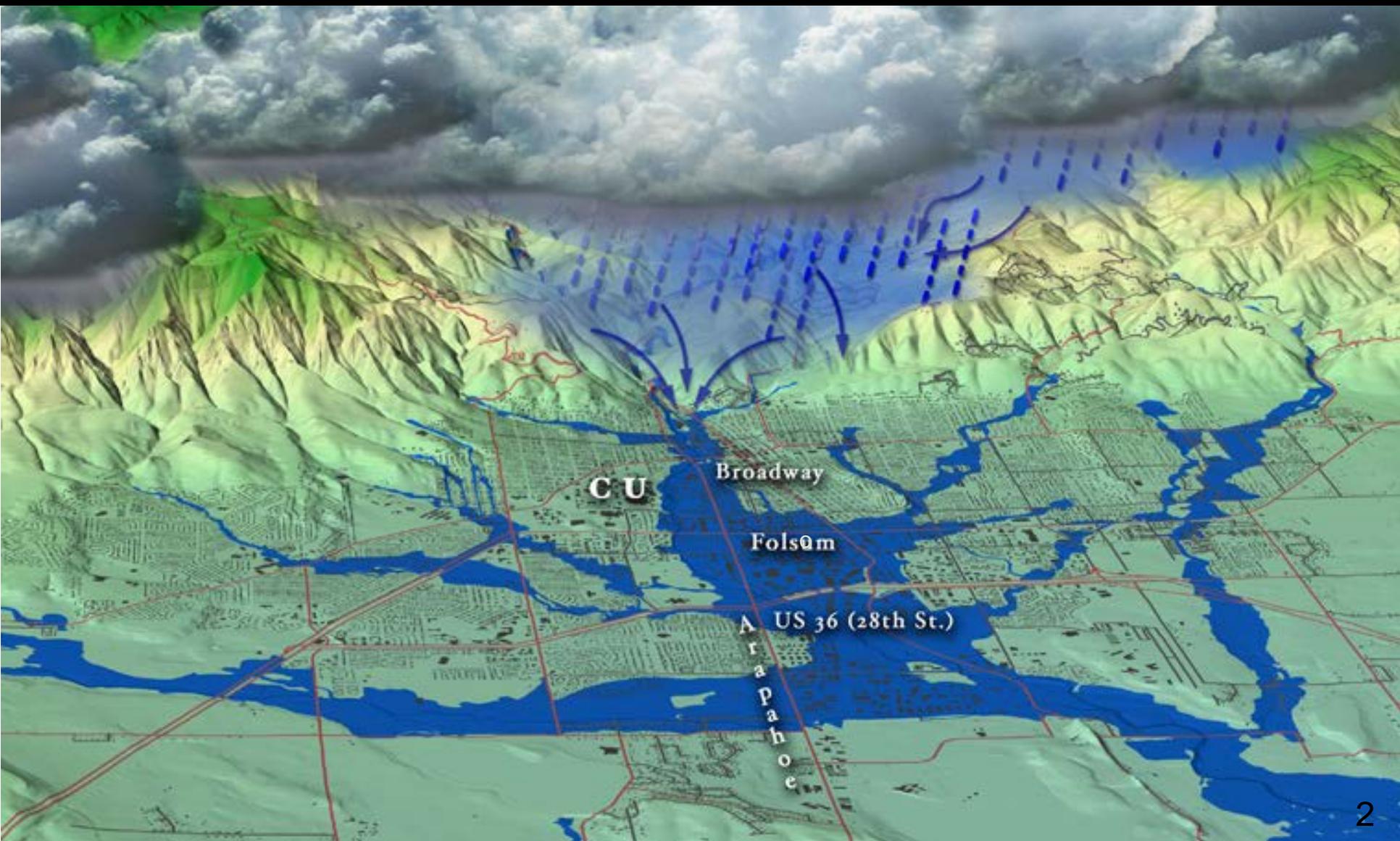


Proposed Ordinance Critical Facilities and Lodging Facilities



Public Hearing
Sept. 17, 2013

Flood Risk



Concern



Essential Services



At-risk Populations



Hazardous Materials

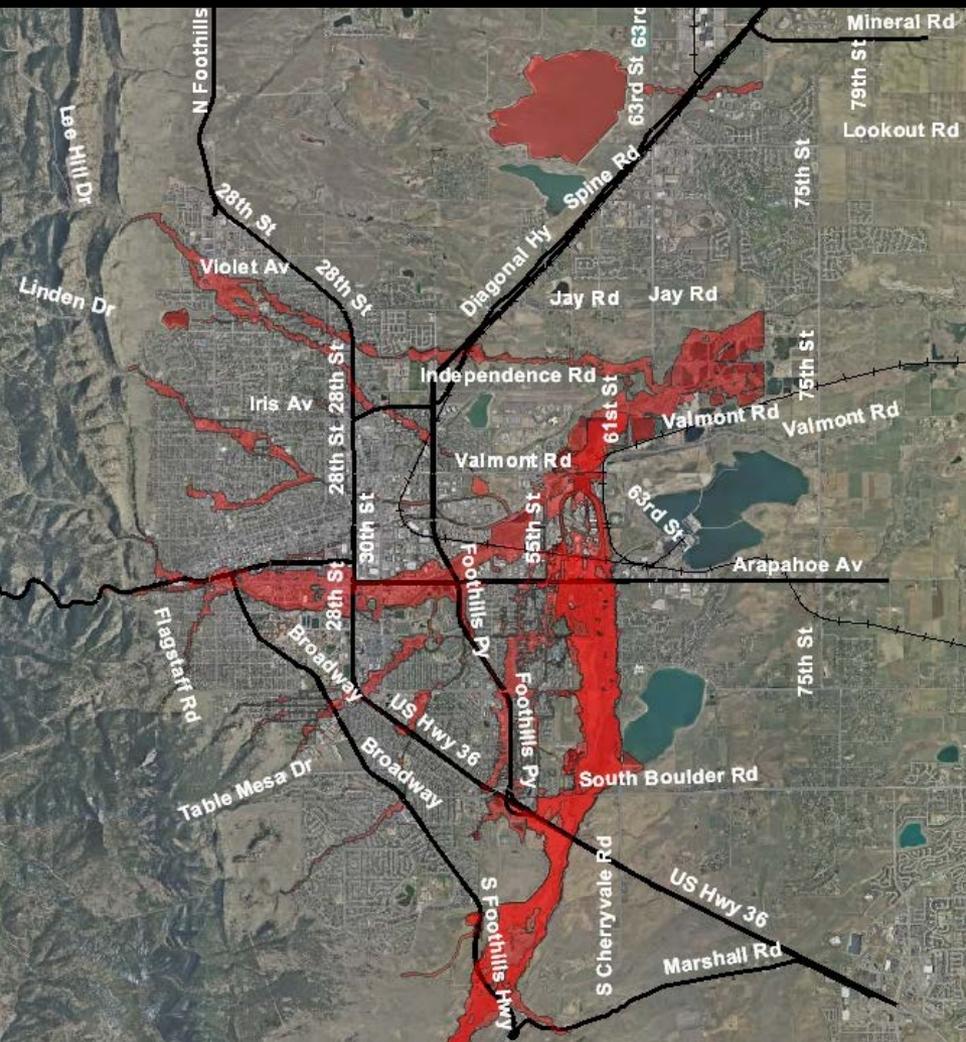


Lodging

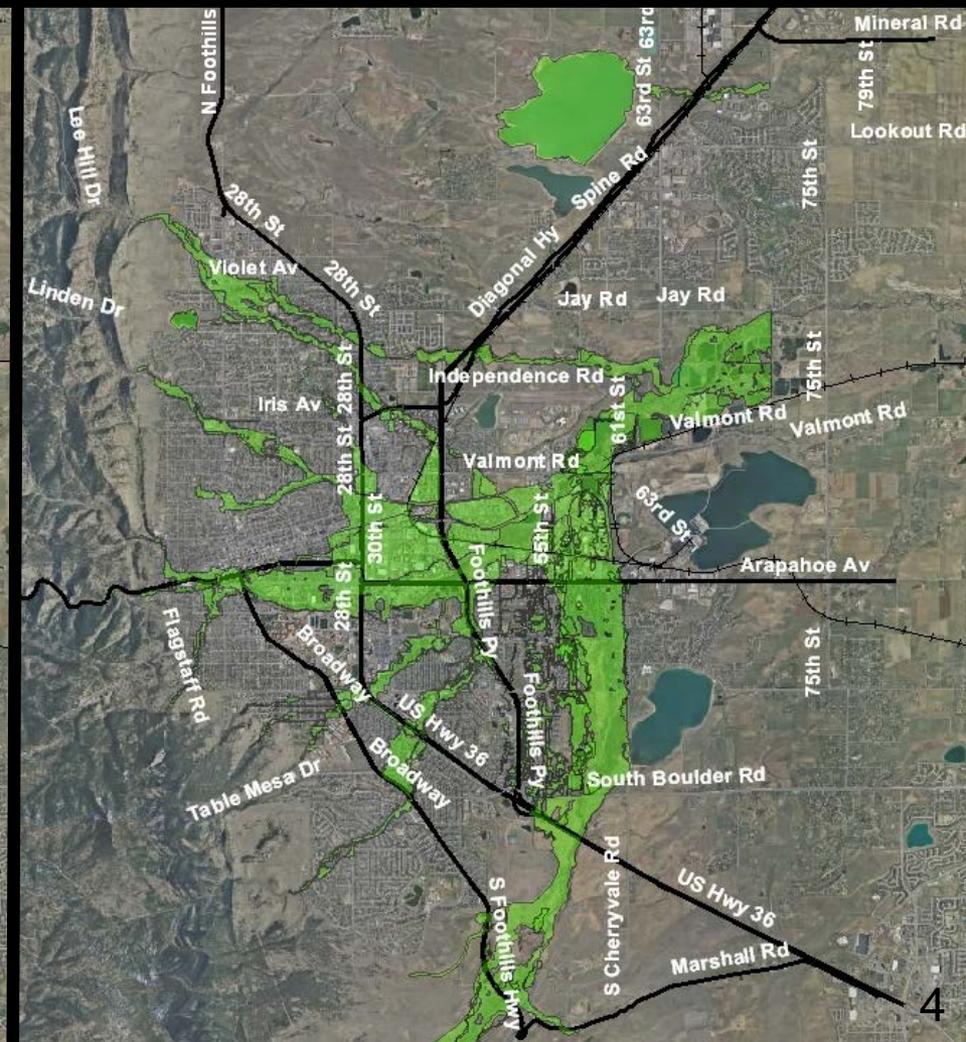
Floodplain Mapping



100-Year Floodplain



500-Year Floodplain



Context



City of Boulder Multi-Hazard Mitigation Plan

Comprehensive Update
October 2012



2010
The Boulder Valley
Comprehensive Plan

SUSTAINABILITY FRAMEWORK AND GENERAL POLICIES

Social
AFFORDABLE HOUSING
WORKING
LEARNING

Economic
LEADERSHIP
INNOVATION

Environmental
WATER
ENERGY
WILDLIFE
RECREATION

Background



- 2010 (Development and Open House)
- 2011 (WRAB and PB Meetings)
- May 2012 (City Council Study Session)



City Council Feedback



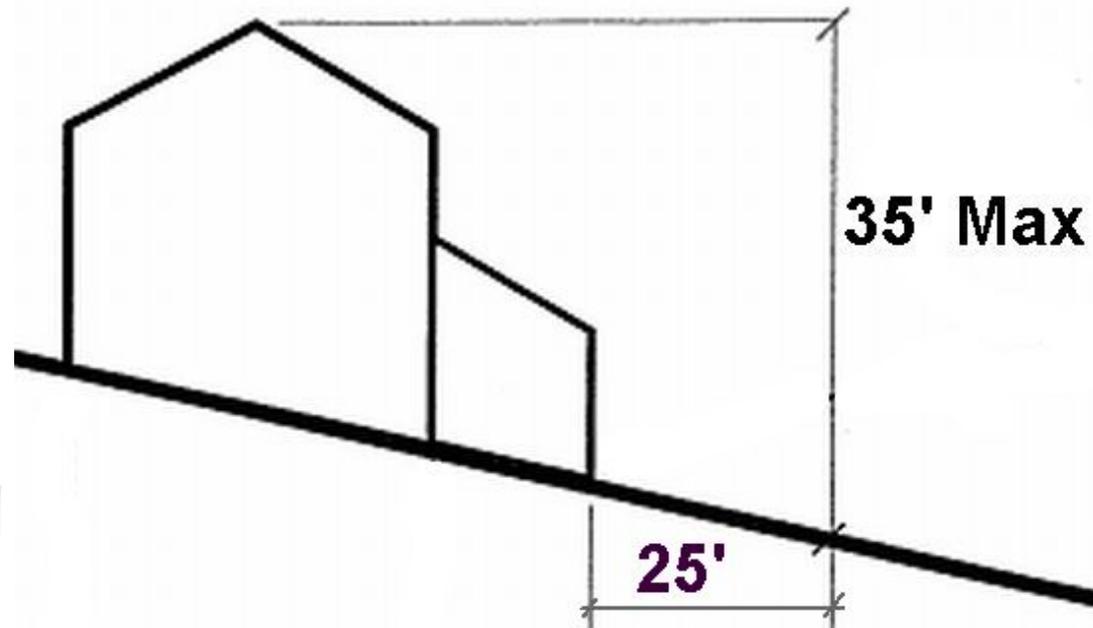
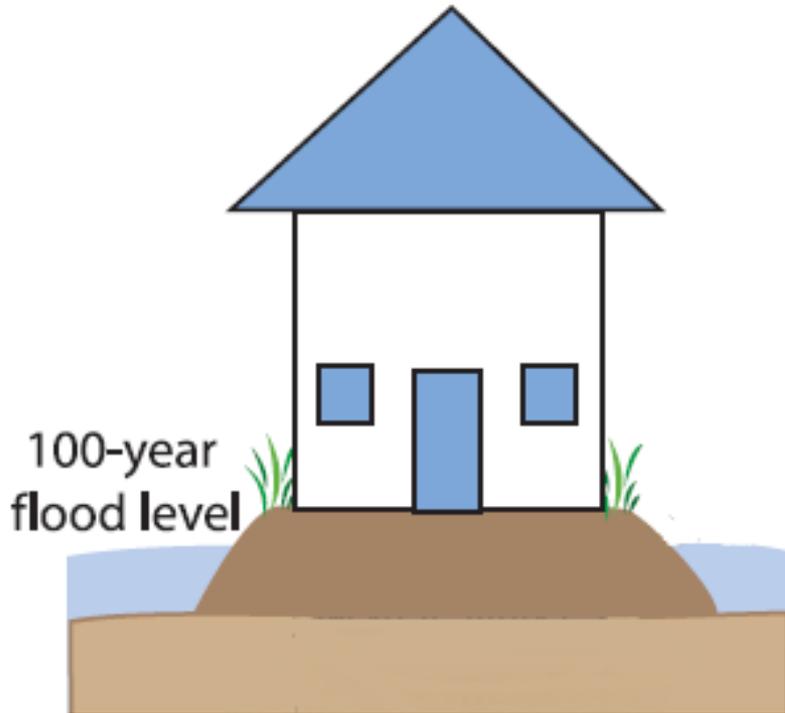
- Minimize impacts to small business and non-profits



City Council Feedback



- Avoid conflicts between height and elevation restrictions



City Council Feedback



- More clearly reflect the impacted uses

Table 6-1: Use Table	
Use	Use Standard
Congregate care	9-3-2 (i)
Day care	9-3-2 (i)
Emergency shelter	9-3-2 (i)
Hospital, medical clinic	9-3-2 (i)
Airport	9-3-2 (i)
Government Facility	9-3-2 (i)
Hotel, Motel, Hostel	9-3-2 (i)
Public and private schools	9-3-2 (i)
Manufacturing	9-3-2 (i)

Outreach



- Commercial Facility Managers
- Boulder County, CU, BVSD, and RTD
- Private School and Day Care Owners
- Boulder Chamber
- Boulder Hotel and Motel Association
- P&DS Advisors Group

Getting the
Word Out



Feedback



- Which facilities are included
- Day Care licensing requirements
- Corden Pharma (Roche) levee
 - Levee not accredited
 - Liability concerns for City
 - Alternate method for compliance

Getting	the
Word	Out



Public Hearings



- WRAB (March 18, 2013)
- Planning Board (April 18, 2013)

Getting the
Word Out



Critical Facilities



Essential Services:

- Public Safety
- Emergency Medical
- Public Utility Plants
- Main Communication Facilities
- Essential Government Facilities
- Air Transportation Lifelines



Critical Facilities



At-risk Population Facilities:

- Schools
- Day Care (12 or more children)
- Group Homes
- Congregate Care



Critical Facilities



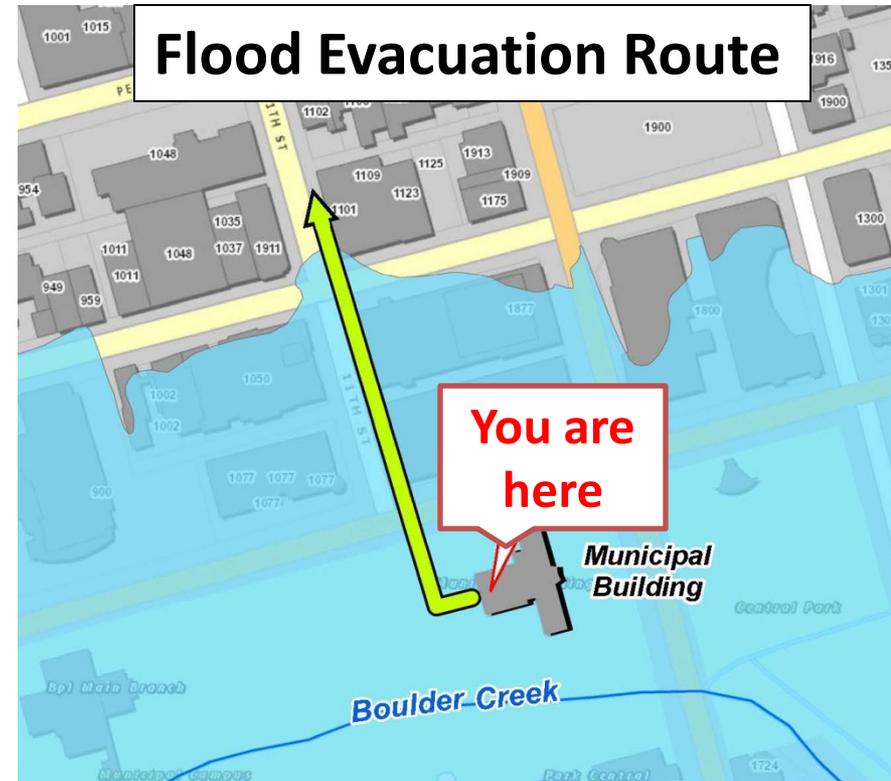
Hazardous Materials Facilities



Lodging Facilities



- Hotels, Motels
- Bed and Breakfasts
- Hostels
- Dormitories
- Emergency & Overnight Shelters



Flood Protection



Residential

Non-Residential

Flood Protection Elevation

2'↕

Flood Water

Floodproof

500-yr Flood Protection



Essential Services and At-Risk Population Facilities

Strategy	Compliance Triggers
Floodproof or elevate	New buildings, new uses, additions, substantial improvements or substantial modifications

500-yr Flood Protection



Hazardous Materials Facilities

Strategy	Compliance Triggers
Floodproof or elevate to contain chemicals	New uses, development requiring a floodplain development permit, or compliance within 10 years

Emergency Plans



All Critical and Lodging Facilities
in the 500- and 100-year floodplains

Strategy	Compliance Triggers
Emergency Management Plan, including a shelter-in-place plan or evacuation plan	New uses, development requiring a floodplain development permit, or compliance within five years

Other Amendments



Clarify 100-year flood protection requirements:

- Lodging Facilities
- Mixed-use Structures

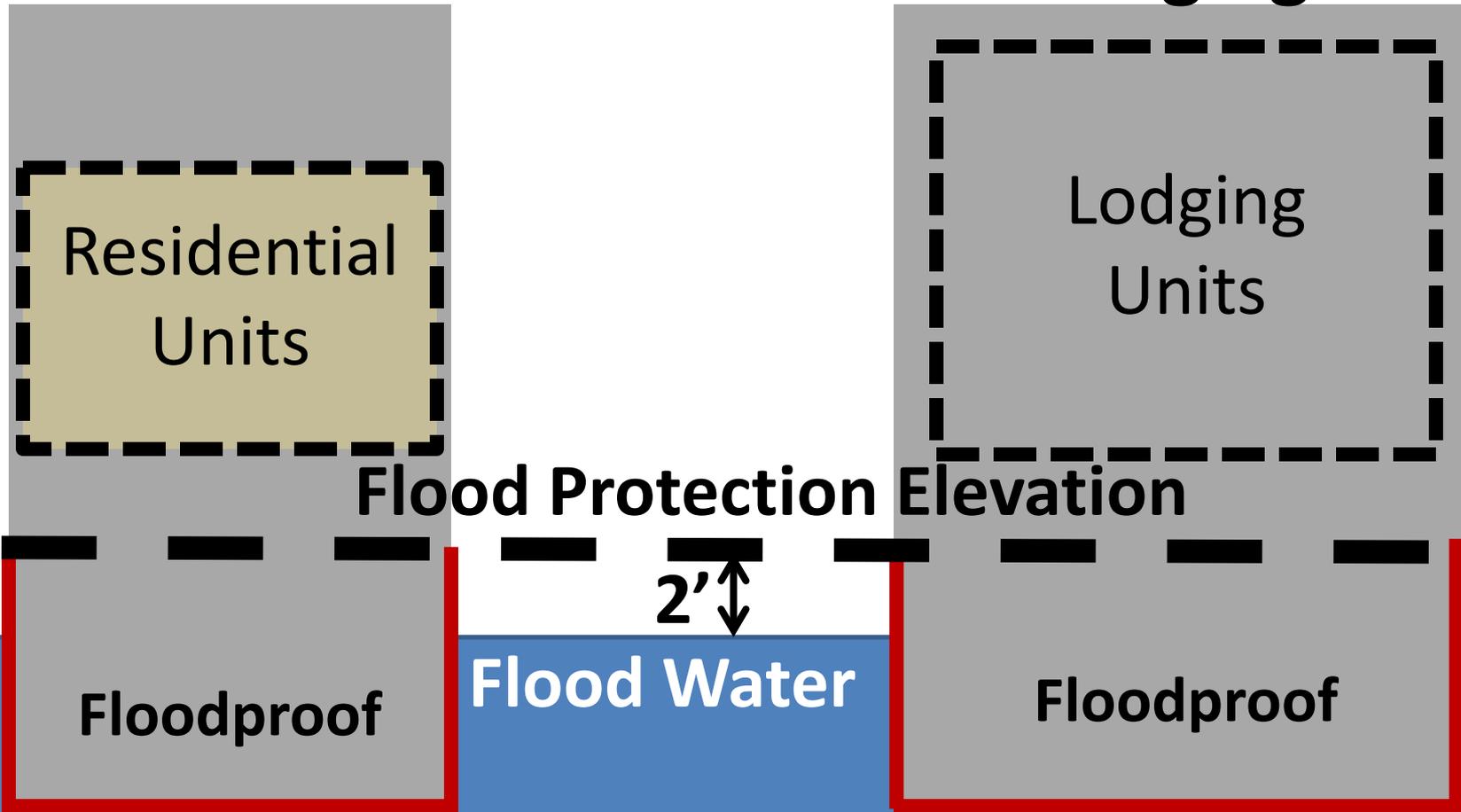


Other Amendments



Mixed-Use

Lodging



Implementation



Request effective date of Jan. 1, 2014:

- Update application process
- Emergency planning workshops



Recommendation



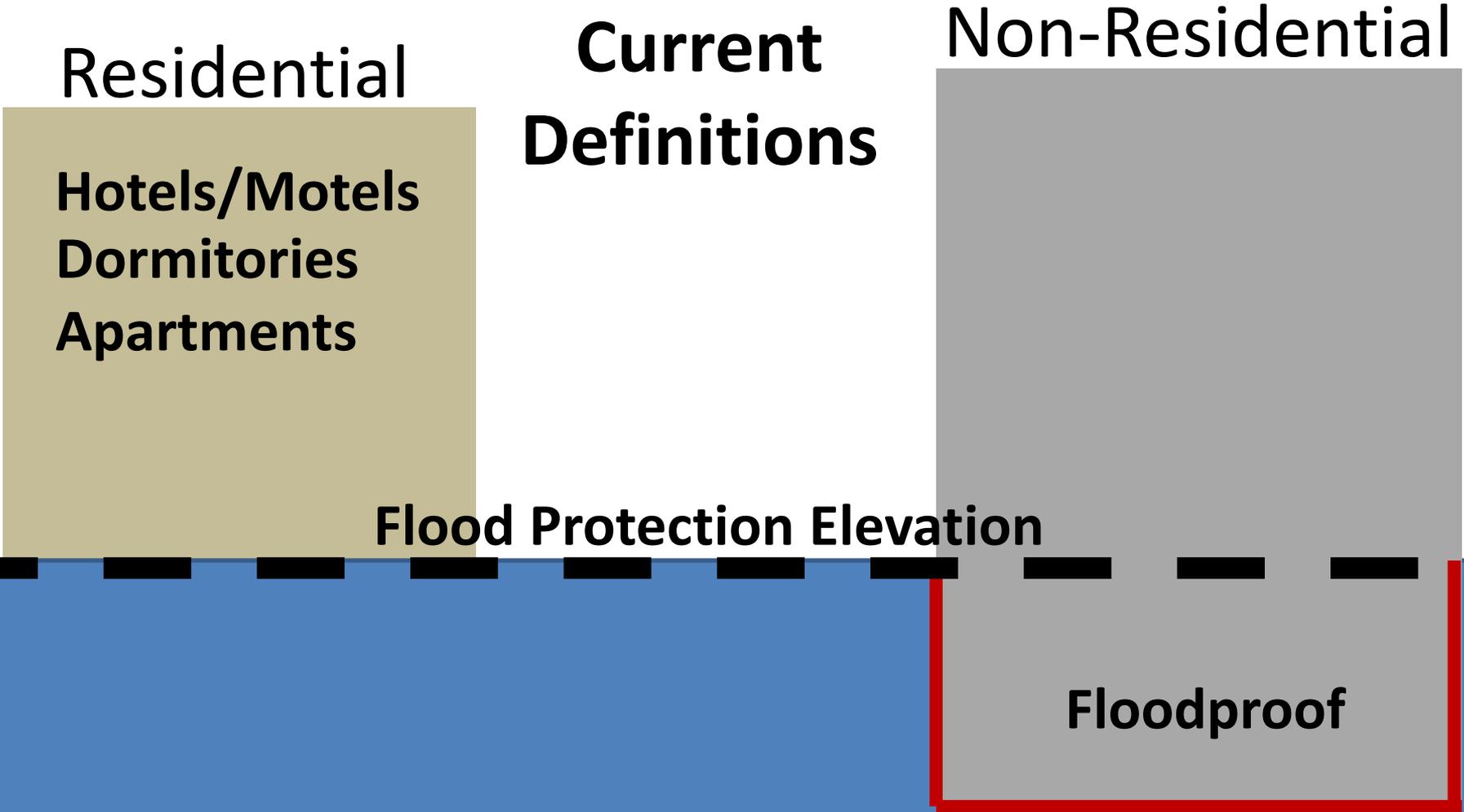
Proposed Motion Language:

Motion to approve Ordinance No. 7926, amending floodplain regulations under Chapter 9-3 “Overlay Districts,” Subsection 9-6-1(d) “Use Table,” and Section 9-16-1 “Definitions” B.R.C. 1981 as proposed in Attachment A with an effective date of Jan. 1, 2014.

Additional Slides



Other Amendments



Other Amendments



Residential

Dormitories
Apartments

Proposed Definitions

Non-Residential

Hotels/Motels

Flood Protection Elevation

Floodproof

Other Amendments



Residential

Dormitories
Apartments

Non-Residential

Hotels/Motels
Lodging
Units

Flood Protection Elevation

Floodproof

Other Amendments



Residential

Dormitories
Apartments

Mixed-Use

Non-Residential

Hotels/Motels

Lodging
Units

Flood Protection Elevation

Floodproof

Floodproof

Other Amendments



Residential

Dormitories
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Mixed-Use

Residential
Units

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Flood Protection Elevation

Floodproof

Floodproof

Costs



- Evacuation Plans (\$3,300)
- Shelter-in-place Plans (\$13,100)
- Elevation (\$1.2 to \$10 per sq ft)
- Floodproofing (\$4.5 to \$85 per sq ft)



City Facilities



Facility Name	Address	Facility Type	Main Level Footprint (SF)	500-year Flood Depth (FT)	Estimated Floodproofing Cost (\$)	Est Cost per SF
Boulder Fire Station 5	4365 19 th St.	Essential Services	3,745	-2.3	n/a	n/a
Public Safety Building	1805 33 rd St.	Essential Services	62,926	4.3	\$950,000	\$15.00
Municipal Service Center	5050 Pearl St.	Essential Services	120,700	-2.2	n/a	n/a
Boulder Fire Station 7	1380 55 th St.	Essential Services	5,163	1.0	*\$38,700	\$7.50
Police Annex	1500 Pearl St.	Essential Services	37,069	1.8	\$165,000	\$4.50
75 th St. WWTP ¹	4049 N 75 th St.	Essential Services	n/a	n/a	n/a	n/a

Relative Impact



	500- and 100-yr Floodplain	% of Impacted Properties
Total Properties	≈ 5300	-
Facilities with New Structural Protection	40	0.6%
Facilities with Emergency Management Plans	80	1.5%