scenarios.

II. Land Use Public Requests & CU South – August & September

A. Area-Specific Open Houses – Staff will hold open houses for people to provide feedback on land use change requests.

- August 8 – focusing on Area II properties: 3261 3rd Street; 2801 Jay Road and 6500 and 6655 Twin Lakes Preliminary recommendations will be available on the project website prior to the meetings. Feedback may shape the final recommendations and will be provided to decision-makers.
- September (TBD) – focusing on Area I properties
- Late August / Early September (TBD) - CU South

B. Public Hearings – both the county and city will hold joint public hearings on these public request land use changes

a. August 30 – Boulder County Planning Commission and Board of County Commissioners
b. October 13 – City Planning Board and City Council