CITY OF BOULDER
DATE: September 17, 2015
TIME: 5:30 p.m.
PLACE: 909 Arapahoe Rd., West Senior Center

JOINT MEETING: PLANNING BOARD & COUNTY PLANNING COMMISSION
5:30 P.M. – 7:30 P.M.

1. **DISCUSSION**
   - **A. Topic:** Boulder Valley Comprehensive Plan 2015 Update – Provide an update to the City Planning Board and the County Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) foundations work, change request process schedule, Aug. 31 Community Kickoff, and areas of focus next steps. Hold discussion and receive feedback on these topics.

PLANNING BOARD MEETING
7:30 P.M.

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
3. **PUBLIC PARTICIPATION**
4. **DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**
   - **A.** Continuation of the consideration and recommendation to City Council to rezone a 0.8 acre portion of land generally located at 385 South Broadway from the Residential - Low 1 (RL-1) to the Business - Transitional 2 (BT-2) zoning district with findings for denial.
5. **PUBLIC HEARING ITEMS**
   - **A.** Public hearing and consideration of a recommendation to Parks and Recreation Advisory Board on the Boulder Civic Area, Phase I Park Development Plan, Community and Environmental Assessment Process (CEAP).
6. **MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**
7. **DEBRIEF MEETING/CALENDAR CHECK**
8. **ADJOURNMENT**

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
JOINT MEETING OF THE PLANNING BOARD WITH COUNTY PLANNING COMMISSION

MEETING DATE: September 17, 2015

AGENDA TITLE:
Boulder Valley Comprehensive Plan – Joint Session and Update on Foundational Work, Community Kick Off, Focused Topics for the 2015 Update, and Next Steps

REQUESTING STAFF:
David Driskell, Executive Director, Community Planning & Sustainability (CP&S)
Susan Richstone, Deputy Director, CP&S
Lesli Ellis, Comprehensive Planning Manager, CP&S
Courtland Hyser, Senior Planner, CP&S
Jean Gatza, Sustainability Planner, CP&S
Caitlin Zacharias, Associate Planner, CP&S
Pete Fogg, Senior Planner, Boulder County
Abigail Shannon, Senior Planner, Boulder County
Steven Giang, Planner I, Boulder County

OBJECTIVE:
Provide an update on the Boulder Valley Comprehensive Plan (BVCP) work to date and schedule. Receive feedback on the completed foundations work, Aug. 31 community kickoff, revised focused topics, and next steps.

PURPOSE

The purpose of the joint study session on Sept. 17, 2015 is to provide an update to the City Planning Board and County Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) work to date and receive feedback on the foundations work (i.e., Trends Report, baseline data, projections, fact sheets, and mapping); the Land Use Request process; the Aug. 31 Community Conversation and Kickoff at Chautauqua; the revised focused topics for the plan update; and next steps. The joint meeting also provides an opportunity for the two boards to converse together about the BVCP update.

QUESTIONS

Do the Planning Board and Planning Commission have feedback or questions about:

1. The Aug. 31 kick off (event and outcomes), and next steps on community engagement? *(See pages 3 to 5.)*
2. The updated Community Profile, and draft Trends Report, Subcommunity Fact Sheets, 2040 projections, and mapping? *(See pages 5 to 9 and Attachments B, C, and D)*
3. Revised focused topics for the 2015 update? *(See pages 9 to 10.)*

Staff is also interested to hear if the boards have heard new information in the community that might affect the focus for the plan update.

BACKGROUND

Phase 1 of the 2015 BVCP update is almost complete. The public process launched with a major event at Chautauqua on Aug. 31, and the planning team continues to distill comments and feedback from the well-attended event as well as other online polling and pop up events currently taking place.

The planning team has met with the Planning Board and Planning Commission multiple times about the BVCP since last fall. The two boards last met jointly in April 2015. The most recent BVCP discussions with the County Planning Commission and Planning Board about the plan timeline and Service Area question occurred on July 15 and July 16 respectively. Planning Board also had a brief discussion on Aug. 20 about the survey, and Planning Commission received information about the survey via email.

Each discussion progressively builds on the last and includes new materials. The project is entering Phases 2 and 3 during which additional work will occur to identify and refine focused topics (or issues for the plan update to address) and begin to prepare analysis for and update land uses and policies of the plan in Phase 3.

Staff also has met four times with the BVCP Process Subcommittee (Elise Jones and Lieschen Gargano - Boulder County; Sam Weaver, Macon Cowles, John Gerstle, and Leonard May - City of Boulder) to brief them on Update progress and receive guidance on ways to effectively develop and implement public involvement opportunities.

Work Plan and Schedule

Input and guidance received to-date from elected officials, boards and commissions, and the public has resulted in continual refinements to the process and approach for the 2015 BVCP update schedule that City Council approved at a hearing on Aug. 6, 2015. The current BVCP work plan and schedule, updated on Sept. 8, 2015 is provided as **Attachment A**. Since early August, the primary change is the note regarding the "service area" process as described below.

- **Service Area Expansion Assessment Not Moving Forward in 2015** - In July and early August, staff requested direction from the four BVCP review bodies on whether or not a Service Area Expansion Assessment should begin as part of the 2015 update. At a public hearing on Aug. 6, 2015, City Council directed staff to not move forward with the Service Area Expansion Assessment; therefore the next opportunity to consider an expansion will be during the next five year review. A summary of the Service Area Expansion assessment and background on the concept can be found in the City Council memo from Aug. 6, here.

- **Change Request Process Schedule (Closes Oct. 2, 2015; Screening Hearings in November and December)** – The BVCP (Amendment Procedures chapter) explains the process for updating the land use map or plan polices during the five-year update, when the city and county invite landowners and the general public to submit requests for changes to the plan. That opportunity is now open through early October. Typically during an update, the city and county receive several dozen community-initiated requests for changes to the land use map or policies.

  For the November and December hearings staff will provide recommendations, and the approval bodies will provide direction on which proposals should go forward for

additional analysis and which should not receive further consideration.[1] After that, additional analysis will occur for proposed changes. When a draft land use map is developed in the spring, property owners will be notified about proposed changes. The city and county will publish a map indicating where the proposed changes are located and a description of each change.

Community Engagement

Staff has continued to refine the Community Engagement Plan. The latest version can be found on the BVCP project webpage. Recent and ongoing engagement includes:

- **Kickoff Event** - A communitywide "Boulder 2030" kickoff event was held on Monday, August 31 at Chautauqua. The event included previews of videos and presentations about the plan and its role, information about current conditions and trends, interactive ways of capturing community input, and family activities. About 225 members of the public attended the event, excluding staff and support personnel.
- **Culturally-Appropriate Engagement –** Staff and decision-makers seek a meaningful engagement process with Boulder's immigrant communities and culturally-appropriate venues and processes. The approach focuses on one-on-one conversations with community leaders and spokespeople, building on their knowledge and trust within the community; working with bilingual partners at events or "pop-up" meetings using comment forms in Spanish and English; partnering with Intercambio to get input from immigrant students in English classes.
- **Outreach with Civic, Businesses, and Community Groups** - Staff is in the process of reaching out to civic, nonprofit, and other organizations and offering to have a city staff member join them to talk about the update process and hear input.
- **Pop-Up Meetings** - Staff has set up and will do additional "pop-up" meetings in conjunction with events and at gathering places around town in August and September. The purpose of the pop-ups is to provide information, increase awareness about the plan process, invite people to engage, and ask initial questions about what people love about Boulder and their ideas and concerns for the future.
- **Youth Engagement** – Some of the pop-up meetings and other events are geared for younger segments of the community – children, youth, and university students. YOAB and Growing Up Boulder are both partnering with the planning team to identify opportunities for youth-related engagement and outreach.
- **BVCP Videos** - Two initial videos have been prepared to help the public understand the past, present, and future role of the Boulder Valley Comprehensive Plan and how people can get involved.
- **BVCP Statistically Valid Survey** – Staff with RRC Associates worked with the four approval bodies to develop a survey and get feedback in August. In mid-September, RRC will be distributing the survey to 6,000 households with follow up focus groups. It is expected that results of the survey and focus groups will be available in November.
- **Boards and Commissions** – the planning team will be updating city boards and commissions on the plan and inviting early input between September and December. Dates for meetings with boards and commissions are identified under "Next Steps."
- **Local Listening Sessions** – The city (and in some cases the county) will coordinate local listening sessions around the community in the fall to share the fact sheets and information about the local community and hear from community members about issues of relevance in different parts of the community. The process committee will advise on best timing and locations for local listening sessions.

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1 In the past three BVCP Five-Year updates, the process has been that proposals not receiving approval for further consideration by any one of the four bodies are removed from the list and do not move forward to the next approval hearings. Staff continues to support this procedure.

- **Data and Trends Discussions** – The planning team also is holding several drop in sessions geared to allow discussion of the more technical aspects of the project -- data, trends, forecasts and maps – to give the community a chance to understand the information and its implications and usefulness for updating the plan and potentially later for measuring progress and being part of open data and dashboards.

Snapshot of Engagement Statistics

The plan update is just getting under way in the community, but it is becoming evident that people are interested, starting to take notice, and sharing ideas. While the planning team is continuing to process and summarize the qualitative information and comments received thus far during the kick off month, it is interesting to note some early statistics (as of Sept. 3, 2015):

- Postcards went to all addresses in the Boulder Valley notifying people about the event and project webpage to sign up for more information.
- 5,000 people (approx.) are signed up for the Boulder Planning email notifications;
- 2,388 unique visits to the project webpage (www.BoulderValleyCompPlan.net) have occurred and 4,071 total page views (meaning that some people have visited more than once) (Since July 1, 2015);
- 230 people have taken the online poll and provided comments;
- 225 (approx.) people attended the Aug. 31 kick off presentation; 13 small groups discussed "what's working," and "important issues"; 140 people signed in for email; and 50 people turned in comment forms;
- 20 (approx.) young children drew pictures at the meadow music pop up event;
- 4 organization meetings have been scheduled; and
- 10 city boards and commissions are currently scheduled September through December.

The communications and planning team will continually provide information during the project while it progresses.

High Level Summary from Kick Off

Staff is continuing to summarize the written information received at the kickoff event (on comment forms and in small groups), as well as from the online poll. A full summary and more analysis of themes and topics of discussion will be available at the time of the joint meeting on Sept. 17, 2015. In general, topics identified by the public are fairly consistent with the focused topics identified so far in board discussions. A high level, non-prioritized summary is presented in the sections just below.

What's working (or what people love about the community):

- Active, healthy people – culture and climate supporting that lifestyle
- Affordable housing program
- Bold actions the community takes
- Climate action, commitment to alternative energy, innovation and recycling and composting programs
- Comfortable public spaces (e.g., Pearl Street, farmers' market)
- Communication and access to leaders
- Downtown (e.g., vibrancy, restaurants)
- Flatiron views and aesthetics
- Neighborhoods and neighborhood schools (e.g., North Boulder)
- Open space, trails, and access to outdoors
- Parks and recreation, and cultural activities including library and fishing pond

- Planning tradition (Height limits, Blue Line, focus on urban design)
- Quality of life (but some concerns about it changing)
- Transportation system (mostly bike lanes and alternative modes)
- University town (and the spin-off innovation and educated community that is a result)

Important Issues:

- Affordable housing policies and following through (co-ops came up a few times in materials, as well as senior housing and mobile homes; fewer mansions)
- Collective problem solving - less confrontational
- Floodplains are important to planning
- Ground level commercial (e.g., banks vs. retail)
- Growth and change concerns (desire to stop or manage growth, protect history, and reduce congestion. Sense of building beyond capacity – ideas vary from stopping growth, to slowing it, to other suggestions about how to address needs and "share" Boulder)
- Gunbarrel – concern about introduction of affordable housing and process with county
- Height limitations (pros and cons)
- Income and social disparity changing the diversity and welcoming nature of the community.
- Infrastructure improvements needed
- Job growth imbalance
- Preservation
- Regionalism – impacts of Boulder's approaches and sprawl to the east
- Small city vs. densification (higher density in certain places vs. no increased densification of a suburban place)
- Traffic congestion (and delays and emissions it creates)
- University – better "town/gown" relations
- Walkable places outside of downtown

ANALYSIS

Foundational Work

This section highlights the work completed to date to aid in future conversations about the 2015 plan update.

Community Profile

The 2015 Community Profile, partially updated in April and now mostly complete as Aug. 31, 2015, provides a snapshot of the Boulder community. **Attachment B** contains the August Community Profile. It incorporates new information from the most recent 2040 BVCP projections and building square footage information, data sources, a description of the relationship to State Department of Local Affairs demographic information, and other information as requested by City Council earlier in the summer.

About the Employment Estimates

The City of Boulder's 2015 estimate for the number of jobs in the city (98,507 jobs, rounded in presentation materials to 98,510) includes two numbers:

1. Wage and salary jobs from the Colorado Department of Labor and Employment reported through the Bureau of Labor Statistics Quarterly Census of Employment and Wages (QCEW) by businesses (89,202 jobs); and
2. An estimate for self employment, the methodology for which is sourced from the U.S.

Census Bureau American Community Survey (9,305 self employed).

In creating the 2015 job estimate, the city used geocoded data that captures wage and salary jobs that are located within the city limits, those located in Area II, and those located outside of those areas. Through this analysis, staff discovered that the previous methodology had included wage and salary jobs with Boulder addresses that are located outside of the city. The result of the more refined methodology has been a lower base (QCEW-derived) employment number for the city.

Additionally, whereas in the past self-employment was accounted for by adding 10% to the base jobs number, the city is now using the U.S. Census Bureau American Community Survey methodology, which results in adding a 15.9% addition to the base jobs number to account for self-employed. Additional details on the revised methodology can be found in the 2015-2040 Projections Methodology.

Providing Employment Trends Backward

The revised methodology in 2015 has lowered the estimate of jobs in the city from what it would have been and was under the previous methodology, which creates anomalies in the historic trends data. To establish historic employment trends under the updated methodology, the city will purchase additional data from the Colorado Department of Labor and Employment, which has historic data back to 2001. The department has indicated the data will be available in late September/early October. Staff can then undertake the analysis with the expectation that revised historic employment estimates could be provided by late October.

Nonresidential Square Footage

The 2015 Community Profile back page provides a more detailed summary of how the city accounts for nonresidential square footage. The source of that data is the Planning and Development Services Center building permit database for issued permits with new square footage. The next version of the profile (anticipated early this Fall) will have a more detailed summary of what land uses/buildings are considered within categories (i.e., what is considered Commercial and Mixed Use vs. Public, etc.). A key component to this analysis will be highlighting new square footage that isn't necessarily job-generating square footage (i.e., a large percentage of recent nonresidential square footage is in parking garages).

It is important to note that the nonresidential square footage and employment trends will not always track with one another. That is, the city will likely not gain new nonresidential space at the same rate as the city gains jobs. The reasons for this difference are multifaceted, but most likely due to shifting square footage needs per employee and changes in how existing space is used, fluctuations in "non job producing" nonresidential space like parking garages, increases in self employment, and general expansion and contraction to the economy over time.

About the Housing and Population Estimates

Housing unit estimates are the starting point for the city's population estimates. To get these estimates, the city first uses the Planning and Development Services database of building permits to identify new housing units constructed that have received a certificate of occupancy, then evaluates housing units that were annexed into the city, and finally accounts for the difference year to year in the city's mobile home units. The city also deducts demolitions where an entire housing unit was removed.

To estimate the current population, the city:

1. Summarizes the estimated total housing units;
2. Accounts for the occupancy rate of all housing units and average persons per household; and
3. Conducts an audit of the total population living in group quarters.

The city uses the Colorado State Demography Office's estimates of overall residential occupancy rates. This vacancy rate went from 2.8% in 2012 to 2.4% in 2013, the last year data is available. The city's group quarters estimate is based on a self-reported survey of the number occupants in these facilities. These include assisted living, fraternities, sororities, residence halls, and other types of group quarters.

The rates of growth for housing unit and population trends do not always correlate on an annual basis. A variety of factors may account for this, but the most common reasons are:

- the residential vacancy rates may have changed in state sources,
- occupancy rate estimates may have changed in state sources, and
- the group quarters population is not counted as housing units, so this number fluctuates independently of the housing unit counts.

For example, we could have seen an increase in the population living in residence halls. This increase would be reflected in the overall population estimate but not correlated to an increase in housing units.

2040 Projections

During each five year update, the city updates to long term (i.e., 25 year) projections for housing units and jobs. Projections give a broad sense of what type, location, and pace of housing and jobs might occur communitywide *based on current adopted policies*—reflecting what could happen under current zoning and reasonable assumptions regarding demographic and household trends and economic growth. They help inform conversations about the kind of future Boulder wants and potential changes to current policies. They do not represent a "given." For example, in the past, the city has made changes to land uses – from commercial and industrial to mixed use and residential – based on the projections and community-defined priorities and desired future outcomes. Once the plan and projections are updated, city departments such as transportation, parks, and utilities use them to plan for system needs in long range master plans.

Projections have their limitations for planning. They are not particularly helpful when it comes to discussing quality or character of development or social issues (e.g., diversity, cost of housing, types of future jobs and incomes, etc.). Additionally they are not useful at the site-specific level because the methods of calculation are based on broad assumptions.

In general, the BVCP projections are based on a Geographic Information Systems model estimating capacity. **Attachment C** contains the full report, maps, sources of data, and methodology that accompany the projections. For additional details, refer to the *2015-2040 BVCP Projections Methodology* on www.BoulderValleyCompPlan.net.

Table 1 below summarizes the 2040 projection results and indicates potential by 2040 of almost 6,300 new future housing units (including almost 1,000 new CU housing units) in the city, 18,200 new people (including group quarters), and 18,500 potential new jobs. Growth rates are based on an average residential rate of 0.6% and an average non residential rate of 0.7% annually. Current zoning allows greater capacity for jobs than housing, with housing reaching capacity by 2040 and an additional 34,200 jobs possible beyond 2040.

Since the boards discussed projections in July, the planning team updated the housing and population aspect of the model to correct the estimate of existing housing units granted certificates of occupancy through the end of 2014. Previously they were shown as "future" potential rather than existing units. Additionally, the model now corrects an over-estimation of residential potential on parcels with environmental constraints such as steep slopes.

Table 1: Projections

	Existing	Additional to 2040	2040 Total	Additional to Zoning Capacity	Zoning Capacity Total
Dwelling Units					
City Limits (Area I and III Annexed)	45,740	6,260	52,000	-	52,000
Area II	5,710	490	6,200	-	6,200
Total Service Area	**51,450**	**6,750**	**58,200**	**-**	**58,200**
Population (including group quarters)					
City Limits (Area I and III Annexed)	104,810	18,190	123,000	-	123,000
Area II	12,030	1,070	13,100	-	13,100
Total Service Area	**116,840**	**19,260**	**136,100**	**-**	**136,100**
Employment					
City Limits (Area I and III Annexed)	98,510	18,490	117,000	34,200	151,200
Area II	2,920	580	3,500	1,800	5,300
Total Service Area	**101,430**	**19,070**	**120,500**	**36,000**	**156,500**

Subcommunity and Regional Fact Sheets

The city and county have prepared a series of ten Fact Sheets: one for each of the nine Boulder subcommunities, and one for Area III (located outside of the city but within the BVCP planning area). The sheets document existing land use, facilities, and demographic conditions at the local level and include historic information. Draft versions are on the project website and can be the basis for local Listening Sessions and focused planning at the local level to better understand needs more specific to localized areas rather than the entire Boulder Valley or citywide. The sheets are also being digitized as interactive online "stories" with interactive maps and data

Trends Report and Top Trends

The Trends Report highlights Boulder's trends and presents information at the city, county, and regional scales and organizes the information according to the sustainability framework. The latest draft incorporates input received from elected officials, boards, commissions, and city and county staff as well as some local agencies including the school district, CU, and others. For the community kick off, the planning team distilled the cross cutting trends into the posters and in the presentation, and as summarized below. See **Attachment D.**

1. Boulder has Potential for Redevelopment—Mostly in the Northeastern Part of the Community
2. Boulder Continues to be a Center for Employment in the Region
3. Boulderites are Changing How they Travel – At least within the City
4. The Community is Taking Action and Getting more Prepared for Climate Change and Other Threats

5. Boulder's Housing Types and Availability are Shifting Toward Multi-Family Units; Costs are Rising
6. Population is Growing and Aging
7. Social Disparities Exist; Some are Widening
8. People Seek more Walkable Neighborhoods
9. Healthy Living and Eating Continues as a Way of Life
10. Quality of Life is High

Interactive Mapping and 3D and Visualization

The planning team is working with ESRI to develop online interactive story board maps for different parts of the community. Online maps will have the ability to display different conditions and data as well as 3D buildings and topography. These maps can be the basis for scenario testing and analysis and visualization later in the planning process.

Focused Topics for the 2015 Update

At previous meetings, Planning Board, Planning Commission, City Council, and the Board of County Commissioners have continually refined a list of focused topics for the 2015 Plan update. Some of the initial ideas evolved from findings of the Consultant Report from late 2014/early 2015, and the most recent community kick off helped to further shape the topics, which generally are noted below.

Growth Management and Livability/Housing

The city and county may identify possible changes to the land use map in focused areas to accomplish community goals such as housing or growth management (e.g. change some areas from future commercial to future residential, or from higher density residential to medium density residential) or to adjust the jobs and housing mix. Such ideas for focused areas of study are proposed to be discussed at the joint hearings in November and December. Questions to address include:

- What should be the future mix of jobs and housing?
- What rate of growth (jobs and housing) is appropriate for Boulder?
- How can Boulder get higher quality buildings, public spaces, and infrastructure?
- How can Boulder reduce vehicular congestion – are there land use changes that might help mitigate congestion?
- Where are appropriate locations for future housing and what types are needed? Note: BBC is doing analysis for the housing strategy to better understand how to address the housing needs of the "missing middle".

Neighborhoods and Character

The city has been hearing a lot of interest from neighborhoods in the past year to improve communications, address land use incompatibilities, and other neighborhood needs. The BVCP update can potentially address:

- What additional policies can be incorporated to preserve existing neighborhoods and housing?
- How can new development projects near and within neighborhoods be compatible and minimize impacts where people live?
- Where can services and infrastructure improvement make neighborhoods more walk-friendly?
- What programs and services and infrastructure might be necessary to improve neighborhoods lacking such services?
- How can neighborhoods be more resilient and communicate better in times of

emergency? How can they be better organized?

"21st Century" Opportunities and Challenges

The Boulder Valley Comprehensive Plan will integrate with other plans, initiatives, and emerging issues including:

- Aging Population – Age-friendly community (i.e., programs and policies to address anticipated needs of an aging population by 2040)
- Arts and Culture (e.g., policies from the Community Cultural Plan, work of the library, and other programs)
- Biodiversity (e.g., policies from urban wildlife, integrated pest management, and open space programs)
- Climate Action and Alternative Energy (e.g., policies and goals relating to the Climate Action plan and renewable energy goals)
- Community character – diversity (i.e., goals emerging from the Design Excellence project and Form Based Code pilot)
- Local Food (e.g., improving upon existing goals in the plan and incorporating new initiatives and programs relating to health, wellness, and local foods).
- Resilience / Regional issues (i.e., incorporating work from the 100 Resilient Cities grant program and coordination with the city's Chief Resilience Officer)

Improve Plan Document / Update IGA

Additionally, the 2015 BVCP plan can become one that:

- retains its long standing values but that contains a clearer, more graphic vision and values;
- has stronger links between the policies and actions and implementation; and
- is measurable with metrics and tied to data.

Renewal of the City/County Intergovernmental Agreement should also occur and be initiated well in advance of its expiration on Dec. 31, 2017.

NEXT STEPS

Sept. 9,15	Data and Trends Discussions
Mid-Sept.	Survey invitation mailed to 6,000 households; survey available online
Oct. 2	Change request period closes and staff begins review and analysis of requests
Mid-Oct.	Survey focus groups
Nov. 19 (tent.)	Joint Study Session of the City Council and Planning Board to discuss Survey and focus group results; initial screening of requests; and focused topics for plan options and analysis *(Note: May get scheduled on Dec. 10 or early Dec.)*
Early-Dec.	*(TBD)* Discussion with Planning Commission and Board of County Commissioners

Note: *Scheduling local listening sessions in the fall and/or winter.*

City Boards and Commissions Updates Scheduled:

Sept. 11	Youth Advisory Board (YOAB)
Sept. 21	Human Relations Commission (HRC)
Sept. 28	Parks and Recreation Advisory Board (PRAB)
Oct. 5	Downtown Management Commission (DMC)
Oct. 7	Landmarks Board
Oct. 7	Environmental Advisory Committee (EAB)
Oct. 12	Transportation Advisory Board (TAB)
Oct. 14	Open Space Board of Trustees (OSBT)
Oct. 21	Boulder Arts Commission (BAC)
Dec. 2	Library Commission

Note: *Scheduling Boulder Design Advisory Board.*

ATTACHMENT(S)

A. 2015 Updated Work Plan
B. Community Profile (August 2015)
C. 2040 Projections and Methodology
D. Trends Report and Trends Posters from August Kick Off

OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN

2015 Update: Work Plan

Updated 9/8/2015

ATTACHMENT A: BVCP Work Plan

Jan 2015 · Jul · Aug · Sept · Oct · Nov · Dec · Jan 2016 · Feb · March · Apr · May · Jun · July · Aug

SS CC 3/31 · Jointly PC 4/16 PB · BOCC 4/30 · PB 6/4 · SS CC 6/9 · PC 7/15 PB 7/16 · CC 8/6 Briefing CC 8/25 BOCC 8/4 PB 8/20 · Other Boards and Commissions Sept. 11- Dec. 2 · PC PB Sept. 17 · (11/19 (tent.) · PB CC · PC (TBD) BOCC · PC Jan PB · CC · BOCC · Other Boards and Commissions (TBD) · CC BOCC TBD PB · PC CC TBD BOCC PB

Phase 1:
Foundations and Community Engagement Plan
What are existing conditions?

Foundations Technical Work includes:
1) Update 2015 "Profiles"
2) Prepare 2040 Forecasts
3) Prepare Trends Snapshot
4) Prepare Map Inventory Updates
5) Align Master Plans and Measurable Objectives/Metrics
6) Prepare 3D Urban Form Tools
7) Identify Initial Accomplishments and Challenges

Draft Foundations Technical Work

Phase 2:
Identify Focus Topics
What are the Focused Topics and Issues?

Refine Issues + Accomplish-ments

Phase 3:
Analyze + Update Land use, and Integrate other topics
What are Choices and Directions for the Update?

Areas of focus, Survey Results, Initial Screening

Draft Policy + Land Use Analysis

Phase 4:
Draft Plan and IGA Renewal

Develop Actions, Strategies, +Metrics

Draft Land Use Map

Prepare Updated Draft Plan

Renew IGA

Adopt Plan

BVCP Survey — Draft Survey Questions

Products

Service Area Expansion — Public Hearing and Inquiry about process — 8/6 No Council directed further action on service area until next five-year update

Change Request & Service Area Contractions — Announce request process — Requests Open 8/17 — Requests Due 10/2 — Initial Screening 11/19 — Evaluate Parcels — Proposed Changes — Feed into Land use Plan

Areas of Focus Track (e.g. resilience, growth management, jobs/housing balance, housing goals) — Identify Areas of Focus — Refine Areas of Focus-Develop Options — Options Analysis — Draft land use — Roll into Draft Plan

Integration Track/ Other Updates & IGA Renewal (e.g. local foods, transportation, climate ecology, art and culture) — Identify Possible Areas for Policy Changes — Present Draft Policy Language — Begin IGA Renewal — Draft Policy Language

Community Engagement

Community Engagement Plan

Hands On Meetings/ Surveys: Open House 4/7 · Kick Off Month Issues + Ideas 8/31 · Mail & Online Surveys · Early Dec. Areas of Focus · Options with anaylsis charrette · (Possible mail and online Survey #2) · Timing TBD · Options & Anaylsis 3D Model (April) · Draft Plan Open House

Digital Methods: 4/6 Webinar 4/9 · Online Polling Through 4/17 · Web, Inspire Boulder, Channel 8 · 8/15- 9/15 · Meeting "To Go" · Web, Inspire Boulder, Channel 8 · Web, Inspire Boulder, Channel 8 · Web, Inspire Boulder, Channel 8

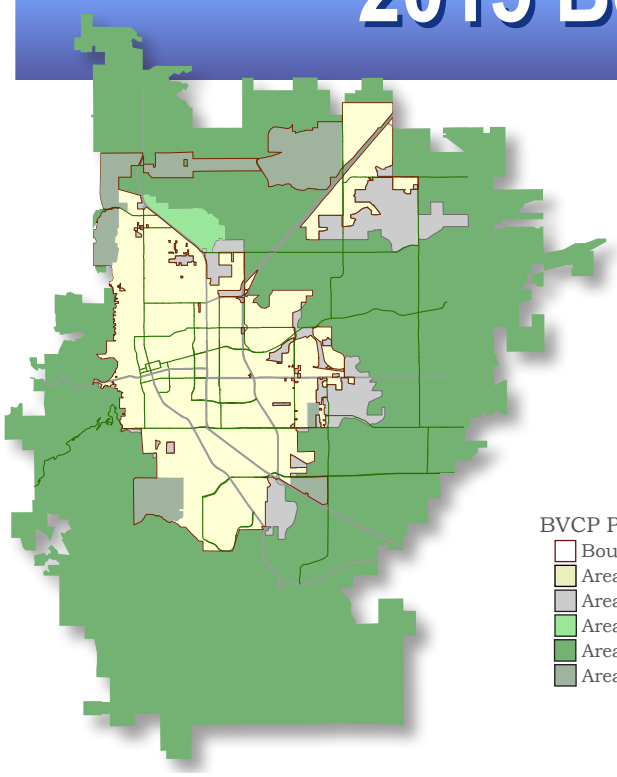
Focused + Technical Groups: HousingMeeting "To Go" Mid May · Technical Review · Attend Comm. Organizations Meetings · Focus Groups for Survey · Listening Sessions · Meeting "To Go" · Technical + Focused Groups

Related Project Events

AMPS 4/29 · Meetings Shared with Housing Boulder May 11-19 · Transportation Living Lab 5/20 · Climate/Energy Blueprint Event · Design Excellence/ Form Based Code · Housing Boulder Strategy · Human Services Master Plan

Key
- CC City Council
- BOCC Boulder County Commissioners
- PB City Planning Board
- PC County Planning Commission
- Other Boards and Commissions
- All Digital Access
- Public Events

2015 Boulder Community Profile

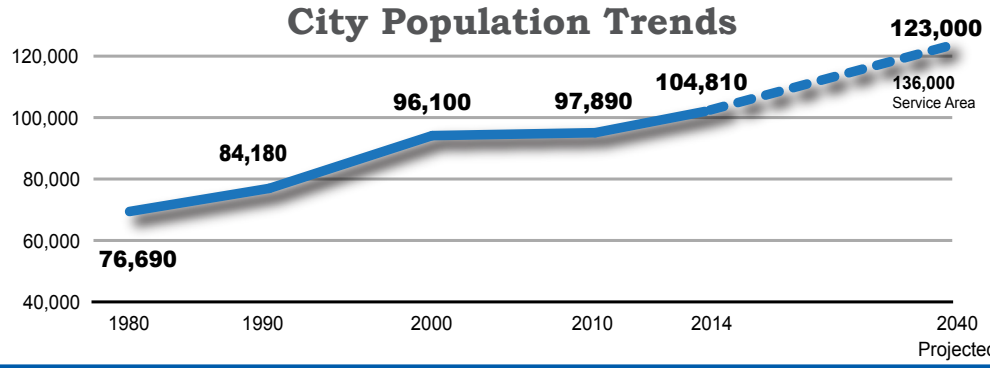


25.8
City Square Miles

71
City Open Space Square Miles[1]

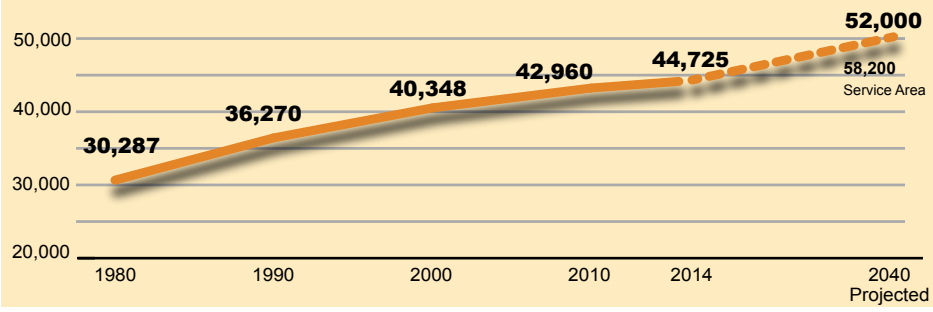
104,810
City Population[2]
116,840 Service Area Population

City Population Trends

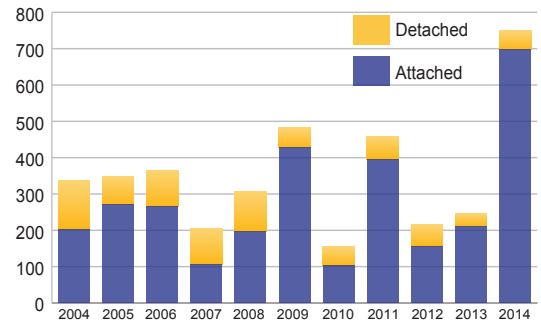


44,725
Housing Units[2]
50,430 Service Area Housing Units

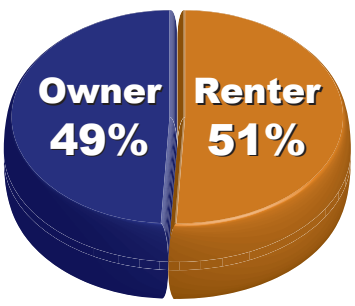
Total City Housing Units[4]



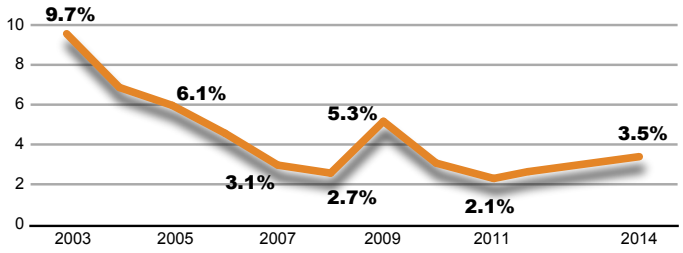
New Housing Units Completed[4]



Rental vs Owner Occupied Housing Units[5]

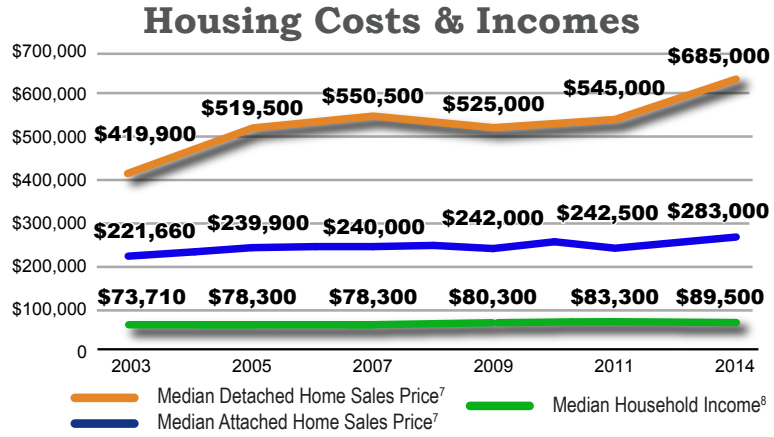


Residential Rental Vacancy Rates[6]



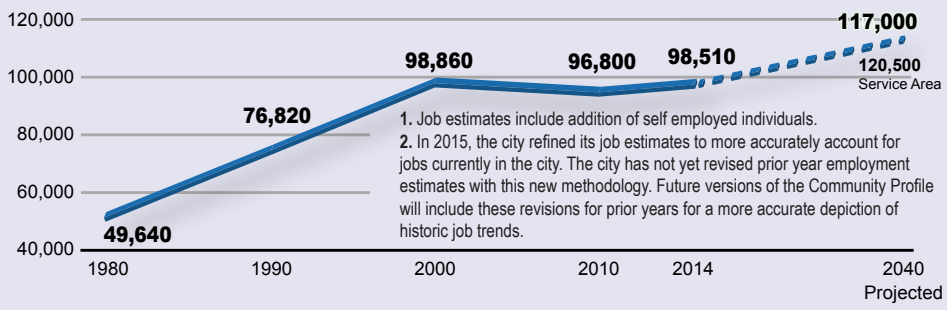
2014 vacancy rate affected by newly constructed housing units

Housing Costs & Incomes



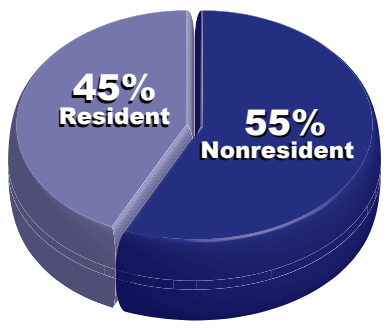
98,510
Jobs[2]
101,430 Service Area

City Job Trends



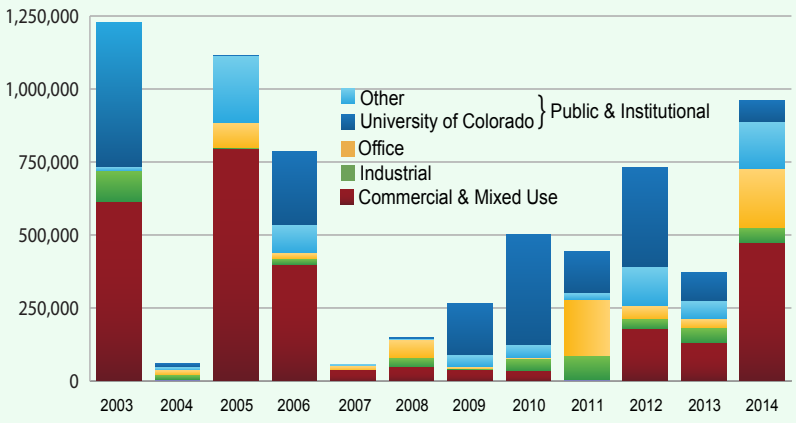
1. Job estimates include addition of self employed individuals.
2. In 2015, the city refined its job estimates to more accurately account for jobs currently in the city. The city has not yet revised prior year employment estimates with this new methodology. Future versions of the Community Profile will include these revisions for prior years for a more accurate depiction of historic job trends.

Boulder Employee Commuting Patterns[2]
(of the 98,510 jobs in Boulder)

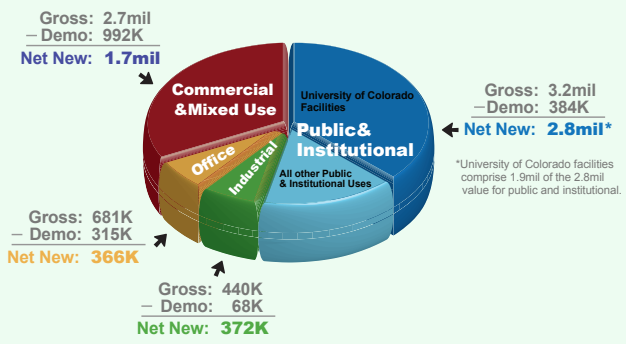


2003-2014 Non-Residential Square Footage Trends

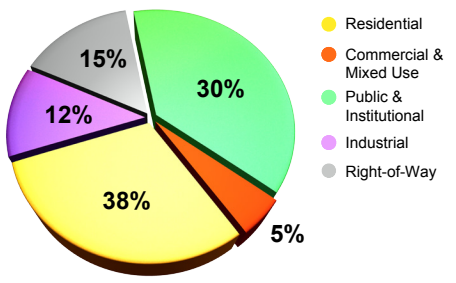
Gross New Non-Residential Square Footage[2]



2003-2014 Net New Non-Residential Square Footage[2]



Land Area by Zoning[2]



Vacancy Rate[9]

Retail	4.4%
Office	6.9%
Warehouse	3.9%
R&D/Flex	5.3%

Top 10 Employers (2014)
(listed in alphabetical order)

Ball Aerospace
Boulder Community Hospital
Boulder County
Boulder Valley School District
City of Boulder
Covidien
IBM
NOAA
UCAR/NCAR
University of Colorado Boulder

Footnotes:

All numbers are through 12/31/14 unless otherwise noted. The reverse page of this document provides more background and sources.

1. City of Boulder Open Space and Mountain Parks
2. 2014 Estimate, City of Boulder Dept. of Community Planning and Sustainability. See reverse page for more details. Job estimates for City includes Area I & Area III Annexations. Population and job estimates are rounded numbers.
3. Area I & II = Service Area
4. Based on number of Certificates of Occupancy issued for new housing units in the city of Boulder as of 12/31/14.
5. 2013 American Community Survey (ACS)
6. Apartment Association of Metro Denver Vacancy and Rent Report (Qtr 4 2014). Reflects average of city and university subareas in 2014.
7. Information Real Estate Services, Boulder Area Realtors Association. Sale prices are for the city of Boulder.
8. Housing Division, Area Median Income (AMI) data (3-person household). AMI data is for the Boulder County MSA.
9. Source Boulder Economic Council - Market Profile 2014.

BVCP Planning Areas

To manage growth and provide urban services efficiently, the Boulder Valley Comprehensive Plan designates three areas for long term planning:

- Area I: Land within city limits, provided with urban services.
- Area II: Unincorporated land in Boulder County, eligible for annexation and provision of urban services within the 15 year planning period of the BVCP.
- Area III: Unincorporated land in Boulder County outside the Service Area, intended to remain rural in character.

2015 Profile Background Information

Changes from 2014 Community Profile

1. **Open Space Additions** - The city open space area went from 70 to 71 square miles. The city did not gain an entire square mile of open space, but the number went up to 45,563 so the 2015 profile rounded up.
2. **Population Increased by 2,390** – The city added an estimated 2,390 residents in 2014. The *Boulder Valley Comprehensive Plan – 2015 Housing Unit, Population, and Employment Estimates and Projections Methodology* provides more detail on how the city estimates current and future population. Note that the city's population estimates include both housing units and group quarters populations (e.g., dormitories, sororities and fraternities, jail, skilled nursing facilities, and group home shelters)
3. **Housing Units Increased by 697** – The city gained 697 housing units in 2014. Note that the housing unit estimates are net figures and account for demolished housing units. The *Boulder Valley Comprehensive Plan – 2015 Housing Unit, Population, and Employment Estimates and Projections Methodology* provides more detail on how the city estimates the number of housing units.
4. **Residential Rental Vacancy Rate Increased** – The 2014 average residential rental vacancy rate was 3.5%, up from 2.1% in 2011. See "Residential Rental Vacancy Rate Source and Methodology" below for more details.
5. **Housing Costs and Incomes Increased** – City of Boulder median detached and attached home prices increased from 2011-2014 at a rate of 26% for detached homes and 17% for attached homes. Median household income for Boulder County increased by 7% from 2011-2014.
6. **Employment Estimates Decreased Due to a Revised Methodology -** As part of the 2015 BVCP update, the city worked with the University of Colorado Leeds School of Business to revise its employment estimates methodology to more accurately account for jobs located in the city. The *Boulder Valley Comprehensive Plan – 2015 Housing Unit, Population, and Employment Estimates and Projections Methodology* provides more detail on this new methodology, and how it compares to previous methodologies and employment estimates. The city has not yet revised prior year employment estimates with this new methodology. Future versions of the Community Profile will include these revisions for prior years for a more accurate depiction of historic job trends.
7. **Modest Commuter Pattern Changes** – Of the city's total jobs, the city's estimate for the percent that are Boulder residents went up, and nonresident jobs went down. See "Commuting Estimates" below for a more detailed explanation.
8. **Nonresidential Square Footage Increased** – The total nonresidential square footage increased significantly from 2013-2014, primarily due to a few large projects. See "Nonresidential Square Footage Source and Methodology" below for more details.
9. **Nonresidential Vacancy Rates Went Down** – The vacancy rates for all nonresidential categories the city reports in the Community Profile went down.
10. **Updated Population, Housing Unit, and Employment Projections**- The city updated its population, housing unit, and employment projections as part of the 2015 Boulder Valley Comprehensive Plan update. The *Boulder Valley Comprehensive Plan – 2015 Housing Unit, Population, and Employment Estimates and Projections Methodology* provides more detail.

What Stayed the Same from 2014 Community Profile

The city's total size (square miles), owner/renter makeup, and land area by zoning all remained the same either due to lack of new information from the 2014 Community Profile or no changes in the case of the land area by zoning.

Commuting Estimates

The City of Boulder commuting estimates are a labor force driven estimate, using a mixture of federal and local data sources, and a set of local and state assumptions and factors.

The analysis begins with the estimated number of households in the city and develops a resident labor force estimate (the population of workers in the city) using a factor of 1.3 workers per household (State Department of Labor).

The city then uses the resident labor force estimate coupled with the current Community Survey (Table: 71 Question 24) results for the percent of Boulder residents that also work in Boulder. The 2014 Community Profile estimates used the 2011 Community Survey, while the 2015 Community Profile estimates were able to use the 2014 Community Survey results. The 2014 Community Survey showed a higher percentage of Boulder residents that also work in Boulder (81%) than in 2011 (75%), or the resident labor force.

The number of Boulder residents that also work in Boulder is then subtracted from the total employment estimate to arrive at the estimated nonresident employees, or incommuters.

The 2013 State of the System Report provides additional information on incommuter and outcommuter estimates (see Figures ES-9, 3-6).

Residential Rental Vacancy Rate Source and Methodology

The residential rental vacancy rate reported in the 2015 Community Profile is taken from the most recent Apartment Association of Metro Denver's Apartment Vacancy and Rent Report (Qtr 4 2014) for the city and university subareas. Pages I-7 and I-8 of that report set forth the sources and methodology for these numbers that are based on survey information. The 2015 Community Profile reports a 3.5% residential rental vacancy rate that is the average of the four quarters in 2014 for the city and university subareas. This Apartment Vacancy and Rent Report shows a 22% vacancy rate for the city in the first quarter of 2014 that impacted the overall average for the year. This number is considerably higher than the fourth quarter number (5.4%) due in large part to new units built but not occupied at the time of reporting.

Nonresidential Square Footage Source and Methodology

The city's uses the Planning and Development Services database of building permits to identify nonresidential square footage trends by:

1. Compiling a database of all issued nonresidential building permits that resulted in new square footage;
2. Compiling a database of all issued demolition permits that resulted in a loss of nonresidential square footage;
3. Assigning a land use category to each permit that either resulted in a gain or loss of nonresidential square footage; and
4. Summarizing gross new and demolished nonresidential square footage by land use category.

Nonresidential Square Footage Notes:

- Only new nonresidential square footage and demolished square footage for enclosed buildings are included (e.g., canopies, awnings, underground storage tanks, telecommunications towers, etc. are excluded)
- The "Public and Institutional" land use category includes:
  - Places of worship, Boulder Community Health facilities, non-BVSD schools, jail, city, county, state, and RTD facilities.
  - Boulder Valley School District new square footage combined from 2003-2014 (source: BVSD August 2015). BVSD does not track new square footage by year, so this number only appears with the 2003-2014 aggregated "Net New Non-Residential Square Footage" chart, and not the "Gross New Non-Residential Square Footage" chart that tracks new square footage by year. 2003-2014 BVSD total net new square footage is approximately 230,000 sq ft, or 6% of the city's net new public and institutional square footage for this period.
  - University of Colorado new square footage (source: CU Planning, Design & Construction March 2015). CU demolition square footage is currently unavailable. 2003-2014 CU gross new square footage is approximately 1.9 million sq ft, or 60% of the city's gross new public and institutional square footage for this period.
- The city does not have data on federal facilities, so the "Public and Institutional" land use category does not include any federal facilities.
- The Commercial and Mixed Use square footage may include some mixed use buildings that also have some residential or office units. The city tracks new housing units in these mixed use buildings that is reflected in the Total City Housing Units and New Housing Units Completed graph. The city's building permit database currently does not distinguish the square footage by use type in these mixed use building permits. The city assesses mixed use projects on a case by case basis for this analysis to estimate the residential versus nonresidential square footage in each of these buildings.

Major projects that impacted the new nonresidential square footage numbers in 2014 include:

- The Pearl West (11th and Pearl/Daily Camera redevelopment) project (approx. 300,000 sq ft), and
- Two parking garages - Depot Square Parking Garage (122,000 sq ft) and Boulder Community Health Parking Garage (63,000 sq ft).

2015-2040 PROJECTIONS

UPDATED – 08/28/15

OUR LEGACY. OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

Introduction and Background

The Boulder Valley Comprehensive Plan (BVCP) contains a Land Use Plan that guides the future type, location, and intensity of growth and development. The plan largely reflects what is already built, but also aims to implement the community's vision for future development. As part of each BVCP update process, new 25-year projections are completed to inform discussions about future growth and potential changes to the Land Use Plan. For the 2015 update, the projections are calculated to 2040.

How are Projections Used?

- Projections give a broad sense of what type, location, and pace of housing and jobs might occur communitywide *based on current adopted policies* (e.g., current zoning).
- They help inform conversations about the kind of future Boulder wants, and potential changes to current policies. In the past, the city has changed land uses from commercial and industrial to mixed use and residential based on projections data and community-defined priorities.
- City departments like transportation, parks and utilities use the projections to plan for system needs in long range master plans.

How are Projections Not Used?

- Projections do not address quality or character of development or social issues (e.g., diversity, cost of housing, types of future jobs and incomes, etc.).
- They are not useful at the site-specific level because the methods of calculation are based on broad assumptions for large areas; accuracy is lower for individual parcels.
- They do not represent a "given." They reflect what could happen under current policies and zoning, and reasonable assumptions regarding demographics and economic growth.

How are the Growth Projections Calculated?

The BVCP projections use a capacity-based methodology with the following (generalized) steps:

1) Estimate current dwelling units, population, and employment
2) Estimate total development capacity using what is allowed by-right by existing zoning
3) Subtract existing development from total capacity to determine the capacity for additional growth
4) Fill this remaining capacity using historic growth rates and other assumptions (see the "What Assumptions Applied?" section of this report for more information).

Note: this is not the complete methodology. For additional details please see page 6 and refer to the *2015-2040 BVCP Projections Methodology* on www.BoulderValleyCompPlan.net.

Summary of Results

Table 1 below summarizes the results of the 2040 projections. Table 2 provides additional detail by subcommunity on zoning capacity. The maps on pages 3 and 4 accompany Table 2 and show areas where there is capacity for future residential (Figure 1) and employment growth (Figure 2), based on the capacity analysis that is at the core of the model.

Table 1: Boulder Growth Projections

	Existing	Additional to 2040	2040 Total	Additional to Zoning Capacity	Zoning Capacity Total
Dwelling Units					
City Limits (Area I and III Annexed)	45,740	6,260	52,000	-	52,000
Area II	5,710	490	6,200	-	6,200
Total Service Area	**51,450**	**6,750**	**58,200**	**-**	**58,200**
Population (including group quarters)					
City Limits (Area I and III Annexed)	104,810	18,190	123,000	-	123,000
Area II	12,030	1,070	13,100	-	13,100
Total Service Area	**116,840**	**19,260**	**136,100**	**-**	**136,100**
Employment					
City Limits (Area I and III Annexed)	98,510	18,490	117,000	34,200	151,200
Area II	2,920	580	3,500	1,800	5,300
Total Service Area	**101,430**	**19,070**	**120,500**	**36,000**	**156,500**

Table 2: Zoning Capacity by Subcommunity

Subcommunity*	2015 Dwelling Units	Additional Dwelling Units to Zoning Capacity	Total Dwelling Units at Zoning Capacity	2015 Population	Additional Population to Zoning Capacity	Total Population at Zoning Capacity	2015 Employees	Additional Employees to Zoning Capacity	Total Employees at Zoning Capacity
Central Boulder	13,370	730	14,100	29,520	1,580	31,100	23,580	3,820	27,400
Colorado University	2,020	1,080	3,100	9,320	4,280	13,600	11,990	3,510	15,500
Crossroads	4,250	1,250	5,500	8,790	2,810	11,600	13,850	10,950	24,800
East Boulder	1,400	800	2,200	3,450	1,750	5,200	17,940	17,260	35,200
Gunbarrel	5,600	200	5,800	10,800	1,500	12,300	12,750	12,850	25,600
North Boulder	6,080	620	6,700	12,670	1,430	14,100	4,380	1,120	5,500
Palo Park	1,720	480	2,200	3,650	1,050	4,700	790	310	1,100
South Boulder	7,320	480	7,800	15,450	1,050	16,500	4,070	1,730	5,800
Southeast Boulder	9,680	1,120	10,800	23,180	3,820	27,000	10,690	3,210	13,900
Total	51,440	6,760	58,200	116,830	19,270	136,100	100,040	54,760	*154,800*

*Subcommunities encompass Area I and Area II

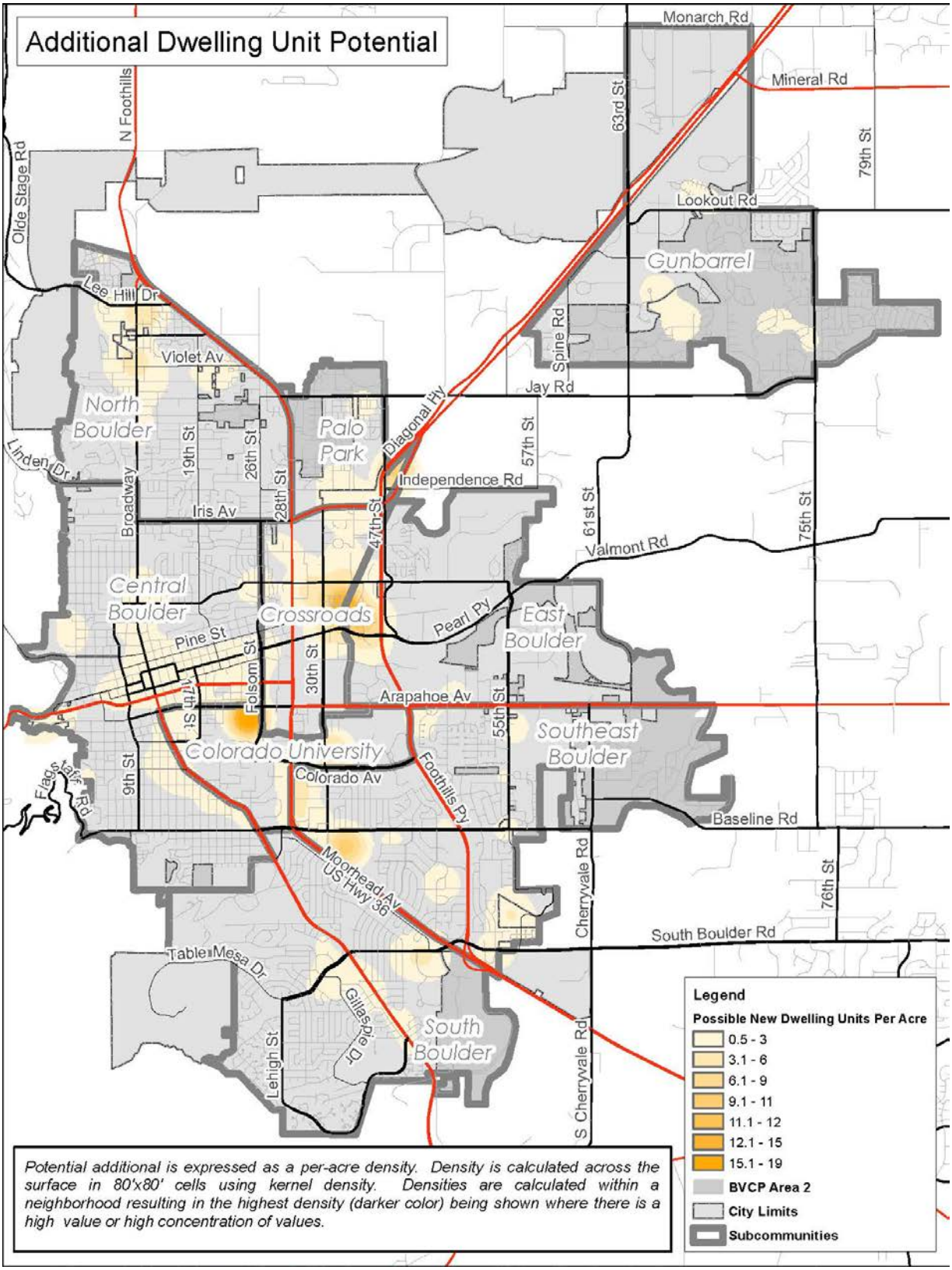


Figure 1: Additional Dwelling Unit Potential at Zoning Capacity

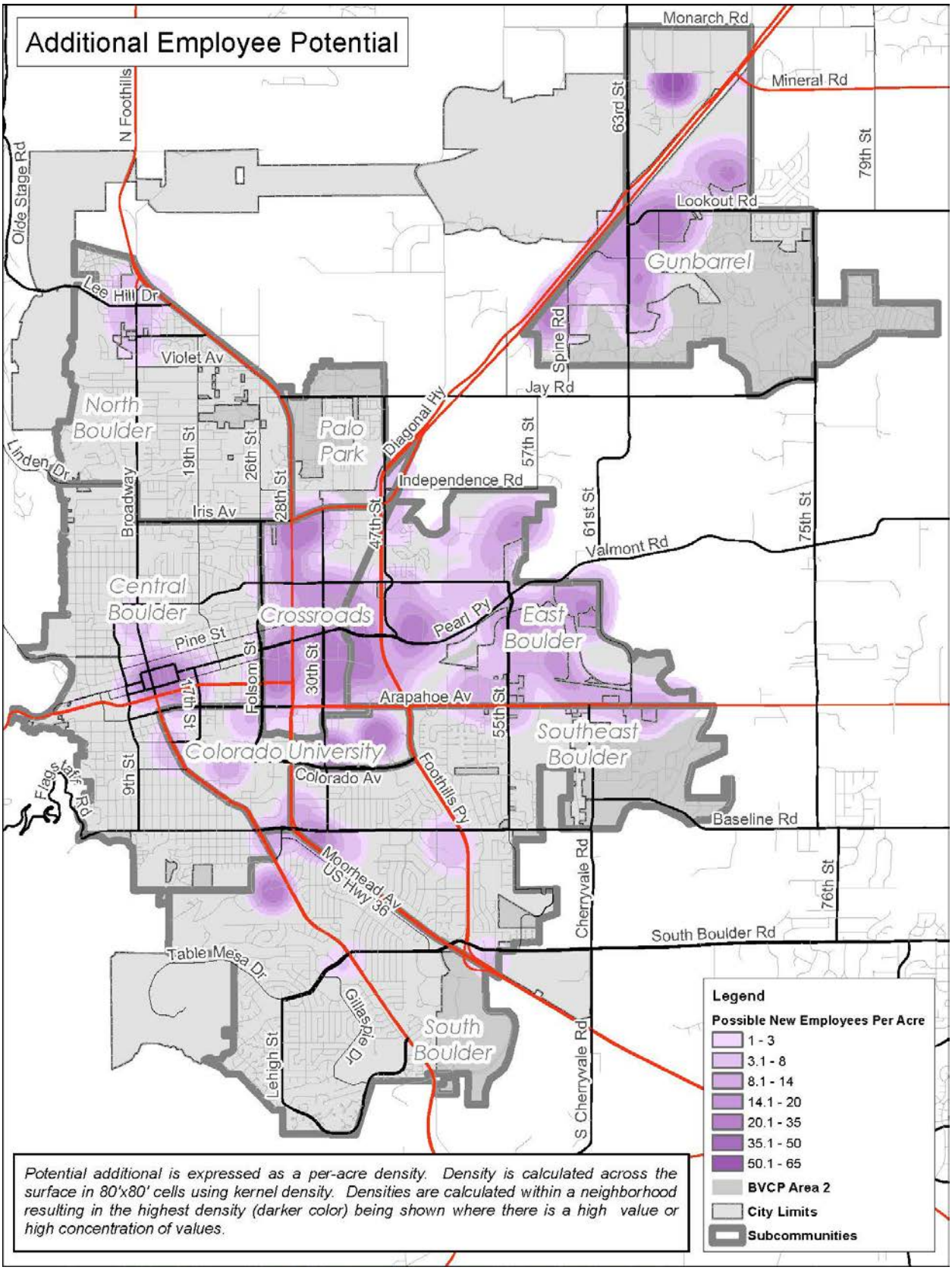


Figure 2: Additional Employee Potential at Zoning Capacity

What Do The Results Mean?

- Based on current policies, the community is relatively built out and will not change much in the future except through redevelopment in select locations, mostly along major corridors or in mixed use areas where the plan's current policies have directed more intensity.
- Boulder has more potential for non-residential development (jobs) than for housing. Based on current zoning, Boulder reaches its capacity for additional housing before 2040, but has continued capacity for additional jobs beyond 2040.

Residential

- In 2015, City of Boulder (Area I) has 45,740 housing units and 104,810 people. The remainder of the Service Area (Area II) has 5,710 housing units and 12,030 people.
- By 2040, the city has potential for 6,260 new housing units and 18,190 additional people. Area II has potential for 490 new units and 1,070 additional people.
- CU is projecting additional growth by 2040 in the form of new group quarters (dormitory) populations as well as residential units (apartments). They are projecting approximately 720 units and 2,070 people on the main campus, 250 units and 2,025 people in the East Campus, and 855 people near Williams Village (in the Southeast Subcommunity). These additional units and group quarters populations are accounted for by the model as part of the overall dwelling unit and population increases.
- Beyond 2040 there is no additional capacity for housing units and people, as the model indicates that Boulder will reach its residential development capacity a few years prior to 2040.
- Most of the potential for residential units is located in either Mixed Use or Residential Medium/High districts in Crossroads, Boulder Junction, and along major corridors such as 28th St. or Broadway or near Downtown.
- Most single family neighborhoods in Boulder will not see any change based on zoning potential, apart from some larger parcels that are scattered throughout neighborhoods that could accommodate another unit. The ability for these larger parcels to add a residential unit would depend on many factors such as slopes, access, and the location of the existing home and structures.

Non Residential

- In 2015, City of Boulder (Area I) has 98,510 jobs. The remainder of the Service Area (Area II) has 2,920 jobs.
- By 2040, the city has potential for 18,490 new jobs and Area II has potential for 580 new jobs.
- Beyond 2040, there is zoning capacity for 34,200 additional jobs in the city and 1,800 jobs in Area II.
- Most of the job growth potential is in Crossroads, East Boulder (including Boulder Junction), and Gunbarrel.
- There is little-to-no potential for non-residential growth within single family neighborhoods.

Housing and Jobs Mix and Balance

- The current housing and jobs mix is 45,740 housing units to 98,510 jobs (1:2.2). Boulder is an employment center, as called for in the 2010 BVCP. Based on current zoning with no changes, the 2040 mix of housing and jobs will be 52,000 housing units to 117,000 jobs (1:2.3). Because the projections model predicts that residential capacity will be reached prior to 2040, the number of housing units stays the same beyond 2040 while jobs continue to grow until zoning capacity is reached. At capacity, the model shows that the mix will be 52,000 housing units and 151,200 jobs (1:2.9).

What Assumptions Applied?

A number of assumptions are factored into the projections model. A summary of key assumptions is provided below. Additional detail can be found in the full projections methodology posted on www.BoulderValleyCompPlan.net .

What Residential Assumptions Went into the Model?

- The model is based on zoning capacity and parcels with redevelopment potential. A number of parcels were screened out entirely (condos, single family homes), and the model applies different redevelopment assumptions to residentially-zoned parcels with private schools and places of worship.
- In assessing redevelopment potential, the model factors in environmental constraints such as floodplains and wetlands.
- Some large single family parcels have potential for lot splits but not all were counted toward the total if other factors indicated that they are fairly unlikely to redevelop.
- It assumes a 0.6% annual residential growth rate, a
- 97.6% occupancy of residential units based on State Demographer's office estimate, and
- 2.16 people per dwelling unit based on 2010 U.S. Census.
- Group quarters populations are included within the population numbers, but can be pulled out as a separate line item.

What Non Residential Employment Assumptions Went into the Model?

- The current employment estimate was created by accounting for the total number of wage and salary jobs occurring geographically inside the city limits and Area II, plus an estimate of self employed jobs based on a percentage of the employed labor force.
- In 2015, as a result of the city's effort to refine estimates, the existing employment estimate is lower than the previous methodology would have reported. It was determined that some jobs with "Boulder" addresses are actually outside of the city limits. The city coordinated with the University of Colorado's Leeds School of Business in its efforts to refine the estimation methodology.
- Source for employment data: Bureau of Labor Statistics from DOLA.
- Self employment is estimated using the U.S. Census Bureau American Community Survey (ACS) methodology applied to city numbers.
- As with residential, the employment projections are based on zoning capacity and parcels with redevelopment potential.
- It assumes a 0.7% growth rate.

2015-2040 PROJECTIONS METHODOLOGY

UPDATED 08/28/15

The 2040 growth projections are based on land use "zoning capacity" and growth rate assumptions. The Boulder Valley Comprehensive Plan (BVCP) has a planning timeframe of 15 years but calls for growth projections to extend 25 years out from the most current update of the plan.

Background

The growth projection model has been continually improved over the past 15 years. In 2002, as part of the Jobs to Population project, the city developed a new projections methodology. Growth projections before 2002 were done by identifying vacant land, opportunity sites and areas of anticipated growth. At that time, a review of the method determined that it was not very accurate. One of the defined roles of the Jobs to Population Task Force was to examine the growth projections, methodology and assumptions, and to offer advice on how to improve the accuracy and quality of the projections. The task force reviewed and provided guidance on developing a new method of projections, using a combination of a "land use model" and an "economic model." They requested examination of the total non-residential development that could occur under existing zoning. This zoning capacity (or buildout) number is useful to determine whether building under our current zoning regulations results in the amount and mix of development that is desired for the future, and has no time frame associated with it. This land use and economic model method has been used in our growth projections since the Jobs to Population Task Force recommended this approach. The 25-year projections are based upon this zoning capacity information supplemented by growth assumptions and input from DRCOG, the State Demographer's Office, and local and state economists.

In 2015, the city slightly refined its methodology and began to use CommunityViz software to enhance the capacity calculations. The refinements include:

1. A more accurate estimate of current employment using refined source data and calculations
2. A more accurate estimate of future residential zoning growth capacity and future growth of mixed use zones due to the modeling capability of CommunityViz

Projections results are published at the BVCP Planning Area level, with additional detail on zoning capacity at the subcommunity level. Geographic areas smaller than subcommunities are not appropriate for publication because the mathematical calculations as described in this report are based on averages for entire zoning districts. When the calculations are used for smaller geographic areas the accuracy and confidence in the numbers quickly drops.

Estimating Current (2015) Population and Employment Methodology

The projections begin with establishing an accurate estimate of existing dwelling units, population, and employment. This is done on an annual basis and is summarized below:

Current Dwelling Units

Dwelling Units are maintained on a yearly basis in the city's GIS. Boulder County Assessor data is used for Area II dwelling unit numbers. Each year the map of dwelling units is audited using building permit data to account for new units constructed and units demolished. Any dwelling units added via annexations are mapped/verified. Mobile home counts are audited using data provided by the Boulder County Assessor. Unit counts are verified when possible to the rental license and accessory unit databases.

Group quarters population is taken from the city's annual census of group quarter facilities. Group quarters include dormitories, sororities and fraternities, jail, skilled nursing facilities, and group home shelters.

Current Population - Census Bureau Method Applied to City Data

1. An occupancy rate is applied to the existing dwelling units (based on the latest Colorado State Demographer's Office estimate. For 2015 projections the rate used was 97.59%). A persons per household factor is then applied to the occupied dwelling unit number. The current factor is 2.16 persons per household (2010 U.S. Census). These factors are revised and verified with every decennial census.
2. The population living in group quarters facilities is then added, to give a total current population estimate.

Current Employment

Current employment is comprised of the total number of wage and salary jobs occurring geographically inside the city limits and Area II plus an estimate of self employed jobs based on a percentage of the employed labor force.

Wage and Salary Jobs

The city uses Bureau of Labor Statistics data from the Colorado Department of Labor and Employment to establish the base employment. This data is from the Quarterly Census on Employment and Wages (QCEW, formerly ES-202), which is reported by 98% of all businesses. The data is mapped using the supplied latitude/longitude values and basic Q/C is performed for the historically known employers for which the map coordinates are incorrect. For the most part this geographic correction constitutes the Federal Labs. For firms that do not have latitude/longitude values supplied the address is geocoded in the GIS to garner a coordinate pair. Firms that do not have an address that can be geocoded are discarded. This constitutes about 1.4% of distinct firm locations for Boulder County. The employment numbers are aggregated as a 12 month average for each distinct firm location. This 12 month average is used to summarize the current employment for each geography reported.

In 2015, as a result of the city's effort to refine estimates, the existing employment estimate is lower than the previous methodology would have reported. It was determined that some jobs with "Boulder" addresses are actually outside of the city limits. Prior year estimates have not yet been revised to reflect this new methodology. Revision to previous year estimates will be completed in 2015.

Self Employment

Self employment is estimated using the U.S. Census Bureau American Community Survey (ACS) methodology applied to city numbers. The self employed number is obtained by multiplying each year's self employed percentage to the resident employed labor force. The city uses the annual unemployment rate for Boulder County published by the Colorado Department of Labor and Employment. This is the smallest geography for which the rate is published. The assumption is as follows: (((Population x Percent of Population 16 and older) x Percent of 16 and Older In Labor Force) x Percent of Labor Force Employed) x Percent Self Employed

The city is using the definition of self employed as used in the American Community Survey (for more information please see http://www.census.gov/programs-surveys/acs/ *referenced on 6-25-2015*) The number arrived at may not include all self employed jobs for which a person conducts business inside the city limits or Area II nor does this number account for residents who are self employed but conduct all of their business outside the city limits or Area II. By default all self employed jobs are tied geographically to the address for which the person resides regardless of where the business is conducted. This is one limitation on estimating self employed jobs. For projections purposes the city has determined that the ACS methodology is statistically solid and reproducible over time (forward and backward).

An important note on the self employed estimate is that the city does not include all "non-employer" jobs in the self employment estimate. These are jobs that generate income for which an individual is required to file federal income taxes (such as a sole proprietor or someone who files a Schedule C with their taxes). The limitation on this data is that it includes all jobs for which receipts of $1,000 or greater are reported (greater than $1 for construction jobs) and the data is only available at the county level. One cannot add non-employer numbers to wage and salary numbers, as it will result in an inaccurately high estimate. For additional information on non-employer jobs please see the Census Bureau's web page (http://www.census.gov/econ/nonemployer/index.html *referenced on 6-25-2015*).

Estimating Future Population and Employment Methodology

Projecting future population and employment uses a detailed set of assumptions and methodologies, based off of the existing estimates, current property information, development constraints, historic growth rates, zoning districts and land use code.

Dwelling Unit and Population Projection Methodologies

Zoning Capacity Methodology for Dwelling Units

Future dwelling unit potential is identified by examining properties where residential use is allowed under current land use regulations, approved area plans and anticipated development projects. For BVCP Area II, future land use is converted to equivalent city zoning districts. A dwelling unit per acre factor and residential to commercial/industrial development mix factors for zones that allow residential uses is then applied to each area where residential use is allowed. These factors are based on the city Land Use Code and historic development patterns. These site-specific and geographic estimates are then used to give an estimate of the total number of additional dwelling units possible taking into account existing dwelling units and existing commercial/industrial development where there is a mix of uses. Additional on-campus student housing planned by the University of Colorado Boulder as identified in the campus master plan is included in this estimate. This establishes the assumed total capacity for future dwelling units under current land use policies and facility plans.

25-year (2040) Projection Methodology for Dwelling Units

The city uses a historic growth rate average (0.6%, roughly 268 units per year) to project additional dwelling units into the future, until the zoning district capacity is reached as described above. For the 2015-2040 projections, this maximum number of units is anticipated to be reached within the 25 year projections timeframe. The total population count is developed using the same occupancy rate and persons per household factor as current population estimates.

Employment Projection Methodologies

Zoning Capacity Methodology for Employment

Future employment potential is identified by examining properties where commercial or industrial use is allowed under current zoning regulations. For BVCP Area II, future land use is converted to equivalent city zoning districts. The zoning capacity is generally developed using the following process:

1. Attribute all parcels where projections should not be made (public land, parks, open space, rights-of-way, etc).
2. Add development constraints into model. Assumption is the conveyance and high hazard flood zones, regulatory wetlands and outlots where no development will occur.
3. Attribute unique parcels which require individual assessment and calculation based on individual property assumptions developed by the city and others.
4. Calculate the existing square footage based on Boulder County assessor data.
5. Calculate existing dwelling units using existing mapping.
6. Calculate remaining capacity. Square footage is calculated using an assumed future floor area ratio (FAR) by zone. FAR assumptions are based on zoning district standards and recent development trends. In areas where redevelopment trends are close to the maximum FAR allowed in the zoning district (e.g., downtown), a figure close to the maximum FAR is used for zoning capacity. In other

areas where redevelopment trends vary (e.g., the Boulder Valley Regional Center), the assumed FAR for zoning capacity is significantly reduced, based on city assumptions developed in 2002. For example, in the BVRC the maximum FAR allowed under existing zoning is 2:1, whereas the projections assume redevelopment up to a maximum of only 0.7:1.

7. Factor the percentage of properties that will redevelop over time (city typically assumes 95%).
8. Calculate an assumed square footage per employee, which was developed with consulting resources and field-verified by city staff (varies from 285 to 600 square feet/employee). (This factor is not used for special projection sites, see #2)
9. Factor in a vacancy rate.

This process results in the zoning capacity (buildout) of employment and dwelling units. This is the "land use model" portion of the projections.

25-year Projection Methodology for Employment

To establish our 25-year projections the city uses an "economic model." An annual growth rate is applied to the existing employment to project into the future. This growth rate is developed as an economic model with input and information from state economists, the State Demographer's office, and DRCOG's regional model. For estimating growth between 2015 and 2040, the assumed annual average growth rate is 0.7%.

TRENDS REPORT

Public Review Draft

August 25 , 2015

Table of Contents

INTRODUCTION

The Use of Trends Analysis in the BVCP

The Trends Report for the 2015 Boulder Valley Comprehensive Plan (BVCP) Update presents a diverse collection of data, including snapshots in time of current/recent conditions, as well as trends over time from different sources (identified in this draft with endnotes). Much of the information is presented at the citywide level. To allow for an appropriate perspective, some data is presented at regional scales as well. The most common regional scales included in this report are Boulder County, the Denver Metropolitan Region, and in some cases, Colorado.

The data that is used in this report comes from a variety of sources at the national, state, regional, and local levels. Data availability played a major factor in the indicators that were selected for this report. Due to data limitations, this report cannot be exhaustively comprehensive in its scope, but rather should be viewed as a resource that helps to shed light on high-level topics that the BVCP Update will address such as population, growth and development, connectivity, and others.

By highlighting existing conditions and recent changes in the community and region, this Report helps to establish the context for the BVCP Update. Previous updates have identified focus areas for new content or policy changes to the BVCP. These focus areas are determined not only by data and trends analysis, but also by issues and concerns of the time. Along with the other technical analysis products that comprise the foundations work for the BVCP Update, this Report helps to provide information to support additional conversations with the community and its decision-makers in identifying the appropriate focus areas for the update and refined policies and metrics.

Relationship to Other BVCP Products

This report is part of a collection of technical analysis products that support and inform the 2015 BVCP Update, including:

- 2015 Community Profile
- 2015 Affordable Housing Profile
- 2015-2040 Population and Employment Forecasts
- Map Inventory Updates and Analyses
- Subcommunity Fact Sheets
- Master Plan Inventory and Alignment (to be developed)
- Accomplishments and Challenges Analysis

When taken together, these work products will provide an informational foundation for conversations and policy discussions that will occur throughout the remainder of the BVCP update process. Beyond the 2015 BVCP Update, they will serve as an informational resource in the years ahead.

The Sustainability Framework

This report uses the components of Boulder's sustainability framework as an organizing element. Sustainability was advanced in the 2010 BVCP and has since been adapted into a framework that is used in the city's strategic plans, master plans, and projects. Sustainability is used as a unifying framework to meet environmental, economic, and social goals. The framework has two purposes: it helps to ensure policy alignment across different city departments and services provided by the city, and it also serves as a bridge linking individual planning efforts with the city's priority-based budgeting process.

Boulder's Sustainability Framework

The City of Boulder is continuously working to provide service excellence for an inspired future and this effort, the sustainability framework helps to provide a common language for community and City Council goals and priorities and ensure consistency. The framework uses seven broad categories as outcomes necessary for Boulder's vision of a great community. Strategies to achieve those outcomes are developed and advanced in the annual budget as well as strategic and master plans.

Safe Community

- Enforces the law, taking into account the needs of individuals and community values
- Plans for and provides timely and effective response to emergencies and natural disasters
- Fosters a climate of safety for individuals in homes, businesses, neighborhoods and public places
- Encourages shared responsibility, provides education on personal and community safety and fosters an environment that is welcoming and inclusive

Healthy & Socially Thriving Community

- Cultivates a wide-range of recreational, cultural, educational, and social opportunities
- Supports the physical and mental well-being of its community members and actively partners with others to improve the welfare of those in need
- Fosters inclusion, embraces diversity and respects human rights
- Enhances multi-generational community enrichment and community engagement

Livable Community

- Promotes and sustains a safe, clean and attractive place to live, work and play
- Facilitates housing options to accommodate a diverse community
- Provides safe and well-maintained public infrastructure, and provides adequate and appropriate regulation of public/ private development and resources
- Encourages sustainable development supported by reliable and affordable city services
- Supports and enhances neighborhood livability for all members of the community

Accessible & Connected Community

- Offers and encourages a variety of safe, accessible and sustainable mobility options
- Plans, designs and maintains effective infrastructure networks
- Supports strong regional multimodal connections
- Provides open access to information, encourages innovation, enhances communication and promotes community engagement
- Supports a balanced transportation system that reflects effective land use and reduces congestion

Environmentally Sustainable Community

- Supports and sustains natural resource and energy conservation
- Promotes and regulates an ecologically balanced community
- Mitigates and abates threats to the environment

Economically Vital Community

- Supports an environment for creativity and innovation
- Promotes a qualified and diversified work force that meets employers' needs and supports broad-based economic diversity
- Fosters regional and public / private collaboration with key institutions and organizations that contribute to economic sustainability
- Invests in infrastructure and amenities that attract, sustain and retain diverse businesses, entrepreneurs and the associated primary jobs

Good Governance

- Models stewardship and sustainability of the city's financial, human, information and physical assets
- Supports strategic decision-making with timely, reliable and accurate data and analysis
- Enhances and facilitates transparency, accuracy, efficiency, effectiveness and quality customer service in all city business
- Supports, develops and enhances relationships between the city and community/ regional partners
- Provides assurance of regulatory and policy compliance

EXECUTIVE SUMMARY

Livable Community

Boulder has an international reputation as a great city with a high quality of life. At the same time, the city and region are in a post-recession growth period that is creating questions about the pace, quality, and type of development occurring in the community. Real estate values have been in a period of accelerated growth in the past few years, and the urban service area has almost no vacant land remaining. Because there are no large tracts of undeveloped land remaining in the city, the residential unit mix has long-since shifted away from a primary focus on larger single-family homes and toward smaller homes, attached homes, and multifamily.

Key Livability Trends:

- Boulder is the largest city in Boulder County and since 2010 its housing units have grown at a rate of approximately 0.8% a year, and its population at a rate of approximately 1.4% a year. The overall population has not significantly aged or diversified since 2000. However, an aging population is expected to be a predominant trend over the next 25 years.
- The presence of a large university student population affects citywide statistics, making the city as a whole younger and less affluent than its neighbors and the region. When the effect of the student population is accounted for, the opposite is often true.
- Boulder continues to grow and add housing units, with a majority of new units being attached and multifamily units.
- Home prices in Boulder have long been higher than the region and are rising fast in the post-recession economy.
- There is very little undeveloped land remaining within the city (less than 1% of the total parcel acreage), meaning that future growth will occur primarily through redevelopment of existing properties.

Accessible & Connected

Boulder is a multi-modal city. Residents walk, bike, and use transit for a higher percentage of trips than their counterparts in the region. Changing travel behaviors on the part of residents have allowed Boulder to see overall reductions in key statistics such as arterial traffic volumes despite growth in population and employment.

Key Accessibility and Connectivity Trends:

- Boulder's daily vehicle miles traveled hit a peak in the mid-2000s and haven't grown appreciably since then despite continued increases in both population and jobs.
- The mode share of single occupant vehicle (SOV) travel by Boulder residents has shown a steady decline over time that is anticipated to continue. However, the SOV mode share of non-resident employees (in-commuters) has not changed and is identified as a challenge to reaching city goals.
- Boulder's status as an employment center makes regional transportation choices especially important in meeting the community's accessibility and connectivity goals.
- Boulderites bus, bike, and walk in higher numbers than do people in the region.
- 26% of Boulder residents currently live in a 15-minute neighborhood.
- Nearly all Boulder Community Survey respondents had access to the Internet.

Environmentally Sustainable Community

Shocks and stresses seem to be the "new normal" for communities. Within the past 10 years, Boulder has emerged from two wildfires, a major flood, and an economic downturn. Moreover, the city is preparing for Emerald Ash Borer's effects on the Ash tree canopy and is working to prevent decline of pollinators. The scientific community continues to warn about increasing rates of climate change and the need to mitigate and adapt. At the same time, Boulder is an international leader in environmental sustainability and is actively working to meet these challenges.

Key Environmental Sustainability Trends:

- Recent waste generation trends for landfill, recycling, and composting are relatively flat in the recent past, with the single family residential sector diverting the highest percentage of its waste from the landfill, and the commercial sector generating the most waste.
- While the residential sector has seen a decrease in per-household energy use since 2005, the commercial and industrial sectors have seen the opposite trend in terms of both energy use intensity and per-employee consumption.
- Decreases in per capita water consumption have reduced Boulder's annual total water use to levels last seen in the 1970s and 1980s, when population and employment were both much lower than they are today.
- The community's open space and mountain parks are an important reservoir of biodiversity. Open space conservation efforts have preserved approximately 45,500 acres of land since the 1800s.
- Projected temperature patterns indicate a high probability of significant warming in this region over the next 20-25 years.

Healthy & Socially Thriving

There are many positive health and social trends in Boulder, including better-than-average personal health among residents, a high quality educational system, and high levels of community satisfaction with key amenities such as parks and open spaces. At the same time other social issues, such as homelessness, remain a primary area of concern for the community.

Key Health and Social Trends:

- Boulder County residents may be somewhat healthier than Colorado residents with respect to a variety of health indicators and have lower rates of obesity than Colorado residents.
- Access to healthy food may be improving, with hundreds of acres of OSMP land dedicated to local food production, and Farmers' Market sales nearly doubling within the last decade.
- When expressed as a percentage of total population, a 2013 point-in-time survey suggested that the concentration of homelessness in Boulder was at a similar level to Denver. Other cities in the region had both higher and lower concentrations.
- Local public schools perform at a high level compared to the state average.
- Boulder has a robust park system that meets or exceeds levels of service provided by peer cities both in the region and nationally.

Safe Community

Although individual crime statistics tend to fluctuate from year-to-year, statistics show that crime rates in Boulder are somewhat lower than in the other large cities in Boulder County, while the number of full-time officers (per 1,000 residents) is higher. Community survey results show that Boulder is increasingly perceived by its residents as a safe community.

Key Safety Trends

- Community perceptions of safety have generally increased over time.
- Recent arrest and accident data show that while incident counts may fluctuate somewhat from year to year, incident trends are relatively flat overall.
- The demand for emergency services (based on call activity and number of responses) is increasing over time.

Economically Vital Community

Boulder remains a major employment center, with job growth continuing to keep pace with population growth since the 2010 BVCP update. At the same time, Boulder continues to demonstrate long-standing trends of lower unemployment rates and higher average annual wages than the region and state. A culture of innovation and a strong creative economy are drivers of Boulder's ongoing economic success.

Key Economic Vitality Trends

- Boulder has a diverse economy supported by the university, federal labs, and a diverse mix of small and large businesses in a range of industries.
- A collaborative environment supports the creation and growth of businesses in Boulder.
- Low commercial vacancy rates, low unemployment rates, and rising lease rates reflect economic vitality and potential future challenges.
- Boulder has one of the nation's most highly educated workforces.
- The city continues to be an employment center for Boulder County and has experienced job growth since 2010.
- Boulder is a center for business innovation and startup activity.

Good Governance

The Boulder Community Survey results indicate that Boulder is doing well in terms of many community goals. It is a safe, healthy, accessible/connected, and desirable place to live. Over the course of many decades, local policy decisions have contributed to this high quality of life.

Key Good Governance Trends

- Based on the Boulder Community Survey, long-term trends have generally been steady or upward with respect to the overall direction and effectiveness of Boulder city government.
- Public impressions of city employees have also increased somewhat over time.
- Voters in Boulder County turn out for elections at approximately the same rate as Colorado voters in general.
- The city is fiscally responsible as evidenced by its consistently high bond ratings and annual maintenance spending.

LIVABLE COMMUNITY

The sustainability framework defines a livable community as one that is safe, has diverse housing options, is well-maintained, provides reliable services, and is inclusive for all. The BVCP addresses livability with a variety of goals and policies on the built environment, housing, and community well-being. The data presented in this section addresses these themes by presenting data on population characteristics, income, housing, land use, and quality of life.

KEY LIVABILITY TRENDS

- Boulder is the largest city in Boulder county, and since 2010 its housing units have grown at a rate of approximately 0.8% a year, and its population at a rate of approximately 1.4% a year.
- The overall population has not significantly aged or diversified since 2000. However, an aging population is expected to be a predominant trend over the next 25 years.
- The presence of a large university student population affects citywide statistics, making the city as a whole younger and less affluent than its neighbors and the region. When the effect of the student population is accounted for, the opposite is often true.
- Boulder continues to grow and add housing units, with a majority of new units being attached and multifamily units.
- Home prices in Boulder have long been higher than the region and are rising fast in the post-recession economy.
- There is very little undeveloped land remaining within the city (less than 1% of the total parcel acreage), meaning that future growth will occur primarily through redevelopment of existing properties.

POPULATION

2015 POPULATION ESTIMATES[1]

City of Boulder 104,810

Boulder Service Area 116,840

2040 POPULATION PROJECTIONS[2]

City of Boulder 123,000

Boulder Service Area 136,100

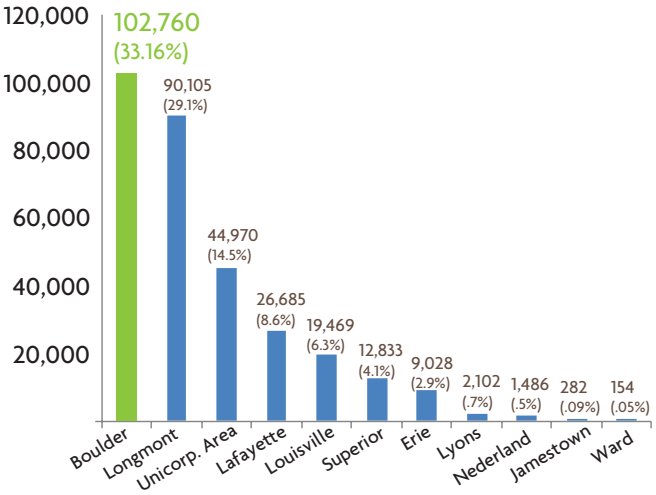
2030 UNIVERSITY OF COLORADO ENROLLMENT[3]

2014 Enrollment 30,000

2030 Enrollment Projected 36,500

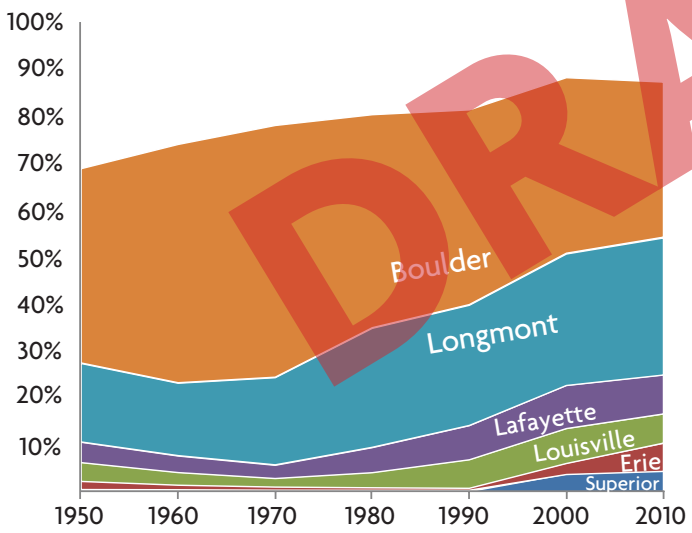
According to the University of Colorado's *Flagship 2030* report, the university's enrollment may grow by about 6,500 students by 2030.

2013 BOULDER COUNTY POPULATION BY MUNICIPALITY[4]



Boulder is the largest city in Boulder County, with approximately one-third of the total county population.

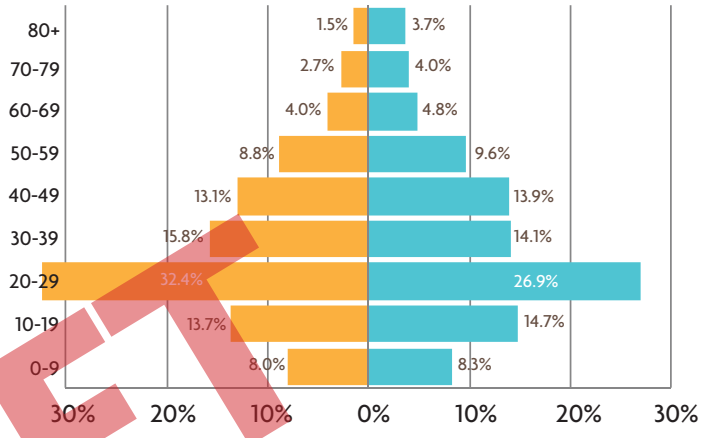
POPULATION SHARE IN BOULDER COUNTY OVER TIME[5]



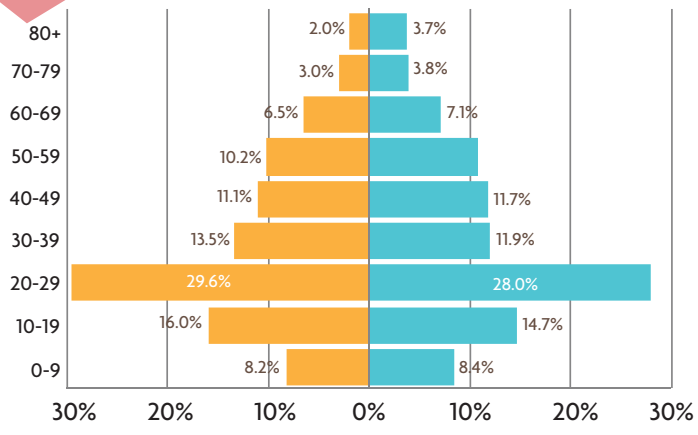
Boulder's population is growing, but nearby municipalities have been growing faster. As a result, the population of the City of Boulder represents a diminishing percentage of the total Boulder County population over time, from about 50% in the 1960s to about 33% today.

AGE DISTRIBUTION[6]

Boulder 2000

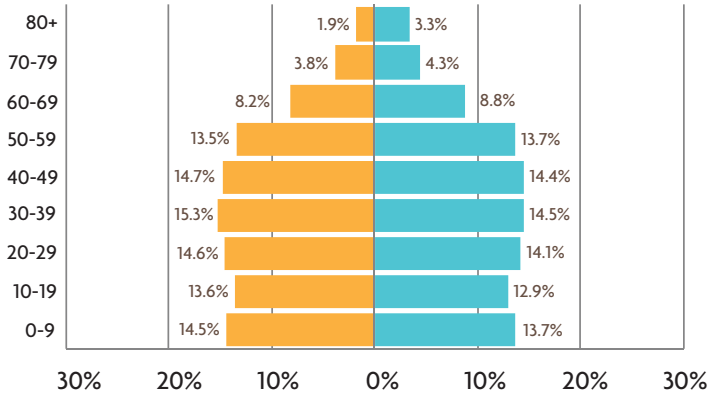


Boulder 2012



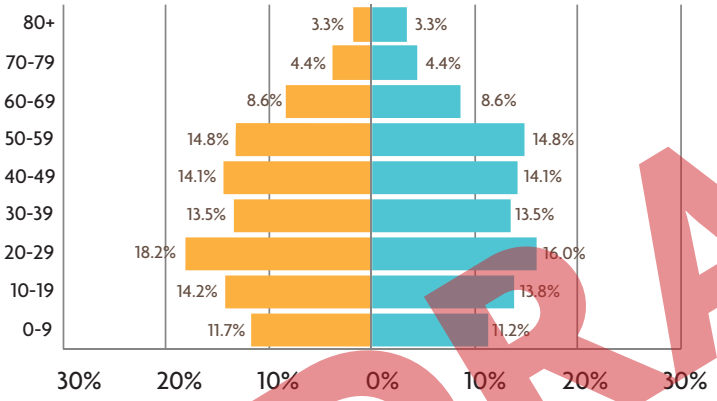
The "population pyramids" shown above and on the next page depict the age and gender distribution of the population at specific points in time. A comparison of the 2000 and 2012 pyramids for Boulder show that the city's age distribution changed only minimally during that time.

Denver- Aurora- Boulder Consolidated Statistical Area 2012

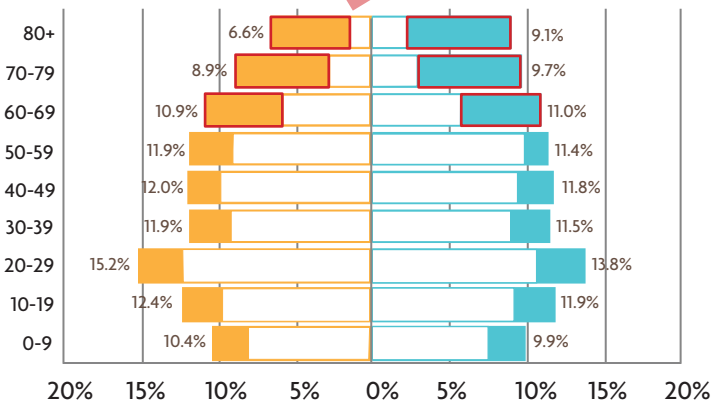


The City of Boulder's age distribution (shown on previous page) skews toward college-age residents, but is otherwise similar to the county and the region.

Boulder County 2012

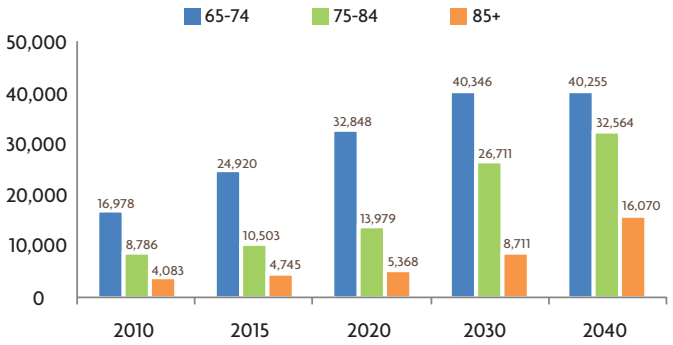


Boulder County 2040 [7]



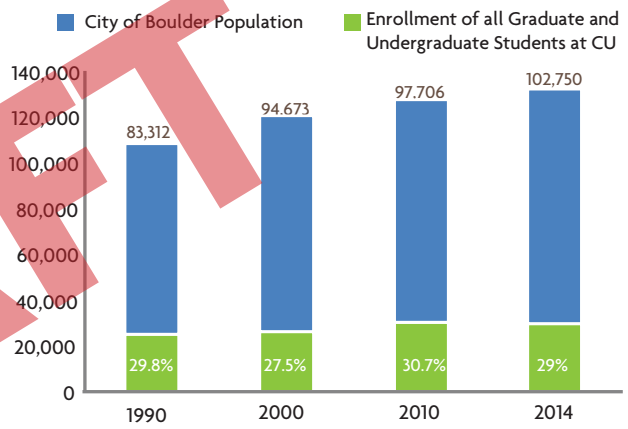
2040 county-level population estimates from the Colorado Department of Local Affairs show a dramatic shift in age distribution predicted over the next 25 years, especially for age groups that are 60 and older.

BOULDER COUNTY 2010-2040 POPULATION 65+[8]



The current population of people in Boulder County that are 65 or older (40,168) is expected to more than double by year 2040 (88,829).

UNIVERSITY STUDENT POPULATION OVER TIME[9]



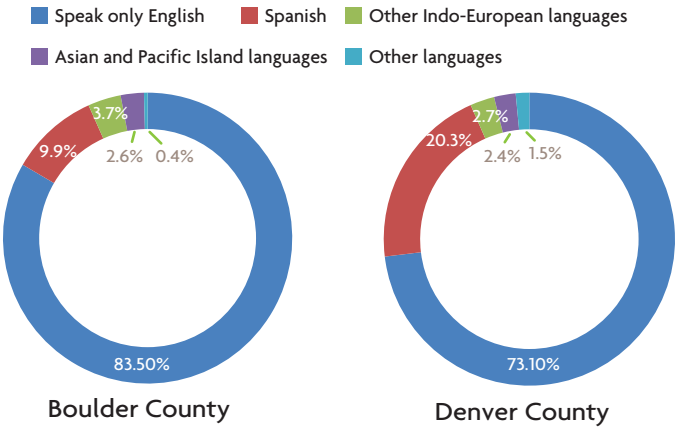
University of Colorado students have comprised approximately 30% of Boulder's population for many years.

BOULDER RACE AND ETHNICITY[10]

Race/Ethnicity	2000		2013	
White	83,627	88.3%	89,467	89.1%
Black/African Am.	1,154	1.2%	913	0.9%
Am. Indian	450	0.5%	266	0.3%
Asian	3,806	4.0%	4,411	4.4%
Pacific Islander	48	0.1%	42	0.0%
Other Race	3,318	3.5%	2,373	2.4%
Two or More Races	2,270	2.4%	2,891	2.9%
Total	94,673	100%	100,363	100%
Hispanic or Latino	7,801	8.2%	8,817	8.8%
Not Hispanic	86,872	91.8%	91,546	91.2%

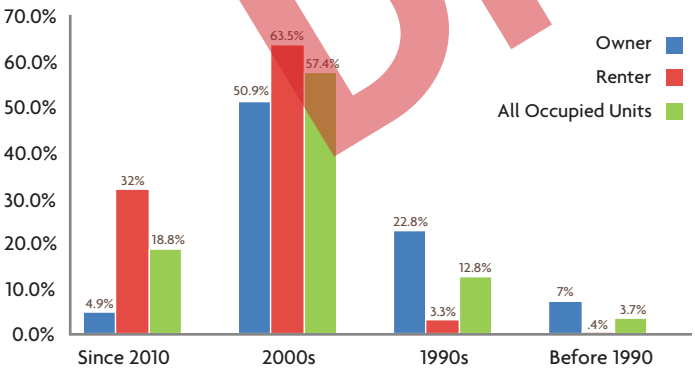
Although the population has grown, Boulder's racial and ethnic composition has changed minimally since 2000.

LANGUAGE SPOKEN AT HOME[10]



English is the predominant language spoken at home in Boulder County. A comparison to nearby Denver County shows a similar composition, except that Spanish-speaking households are about 10% more prevalent in Denver, and English-speaking households about 10% less prevalent.

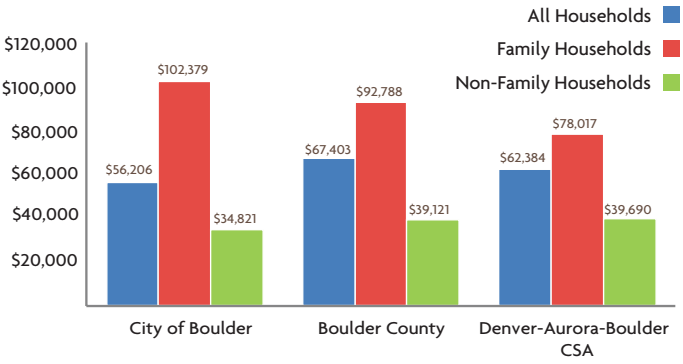
YEAR BOULDER HOUSEHOLDER MOVED INTO UNIT[12]



Most Boulder householders moved into their current residence after 2000. For those that moved in since 2010, it is far more common for them to rent than to own.

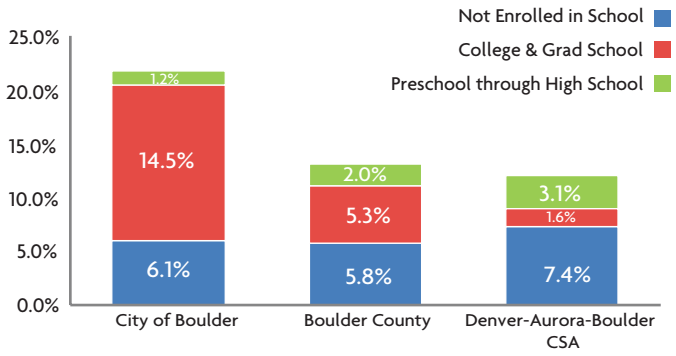
$ INCOME

$ MEDIAN HOUSEHOLD INCOME[13]



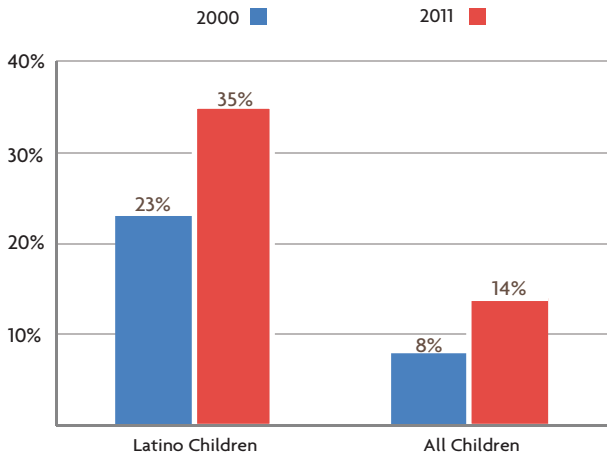
Boulder's median household income (shown in blue) is lower than both the county and the region. This is largely because of a concentration of non-family households (shown in green) which include student households and have much lower incomes than families (shown in red). By contrast, Boulder's family household income is higher than the county's, and significantly higher than the region's. In Boulder, the median income for family households is $67,558 higher than for non-family households. Compare this to the Denver Metro region, where the income gap between family households and non-family households is much smaller ($38,327).

$ POVERTY BY SCHOOL ENROLLMENT STATUS[14]



Nearly 22% of Boulder residents live in poverty, a much higher percentage than in the county (13%) or the region (12%). Breaking down this statistic by school enrollment status shows that most of Boulder's residents who live below the poverty line are enrolled in college or graduate school. Adjusting for this, the non-college residents in poverty in Boulder (7.3%) is comparable to the percent of non-college residents in poverty in the county (7.8%), and is lower than the region (10.5%).

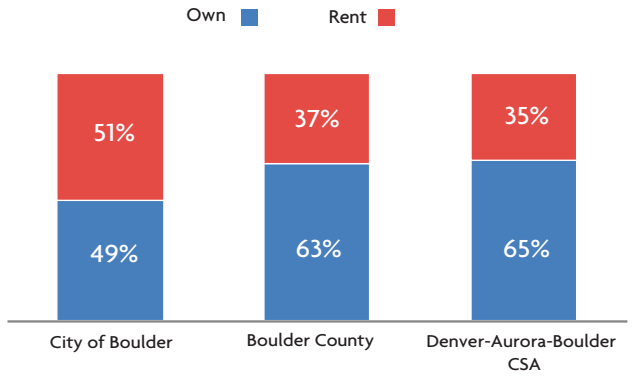
BOULDER COUNTY CHILDREN IN POVERTY[15]



Poverty among Latino children in Boulder County is higher than among Boulder County children in general. In 2011, Latino children were more than twice as likely to live in poverty. Poverty among children increased between 2000 and 2011, going from 8% to 14%. Poverty among Latino children increased even more during that time, going from 23% to 35%.

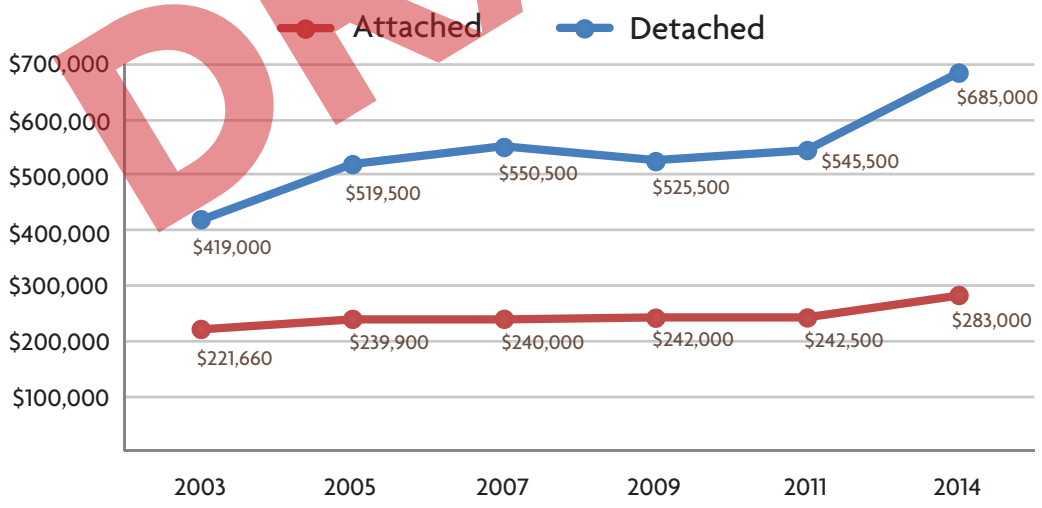
HOUSING

OCCUPIED HOUSEHOLDS OWN VERSUS RENT[16]



Boulder's housing stock is nearly evenly split between owners and renters, whereas in the county and region owners occupy close to two-thirds of the housing stock and renters one-third.

BOULDER MEDIAN HOME PRICE BY YEAR[17]



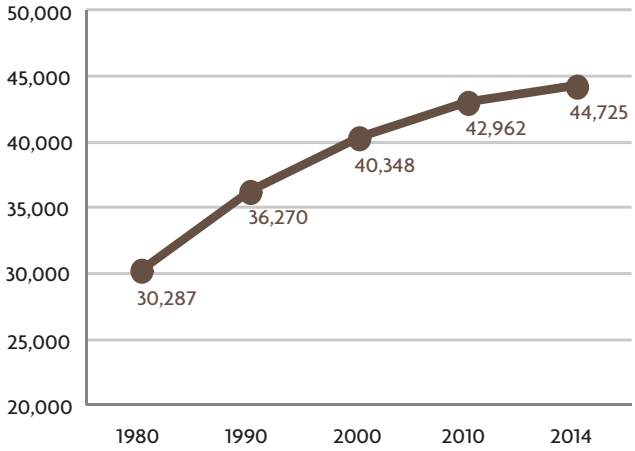
Housing prices in Boulder are higher than the region, and have seen especially steep price increases in the post-recession economy as demand continues to outpace supply. In 2014, the median single family detached home price in Boulder was $685,000. Attached housing products were more affordable at $283,000. By contrast, the median price for all housing types in Metro Denver in 2014 (not shown in this chart) was $306,900[18].

CITY OF BOULDER AFFORDABLE HOUSING PROGRAM[19]

3,586 AFFORDABLE UNITS

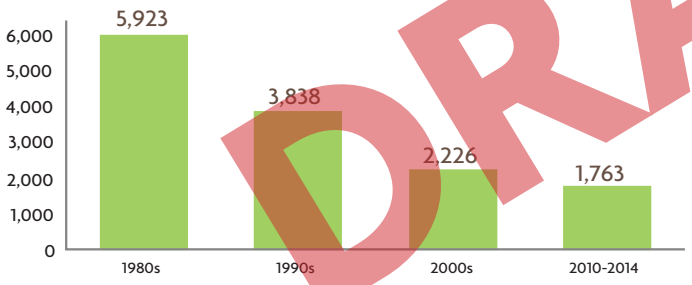
As of August 2015, there are 3,586 units in Boulder's affordable housing program. This represents 8% of the total units in the city, 2% away from the city's goal of making 10% of all housing units affordable.

BOULDER HOUSING UNIT GROWTH OVER TIME[17]



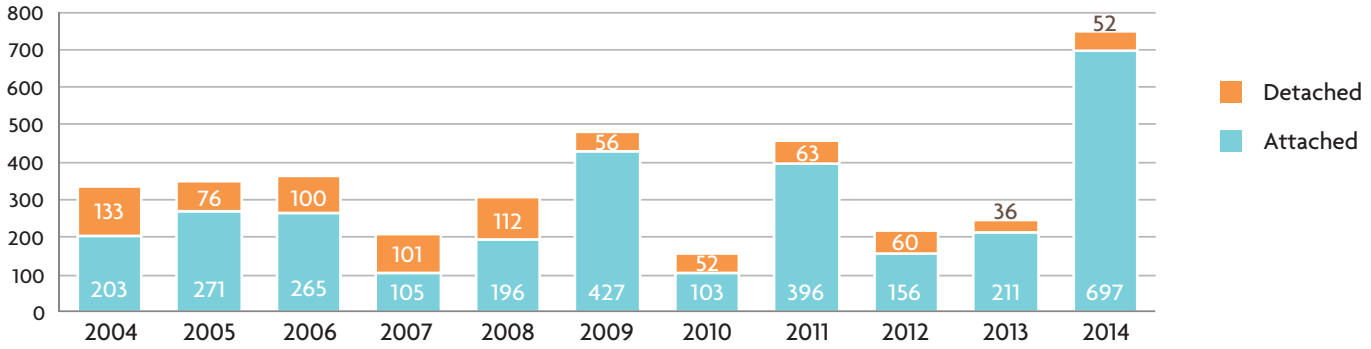
Boulder's housing stock has grown by about 48% since 1980. Annual average growth rates for housing units were 2.0% in the 1980s, 1.1% in the 1990s, 0.6% in the 2000s, and 0.8% so far in the 2010s.

BOULDER NET INCREASE IN DWELLING UNITS BY DECADE[17]



The city added a decreasing number of dwelling units each decade from the 1980s to the 2000s. As of December 31, 2014, approximately 1,760 units have been added so far this decade, representing an increased pace of growth from what was observed in the 2000s. Additionally, a significant number of residential units currently under construction are expected to be completed in 2015 and 2016.

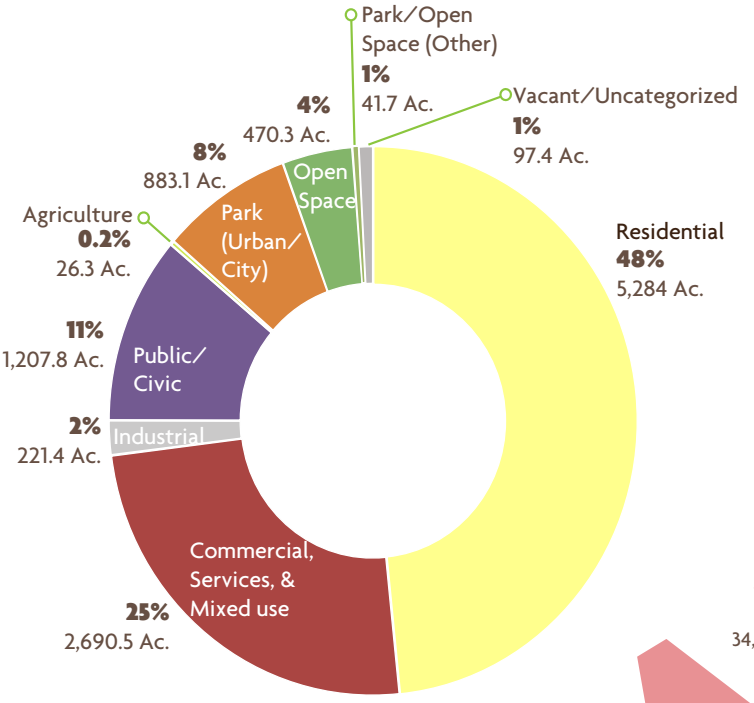
NEW RESIDENTIAL UNITS BY TYPE[17]



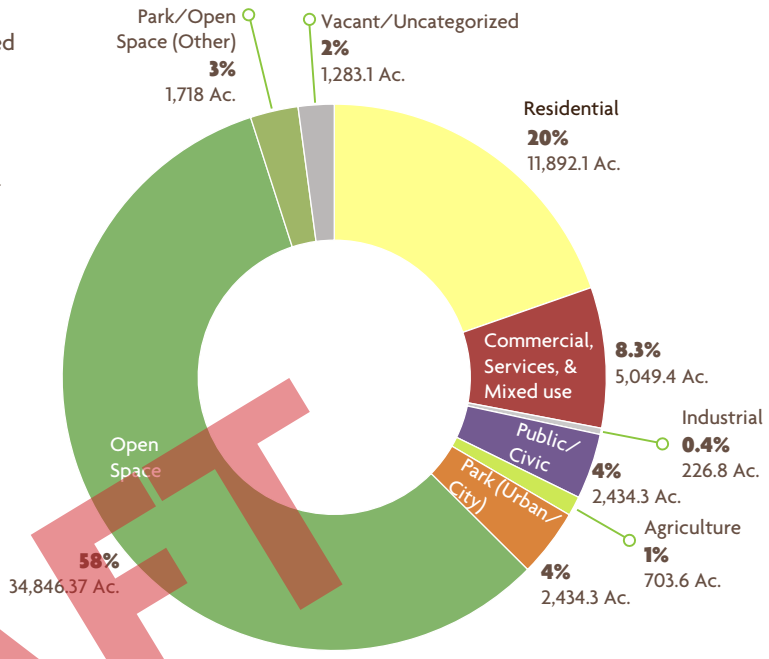
An analysis of new residential units by type shows that, for new construction, attached units are more common than single family detached homes. Although the overall unit mix that is constructed varies from one year to the next, since 2004 approximately 78% of new residential units have been attached and 22% detached.

LAND USE

EXISTING LAND USE BOULDER URBANIZED AREA (AREA I)[20]



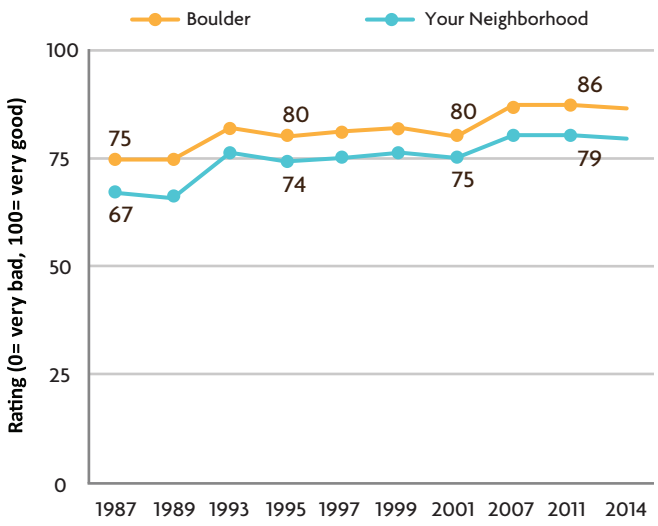
EXISTING LAND USE BVCP PLANNING AREA (AREAS I, II, III)[20]



The Boulder Valley planning area is divided into three major areas. Area I is the urbanized area within the City of Boulder. Area II is under county jurisdiction, but where annexation to the city can be considered and where new urban development may only occur coincident with availability of adequate facilities and services. Area III is the remaining area in the Boulder Valley, generally under county jurisdiction and where the city and county intend to preserve existing rural land uses and character. As a result of this long-standing framework, Boulder is a city of about 25.8 square miles surrounded by an open space system of about 71 square miles, and as such the land use mix of the BVCP planning area is significantly different from the mix within the urbanized area, as shown above. Less than 1% of vacant land remains in the city.

QUALITY OF LIFE

OVERALL QUALITY OF LIFE[21]



Respondents to the Boulder Community Survey have consistently rated the quality of life in the city in the top 25% of the rating scale. Although these ratings have fluctuated somewhat from year-to-year, they have generally increased over time.

LIVABLE COMMUNITY SOURCES

1. 2015 Boulder Community Profile; Estimate City of Boulder Community Planning and Sustainability
2. 2040 Projection City of Boulder Community Planning and Sustainability
3. CU "Flagship 2030" page 64; Planning, Budget and Analysis- Fall Enrollment, University of Colorado at Boulder
4. Colorado State Demography Office, Population Data
5. Colorado Department of Local Affairs, Historical Census
6. 2012 ACS 5 year estimates (Table SO101)
7. Colorado Department of Local Affairs, https://dola.colorado.gov/demog_webapps/pagCategory.jsf
8. Census and State Demography Office
9. Planning, Budget and Analysis- Fall Enrollment, University of Colorado at Boulder and 2010 & 2014; Estimate, Department of Community Planning and Sustainability
10. Census 2000 SF1 table QTP3 and 2013 ACS 5 yr tables B02001 (Race) and B03002 (hispanic origin)
11. 2013 ACS 5 year estimates (Table S1601)
12. 2012 ACS 5 year estimates (Table S2502)
13. 2012 ACS 5 year estimates (Table S1903)
14. 2012 ACS 5 year estimates (Table B14006)
15. Boulder County Trends (2013): The Community Foundation's Report on Key Indicators, page 56
16. 2012 ACS 5 year estimates (Table S2502)
17. 2015 Boulder Community Profile (updated 8/20/15)
18. Denver Metro Chamber of Commerce 2015 Economic Forecast for Metro Denver; page 30
19. 2015 Boulder Affordable Housing Profile (updated 8/20/2015)
20. City of Boulder Analysis Using County Tax Assessor Building Use Classifications
21. 2014 City of Boulder Community Survey

Helpful Links

- US Census American Community Survey
- Colorado Department of Local Affairs
- CU Boulder "Just the Facts"
- 2015 Boulder Community Profile
- 2015 Boulder Affordable Housing Profile
- 2015 BVCP Subcommunity Fact Sheets
- 2014 Boulder Community Survey
- Denver Regional Equity Atlas

ACCESSIBLE & CONNECTED COMMUNITY

A sustainable community addresses its transportation and communications network and travel choices with mobility options, infrastructure, regional multi-modal connections, and communication systems. The BVCP includes goals and policies to address a complete transportation system that accommodates all modes, is integrated with land use, minimizes impacts to air quality, and ensures land use compatibility with airport operations. Additionally, the Transportation Master Plan supports the BVCP's goals and identifies measurable objectives. The data analysis presented in this chapter focuses on these related trends as well as Internet access.

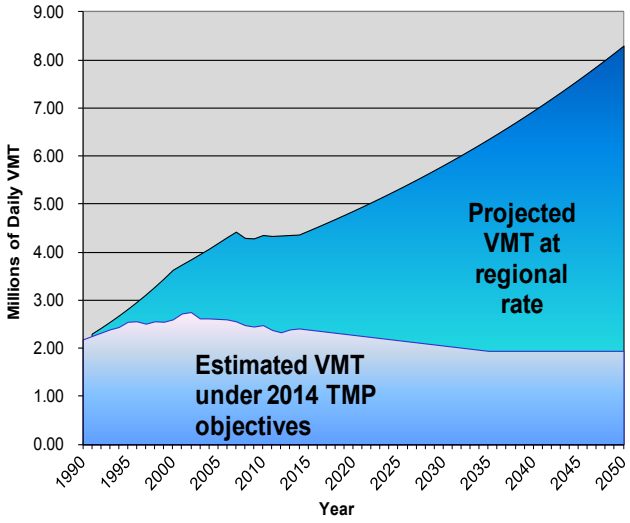
KEY ACCESSIBILITY AND CONNECTIVITY TRENDS

- Boulder's daily vehicle miles traveled hit a peak in the mid-2000s and haven't grown appreciably since then, despite continued increases in both population and jobs.
- The mode share of single occupant vehicle (SOV) travel by Boulder residents has shown a steady decline over time that is anticipated to continue. In contrast, the SOV mode share of non resident employee (in-commuters) has not changed and is identified as a challenge to reaching city goals.
- Boulder's status as an employment center makes regional transportation choices especially important in meeting the community's accessibility/connectivity and greenhouse gas reduction goals.
- Boulderites bus, bike, and walk in higher numbers than do people in the region.
- 26% of Boulder residents currently live in a 15-minute neighborhood.
- Nearly all Boulder Community Survey respondents report having Internet access.

0000 VEHICLES MILES TRAVELED

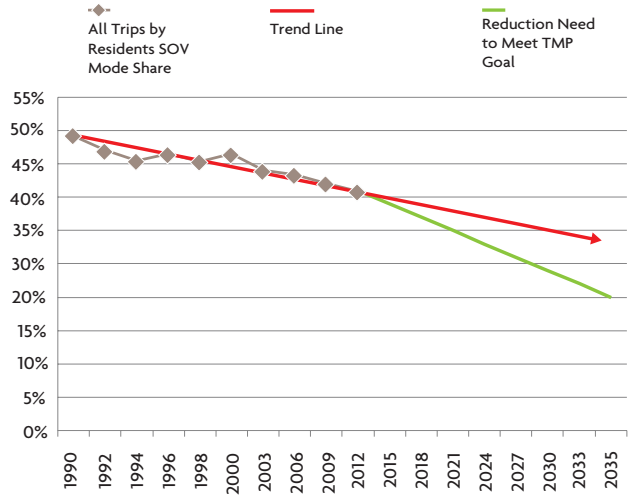
0000 ESTIMATED VMT COMPARED TO TRANSPORTATION MASTER PLAN OBJECTIVE[1]

This figure shows in light blue the estimated daily Vehicle Miles Traveled (VMT) in the Boulder Valley from 1990 to 2014 based on modeling and vehicle count data. The 1996 Transportation Master Plan (TMP) called for returning VMT to 1994 levels which has been achieved. The 2014 TMP calls for reducing daily VMT 20 percent by 2035 to contribute to the city's greenhouse gas reduction goals, and the graph represents continuous progress toward this objective between 2015 and 2035. In contrast, the darker blue represents the calculated daily VMT that would occur if vehicle traffic in the Boulder Valley grew at the regional rate of VMT increase.



MODE SHARE

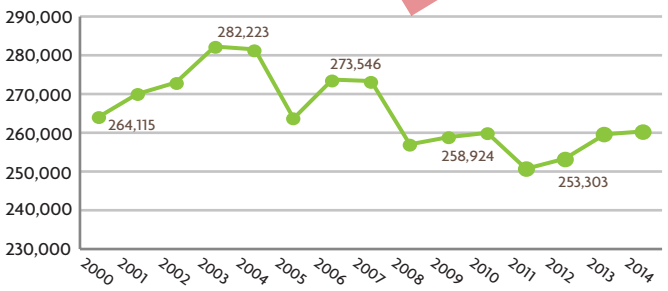
SINGLE OCCUPANT VEHICLE MODE SHARE[2]



The mode share of single occupant vehicle travel by Boulder residents has shown a steady decline over time, as residents change their travel behavior and make use of other modes. The Transportation Master Plan has a goal of reducing single occupancy vehicle (SOV) trips to 20% of all trips by residents by 2035. Additional reduction in SOV travel is needed in the years ahead to meet that goal.

REGIONAL NETWORK

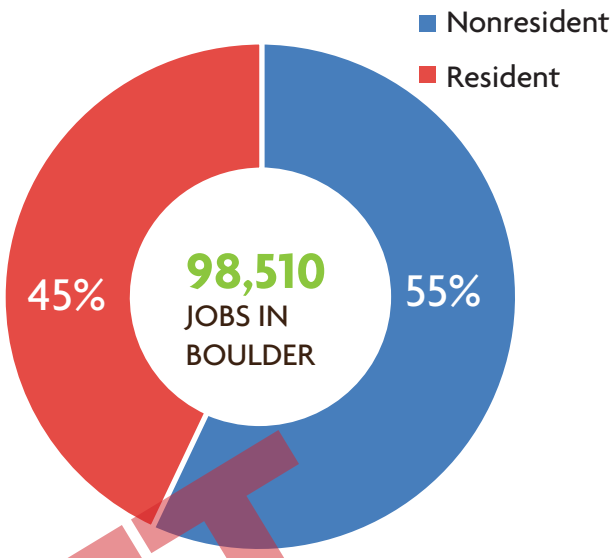
TOTAL VEHICLES PER DAY ON ROADS LEADING INTO/OUT OF BOULDER[3]



The impact of changing travel behaviors can be seen in this chart of total vehicles per day on the 18 roads that lead into and out of the Boulder Valley. Since the peak travel year in 2003, the total number of vehicles per day on roads leading into/out of the Boulder Valley has decreased by 7.7% as of 2014. This overall decline coincided with population and job increases during that same time frame. A trend of stable vehicles per day has been observed since 2008.

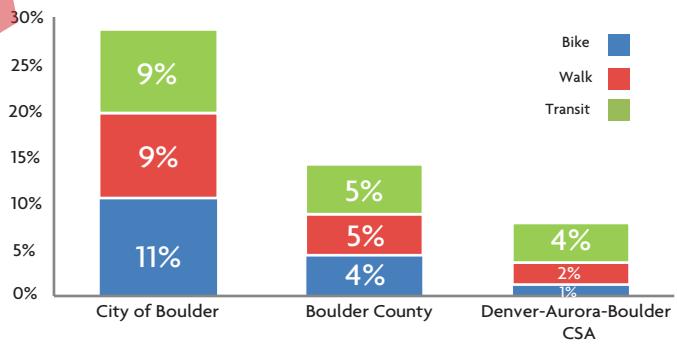
COMMUTING

EMPLOYEE COMMUTING PATTERNS[4]



There are approximately 98,510 jobs in the City of Boulder. Of those, it is estimated that about 55% are held by people who do not reside in the city.

MEANS OF TRANSPORTATION TO WORK[5]



A relatively high percentage of Boulder residents bike, bus, and walk to work.

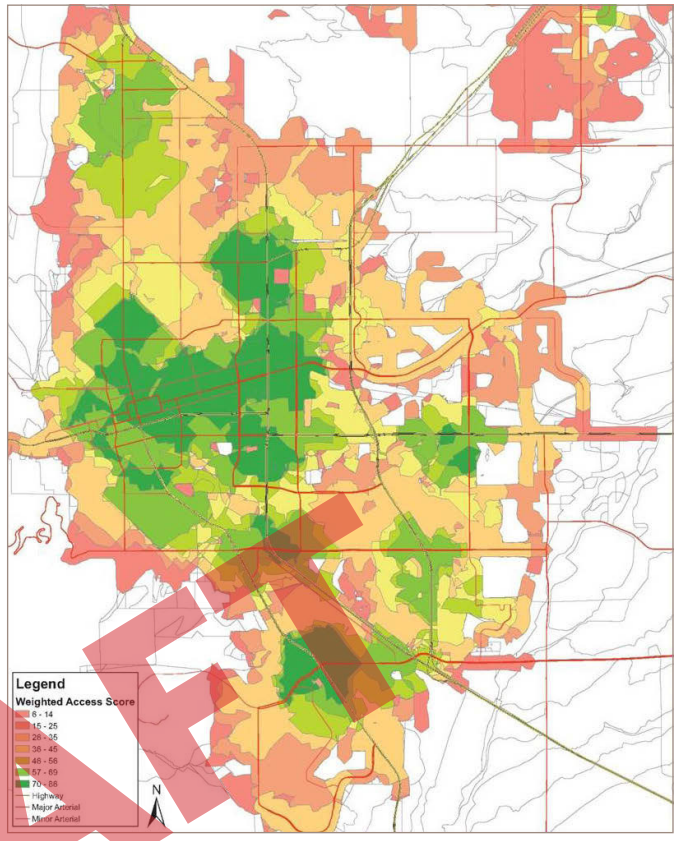
NEIGHBORHOOD ACCESS

26%

A neighborhood access analysis conducted as part of the Transportation Master Plan (2014) found that 26% of Boulder residents currently live in a neighborhood where they can access a full range of goods and services with a 15 minute walk. The TMP sets a goal of increasing this number to 80% by 2035[6] .

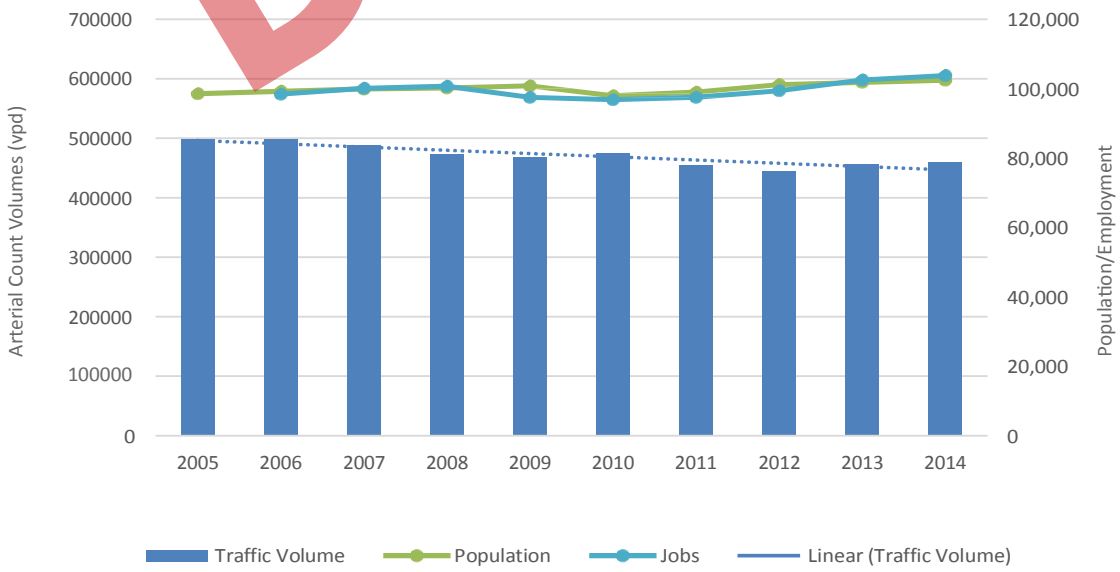
NEIGHBORHOOD ACCESS TOOL[7]

The Transportation Master Plan's Neighborhood Access Tool demonstrated that some parts of town have better access to goods and services within walking distance than others. Access is determined by the availability of transportation facilities and destinations. With largely complete transportation facilities, the lack of destinations is the largest influence in many areas of the city. Areas shown in dark green have the highest access score, and areas in dark red have the lowest access score.



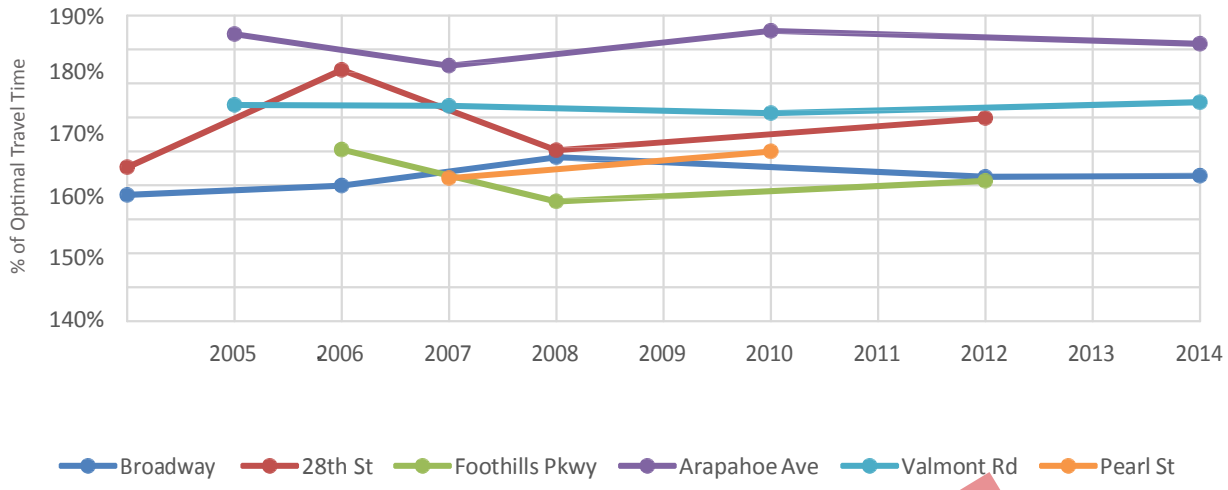
GROWTH & CONGESTION

ARTERIAL TRAFFIC VOLUMES COMPARED TO POPULATION AND EMPLOYMENT[8]



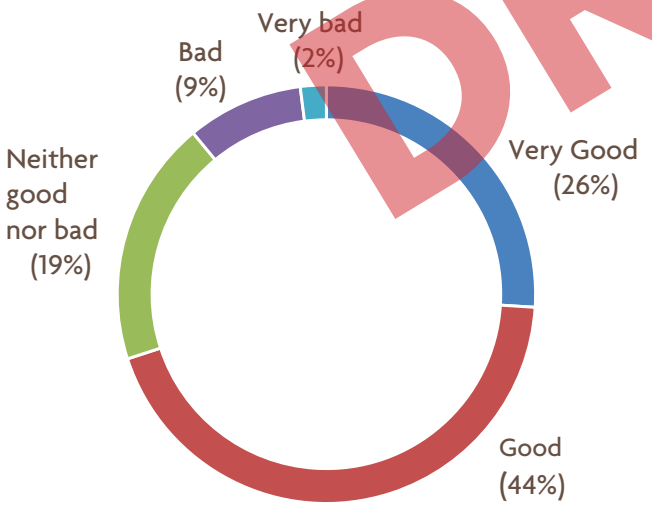
Over the past ten years, traffic volumes on Boulder's arterial streets have declined at a rate of approximately 1.1% per year even as the city's population and employment have grown during that same time period.

TRAVEL TIME ON MAJOR CORRIDORS[9]



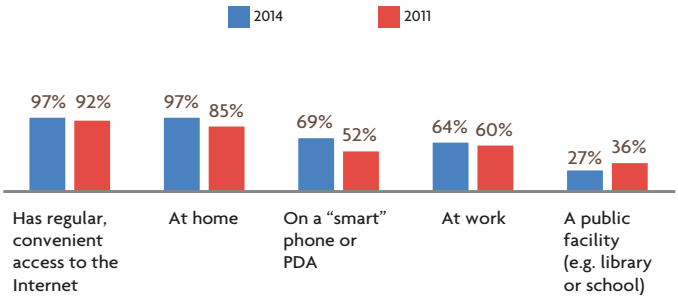
This graph compares the results of the travel time runs to the theoretical minimum travel time based on the speed limit of each corridor. It shows that travel times on major cross-town corridors have remained relatively steady over the past 10 years. Travel time studies were completed for Broadway, 28th Street, and Foothills Parkway in 2012 and for Arapahoe Avenue, Valmont Road, and Broadway in 2014. The latest travel time studies provided results consistent with past studies, revealing no significant changes to the time it takes to traverse these corridors.

EASE OF TRAVEL[10]



When asked to rate the overall ease of getting to the places they usually visit, 7 in 10 Boulder Community Survey respondents viewed this as "very good" or "good."

INTERNET ACCESS[11]



Nearly all Boulder Community Survey respondents said they had regular, convenient access to the Internet. The most common way respondents accessed the Internet was at home (97%). About 7 in 10 respondents said they accessed the Internet on a "smart" phone or PDA and two-thirds accessed the Internet at work. Regular Internet access was available at school or a library for 27% of respondents. Compared to 2011, more survey respondents in 2014 had accessed the Internet at home and on a "smart" phone or PDA, and fewer reported having access to the Internet at school or a library.

ACCESSIBLE & CONNECTED COMMUNITY SOURCES

1. Public Works Transportation Metrics
2. 1990-2012 City of Boulder Modal Shift Reports (Travel Diary of Boulder Residents)
3. Boulder Valley Yearly Count Program
4. 2015 Boulder Community Profile
5. 2012 ACS 5 year estimates (Table S0801)
6. 2014 Transportation Master Plan, page 3-6
7. 2014 Transportation Master Plan, page 5-7
8. June 8 Transportation Advisory Board Memo https://www-static.bouldercolorado.gov/docs/Agenda_6_TMP_and_Metrics-1-201506021555.pdf
9. June 8 Transportation Advisory Board Memo https://www-static.bouldercolorado.gov/docs/Agenda_6_TMP_and_Metrics-1-201506021555.pdf
10. 2014 Boulder Community Survey, page 19
11. 2014 Boulder Community Survey, page 21

Helpful Links

- 2014 City of Boulder Transportation Master Plan
- 2015 Boulder Community Profile
- State of the System Report
- Transportation Report on Progress
- US Census American Community Survey

ENVIRONMENTALLY SUSTAINABLE COMMUNITY

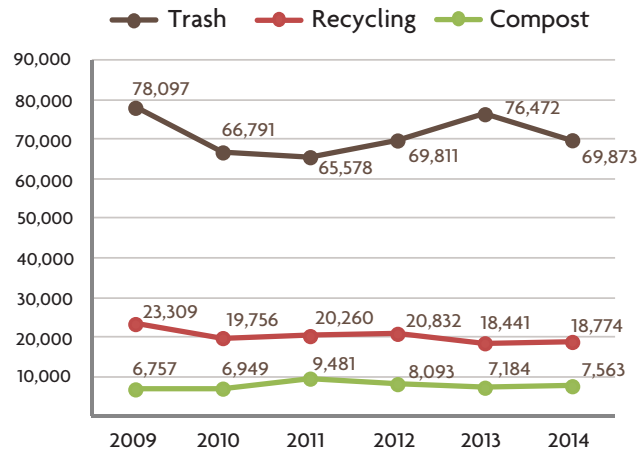
Boulder has a long-standing commitment to environmental sustainability and continues to be a national leader in sustainability practices and policies. The sustainability framework focuses on natural resource and energy conservation, ecological balance, and mitigating threats to the environment. The BVCP addresses the topic of environmental sustainability with goals and policies on the natural environment, energy, waste, and climate. The data analysis presented here focuses on trends related to waste, greenhouse gas emissions, energy use, water use, biodiversity and open space conservation.

KEY ENVIRONMENTAL SUSTAINABILITY TRENDS

- Recent waste generation trends for landfill, recycling, and composting are relatively flat in the recent past, with the single family residential sector diverting the highest percentage of its waste from the landfill, and the commercial sector generating the most waste.
- While the residential sector has seen a decrease in per-household energy use since 2005, the commercial and industrial sectors have seen the opposite trend in terms of both energy use intensity and per-employee consumption.
- Decreases in per capita water consumption have reduced Boulder's annual total water use to levels last seen in the 1970s and 1980s, when population and employment were both much lower than they are today.
- The community's open space and mountain parks are an important reservoir of biodiversity. The city's open space conservation efforts have preserved approximately 45,500 acres of land since the 1800s.
- Recent studies indicate temperatures are likely to warm from 2-6 degrees F over the next 20-25 years, and extreme weather events are likely to increase. These climatic changes, in addition to pesticide use and invasive species influx, are expected to impact biological systems and habitats.

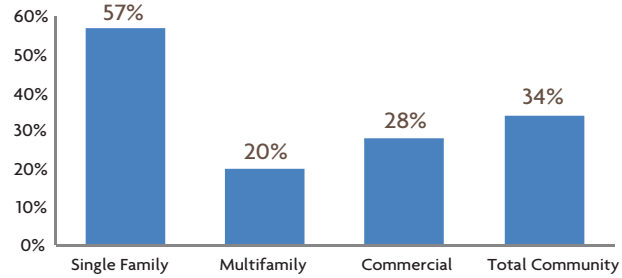
WASTE

ANNUAL WASTE GENERATION BY TYPE (TONS)[1]



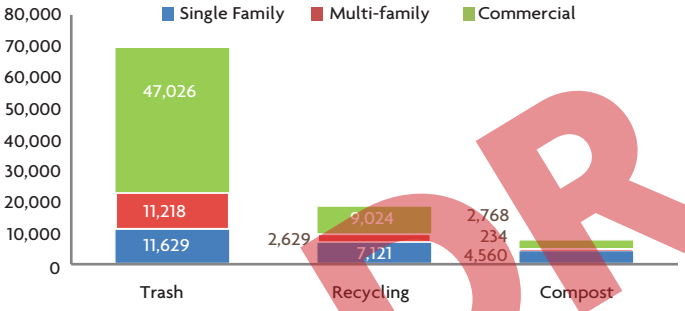
This chart on the left shows annual waste generation by type: trash/landfill, recycling, and composting. Overall waste generation among the three types of waste has been relatively steady since the curbside composting program began in 2009, with trash generation declining overall during that time. The spike in trash generated in 2013 is likely attributable to the floods that occurred in September of that year.

PERCENTAGE OF TOTAL WASTE DIVERTED FROM LANDFILL (2014)[1]

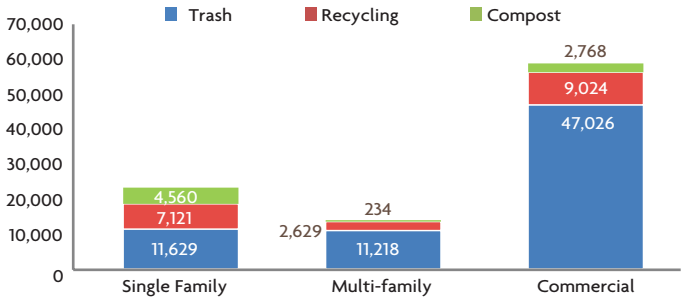


Diversion of waste from the landfill varies significantly by sector, with single family residential having the highest diversion rate, and multifamily residential having the lowest. These diversion rate calculations include material collected by haulers as well as additional materials such as yard and wood waste drop off, hard-to-recycle materials, hazardous waste materials, and construction and demolition materials. Implementation of the recently-approved Universal Zero Waste Ordinance will improve diversion rates in the coming years.

TONS OF WASTE GENERATED BY TYPE (2014)[1]



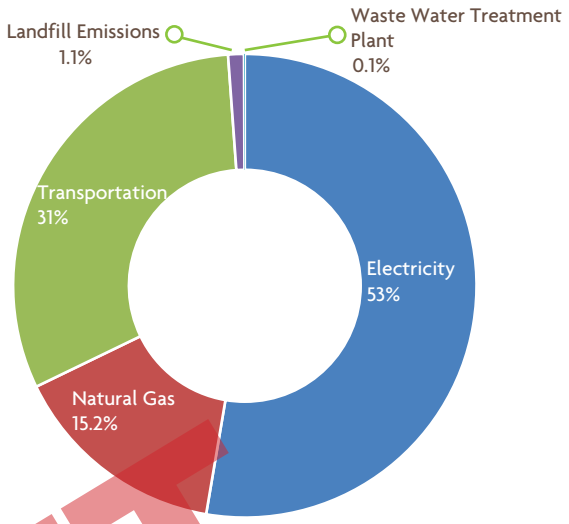
TONS OF WASTE GENERATED BY SECTOR (2014)[1]



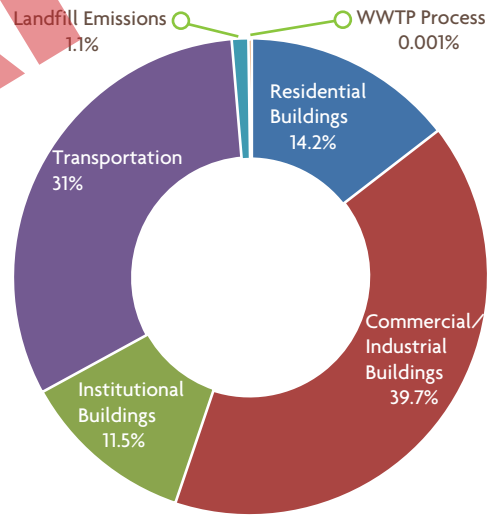
These charts depicting tons of waste generated are just for materials collected by haulers and do not include other waste types. They show that far more waste is thrown away in the landfill than is recycled or composted, and that waste production varies by sector with commercial uses being the largest waste producer.

GREENHOUSE GAS EMISSIONS

2012 GHG EMISSIONS BY SOURCE[2]



2012 GHG EMISSIONS BY SECTOR[2]



About 68% of Boulder's greenhouse gas emissions are attributable to buildings, 31% are attributable to transportation, and the remainder to landfills and other sources. Within the category of buildings, residential accounts for 26% of the emissions, commercial/ industrial 57%, and institutional buildings 17%.

ENERGY CONSERVATION AND USE

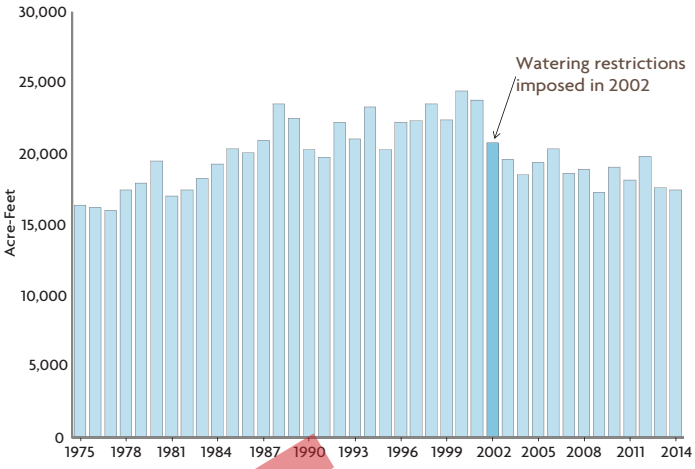
2005 & 2012 ENERGY USE BY SECTOR[3]

	Units	2005	2012	% Change
Residential Electricity per Household	kWh/HH	6,263	6,035	-4%
Residential Natural Gas per Household	dTh/HH	47.9	45.5	-5%
Commercial & Industrial Energy Use Intensity*	kBtu/sf	161	188	16%
Commercial & Industrial Electricity per employee*	kWh/FTE	8,997	9,858	10%
Commercial & Industrial Natural Gas per employee*	dTh/FTE	23	28	23%
*** Excludes CU Boulder**				

From 2005 to 2012, Boulder reduced residential energy use per household. This reflects, in part, the impact of climate programs on waste reduction and residential energy efficiency (zero waste programs and facilities, Energy Smart residential and Smart Regs). In the Commercial and Industrial sector, total energy use intensity (energy per square foot of floor area) and energy use per employee has increased. Despite a warmer winter in 2012 than 2005, natural gas use in the C&I sector increased even more than electricity. This indicates that the increase can likely be attributed to process loads in the industrial sector, which are not weather-dependent.

WATER USE

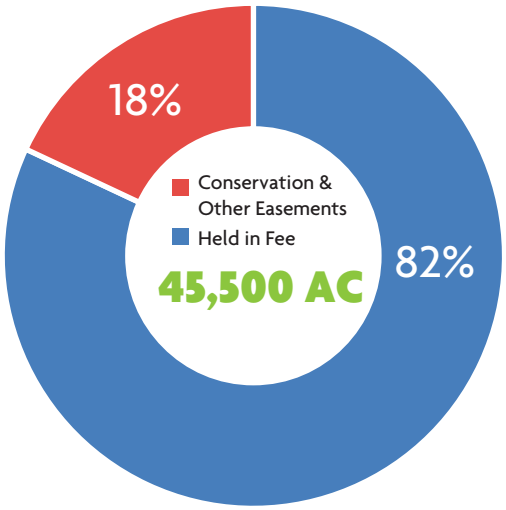
BOULDER'S ANNUAL TOTAL AND PER CAPITA TREATED WATER USE[4]



Boulder's annual water use is generally decreasing over time, and is now at levels last seen in the 1970s and 1980s. This is happening at the same time that population and jobs are increasing. This is possible because of decreases in per capita water consumption.

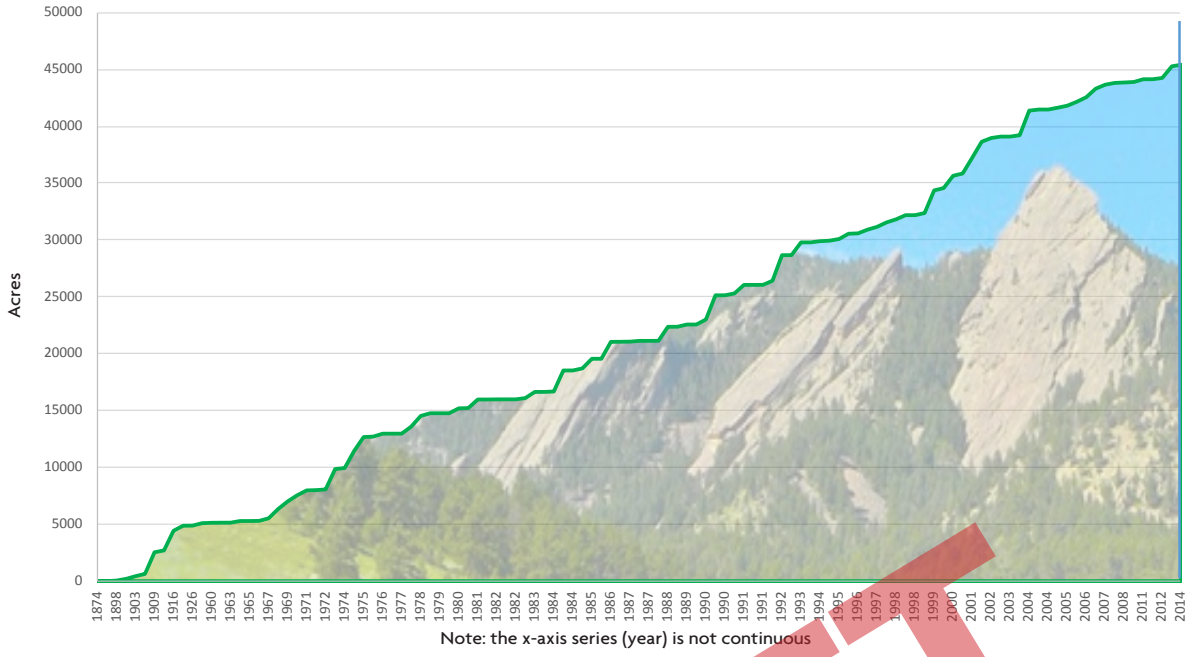
OPEN SPACE

BOULDER OSMP LAND HOLDINGS BY TYPE (2015)[5]



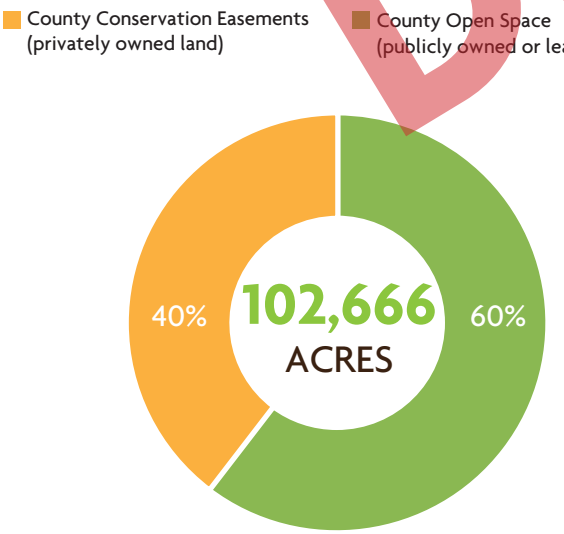
The current total acreage of city OSMP ownership is approximately 45,500 acres (71 sq. miles). Of that amount, 37,300 acres is held in fee (owned- sometimes jointly with other agencies), and 8,200 acres is held as conservation and other easements (again sometimes jointly with other agencies).

BOULDER OSMP PROPERTY ACQUISITION OVER TIME[5]



The roots of Boulder's robust open space system date back to 1875-1929, when the city acquired over 5,000 acres including Chautauqua, Buckingham Park (in Left Hand Canyon) and much of the mountain backdrop. Continued acquisition efforts since those early years have added another 40,500 acres to the system.

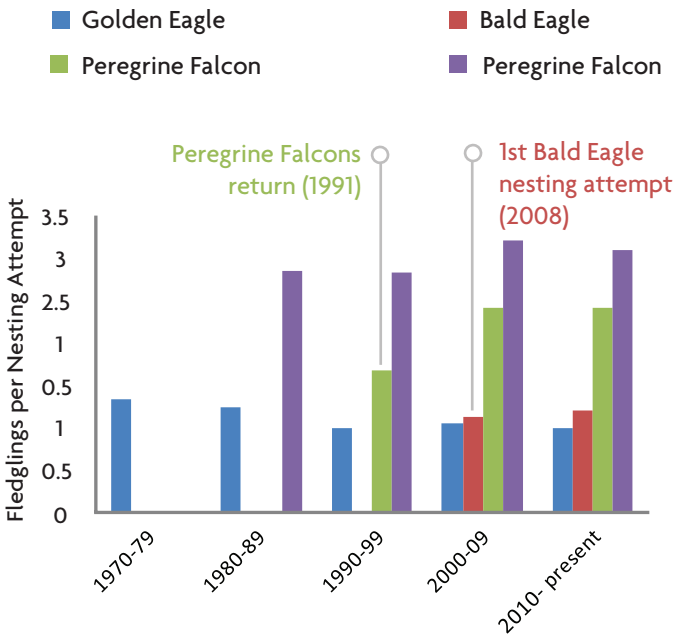
BOULDER COUNTY PARKS AND OPEN SPACE LAND HOLDINGS BY TYPE[6]



There are more than 102,000 acres of land in Boulder County's parks and open space system. Of these, approximately 62,000 acres (60%) are either publicly owned, leased from the State Land Board, or held in the form of access or trail easements. The remaining 40,000 acres in the system (40% of the total) are privately-owned lands with county conservation easements.

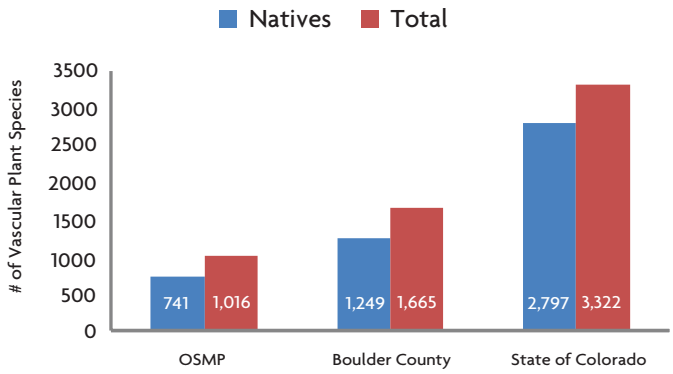
BIODIVERSITY AND OPEN SPACE LAND MANAGEMENT

RAPTOR NESTING ON OSMP LANDS[5]



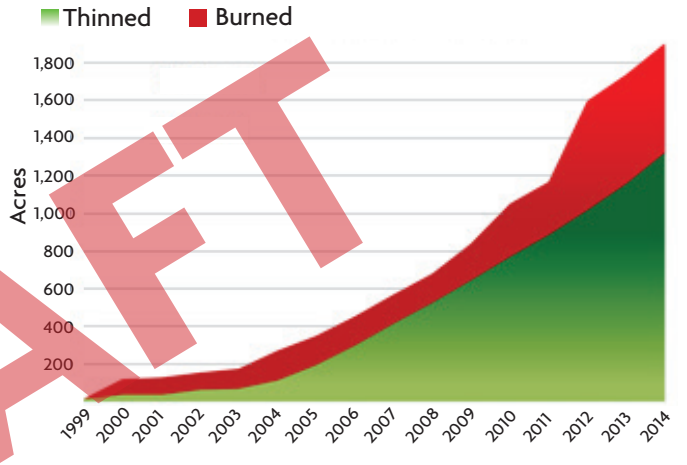
OSMP lands provide high-quality nesting and foraging habitat for birds of prey. Over time, more raptors have successfully nested on OSMP lands. For example, in 1991, Peregrine Falcons returned for the first time in 30 years, and the first Bald Eagle nesting attempt occurred in 2003. In addition, productivity (nesting success) has remained high for years.

SPECIES OF VERTEBRATES[5]



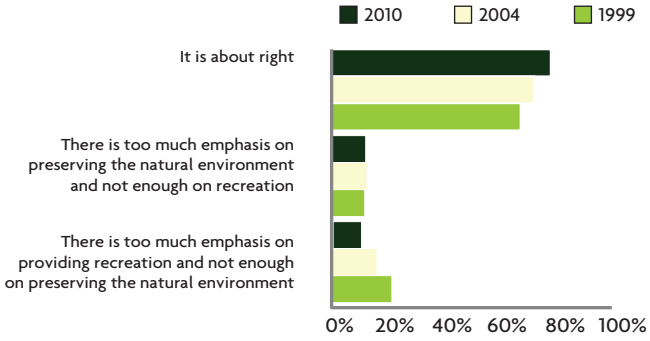
City of Boulder Open Space and Mountain Parks lands play an important role in broad conservation efforts to preserve biodiversity locally, regionally and beyond. Abundance and richness of plant life is one measure of biodiversity. For example, OSMP lands support more than 60% of vascular plant species found in Boulder County and more than 30% of those found statewide. However, OSMP lands represent less than 10% of all lands in Boulder County, and less than 0.1% of all land in the State of Colorado.

OSMP FOREST MANAGEMENT[5]



OSMP's Forest Ecosystem Management Plan (FEMP) has two goals, reducing wildfire risk and maintaining or enhancing ecological sustainability. The key strategy to achieve both these goals is manipulating the forests–by mechanical thinning (cutting down trees) or prescribed fire. The desired outcome of these treatments is to create structure and composition that is less likely to burn intensely and thus threaten nearby homes and habitats while simultaneously enhancing ecological function. Another benefit is that the resulting forests tend to be aesthetically more pleasing to visitors.

OSMP LAND MANAGEMENT[7]

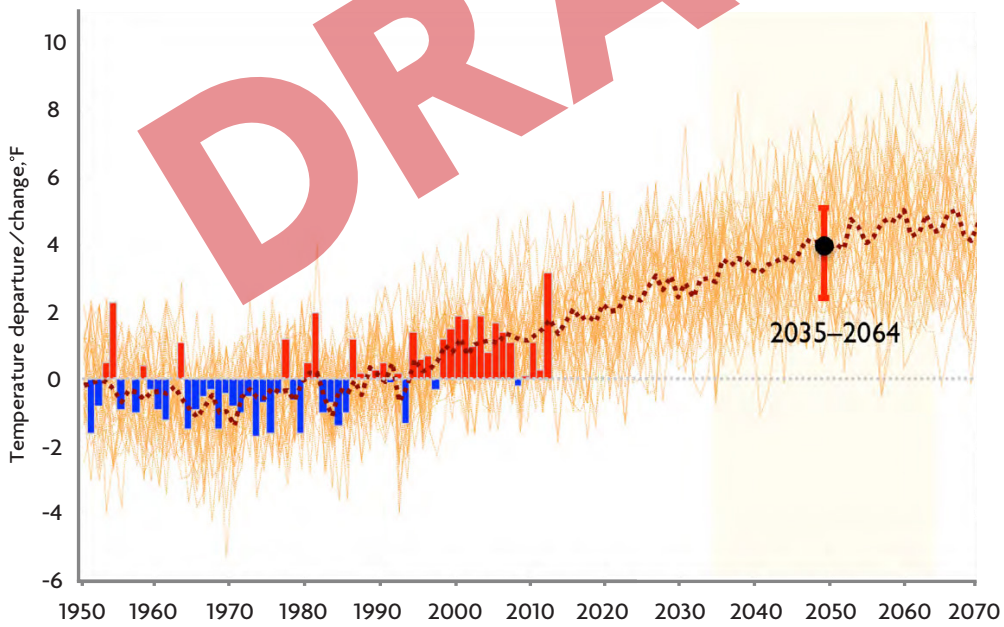


Public support for OSMP land management practices has remained high and improved over the years, especially regarding the balance between preserving the natural environment and serving recreational needs.

CLIMATE CHANGE AND LAND MANAGEMENT ISSUES

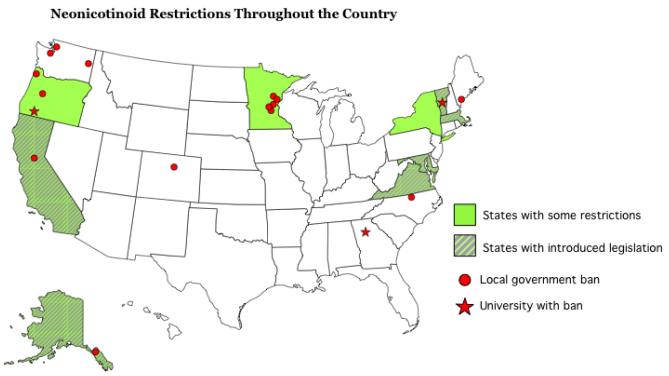
HISTORIC AND PROJECTED TEMPERATURE PATTERNS IN COLORADO 1950-2064[8]

In 2014, the Western Water Assessment (WWA) released an updated report titled: "Climate Change in Colorado: A Synthesis to Support Water Resources Management and Adaptation". This analysis utilized a suite of larger global climate models customized to explore the potential of climate change in Colorado. The models have strong concurrence around the high probability of significant warming in this region over the next 25-50 years. The WWA report noted that the models indicate an temperature increase of between 2 degrees and 6 degrees by 2050. A two degree F increase would result in Boulder having a climatic condition similar to Pueblo, CO. At six degrees, there is no analogue in Colorado and the report noted the closest comparison for climate conditions would be Albuquerque, New Mexico.



These increases in temperature, along with habitat loss, influx of invasive species and pesticide use, could have a significant impact on biological diversity and the overall health of ecosystems. In addition to the ecological changes caused by this general warming, there will also be impacts caused by the high likelihood of increased extremes. These could include more frequent and more intense droughts, floods, wildfires, and other forms of extreme weather events[9].

NEONICOTINOID RESTRICTIONS THROUGHOUT THE COUNTRY[10]



One class of systemic insecticides, the neonicotinoids, are implicated as a major factor in worldwide pollinator losses, resulting in global trends to reduce their use. Citizen grassroots organizations, such as Bee Safe Boulder, are working with residents and businesses to avoid bee-toxic pesticides. Some states have passed laws to protect pollinators and others have introduced legislation. Several cities, counties and universities have passed neonicotinoid bans, including the City of Boulder, which adopted Resolution No 1159 in May of 2015. Many other cities and counties around the country, including some in Colorado are currently considering similar actions.

URBAN TREE CANOPY IMPACTS [11 & 12]

Healthy urban trees can mitigate impacts associated with the urban environment: stormwater runoff, poor air quality, energy for heating and cooling buildings, and heat islands. Street and park trees are associated with other intangibles, such as increasing community attractiveness for tourism and business, increasing real estate values and providing wildlife habitat and corridors.

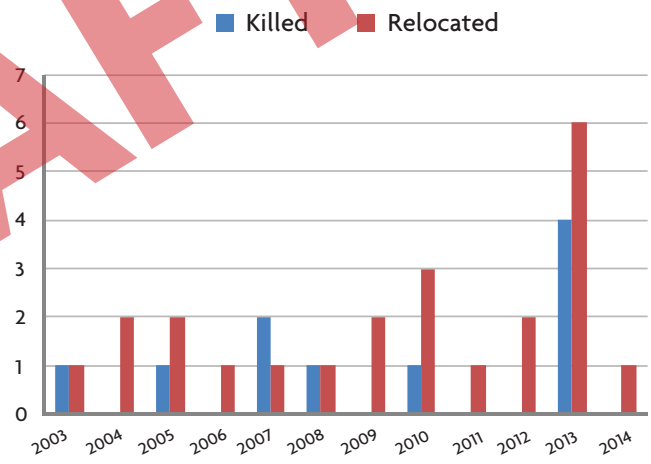
The impacts from urban trees can be economically devastating. The Emerald Ash Borer (EAB) is a state- and federally-regulated invasive pest and is responsible for the death of tens of millions of ash trees in 21 states. EAB was detected in Boulder in 2013.

How will EAB change the urban landscape over the next decade?

- There are an estimated **72,000** ash trees in the City of Boulder.[11] It is expected that all untreated ash trees will die within the next 10 years.
- The city is planning on treating about a **quarter (1,500)** of all public ash trees in an effort to slow the rate of infestation.[12]
- It is unknown how many of the estimated 66,000 ash trees on private property will be treated and how many will be lost long-term.

HUMAN-WILDLIFE CONFLICT REDUCTIONS

ANNUAL BLACK BEAR MANAGEMENT REMOVALS WITHIN THE CITY OF BOULDER[13]



In 2014 city council passed an ordinance requiring trash and compost to be secure from bears. The goal of securing trash is to protect bears, improve human/wildlife co-existence and increase sanitation and cleanliness of the city.

ENVIRONMENTALLY SUSTAINABLE COMMUNITY SOURCES

1. Local Environmental Action Division
2. Boulder's Climate Commitment Analysis using SWCA tool
3. Boulder's Climate Commitment Greenhouse Gas Inventory
4. 2015 City of Boulder, Open Space and Mountain Parks data
5. 2014 City of Boulder, Open Space and Mountain Parks data
6. Boulder County Parks & Open Space: "Acres of Boulder County Parks and Open Space" January, 2015
7. 1999- Public Information Corporation (1999). A Study of Attitudes of Boulder, Colorado Residents Regarding City Open Space Issues. 2004-Public Information Corporation (2004). A Study of Attitudes of Residents of the City of Boulder, Colorado Regarding Open Space and Mountain Parks Management, Services and Facilities. 2010-National Research Center (2010). City of Boulder Open Space and Mountain Parks Resident Survey Report of Results. National Research Center, Boulder CO.
8. 2014 Western Water Assessment: "Climate Change in Colorado"
9. 2012 Climatic Change: "Framing the way to relate climate extremes to climate change", page 283-290
10. City of Boulder Integrated Pest Management Program
11. 2013 United States Forest Service Metro Denver Urban Forest Assessment Report
12. City of Boulder Parks and Recreation Department
13. Colorado Parks and Wildlife

Helpful Links

- Local Environmental Action Division
- Boulder's Climate Commitment
- Boulder Open Space and Mountain Parks
- Boulder Parks and Recreation
- Western Water Assessment

HEALTHY & SOCIALLY THRIVING COMMUNITY

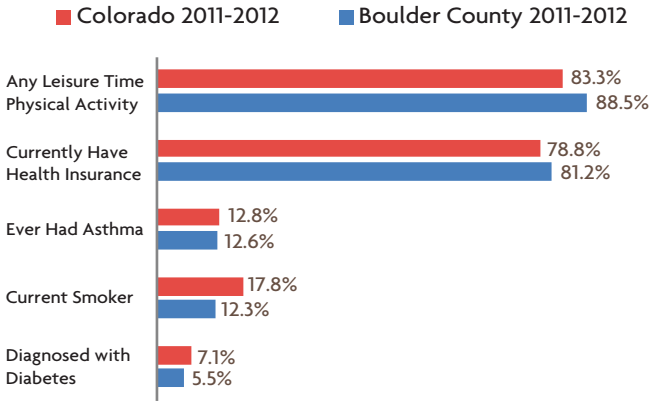
Boulder has a national reputation as a community that prioritizes its health and has an active thriving social and outdoor recreational scene. The BVCP includes goals and policies on community well-being (human services, social equity, community health, and community facilities) as well as agriculture and food. Other aspects of a healthy and thriving community include education, culture, arts, multi-generationalism and human rights. The data analysis presented here focuses on trends related to these topics.

KEY HEALTH AND SOCIAL TRENDS

- Boulder County residents may be somewhat healthier than Colorado residents with respect to a variety of health indicators, and have lower rates of obesity than Colorado residents.
- Access to healthy food may be improving, with hundreds of acres of OSMP land dedicated to local food production, and Farmers' Market sales nearly doubling within the last decade.
- When expressed as a percentage of total population, a 2013 point-in-time survey suggested that the concentration of homelessness in Boulder was at a similar level to Denver. Other cities in the region had both higher and lower concentrations.
- Local public schools perform at a high level compared to the state average.
- Boulder has a robust park system that meets or exceeds levels of service provided by peer cities both in the region and nationally.
- Boulder's open space and mountain parks quality of experience is highly rated by residents.

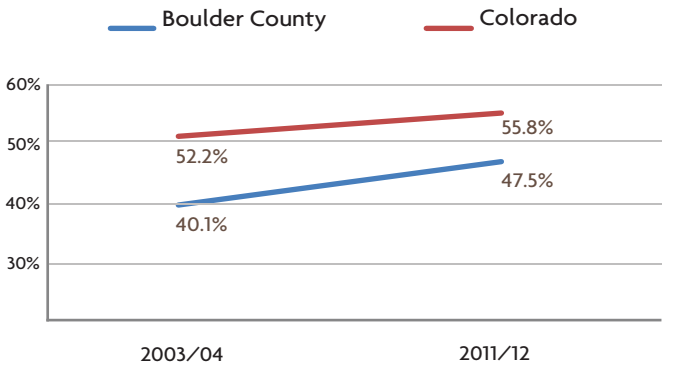
HEALTH

SELECT HEALTH INDICATORS[1]



A variety of health indicators show that Boulder County residents may be somewhat healthier than Colorado residents as a whole.

PERCENT OVERWEIGHT OR OBESE[1]



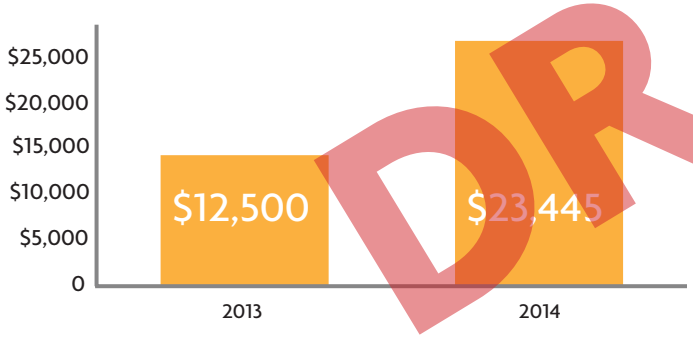
A majority of Colorado residents are overweight or obese. Boulder County's rates are lower than the state's, but they are on the rise.

FOOD ACCESS AND CHOICE[2 & 3]

470 ACRES of city (OSMP) open space agriculture land dedicated to the production of locally-consumed food[2]

98.5% 10 year increase in sales at the Boulder County Farmers' Market (2004-2014)[3]

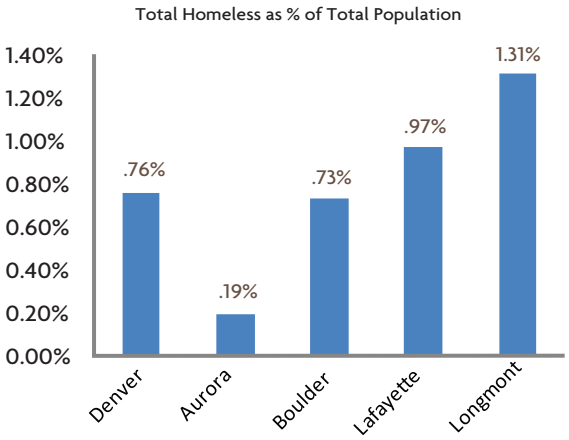
SNAP PURCHASES AT THE BOULDER COUNTY FARMERS' MARKET[4]



Boulder County's Supplemental Nutrition Assistance Program (SNAP) is a food assistance program. In 2014, the Harvest Bucks program was implemented, which matches every dollar withdrawn from a SNAP account with a Harvest Buck. The Harvest Bucks can be used at the Boulder County Farmers' Market for fresh produce. The program nearly doubled SNAP purchases at the Boulder County Farmers' Market from 2013 to 2014.

SOCIAL SERVICES

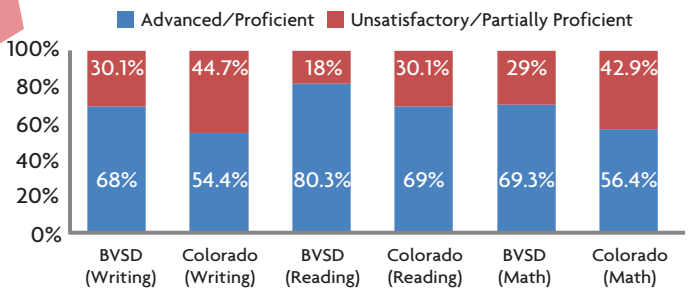
REGIONAL HOMELESSNESS JAN. 2013[5]



A January 2013 point-in-time comparison of homeless populations suggests that several other cities in the region have comparable, or in some cases higher, rates of homelessness than Boulder.

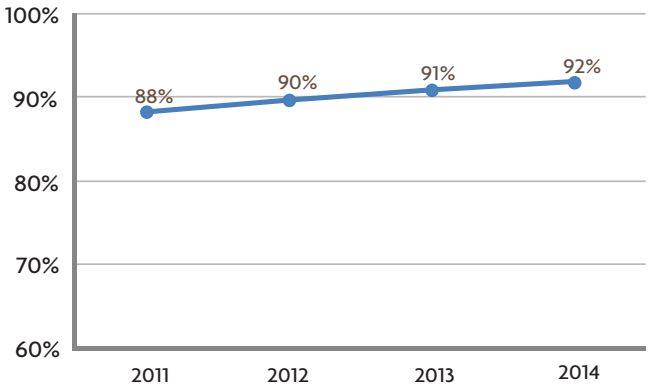
EDUCATION

PROFICIENCY BVSD & COLORADO[6]



Students in the Boulder Valley School District have higher rates of advanced/proficient standardized TCAP scores, Colorado's standards-based test, and lower rates of unsatisfactory/partially proficient test scores than Colorado students in general.

BVSD HIGH SCHOOL GRADUATION RATES OVER TIME[7]



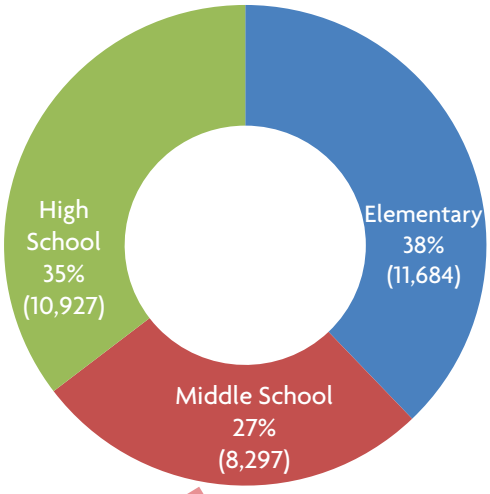
Boulder Valley School District's graduation rates, which were already high, have been steadily increasing in recent years.

GRADUATION AND DROPOUT RATES FOR SELECT POPULATIONS[8]

2013-2014	Colorado	BVSD Overall	BVSD Anglo	BVSD Latino
Grad Rate	77.3%	91.8%	94.4%	**79.3%**
Dropouts	10,546	81	29	**42**
Dropout Rate	2.4%	0.5%	0.3%	**1.7%**

Despite the overall high educational performance by the Boulder Valley School district, academic achievement and opportunity gaps exist for some populations. The BVSD Latino graduation rate (79%) is 13% behind the overall BVSD graduation rate (92%) and 15% behind the Anglo graduation rate (94%). BVSD had 81 total dropouts in the 2013-2014 school year (including dropouts from alternative high schools), for a rate of 0.5%. The Anglo dropout rate was 0.3% and the Latino dropout rate was 1.7%.

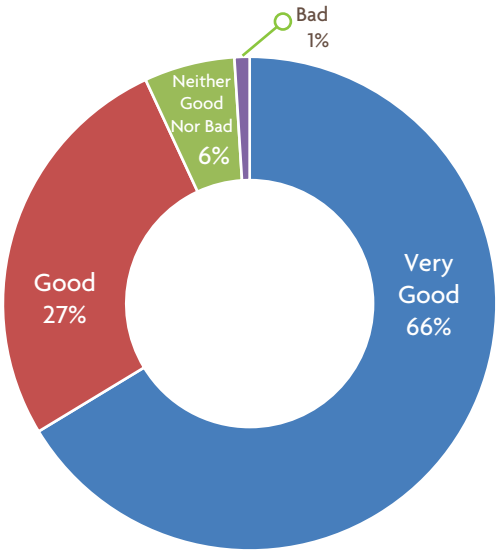
BVSD STUDENT BODY COMPOSITION SCHOOL YEAR 2014-2015[6]



BVSD has a fairly even distribution of students across elementary, middle, and high school.

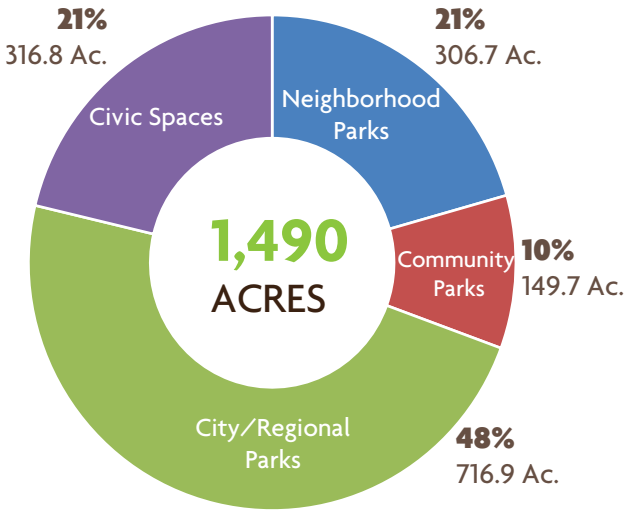
RECREATION OPPORTUNITIES

OVERALL QUALITY OF INDOOR/ OUTDOOR RECREATION[10]



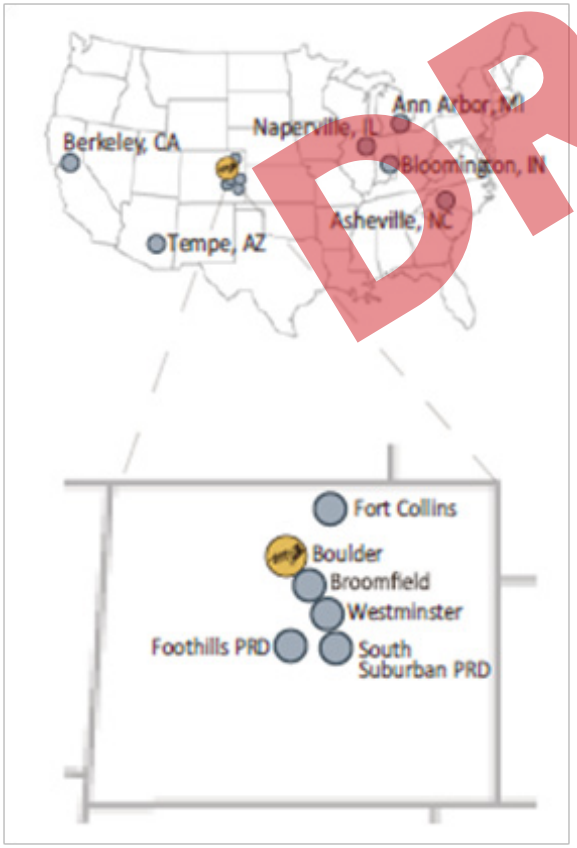
The 2014 Boulder Community survey asked respondents to "rate the quality of indoor and outdoor recreation". The vast majority of residents consider the quality of Boulder's recreational facilities to be either "good" or "very good."

BOULDER PARKLAND ACREAGE BY TYPE[11]

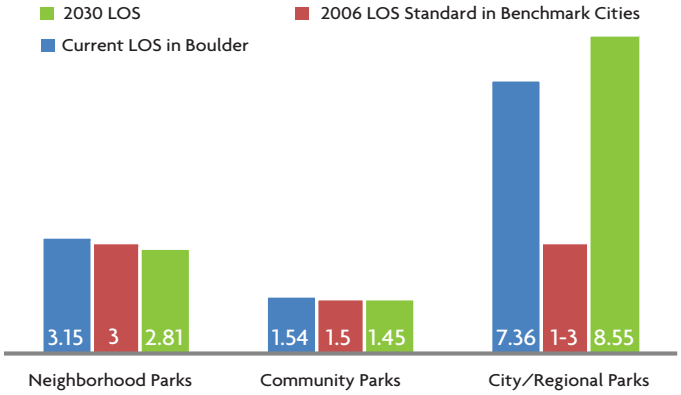


The parkland system managed by Boulder Parks and Recreation is both large (1,490 acres) and diverse, with many different park types distributed throughout the city.

BOULDER PARKS LEVEL OF SERVICE COMPARED TO PEER CITIES[12]

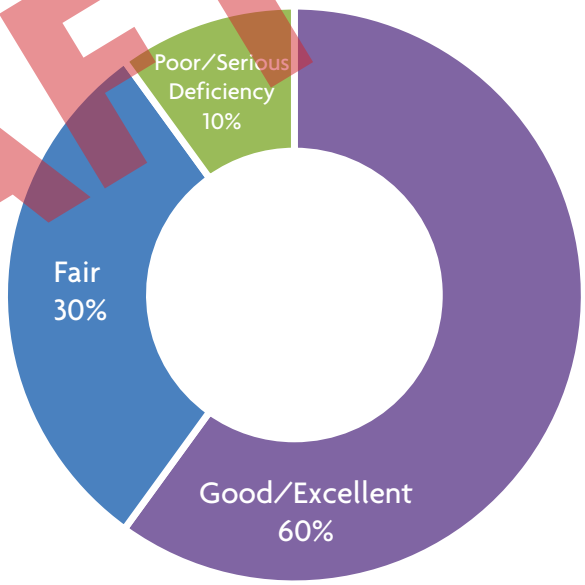


(ACRES PER 1,000 RESIDENTS)



The current service levels for Boulder's municipal park system (acres per 1,000 residents) meet or exceed the service levels provided in peer cities both within the state and nationwide.

CONDITION OF BOULDER PARKS & RECREATION FACILITIES[14]



A topical report on Boulder Parks and Recreation asset management revealed that approximately 90% of the city's parks and recreation facilities are in fair to excellent condition. Meanwhile, the 10% of facilities in the poor to serious deficiency range represent over 32% of the total backlog of funding needs.

BOULDER OSMP ACCESS AND/OR SERVICE MEASURES[13]

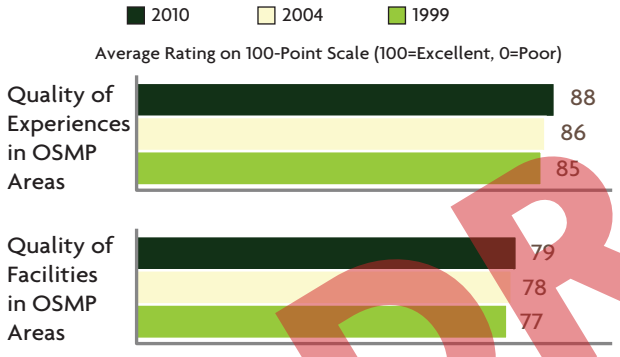
Percentage of community survey respondents who rate access to Open Space and Mountain Parks trails on an A-F Scale
(A = best and F = failing)

97% Responded A or B

Percentage of OSMP Resident survey respondents who rate the ability to access their desired Open Space and Mountain Parks destinations
(Very inadequate, Somewhat inadequate, Neither adequate nor inadequate, somewhat adequate, Very adequate)

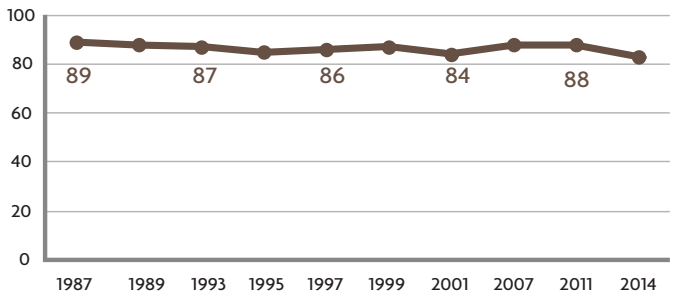
94% said very or somewhat adequate

QUALITY OF EXPERIENCES AND FACILITIES IN OSMP AREAS[9]



Survey respondent rankings of the quality of experiences and facilities in Boulder Open Space and Mountain Parks has increased over time.

OSMP QUALITY OF SERVICE[10]



Respondents to the Boulder Community Survey have consistently rated OSMP's quality of service in the 80s (on a scale of 100) since the question was first asked in 1987.

ACREAGE OF MAJOR REGIONAL PARK-LAND AND OPEN SPACE PROVIDERS[15]

Provider	Acres (approx)	% of Total
Boulder Parks & Recreation Department	1,500	.1%
Open Space and Mountain Parks	45,500	2.4%
Boulder County Open Space	102,700	5.3%
United States Forest Service	1,500,000	77.7%
National Park Service	266,000	13.8%
Colorado Parks and Wildlife	14,000	0.7%
Other	1,000	.1%
Total	1,930,700	

Boulder County residents have access to a regional system of over 1.9 million acres (3,000 sq. miles) of preserved parks, open spaces, and natural areas.

HEALTHY & SOCIALLY THRIVING SOURCES

1. Behavior Risk Factor Surveillance Survey, adults
2. OSMP https://bouldercolorado.gov/osmp/agriculture-program
3. Boulder County Farmers' Markets Market Sales Report
4. Boulder County Harvest Bucks Programs Overview
5. Boulder Human Services Issue Brief April, 2015 "Do Homeless People Come Here for Our Services?"
6. Colorado Department of Education, https://edx.cde.state.co.us/SchoolView/DataCenter
7. Colorado Department of Education, http://www.cde.state.co.us/cdereval/gradcurrent
8. Colorado Department of Education, http://www.cde.state.co.us/cdereval
9. 1999- Public Information Corporation (1999). A Study of Attitudes of Boulder, Colorado Residents Regarding City Open Space Issues. 2004-Public Information Corporation (2004). A Study of Attitudes of Residents of the City of Boulder, Colorado Regarding Open Space and Mountain Parks Management, Services and Facilities. 2010-National Research Center (2010). City of Boulder Open Space and Mountain Parks Resident Survey Report of Results. National Research Center, Boulder CO.
10. 2014 City of Boulder Community Survey
11. Parks & Recreation Master Plan page 26
12. Parks & Recreation Master Plan page 40-42
13. 2010/2011 Open Space and Mountain Parks Visitor Survey & 2010 Open Space and Mountain Parks Resident Survey
14. Parks and Recreation Master Plan Topical Report on Asset Management, page 20 https://www-static.bouldercolorado.gov/docs/asset-mgmt-1-201307021543.pdf
15. Parks & Recreation Master Plan page 30 updates with current (2015) open space acreage from Boulder County and OSMP

Helpful Links

- Boulder County Public Health
- Colorado Behavior Risk Factor Surveillance Survey
- Colorado Department of Education
- Boulder Valley Public Schools
- Parks and Recreation Master Plan
- Boulder Open Space & Mountain Parks

SAFE COMMUNITY

A sustainable and safe community focuses on law enforcement, emergency response, fostering a climate of safety, shared responsibility, and safety education. The 2010 BVCP addresses safety as a subcomponent of community health, and also expresses a welcoming and inclusive community as a core value of the plan. The data analysis presented here addresses perceptions of safety, arrests and accidents, and emergency/disaster response.

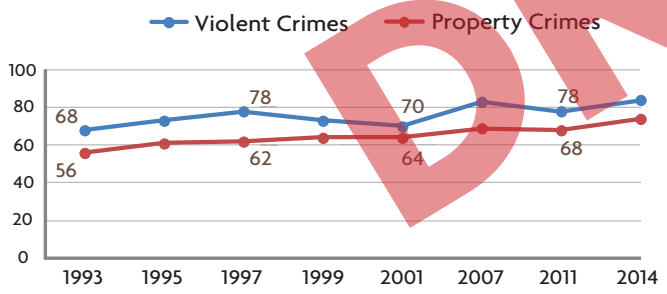
KEY SAFETY TRENDS

- Community perceptions of safety have generally increased over time.
- Recent arrest and accident data show that while incident counts may fluctuate somewhat from year to year, trends are relatively flat overall.
- The demand for emergency services (based on call activity and number of responses) is increasing over time.

PERCEPTIONS OF SAFETY

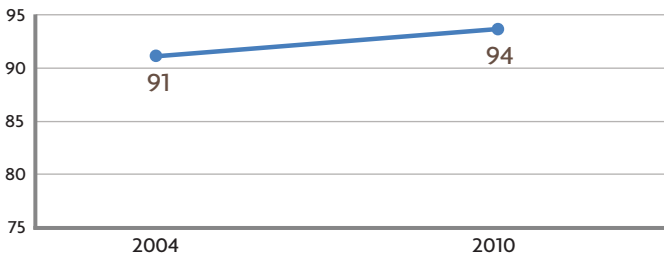
(0 = Very Unsafe, 100 = Very Safe)

SAFETY RATINGS[1]



Since the 1990s, public perceptions of safety within the community have increased over time.

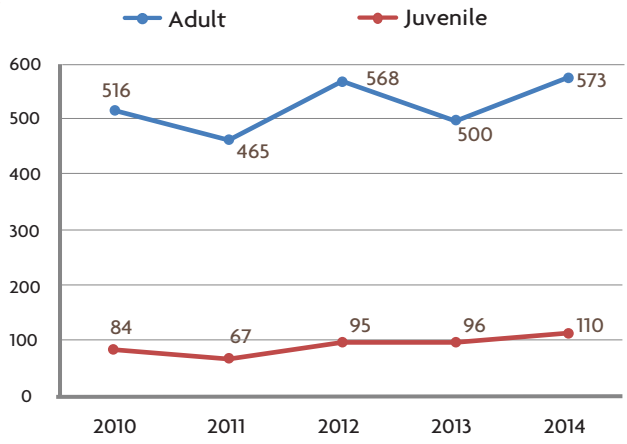
PERCEPTIONS OF SAFETY IN OSMP AREAS[2]



Boulder's open space areas are perceived to be very safe.

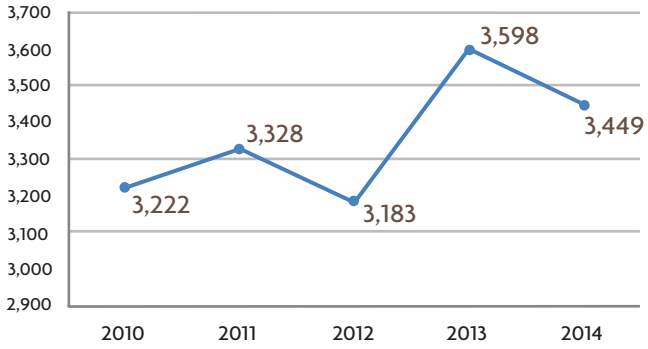
ARRESTS AND ACCIDENTS

TOTAL ARRESTS - PART I CRIMES[3]



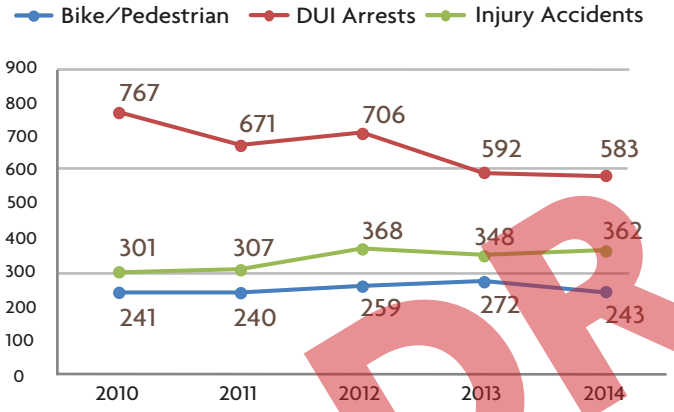
Part I crimes include serious crimes such as murder, robbery, aggravated assault, and arson. Juvenile arrests for Part I crimes in Boulder are typically at or below 100 per year, while adult arrests tend to fluctuate in the low-to-mid 500s.

TOTAL TRAFFIC ACCIDENTS[3]



Reported traffic accidents in 2013 and 2014 were elevated above what was seen in prior years.

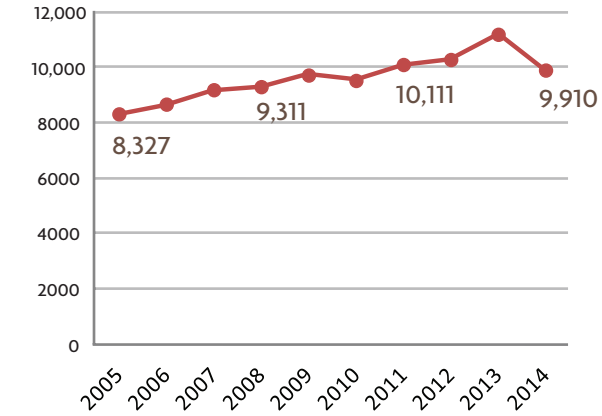
ACCIDENTS AND INJURIES BY TYPE[3]



While DUI arrests have steadily declined since 2010, injury accidents and bike/pedestrian accidents have remained relatively flat.

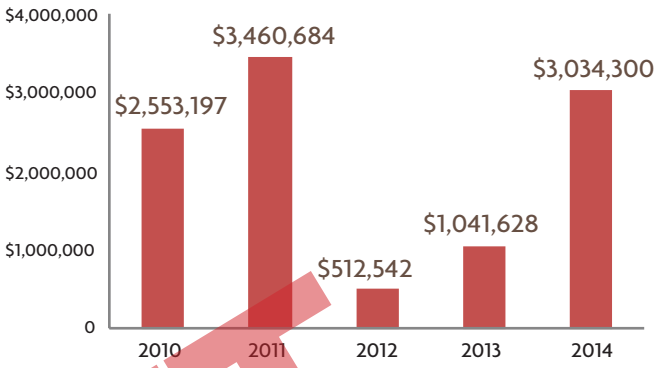
FIRE-RESCUE AND POLICE

FIRE-RESCUE ANNUAL RESPONSES[4]



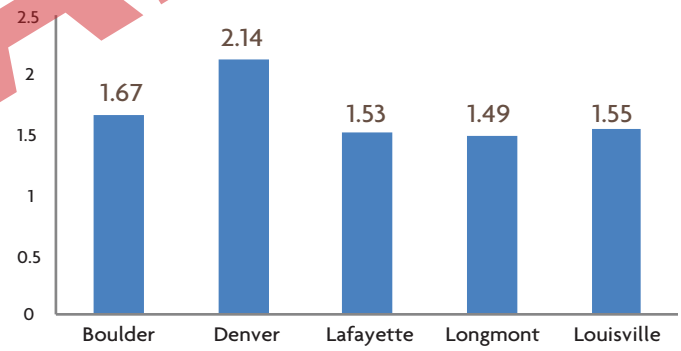
Fire-Rescue responses showed a gradual increase between 2005 and 2013, before dropping in 2014 to 2009-2012 levels. Future years will show if responses resume an upward trend, or it they have stabilized at approximately 10,000 per year.

FIRE LOSSES[5]



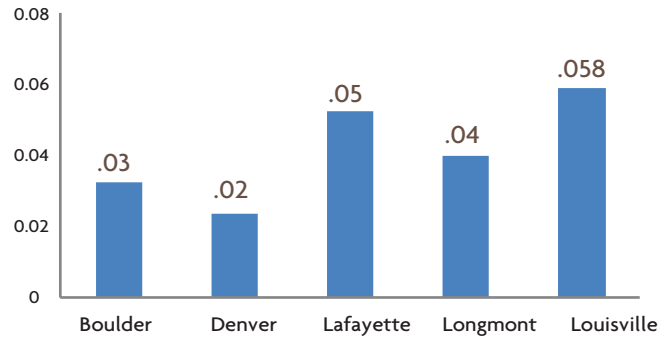
Fire loss varies from year to year, showing no overall trend in Boulder.

NUMBER OF OFFICERS PER 1,000 RESIDENTS[6]



Boulder has a higher number of full time police officers per 1,000 residents than other cities in Boulder County, but less than Denver, which is a bigger city.

NUMBER OF CRIMES PER 1,000 RESIDENTS[7]

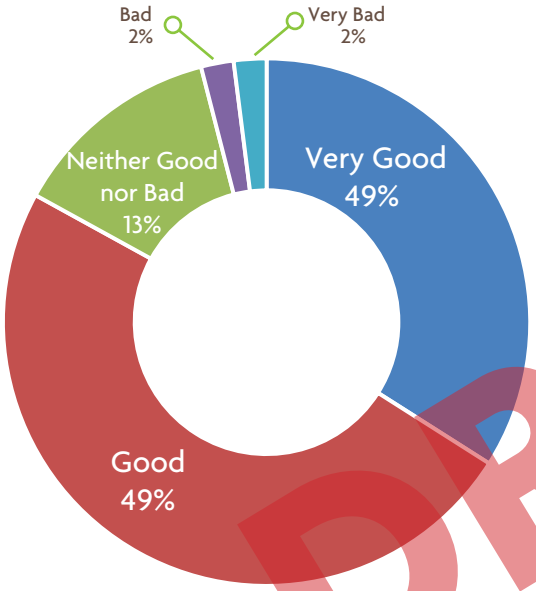


Crime rates in Boulder (reported violent and property crimes) are lower than the other large cities in Boulder County, but are slightly higher than Denver.

DISASTER RESPONSE

CITY GOVERNMENT RESPONSE TO SEPTEMBER 2013 FLOODS[8]

(How would you rate the Boulder city government's response to the September 2013 floods?)



SAFE COMMUNITY SOURCES

1. 2014 City of Boulder Community Survey
2. 2004-Public Information Corporation (2004). A Study of Attitudes of Residents of the City of Boulder, Colorado Regarding Open Space and Mountain Parks Management, Services and Facilities. 2010-National Research Center (2010). City of Boulder Open Space and Mountain Parks Resident Survey Report of Results. National Research Center, Boulder CO.
3. Boulder Police Department Crime Statistics https://bouldercolorado.gov/police/crime-statistics
4. Boulder Fire-Rescue 2014 Annual Report page 5
5. Boulder Fire-Rescue 2014 Annual Report page 8
6. Federal Bureau of Investigation "Full-time Law Enforcement Employees, by State by City, 2013" Table 78
7. Federal Bureau of Investigation "Offenses Known to Law Enforcement, by State by City, 2013" Table 8
8. 2014 City of Boulder Community Survey

Helpful Links

- Boulder Police Department Accident and Arrest Data
- 2014 Boulder Community Survey
- Boulder Office of Emergency Management
- Fire-Rescue Master Plan
- Federal Bureau of Investigation

ECONOMICALLY VITAL COMMUNITY

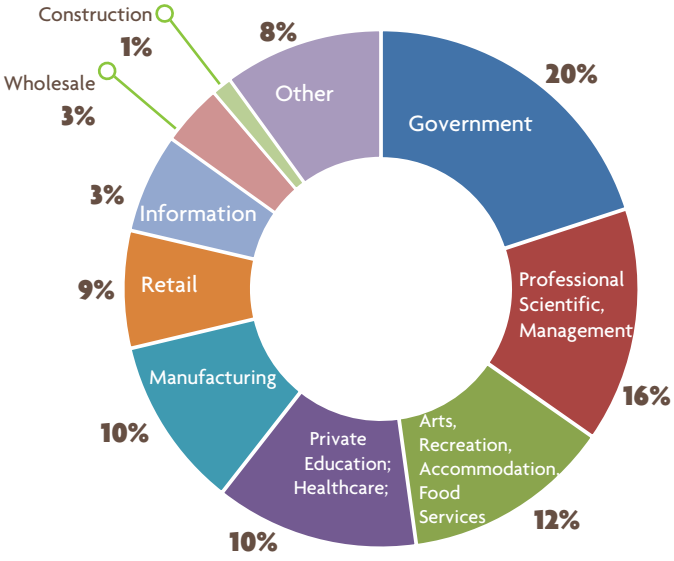
A sustainable and economically vital community focuses on an environment of creativity and innovation, a qualified and diversified workforce, regional public/private collaboration, and business-supportive infrastructure and amenities. The BVCP includes economic vitality goals and policies relating to strategic redevelopment and sustainable employment, diverse economic base, quality of life, sustainable business practices, job opportunities, education, and training. The data analysis presented here focuses on these types of trends.

KEY ECONOMIC VITALITY TRENDS

- Boulder has a diverse economy long supported by the university, federal labs, and a diverse mix of small and large businesses in a range of industries.
- A collaborative environment supports the creation and growth of businesses in Boulder.
- Decreasing commercial vacancy rates, low unemployment rates and rising lease rates reflect economic vitality and potential future challenges.
- Boulder has one of the nation's most highly educated workforces.
- The city continues to be an employment center for Boulder County and has experienced job growth since 2010.
- Boulder is a center for business innovation and startup activity.

ECONOMIC DIVERSITY

BOULDER INDUSTRY MIX (2013)[1]



Boulder has a diverse mix of industries. The city's primary industries include professional, scientific and technical services; manufacturing; information; arts, entertainment and recreation; and accommodation and food services. Twenty percent of those working in the area are employed by government entities including the University of Colorado, federal labs and Boulder Valley School District.

CONCENTRATION OF ADVANCED INDUSTRIES IN BOULDER[2]

Aerospace **4.8** times national average

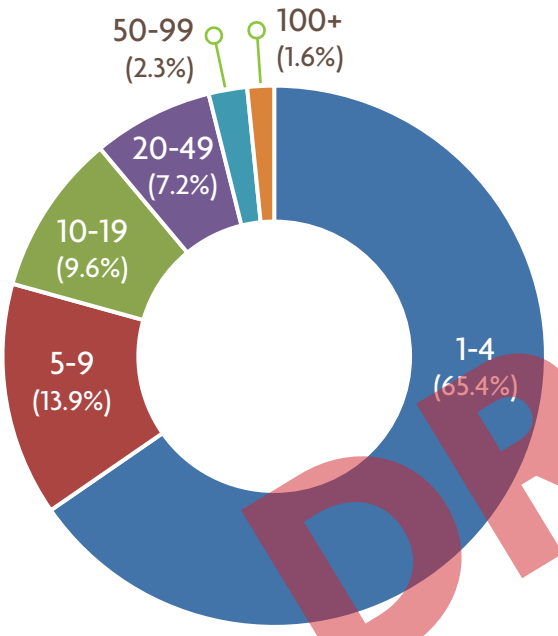
Bioscience **5.5** times national average

Information Technology **5** times national average

Key clusters include advanced (aerospace, bioscience, clean tech, digital marketing, software) and lifestyle (natural and organic products, outdoor recreation, tourism) industries.

BOULDER EMPLOYER BY SIZE[3]

(number of employees)



There are an estimated 6,987 employers in the city of Boulder. Most (96%) have fewer than 50 employees.

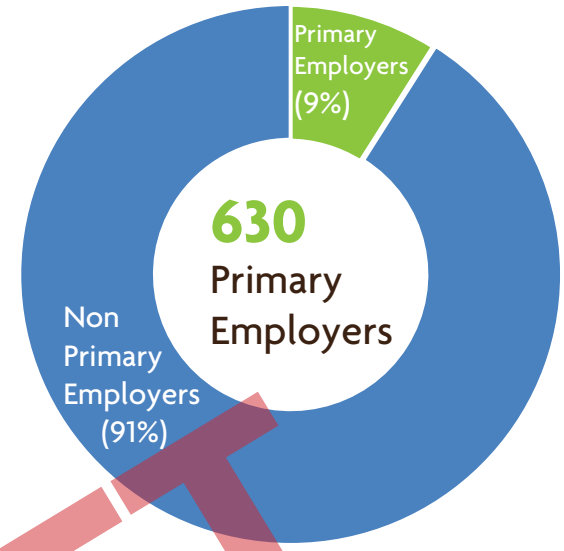
BOULDER'S TOP 10 EMPLOYERS[4]

(in alphabetical order)

Ball Aerospace
Boulder Community Health
Boulder County
Boulder Valley School District
City of Boulder
IBM
Medtronic (Covidien)
NOAA
UCAR/NCAR
University of Colorado Boulder

Boulder's 10 largest employers provide a stable presence in the community and include both public and private organizations.

PRIMARY EMPLOYERS IN CITY OF BOULDER[5]

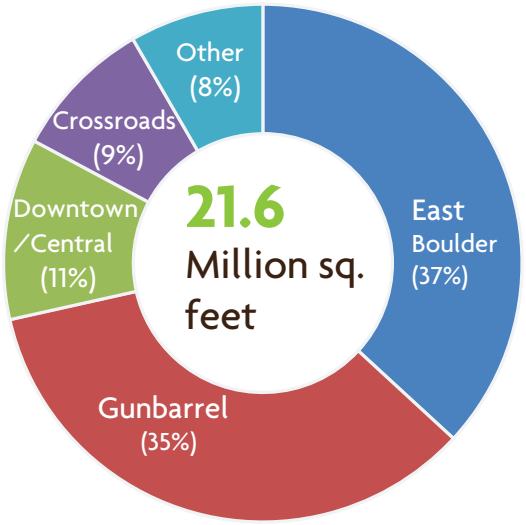


An estimated 630 employers in the city (9%) are primary employers (defined as employers of any size that generate more than half their revenue from sales outside Boulder County) and play a key role in economic vitality by bringing new money into the economy.

BUSINESS INFRASTRUCTURE

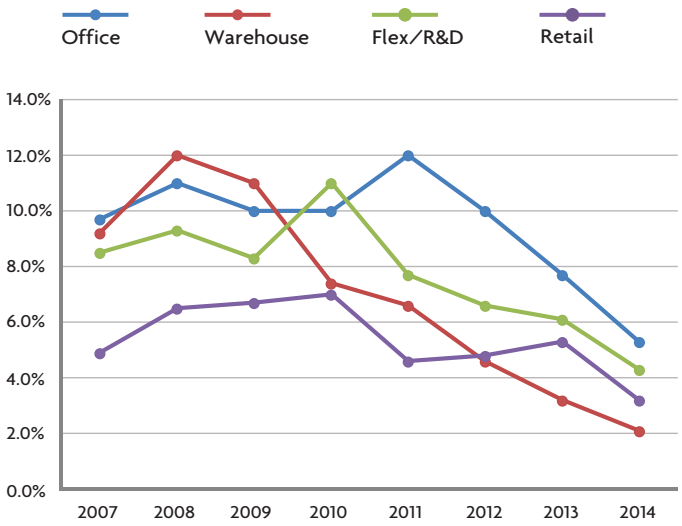
82% of primary employers lease the space their company occupies in Boulder.[6]

COMMERCIAL SPACE IN BOULDER[5]



There is approximately 21.6 million square feet of private commercial space in the City of Boulder. Nearly three-fourths of that space is located in East Boulder or Gunbarrel.

COMMERCIAL VACANCY RATES[7]

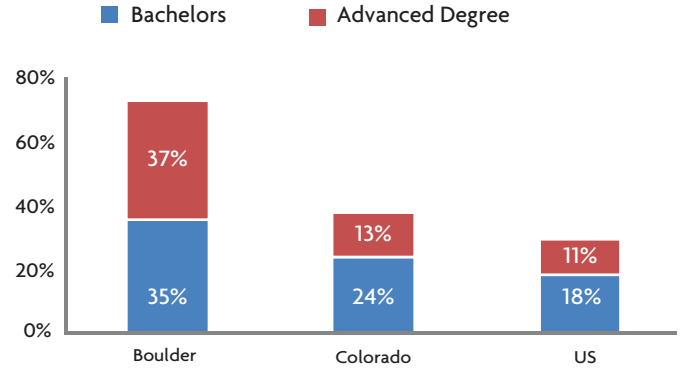


Commercial vacancy rates in the office, industrial and retail markets have been trending down for the past several years. Nonprofit organizations and a growing number of co-working spaces and accelerators support the creation and growth of businesses in Boulder.

61% of primary employers agree that having a Boulder location helps their business.[6]

QUALIFIED AND DIVERSIFIED WORKFORCE

POPULATION 25+ WITH BACHELOR'S OR ADVANCED DEGREE[8]



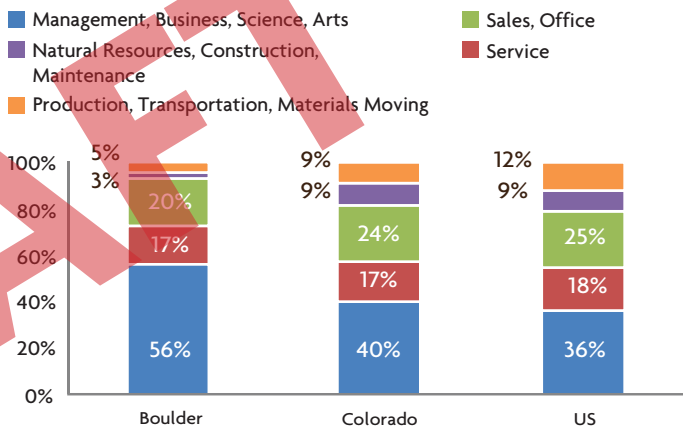
Boulder residents are among the nation's most educated: 72% have earned a Bachelor's degree or higher, compared to 37% of Colorado residents, and 29% of US residents. This contributes to the high quality of the local workforce, as well as the wealth and cultural vibrancy of the community.

WORKFORCE WITH STEM DEGREES[9]

#1 of 358

Boulder MSA ranking in percentage of workers with STEM (science, technology, engineering, math) degrees.[9]

OCCUPATION CATEGORIES[10]



City residents are employed in a wide range of occupations, but are more likely to work in professional, business or arts occupations (56%) than the state (40%) or national average (36%).

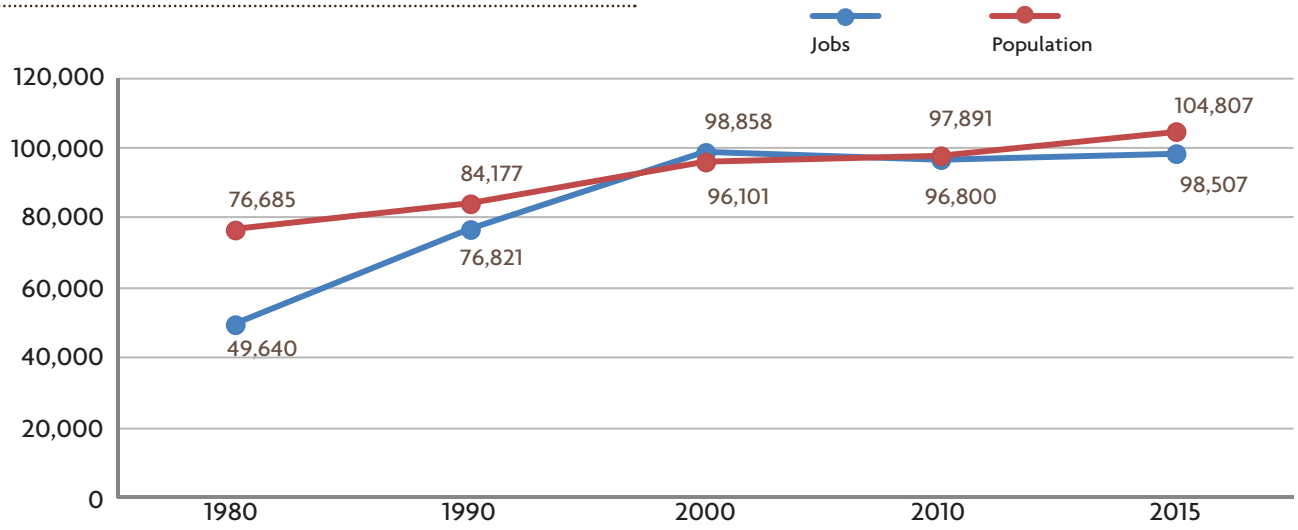
JOBS

57% - Boulder County jobs located in City of Boulder.[11]

Boulder is an employment center, accounting for more than half the wage and salary jobs in the county.

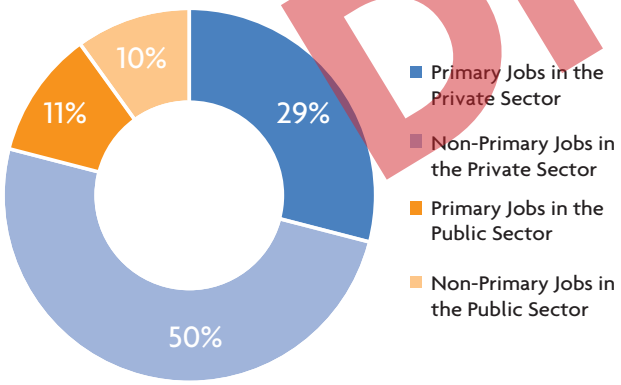
98,510 - jobs in the City of Boulder (including self-employed)[12]

BOULDER JOBS AND POPULATION[13]



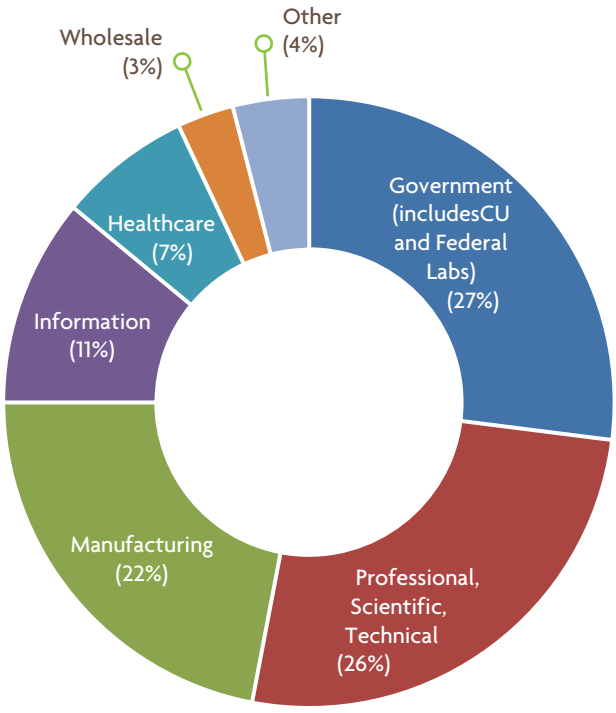
Since the 1990s, the total number of jobs in Boulder has tracked fairly closely with the total number of people. After losing jobs during the recession, employment in Boulder has grown in the past few years. This job growth is more pronounced for 2015 than it appears on this chart as a result of revised methodology. In 2015, the city refined its current employment estimates by taking the additional step of geographically verifying the employment location. The result is a lower existing employment estimate than the previous methodology would have reported, as it was determined that some jobs with city addresses are actually outside of the city limits. Job estimates prior to 2015 have not yet been revised to reflect this new methodology.

BOULDER'S PRIMARY AND NON-PRIMARY JOBS BY SECTOR[14]

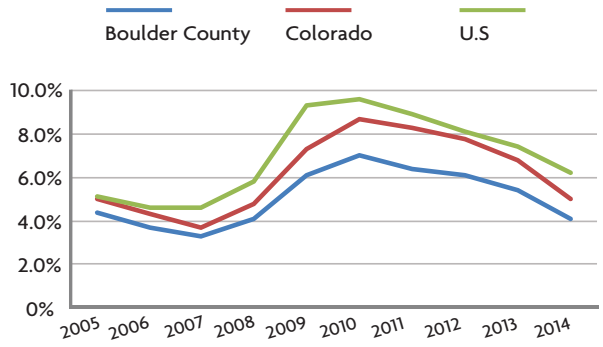


Approximately 40% of jobs in Boulder are held by individuals working for primary employers including CU Boulder and federal labs (27%) and companies in the professional, scientific and technical, manufacturing and information industries.

BOULDER'S PRIMARY JOBS BY INDUSTRY[15]

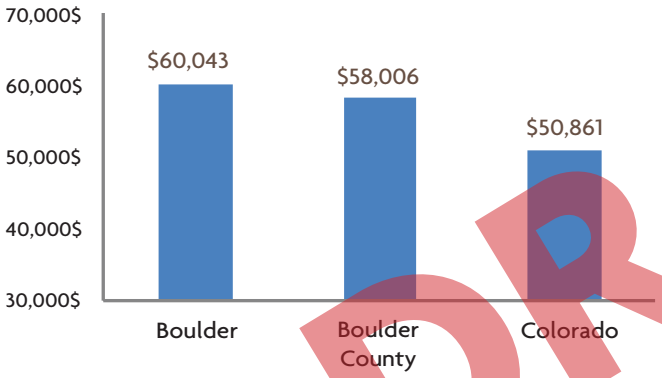


ANNUAL UNEMPLOYMENT RATE[16]



Boulder area unemployment has remained lower than state and national averages. In 2014, Boulder's unemployment rate was comparable to pre-recession levels.

MEDIAN ANNUAL WAGE[17]



A high concentration of research institutions and businesses in advanced industries contribute to higher than average wages in the city of Boulder.

CREATIVITY AND INNOVATION

CONCENTRATION OF PATENT ACTIVITY[9]

#5 of 358

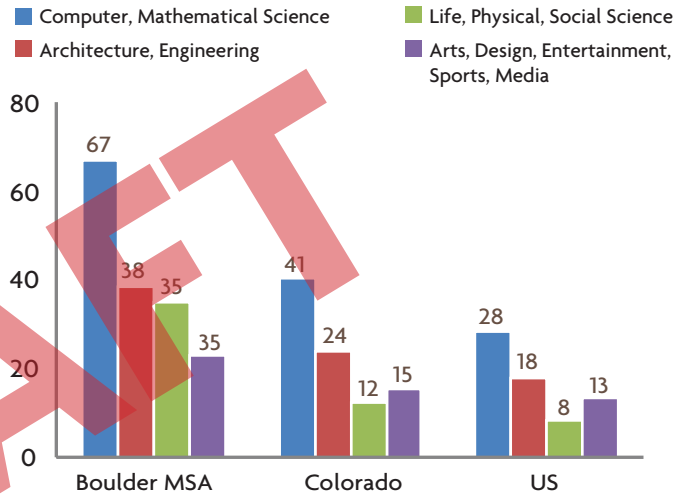
The Boulder area has a high concentration of patent activity, ranking fifth among the nation's metropolitan areas in patents per million residents (2007-2011). The recently opened satellite US Patent and Trademark Office in Denver may help increase that activity by reducing the waiting period for approvals and reducing travel costs for local applicants.[9]

SMALL BUSINESS INNOVATION[9]

#9 of 358

Boulder had the ninth highest concentration of Small Business Innovation Research awards (SBIR) of all US metropolitan areas, with 122 awards from 2007 to 2011 (compared to a US metropolitan average of 16).[9]

HIGH TECH AND CREATIVE JOBS[18]



Boulder has a high concentration of high tech and creative jobs. In Richard Florida's *The Rise of the Creative Class, Revised*, Boulder topped the 2012 Creativity Index based on the "3Ts" of economic development: technology, talent and tolerance. Boulder also has a high concentration of creative class jobs: the Boulder MSA has 42%, Colorado has 33%, and the US has 30%.

ECONOMICALLY VITAL COMMUNITY SOURCES

1. BEC/CDLE 2013 QCEW data
   *Includes CU Boulder, BVSD and federal labs
2. Metro Denver Economic Development Corporation (2012)
3. Boulder Market Profile (Boulder Economic Council, 2013 QCEW data)
4. Boulder Market Profile (April 2015)
5. 2012 Primary Employer Study
6. 2012 Primary Employer Survey/Boulder Economic Council
7. Boulder Economic Council, NGKF Fourth Quarter Boulder Market Reports
8. 2013 American Community Survey 5-year estimates (Table DP02)
9. 2007-2011 Brookings Patenting and Innovation in Metropolitan America Report (Feb. 2013)
10. 2013 American Community Survey 5-year estimates
11. Boulder market Profile, November 2014, Boulder Economic Council, page 11
12. 2015 Estimate, City of Boulder Dept. of Community Planning and Sustainability
13. 2015 Boulder Community Profile, updated 8/20/15
14. 2012 Primary Employer study (CU/QCEW)
15. 2012 Primary Employer Study (CU), 2013 Boulder Market Profile (Boulder Economic Council/CU)
16. Colorado Department of Labor and Employment LMI Gateway (colmigateway.com) from LAUS system output file
17. BEC Market Profile Report (excludes self-employed)
18. Bureau of Labor Statistics, Occupational Employment Statistics, May 2014

Helpful Links

- 2015 Boulder Economic Council Market Profile
- 2015 Economic Forecast for Metro Denver
- Brookings Report of Patenting and Innovation
- Colorado Department of Labor and Employment
- US Census American Community Survey

GOOD GOVERNANCE

A sustainable community with good governance addresses: stewardship and sustainability of the city's assets, strategic and timely analysis and decision-making, customer service, relationships with partners, and regulatory/policy compliance. The 2010 BVCP does not directly address the topic of good governance, but expresses strong city/county cooperation as a core value of the plan. The data analysis presented here focuses on trends related to the overall direction and effectiveness of Boulder's city government, public impressions of city employees, voter participation, and fiscal responsibility.

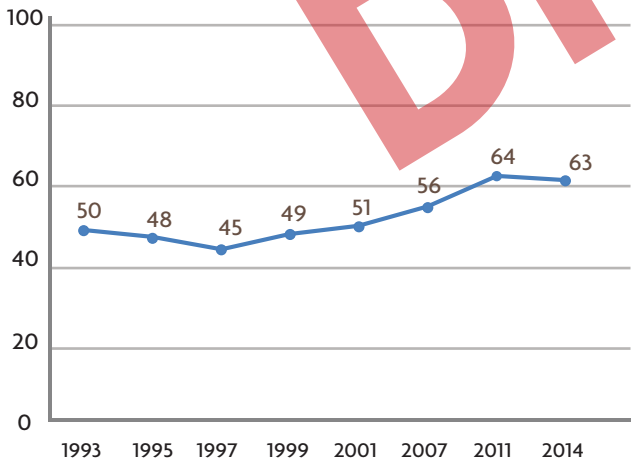
KEY GOOD GOVERNANCE TRENDS

- Based on the Boulder Community Survey, long-term trends have generally been steady or upward with respect to the overall direction and effectiveness of Boulder city government.
- Public impressions of city employees have also increased somewhat over time.
- Active voters in Boulder County turn out for elections at approximately the same rate as Colorado voters in general. Rates have fluctuated since 2008, but registered voters have decreased.
- The city is fiscally responsible as evidenced by its consistently high bond ratings and annual maintenance spending.

DIRECTION OF CITY

OVERALL DIRECTION[1]

Please rate to what extent you agree or disagree: I am pleased with the overall direction the city is taking: (0 = strongly disagree, 100 = strongly agree)

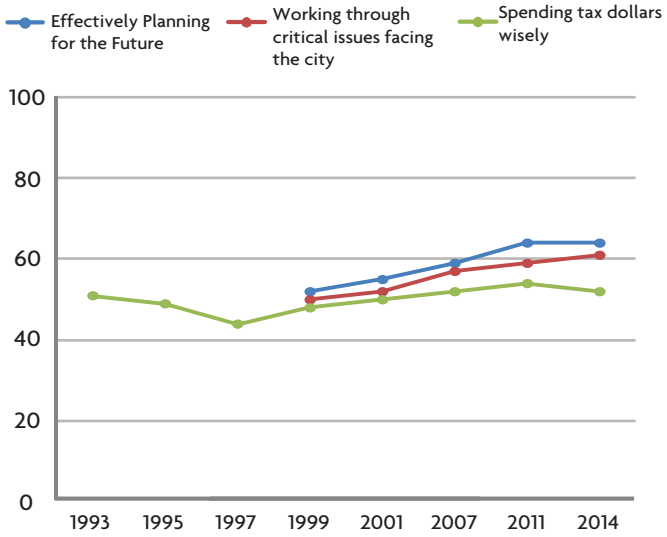


Respondents to the Boulder Community Survey have shown a trend of increasing approval of the city's overall direction since 1997.

EFFECTIVENESS

EFFECTIVENESS OF CITY GOVERNMENT[1]

Please rate how well you think the City of Boulder does on each of the following: (0 = strongly disagree, 100 = strongly agree)



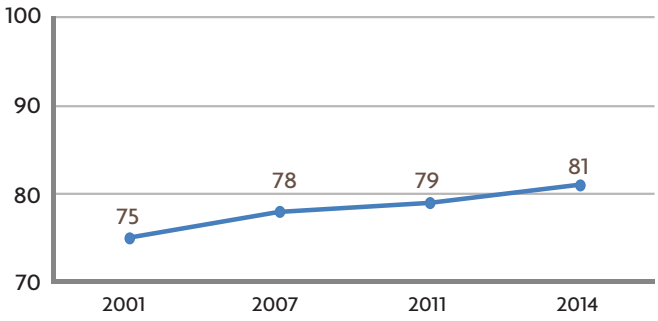
Overall trends related to the effectiveness of city government have been on the rise since the late 1990s, although "spending tax dollars wisely" dropped slightly in the 2014 survey.

EMPLOYEES

IMPRESSIONS OF CITY EMPLOYEES[1]

If you had phone, in-person or email contact with a Boulder city employee in the past 12 months, how would you rate your impression?

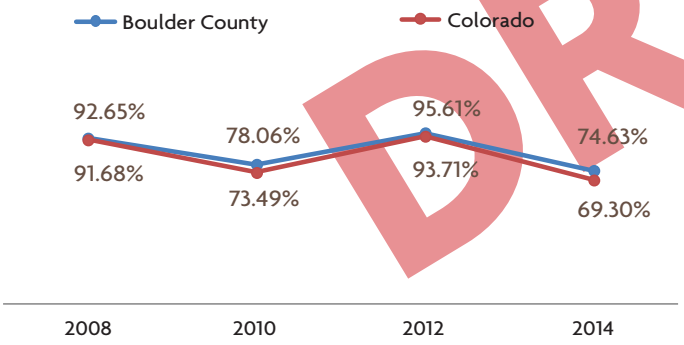
(0 = very bad, 100 = very good)



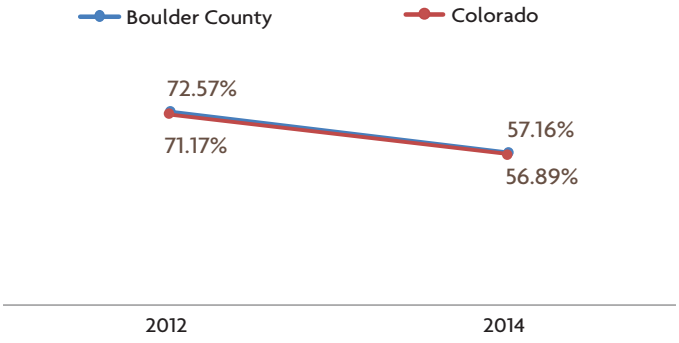
Public impressions of city employees have generally increased over time.

VOTER PARTICIPATION

ACTIVE VOTERS[2]



REGISTERED VOTERS[2]



Boulder County's voter turnout rates have closely mirrored the state's in recent general elections, both among active voters and registered voters.

FISCAL RESPONSIBILITY

CIP MAINTENANCE SPENDING[3]

CITY SPENDING ON MAINTENANCE			
Year	**Approved Capital Maintenance Budget**	**Approved Capital Budget**	**% Maintenance**
2011	$10,357,668	$23,596,197	44%
2012	$7,564,000	$23,844,754	32%
2013	$9,378,598	$33,772,286	28%
2014	$8,952,305	$42,596,249	21%
2015	$28,313,618	$69,822,595	41%

Maintenance spending is considered an indicator of fiscal responsibility because it increases the longevity of infrastructure. Over the past five years, maintenance spending has accounted for between 21% and 44% of the city's overall capital budget. The funding spike for 2015 is due to two projects: sanitary sewer rehabilitation is budgeted for $12.7 million, and the waterline replacement project for $3.6 million.

CITY BOND RATINGS[4]

Moody's : Aa1

Standard & Poor's : AAA

The City of Boulder has had Standard & Poor's highest bond rating since 2009 and Moody's second-highest bond rating since before 2005.

GOOD GOVERNANCE SOURCES

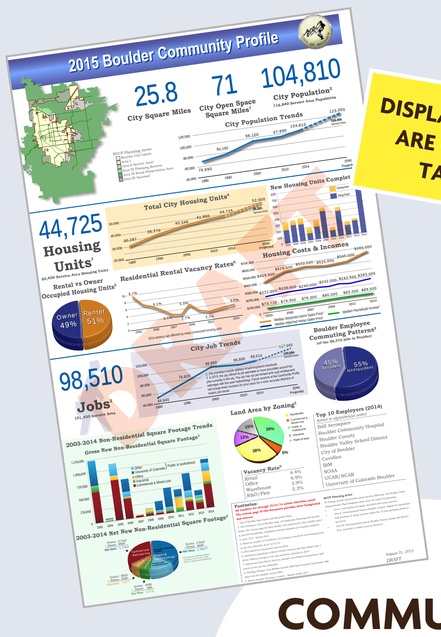
1. 2014 City of Boulder Community Survey
2. Colorado Secretary of State "Biennial Abstract of Votes Cast" 2008, 2010, 2012, 2014
3. City of Boulder Finance Department Research
4. Comprehensive Annual Financial Reports

Helpful Links

- 2014 Boulder Community Survey
- Colorado Secretary of State
- City of Boulder Finance Department

WHAT DO WE KNOW ABOUT THE BOULDER VALLEY?

OVER THE PAST FEW MONTHS, the city and county have collected data and trends information on a variety of topics.



DISPLAY COPIES ARE ON THE TABLE!

COMMUNITY PROFILE:
(one-page document)
at-a-glance current data and trends on population, housing, and jobs

TRENDS REPORT
(report)
presents a diverse collection of data, including snapshots of current/ recent conditions and trends over time

DISPLAY COPIES ARE ON THE TABLE!

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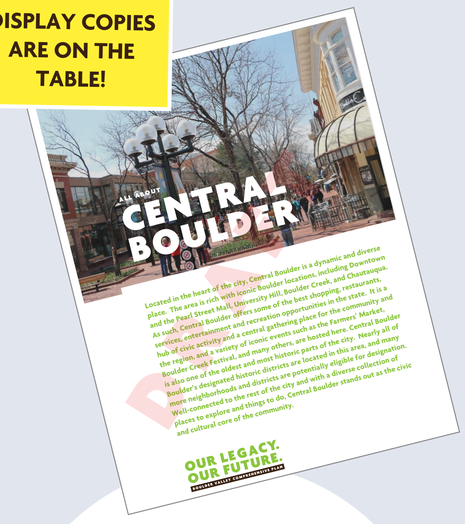
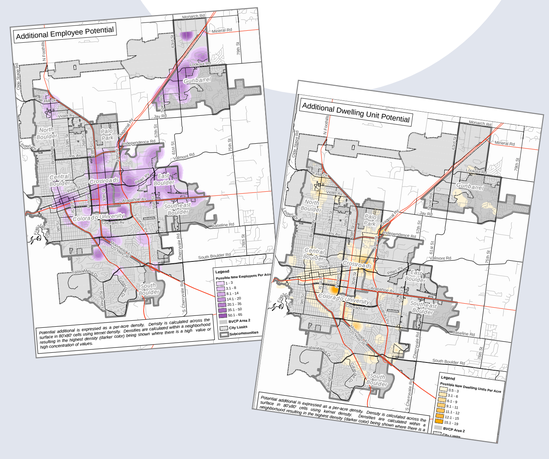


SUBCOMMUNITY FACT SHEETS:
(pamphlets)
profiles Boulder's nine subcommunities and Area III with demographic, built environment, and existing land use data

2040 PROJECTIONS:
(summary document)
presents 2040 projections results for dwelling units, population, and jobs



What follows is a sample of significant trends identified that may influence topics for the 2015 comprehensive plan update.

Not all are new; some are continuing trends. They are in no particular order of priority.
This information is available at www.BoulderValleyCompPlan.net.

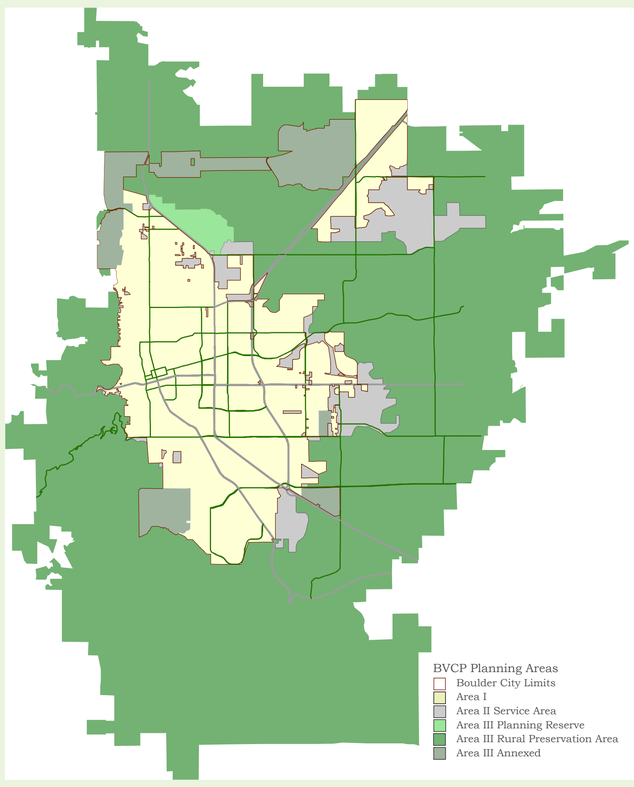
Top Trends

1. Boulder has Potential for Redevelopment, Mostly in the Northeastern Part of the Community

Decades of open space property acquisition and adherence to growth management policies (including an urban service boundary) have kept Boulder's urbanized area compact. With only 1% of land within the city vacant/undeveloped, current and future growth must occur through selected redevelopment, which also means that design and neighborhood compatibility issues have been more important in recent years, and growth has generally shifted to northeastern parts of the community where there is more redevelopment potential.

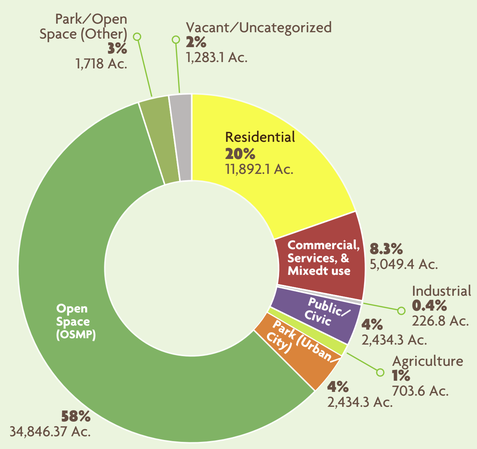
DID YOU KNOW?

The roots of Boulder's robust open space system date back to 1875-1929, when the city acquired over 5,000 acres including Chautauqua, Buckingham Park (in Left Hand Canyon) and much of the mountain backdrop. Continued acquisition efforts since those early years have added another 40,500 acres to the system.

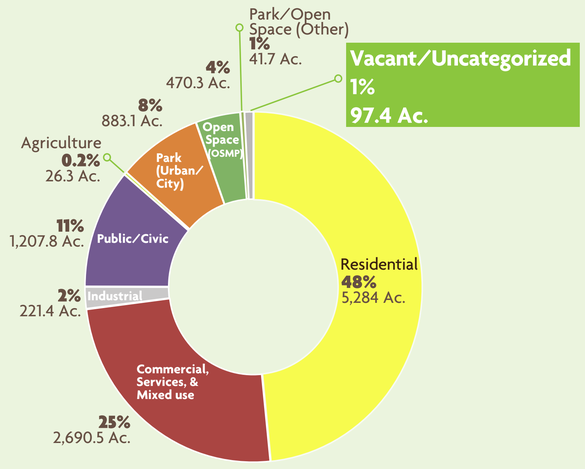


The Boulder Valley planning area is divided into three major areas: Area I is the urbanized area within the City of Boulder. Area II is under county jurisdiction, but where annexation to the city can be considered and where new urban development may only occur coincident with availability of adequate facilities and services. Area III is the remaining area in the Boulder Valley, generally under county jurisdiction and where the city and county intend to preserve existing rural land uses and character.

EXISTING LAND USE BVCP PLANNING AREA (Urbanized & Open Space- AREAS I, II, III)



EXISTING LAND USE BOULDER URBANIZED AREA (AREA I only)



Source: City of Boulder Analysis Using County Tax Assessor Building Use Classifications

The land use mix of the BVCP planning area is significantly different from the mix within the urbanized area (Area I). Less than 1% of vacant land remains in the city or in the BVCP planning area.

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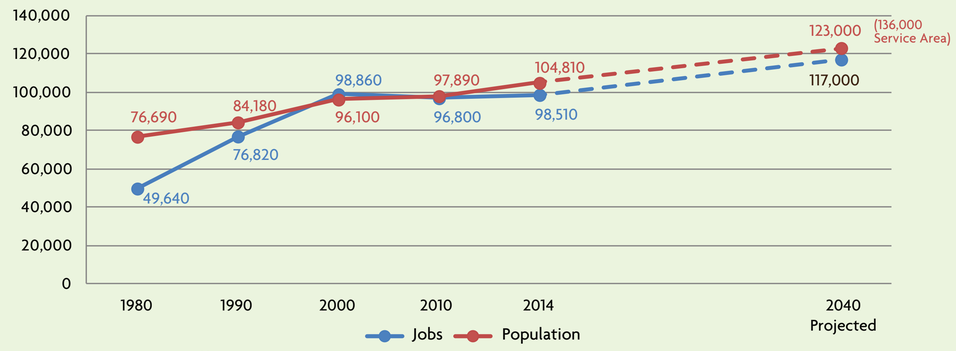
WHAT DO WE KNOW ABOUT THE BOULDER VALLEY?

2. Boulder Continues to be a Center for Employment in the Region

Boulder is a place of business innovation and a regional employment center with nearly as many jobs as residents. This has been the policy and trend in the past 10 or more years. Under current policies and zoning the city has more redevelopment potential for future jobs than housing, so this trend may continue. The employment center status means that many people commute into Boulder for work (as noted in the next trend).

BOULDER JOBS AND POPULATION*

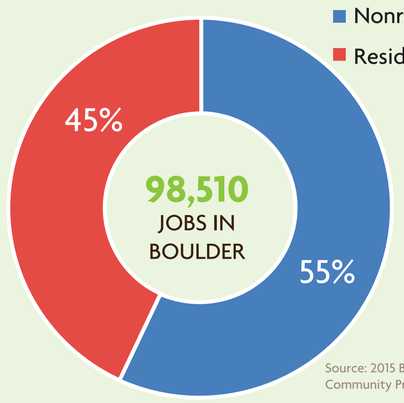


Source: 2015 Boulder Community Profile; 2015-2040 BVCP Projections

Since the 1990s, the total number of jobs in Boulder has tracked fairly closely with the total number of people. After losing jobs during the recession, employment in Boulder has grown in the past few years. This job growth is more pronounced for 2015 than it appears on this chart as a result of revised methodology. In 2015, the city refined its current employment estimates by taking the additional step of geographically verifying the employment location. The result is a lower existing employment estimate than the previous methodology would have reported, as it was determined that some jobs with city addresses are actually outside of the city limits. Job estimates prior to 2015 have not yet been revised to reflect this new methodology.

*In 2015, the city refined its job estimates to more accurately account for jobs currently in the city. The city has not yet revised prior year employment estimates with this new methodology. Future versions of the Trends Report will include these revisions for prior years for a more accurate depiction of historic job trends.

EMPLOYEE COMMUTING PATTERNS



Source: 2015 Boulder Community Profile

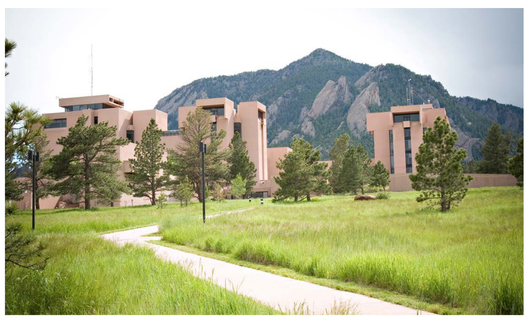
There are approximately 98,510 jobs in the City of Boulder. Of those, it is estimated that about 55% are held by people who do not reside in the city.

DID YOU KNOW?

#9 of 358

Boulder had the ninth highest concentration of Small Business Innovation Research awards (SBIR) of all 358 US metropolitan areas, with 122 awards from 2007 to 2011 (compared to a US metropolitan average of 16).

Source: 2007-2011 Brookings Patenting and Innovation in Metropolitan America Report (Feb. 2013)



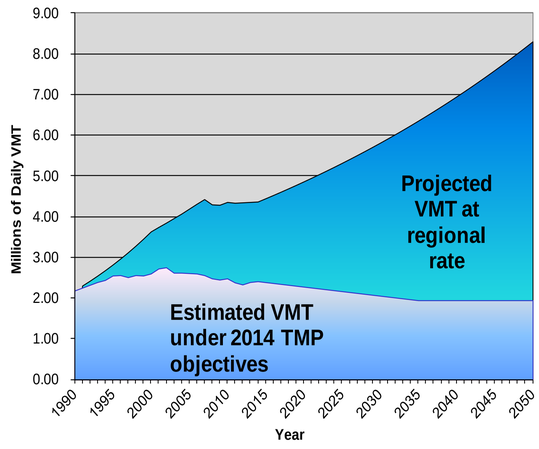
DID YOU KNOW?

#5 of 358

The Boulder area has a high concentration of patent activity, ranking fifth among the nation's 358 metropolitan areas in patents per million residents (2007-2011). The recently opened satellite US Patent and Trademark Office in Denver may help increase that activity by reducing the waiting period for approvals and reducing travel costs for local applicants. Source: 2007-2011 Brookings Patenting and Innovation in Metropolitan America Report (Feb. 2013)

3. Boulderites are Changing How They Travel – At least within the city

People living in the City of Boulder bus, bike, and walk in higher numbers than do people in the region. The mode share of single occupant vehicle (SOV) travel by Boulder residents has shown a steady decline over time that is anticipated to continue. In contrast, the SOV mode share of non-resident employees has not changed and is identified as a challenge to reaching city goals. One impact of changing travel behavior is that Boulder's daily vehicle miles traveled hit a peak in the mid-2000s and hasn't grown appreciably since then despite continued increases in both population and jobs.



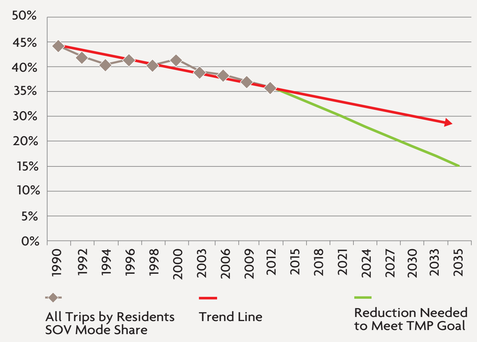
Source: Public Works Transportation Metrics

This figure shows in light blue the estimated daily Vehicle Miles Traveled (VMT) in the Boulder Valley from 1990 to 2014 based on modeling and vehicle count data. The 1996 Transportation Master Plan (TMP) called for returning VMT to 1994 levels which has been achieved. The 2014 TMP calls for reducing daily VMT 20 percent by 2035 to contribute to the city's greenhouse gas reduction goals, and the graph represents continuous progress toward this objective between 2015 and 2035. In contrast, the darker blue represents the calculated daily VMT that would occur if vehicle traffic in the Boulder Valley grew at the regional rate of VMT increase.

DID YOU KNOW?

The Transportation Master Plan has a goal of reducing single occupancy vehicle (SOV) trips to 20% of all trips by residents by 2035. Additional reduction in SOV travel is needed in the years ahead to meet that goal.

SINGLE OCCUPANT VEHICLE MODE SHARE



The mode share of single occupant vehicle travel by Boulder residents has shown a steady decline over time, as residents change their travel behavior and make use of other modes.

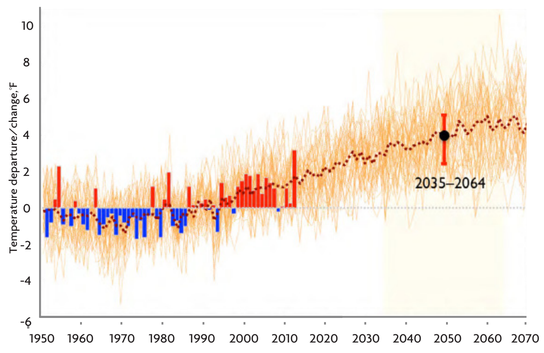
Source: 1990-2012 City of Boulder Modal Shift Reports (Travel Diary of Boulder Residents)

DID YOU KNOW?

1994 levels of VMT (Vehicle Miles Traveled) have been achieved. Since the population has increased since 1994, this means people are driving less.

4. The Community is Taking Action and Getting More Prepared for Climate Change and Other Threats

Models indicate a temperature increase for Colorado of between two and six degrees Fahrenheit by 2050. Boulder policies such as the Climate Action Plan, and programs such as the CAP tax and Smart Regs, are working to address greenhouse gas emissions, energy use, biodiversity, and climate change. Increasing threats and a changing environment have introduced additional shocks and stresses such as floods, fires, and other hazards that point to a need for preparedness. New efforts, like Boulder's Climate Commitment and Resilient Boulder, are identifying a path forward for additional action on not only climate change but diverse topics related to the community's resilience to other shocks and stresses. The 2015 BVCP update is an opportunity to better integrate and reinforce these climate and resilience policies in the plan.



Source: 2014 Western Water Assessment: "Climate Change in Colorado"

From 2005 to 2012, Boulder reduced residential energy use per household. This reflects, in part, the impact of climate programs on waste reduction and residential energy efficiency (zero waste programs and facilities, Energy Smart residential and Smart Regs). In the Commercial and Industrial sector, total energy use intensity (energy per square foot of floor area) and energy use per employee has increased. Despite a warmer winter in 2012 than 2005, natural gas use in the C&I sector increased even more than electricity. This indicates that the increase can likely be attributed to process loads in the industrial sector, which are not weather-dependent.

2005 & 2012 ENERGY USE BY SECTOR

	Units	2005	2012	% Change
Residential Electricity per Household	kWh/HH	6,263	6,035	-4%
Residential Natural Gas per Household	dTh/HH	47.9	45.5	-5%
Commercial & Industrial Energy Use Intensity*	kBtu/sf	161	188	16%
Commercial & Industrial Electricity per employee*	kWh/FTE	8,997	9,858	10%
Commercial & Industrial Natural Gas per employee*	dTh/FTE	23	28	23%
*** Excludes CU Boulder**				

Source: Boulder's Climate Commitment Greenhouse Gas Inventory

These increases in temperature, along with habitat loss, influx of invasive species and pesticide use, could have a significant impact on biological diversity and the overall health of ecosystems. In addition to the ecological changes caused by this general warming, there will also be impacts caused by the high likelihood of increased extremes. These could include more frequent and more intense droughts, floods, wildfires, and other forms of extreme weather events.

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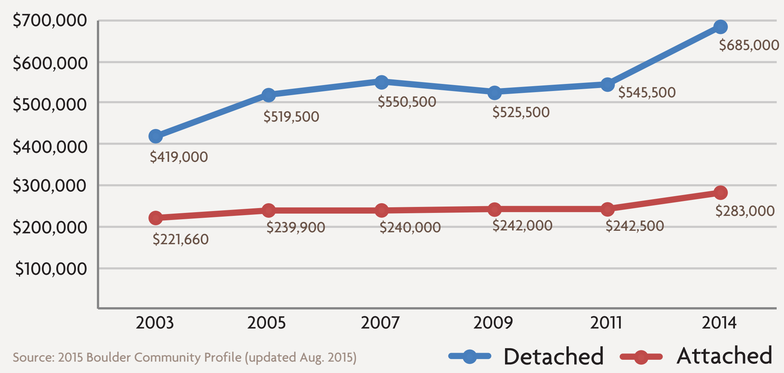
WHAT DO WE KNOW ABOUT THE BOULDER VALLEY?

5. Boulder's Housing Types and Availability Are Shifting Toward Multi-Family Units; Costs are Rising

As land availability has become more limited in the fast growing region, and as Boulder has continued to be desirable, housing prices have increased. At the same time, Boulder's affordable housing program is assisting people with lower incomes and working toward its goal of making 10% of all housing units affordable as well as creating 450 middle income affordable units. Most new housing units (affordable and market-rate) are being produced through redevelopment along major corridors and in mixed use centers, increasingly pushing the mix of new units towards attached and multifamily products.

BOULDER MEDIAN HOME PRICE BY YEAR

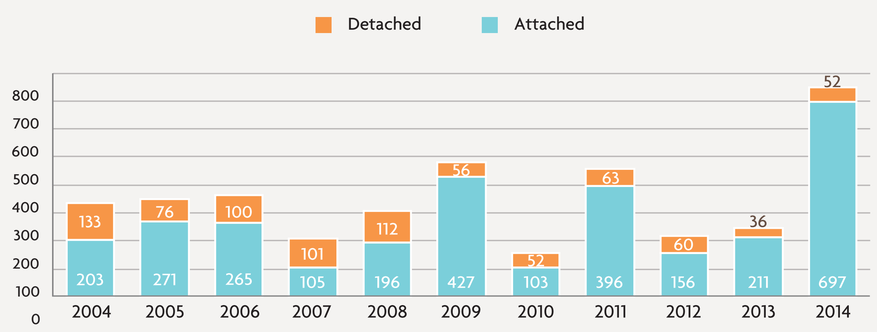


Source: 2015 Boulder Community Profile (updated Aug. 2015)

DID YOU KNOW?

$685,000 was the price of the median single family detached home in 2014.

NEW RESIDENTIAL UNITS BY TYPE



Source: 2015 Boulder Community Profile (updated Aug. 2015)

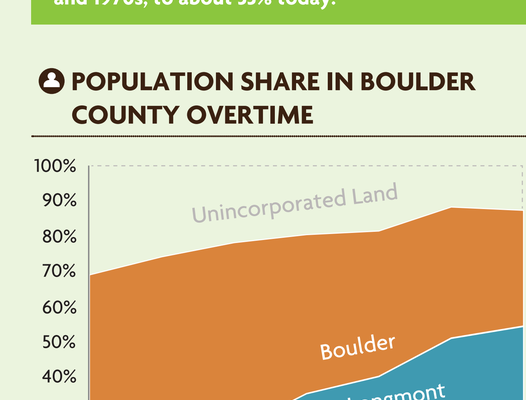
An analysis of new residential units by type shows that, for new construction, attached units are more common than single family detached homes. Although the overall unit mix that is constructed varies from one year to the next, since 2004 approximately 78% of new residential units have been attached and 22% detached.

BOULDER HOUSING UNIT GROWTH OVER TIME

Source: 2015 Boulder Community Profile (updated Aug. 2015)

Boulder's housing stock has grown by about 48% since 1980. Annual average growth rates for housing units were 2.0% in the 1980s, 1.1% in the 1990s, 0.6% in the 2000s, and 0.8% so far in the 2010s.

BOULDER NET INCREASE IN DWELLING UNITS BY DECADE



Source: 2015 Boulder Community Profile (updated Aug. 2015)

The city added a decreasing number of dwelling units each decade from the 1980s to the 2000s. As of December 31, 2014, approximately 1,760 units have been added so far this decade, representing an increased pace of growth from what was observed in the 2000s. Additionally, a significant number of residential units currently under construction are expected to be completed in 2015 and 2016.

6. Population is Growing and Aging

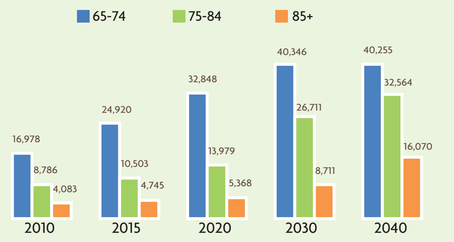
Boulder's population is increasing and is projected to continue doing so over the coming decades, but likely at a slower rate than nearby municipalities and the county, Front Range, and state as a whole. By 2040, Boulder is projected to have about 123,000 people. At the same time, that population will be getting older. The current population of people in Boulder County that are 65 or older is expected to more than double by 2040. This aging trend will directly affect many aspects of the community including jobs, housing, services, transportation needs, and public finance.

POPULATION PROJECTION

18,190 + 104,810 existing total in Service Area = 123,000 2040 TOTAL in Service Area

Source: 2015 Boulder Community Profile; Estimate & 2040 Projection City of Boulder Community Planning and Sustainability

BOULDER COUNTY 2010-2040 POPULATION 65+



Source: Census and State Demography Office

The current population of people in Boulder County that are 65 or older (40,168) is expected to more than double by year 2040 (88,829).

DID YOU KNOW?

The population of the City of Boulder represents a diminishing percentage of the total Boulder County population over time, from about 50% in the 1960s and 1970s, to about 33% today.

POPULATION SHARE IN BOULDER COUNTY OVERTIME

Source: Colorado Department of Local Affairs, Historical Census

Boulder's population is increasing, but at a slower rate than nearby municipalities and the county as a whole.

7. Social Disparities Exist; Some are Widening

The high quality of life offered in Boulder is not evenly distributed among its residents, and in some cases trends show that disparities have been widening over time. Disparities exist by age, race/ethnicity, income, poverty status, education, and many other factors. Boulder shows a larger income gap between family and non-family households than the county and the region, and poverty among children, especially Latino children, is growing. As housing costs increase, affordable housing programs become increasingly important for maintaining economic diversity within the community. Addressing disparities where they exist will help Boulder to better achieve two of the BVCP's stated core values: to be a welcoming and inclusive community, as well as a community with a diversity of housing types and price ranges.

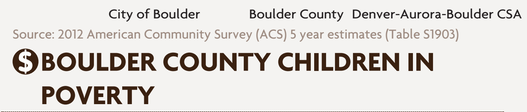
Despite the overall high educational performance by the Boulder Valley School District, academic achievement and opportunity gaps exist for some populations. The BVSD Latino graduation rate (79%) is 13% behind the overall BVSD graduation rate (92%) and 15% behind the Anglo graduation rate (94%). BVSD had 81 total dropouts in the 2013-2014 school year (including dropouts from alternative high schools), for a rate of 0.5%. The Anglo dropout rate was 0.3% and the Latino dropout rate was 1.7%.

GRADUATION AND DROPOUT RATES FOR SELECT POPULATIONS

2013-2014	Colorado	BVSD Overall	BVSD Anglo	BVSD Latino
Grad Rate	77.3%	91.8%	94.4%	**79.3%**
Dropouts	10,546	81	29	**42**
Dropout Rate	2.4%	0.5%	0.3%	**1.7%**

Source: Colorado Department of Education, http://www.cde.state.co.us/cdereval

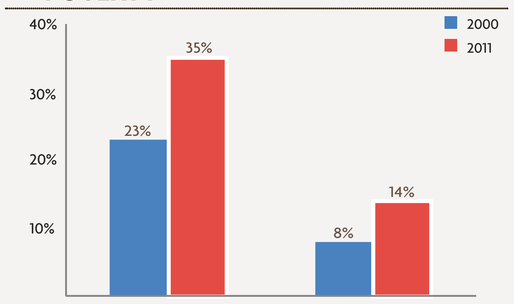
MEDIAN HOUSEHOLD INCOME



Source: 2012 American Community Survey (ACS) 5 year estimates (Table S1903)

Boulder's median household income (shown in blue) is lower than both the county and the region. This is largely because of a concentration of non-family households (shown in green) which include student households and have much lower incomes than families (shown in red). By contrast, Boulder's family household income is higher than the county's, and significantly higher than the region's. In Boulder, the median income for family households is $67,558 higher than for non-family households. Compare this to the Denver Metro region, where the income gap between family households and non-family households is much smaller ($38,327).

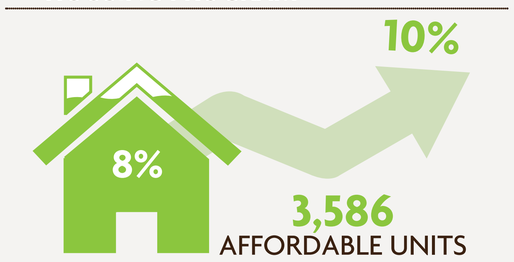
BOULDER COUNTY CHILDREN IN POVERTY



Source: Boulder County Trends (2013): The Community Foundation's Report on Key Indicators, page 56

Poverty among Latino children in Boulder County is higher than among Boulder County children in general. In 2011, Latino children were more than twice as likely to live in poverty. Poverty among children increased between 2000 and 2011, going from 8% to 14%. Poverty among Latino children increased even more during that time, going from 23% to 35%.

CITY OF BOULDER AFFORDABLE HOUSING PROGRAM



Source: 2015 Boulder Affordable Housing Profile (updated 8/20/2015)

As of August 2015, there are 3,586 units in Boulder's affordable housing program. This represents 8% of the total units in the city, 2% away from the city's goal of making 10% of all housing units affordable.

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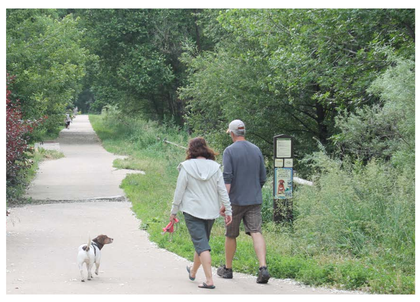
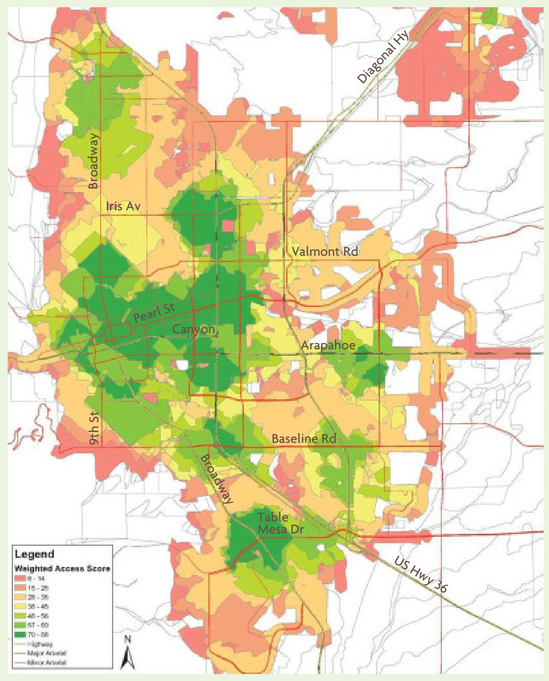
8. People Seek More Walkable Neighborhoods

Across the country, people are seeking homes in places where they can access their daily services. Walk Scores have become a common part of searching for a home. The Transportation Master Plan's (TMP) Neighborhood Access Tool demonstrated that some parts of town have better access to goods and services within walking distance than others, and that 26% of Boulder residents currently live in a neighborhood where they can access a full range of goods and services with a 15 minute walk. Meeting the TMP's goal of increasing this number to 80% by 2035 will require a variety of strategies related to improving walkability, including infrastructure improvements, transportation facilities, parks, transit accessibility, and land use policies that allow for appropriate commercial services and facilities within walking distance of residential areas.



NEIGHBORHOOD ACCESS TOOL



Source: 2014 Transportation Master Plan, page 5-7

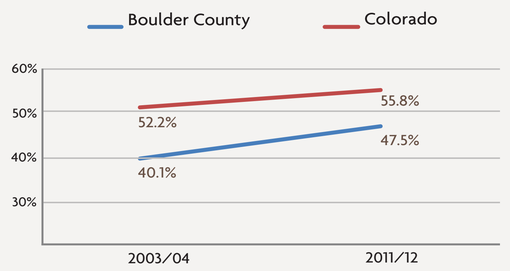
The Transportation Master Plan's Neighborhood Access Tool demonstrated that some parts of town have better access to goods and services within walking distance than others. Access is determined by the availability of transportation facilities and destinations. With largely complete transportation facilities, the lack of destinations is the largest influence in many areas of the city. Areas shown in dark green have the highest access score, and areas in dark red have the lowest access score.

The analysis factored in the presence of transportation infrastructure (the street system, sidewalks, and bike system) as well as a variety of travel destinations including grocery stores, restaurants and coffeeshops, parks and recreation centers, bus stops, health care facilities, and social activities/gathering places.

9. Healthy Living and Eating Continues as a Way of Life

A variety of health indicators show that Boulder County residents are healthier than Colorado residents as whole. Maintaining access to locally-produced foods is a core aspect of healthy living, and the agricultural lands in the Boulder Valley provide an important source of local food. As of 2015, there are 470 Acres of Open Space and Mountain Parks (OSMP) land dedicated to food production. These lands have been preserved as a result of adherence to urban growth management practices and rural land preservation policies over a long period of time. Boulder's environmental stewardship extends beyond rural preservation and also includes activities like safe pest management and reducing threats to biodiversity.

PERCENT OVERWEIGHT OR OBESE



Source: Behavior Risk Factor Surveillance Survey, adults

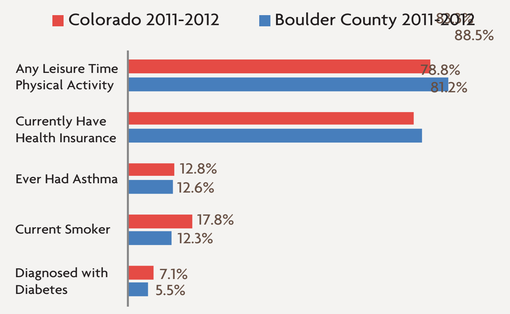
DID YOU KNOW?

98.5%

= 10 year increase in sales at the Boulder County Farmers' Market (2004-2014)

Source: Boulder County Farmers' Markets Market Sales Report

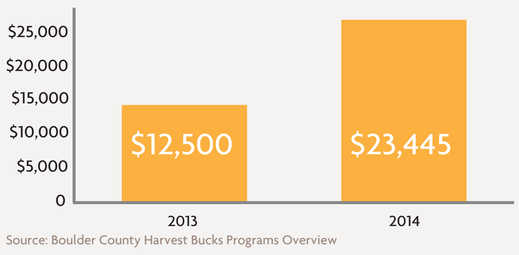
SELECT HEALTH INDICATORS



Source: Behavior Risk Factor Surveillance Survey, adults

A variety of health indicators show that Boulder County residents may be somewhat healthier than Colorado residents as a whole.

SNAP PURCHASES AT THE BOULDER COUNTY FARMERS' MARKET



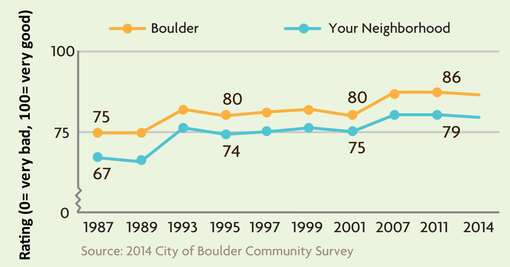
Source: Boulder County Harvest Bucks Programs Overview

Boulder County's Supplemental Nutrition Assistance Program (SNAP) is a food assistance program. In 2014, the Harvest Bucks program was implemented, which matches every dollar withdrawn from a SNAP account with a Harvest Buck (up to $20). The Harvest Bucks can be used at the Boulder County Farmers' Market for fresh produce. The program nearly doubled SNAP purchases at the Boulder County Farmers' Market from 2013 to 2014.

10. Quality of Life is High

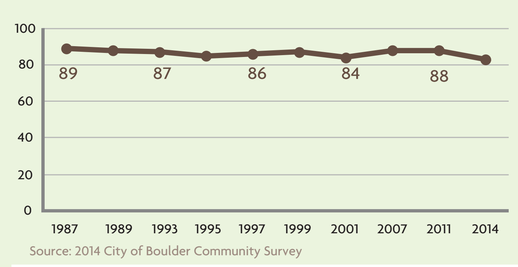
The quality of life in Boulder has improved over time as rated by the people who live here. Since 1987, the Boulder Community Survey has asked respondents to rate the overall quality of life, which has increased by over 10% during that time. The overall quality of indoor and outdoor recreation facilities is highly-rated by the people who use them, as is the quality of service of the Open Space and Mountain Parks (OSMP) system. Local schools offer a high-quality public education, with BVSD students exceeding state averages on the TCAP, Colorado's standards-based test. Boulder's crime rate (per 1000 residents) is lower than many of its neighbors.

OVERALL QUALITY OF LIFE



Source: 2014 City of Boulder Community Survey

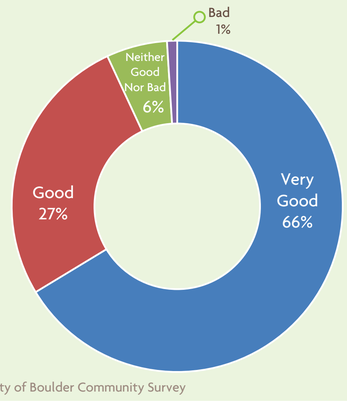
OPEN SPACE & MOUNTAIN PARKS (OSMP) QUALITY OF SERVICE



Source: 2014 City of Boulder Community Survey

Respondents to the Boulder Community Survey have consistently rated OSMP's quality of service in the 80s (on a scale of 100) since the question was first asked in 1987.

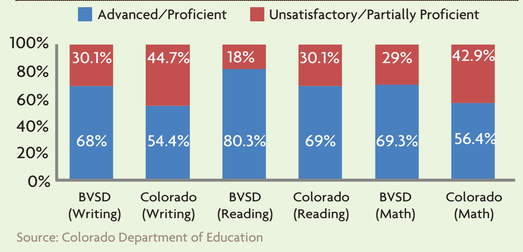
OVERALL QUALITY OF INDOOR/ OUTDOOR RECREATION



Source: 2014 City of Boulder Community Survey

The 2014 Boulder Community survey asked respondents to "rate the quality of indoor and outdoor recreation". The vast majority of residents consider the quality of Boulder's recreational facilities to be either "good" or "very good."

PROFICIENCY BVSD & COLORADO



Source: Colorado Department of Education

Students in the Boulder Valley School District have higher rates of advanced/proficient standardized TCAP scores, Colorado's standards-based test, (and lower rates of unsatisfactory/partially proficient test scores) than Colorado students in general.

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C I T Y OF B O U L D E R
PLANNING BOARD AGENDA ITEM

MEETING DATE: September 17, 2015

AGENDA TITLE: Public Hearing and Consideration of a Recommendation to Parks and Recreation Advisory Board on the Boulder Civic Area, Phase I Park Development Plan, Community and Environmental Assessment Process (CEAP)

PRESENTER/S:
David Driskell, Executive Director of Community Planning & Sustainability
Maureen Rait, Executive Director of Public Works
Yvette Bowden, Director of Parks and Recreation
Jeff Dillon, Capital Investment Manager, Parks and Recreation
Sam Assefa, Senior Urban Designer, Project Coordinator
Jeff Haley, Project Coordinator
Joanna Crean, Project Coordinator

EXECUTIVE SUMMARY:

In June 2015, the City Council accepted the updated Boulder Civic Area Master Plan, which defines the overall concept for the site and establishes criteria and guidelines for the consideration of specific improvements. The site includes the area between Canyon Boulevard and Arapahoe Avenue and 9th and 14th Streets. The 2015 Civic Area Master Plan replaces the 1992 Civic Center Master Plan and builds on the 2013 Vision Plan. The long-term vision is to transform the Civic Area into an even more unique place that reflects the community's shared values and its diversity, providing space and programs for people to gather, recreate, eat, learn, deliberate and innovate. The plan establishes the goals, guiding principles and core themes for Civic Area implementation.

Implementation of the Boulder Civic Area Master Plan is expected to take place over the next 10 to 20 years. However, due to the passage of the Community, Culture and Safety tax initiative in November 2014, the first phase of improvements in the Civic Area are moving forward. The goal is to create a more vibrant and active urban park and civic area, including recreational amenities, community spaces, safety improvements, and connections and access improvements to and through the Civic Area. A park plan is being developed to implement the $8.7 million Phase I improvements and coordinate with the more than $5 million from the tax devoted to Boulder Creek Path, 11th Street lighting, public art and Arapahoe underpass improvements. In order to advance these Phase I improvements and guide further work on longer-term investments, a Community and Environmental Assessment Process (CEAP) to adopt the Phase I park plan is necessary.

The purpose of the CEAP is to assess the potential impacts of conceptual project alternatives to inform the selection and refinement of a preferred alternative. In this case, the preferred alternative is the Civic Area Park Development Plan. The CEAP is a formal review process to balance multiple community goals by assessing a project against the policies outlined in the Boulder Valley Comprehensive Plan (BVCP) and master plans. The CEAP process includes review by an interdepartmental staff team and the "sponsoring" or primary advisory board, which in this case is the Parks and Recreation Advisory Board (PRAB). Given the community-wide interest in the Civic Area as well as the complexity and involvement of multiple boards and commissions in the recently accepted Civic Area Master Plan, the CEAP document and Park Development Plan (preferred alternative) will also be reviewed by Planning Board and City Council. Planning Board's role in reviewing is to look for consistency with the Civic Area Master Plan and the BVCP goals and policies. The questions that are the focus of the Planning Board's review are:

1. Is the Civic Area Park Development Plan (preferred alternative) consistent with the goals and policies of the Boulder Valley Comprehensive Plan (BVCP)?

2. Does the Civic Area Park Development Plan meet the "Park at the Core" performance criteria as outlined in the Civic Area Master Plan?

Planning Board's review and recommendation will be presented to PRAB on Sept. 28, 2015 for their consideration and approval. This information will then be presented to City Council for final review and consideration on November 10, 2015. Upon approval of the Boulder Civic Area Phase I Park Development Plan (CEAP), the project can then proceed with final design and coordination through the city's standard review process with construction anticipated in 2016.

STAFF RECOMMENDATION:

Staff recommends that the Planning Board recommend to the Parks and Recreation Advisory Board approval of the preferred alternative, Phase I Park Development Plan and associated CEAP documentation.

PUBLIC AND BOARD/COMMISSION COMMENT AND PROCESS:

The updated Boulder Civic Area Master Plan (*accepted June 16, 2015*) builds on an 18-month collaboration (2012-2013) with the Boulder community, boards and commissions and City Council to develop the Vision Plan (*approved Sept. 3, 2013*). In the fall of 2014, community feedback was collected about program preferences and park design themes. In March 2015, the city hosted a stakeholder workshop and a public open house as well as a joint board and commission workshop. The purpose was to collect feedback on draft Park Site Plan options and long-term improvement strategies related to the master plan update. On March 31, 2015, this information was presented to City Council during a Study Session. After receiving City Council feedback on strategies for the long-term improvements, the Civic Area Master Plan was revised accordingly and adopted by City Council.

The following provides a synopsis of the public input for the Civic Area Park Site Plan:

- ***September 2014 Public Open House:*** Feedback was collected on preferred elements/images related to Parks + Nature, Access + Connectivity, and Events + Programming. Responses included positive remarks about incorporating open lawn, visual connectivity, art, performances, nature play and events. The consensus feedback was to incorporate park programs and features that are unique to Boulder and can't be found elsewhere in the city. In addition, most expressed a desire for a variety of ways to experience the park.

- ***October 2014 Public Presentation:*** Feedback and comments were solicited on illustrative views depicting a nature play playground adjacent to Boulder Creek, a large event lawn, an entrance promenade from Canyon and picnic activities along the irrigation ditch. Positive remarks were given to all illustrations and especially for the nature play illustration and elements that integrated the nature of Boulder Creek.

- ***March 2015 Public Open House, Joint Board/Commission Workshop, Stakeholder Workshop, City Council Study Session:*** Feedback was collected on the three Design Alternatives, Creek Grove, Creek Valley and Creek Promenade and feedback on different aspects of each alternative was used to create the Hybrid Creek Valley Site Plan.

- ***July 15th 2015 Public Open House and online engagement:*** One of the outcomes of the City Council Study Session on March 31 was the Design Inspiration Initiative which invited the public to participate by responding to questions and submit ideas to help inform design. The ideas were collected and shared with the community as part of an open house on July 15, 2015. The outcomes were then shared with City Council at a briefing on July 30, 2015. The initiative focused on options related to:

    - ***Nature Play*** – Nature play is interaction with the natural environment that allows for hands-on contact, exploration, contemplation, planning and education. A nature play area is included as a key element in the design of the Civic Area and the community was invited to help inform the final design of this area.

    - ***11th Street Spine and Bridge*** – A goal of the Civic Area design is to provide physical connectivity from Pearl Street and University Hill to the Civic Area. This will be accomplished with a new pathway aligning with 11th Street through the Civic Area and crossing Boulder Creek with an iconic bridge that becomes a destination. The public was encouraged to provide input on the design.

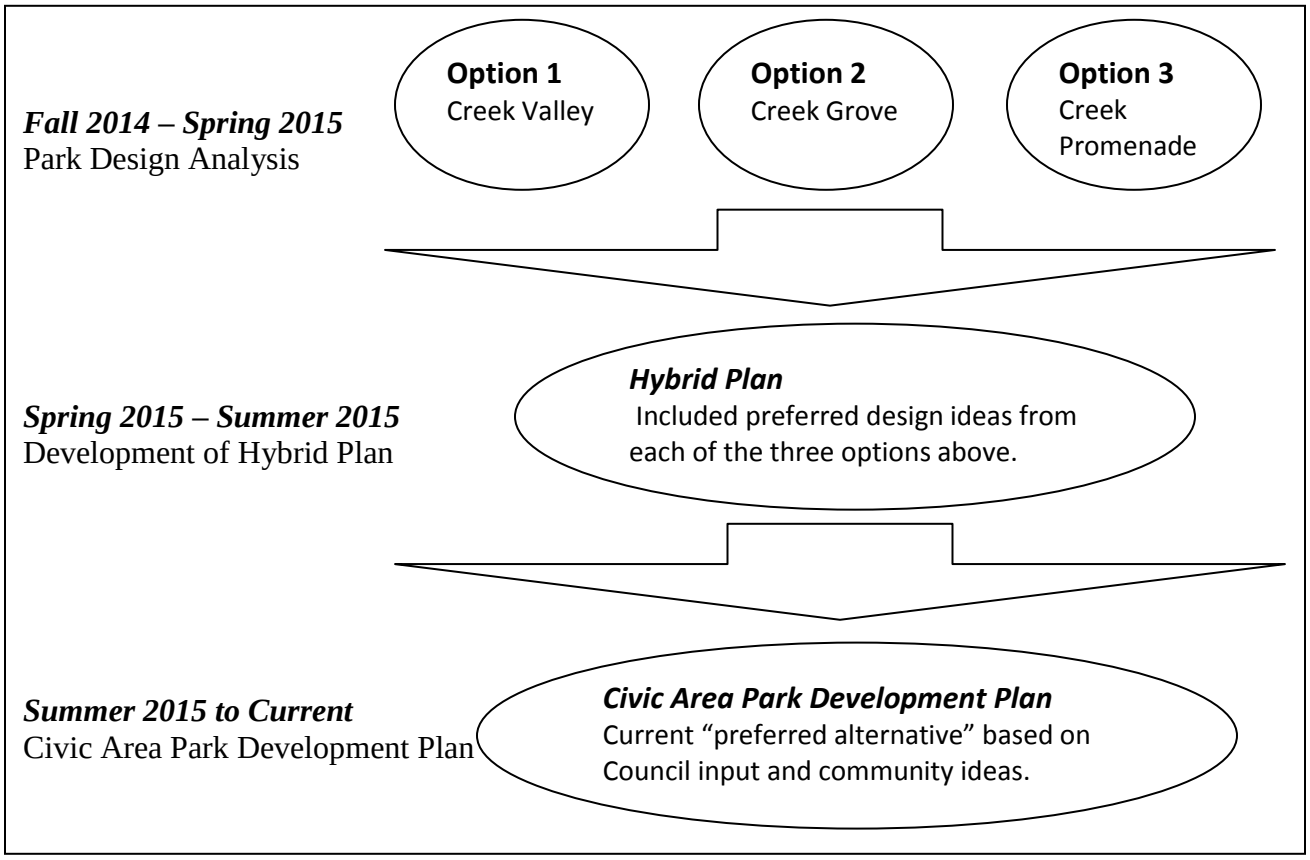
    - ***Bandshell*** - The Bandshell is an historic landmark, which provides a specific framework to preserve its historical character. However, many factors limit its current effectiveness as a performance venue as well as programmatic functionality. As part of the Civic Area improvements, council and the community have been interested in considering opportunities to increase its use and were asked to submit ideas.

- Feedback, concepts, and illustrations from the design inspiration input on the 11th Street Bridge, Nature Play and the Bandshell were used to continue refinement of the associated design elements in the Park Development Plan that is presented in conjunction with the CEAP document.

BACKGROUND AND CEAP OVERVIEW:

The Community and Environmental Assessment Process (CEAP) is a formal review process to consider the impacts of public development projects. The Civic Area park plan was identified for the CEAP process to formalize comments and approval of the plan. After the CEAP is complete, the project can proceed with the city's standard review process for final design and permitting with construction anticipated in early 2016.

The scope of this CEAP focuses on three alternative configurations for the park space with different alignments to the Boulder Creek Path, Bandshell location, irrigation ditch treatments, and methods for integrating visual and physical access to Boulder Creek. The figure below illustrates the design process and progression of the park planning throughout the past year.



Overview of "Options"

- Option 1, the "Creek Valley" included a large continuous green space with dynamic topography, separating the main through route, the creek path from the central green space/Boulder Creek.

- Option 2, the "Creek Grove" in contrast had a slightly smaller central green space with more plaza (hardscape) space and a minor separation of the creek path from the central green space/Boulder Creek.
- Option 3, the "Creek Promenade" included an orthogonal green space with the creek path between the green space and the Boulder Creek.

The detail of the comparative evaluation of the options is included in the CEAP report (**Attachment A**). A public workshop and online survey was conducted to understand the community feedback and preferences for elements of each alternative. Each option resulted in varied public feedback regarding the configuration of the green space. However, the majority of support favored the option 1 and 2 that separated the creek path from the main green space adjacent to Boulder Creek with a preference to "dynamic topography" and a continuous large green space in (option 1) and larger plaza space (option 2). The resulting "hybrid" plan incorporated the preferred aspects of both.

"Hybrid Plan"

The hybrid plan created the largest continuous green space or "green valley" and used dynamic topography to create a diversity of spaces and experiences including "softscape" green space with "hardscape" plaza areas. The hybrid plan provides the most access to the creek with new grading, had a large entrance promenade along Canyon Boulevard with increased plaza spaces west of the Municipal Building and east of the North Library. The plan also included a Picnic Plaza along the irrigation ditch with a new bike path loop connecting through Central Park that would accommodate an expansion of the Farmers' Market. Finally, it included the possible relocating of the Bandshell in the Civic Area.

Civic Area Park Development Plan (preferred alternative)

Recently the design team has further refined the hybrid plan to produce a formal Park Development Plan (**Attachment B**) that staff is requesting review and consideration for approval. This plan incorporates all the preferred aspects of the hybrid plan but has a more refined scope to reflect the Community, Culture and Safety tax initiative (Phase I) capital funding source. The plan combines all the elements supported by the community and City Council such as the 11th Street "spine," creek terraces, nature play, improved creek path, plaza spaces and an enhanced Farmers' Market (**Attachments C, D, E, F, G**). The plan (Figure 1) will continue to be refined through the final design and permitting with construction anticipated in 2016. While the design progresses, construction cost estimates are continuously updated to inform the amenities that will be implemented through the $8.7M available funding.

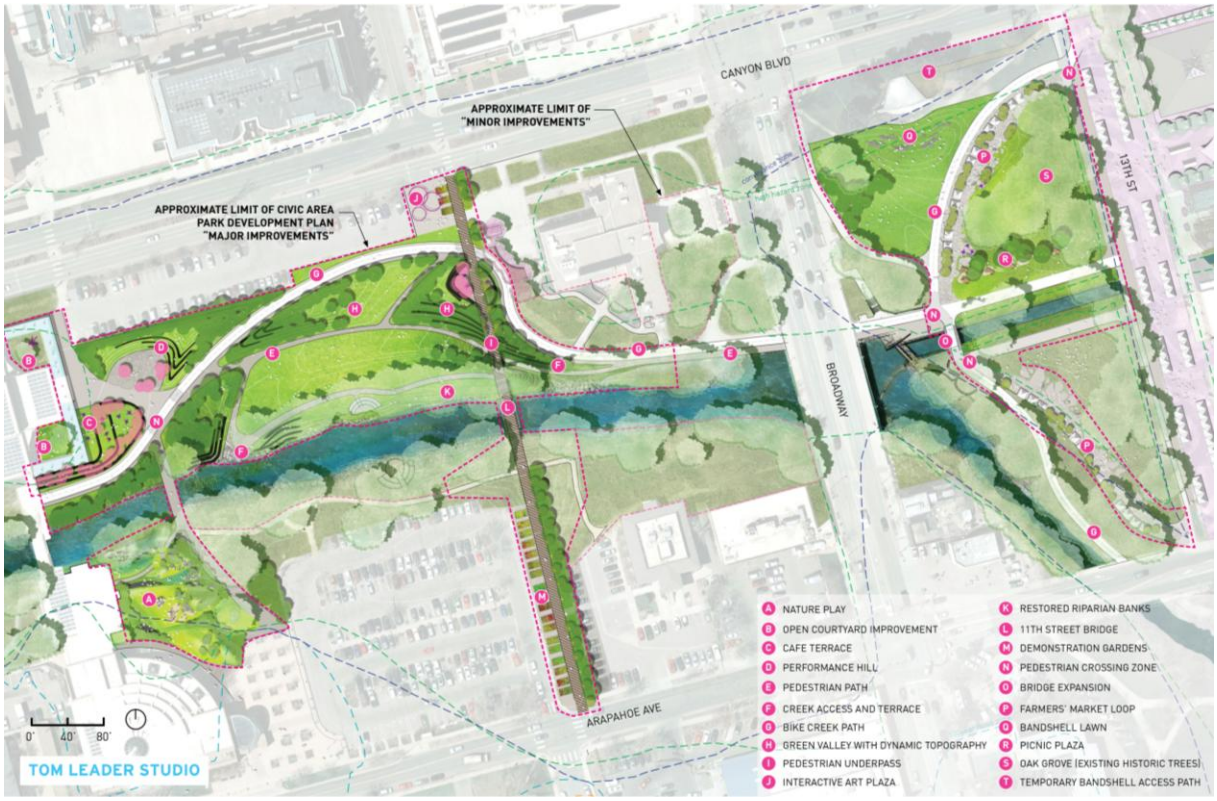
One of the key elements that has been excluded from the Park Development Plan is the relocation of the Bandshell. Staff has recognized the larger relationship of the Bandshell with the overall urban design of the Civic Area including the structures in the 1300 Block east of Central Park and the areas west of the Library considered "the bookends." Additionally, the Bandshell has a direct connection to Canyon Boulevard which is currently in the planning phase to develop a "complete street" that will accommodate all modes of transportation and enhance the traveling experience along the roadway. Therefore, the Bandshell will continue to be explored as part of the longer-term planning initiatives mentioned above and the current Park Development Plan (as

reflected in the CEAP report and in Figure 1 below) does not recommend any modification or relocation to the Bandshell structure in the near-term development.

However, the plan, or preferred alternative, does illustrate the removal of the bench seating area in front of the Bandshell (**Attachment E**) to better integrate the structure into the park and provide for a variety of uses and programs in the area such as the Farmers' Market, cultural activities and events. The seats were not built as part of the original construction of the Bandshell and were added several years later. Similarly, many cities across the country with historic bandshell structures have taken this approach as this greatly improves the use and aesthetics of the area. This proposal requires a Landmark Alteration Certificate and staff are currently in the process of meeting with representatives to request consideration of this approach. The proposal has been reviewed by the Landmarks Design Review Committee and recommended to go before the Landmarks Board for consideration on November 4, 2015. Staff will continue to update the Planning Board as the process proceeds.

Another key element in the Park Development Plan is the irrigation ditch, which is a privately owned amenity within the east end of the Civic Area. Several ditch companies share ownership in the ditch and need to ensure that access, safety and liability are considered in any ditch modifications. As part of the near-term park development, no major modifications will be made within the ditch easement. However, the Park Development Plan does include widening the existing bike path bridge over the ditch and constructing a new paved access route south of the ditch for increased access for maintenance and headgate operations. The plan also provides opportunities for celebrating the historic context of this unique amenity through educational and interpretive opportunities. As the design progresses, staff will continue to coordinate with the ditch companies to ensure access, liability and maintenance are addressed.

FIGURE 1 – CIVIC AREA PARK DEVELOPMENT PLAN



LONG-TERM CIVIC AREA MASTER PLAN IMPLEMENTATION

Implementation of the Civic Area Master Plan beyond the park development will depend on the availability of funding sources (public, private and other). These sources vary in their revenue generation potential and may require specific governance structures. The finance and governance strategies for future implementation phases will continue to be explored.

To ensure the current park development will integrate seamlessly with the long-term development of future phases, staff will be developing guidelines for future improvements for the west and east "bookends" of the Civic Area. The primary goal is to serve as an implementation tool to provide clear design guidelines on urban form that address scale, mass, height and architectural character of buildings and set standards for the public realm including connections and public spaces such as plazas. This work will be developed later in 2015 and early 2016 through a robust public process, including the engagements of boards, commissions and council, and will be presented for council's acceptance in 2016. The Civic Area design guidelines for the bookends will be informed by the update to the Downtown Design Guidelines and the Form Based Code pilot (Boulder Junction).

Flood Analysis and Next Steps Associated with "Bookends"

One of the guiding principles of the Civic Area Master Plan relates to life/property safety and the goal of meeting or exceeding existing flood standards. Boulder's Civic Area is located within the 100-year floodplain, with much of the land located within the High Hazard Zone (HHZ) and the Conveyance Zone (CZ). The September 2013 Flood event impacted the Civic Area lands and

city facilities as a result of flooding along Boulder Creek and Gregory Creek, and has further highlighted the need to carefully consider risk and uses in the floodplain.

Detailed analysis of the flood regulations and development criteria are currently being studied to determine the opportunities and constraints at the east and west bookends of the Civic Area. This analysis will inform the feasibility and risk of any future proposed new developments and uses, as well as the on-going public use of existing buildings currently identified as being maintained and/or potentially modified in the Civic Area, including the Municipal Building, North Wing of the Main Library, West Senior Center, Bandshell, and the Atrium.

ANALYSIS:

Questions for the Board

1. Is the Civic Area Park Development Plan (preferred alternative) consistent with the goals and policies of the Boulder Valley Comprehensive Plan (BVCP)?

Yes, staff considers the Park Development Plan to be consistent with the goals and policies of the BVCP. As with all plans, the Civic Area Park Development Plan takes its overall policy direction from the BVCP. Specifically, the Park Development Plan is consistent with the following BVCP broad policies regarding economic, social and environmental sustainability and the built environment:

a) Community Sustainability Goals – How does the project improve the quality of economic, environmental and social health with future generations in mind?

Economic – Throughout the past several years many studies and examples have demonstrated that investment into parks and public spaces within urban areas lead to economic health through increases in residential and commercial development adjacent to public urban parks. The Civic Area park development will help to achieve these multiple objectives and city goals by combining community, transportation, recreation, and aesthetic improvements to the Civic Area, the municipal campus and Central Park. The area will be complementary to Pearl Street (the commercial heart) and support downtown businesses and growth of economic development in the "bookends" of the Civic Area.

Environmental – Boulder's Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector to encourage multi-modal transportation and reduce greenhouse emissions. The Civic Area is located within the 100-year floodplain, and much of the land lies within the High Hazard Zone (HHZ). The park development will enable the city to meet or exceed existing flood standards, including avoiding placing new structures and parking in the HHZ and will be proactive about planning for and educating about floods that support sustainable and resilient development. The park is also a central location to enjoy outdoor recreation in the middle of the city. The linear "green" along Boulder Creek will be a unifying focus, providing natural beauty, ecological function and flood safety as well as recreational, art, and cultural opportunities. Park improvements will enhance connection

and access to the creek, including enhanced Creek Path connection through Central Park and enhanced lighting for safety and security. The park development will improve the wetland buffer on the north embankment from a degraded condition to a restored and re-vegetated slope that will enhance both habitat and area aesthetics.

Social – Boulder's Civic Area has symbolic, geographic, and functional importance and should serve as an inclusive place for people to interact with each other and with government. The area has a historical focus and many long-standing functions and facilities highly valued by the community, such as the library, Sister City Plaza, Farmers' Market, and Teahouse. Existing community assets will continue to play a vital role in the area as well as potential to expand civic services or cultural, arts, science, educational or entertainment amenities that are otherwise lacking in the community. The site has been designed specifically with families in mind and to create a multi-generational and multi-cultural public space that serves all members of the community through specific amenities and programs.

b) BVCP Goals related to:

- Community Design
  The Civic Area is an example of a positive community designed space. The goals of the park design are to improve community and social interaction, increase inclusiveness, and minimize impact to like-uses, venues and nearby neighborhoods. This project contributes to city pedestrian and bicycle connections, provides programmed public park space and activities for community members of all ages.

- Facilities and Services
  The proposed project includes transportation, park and environmental facilities. Facilities associated with the Creek Path and park further the BVCP Utility and Parks and Trails policy goals, and Life and Safety goals to ensure the plan meets or exceeds all current flood-related codes and regulations, which prohibit new development and substantial improvement to existing facilities in the HHZ.

- Environment
  Boulder's Civic Area Park is a central place to enjoy the outdoors in the middle of the city. The "green valley" along Boulder Creek will be a unifying focus, providing natural beauty, ecological function and flood safety as well as recreational, art, and cultural opportunities. The park will conserve energy, consider the use of renewable energy, minimize waste and carbon emissions, conserve water and improve water and air quality. The project will enhance the environment of the Boulder Creek corridor through the Civic Area by providing water quality and habitat enhancement improvements. These improvements include replacing non-native and invasive species with native and non-invasive species. In addition, the pedestrian and bike connections will facilitate alternative modes of transportation and shift single-occupant trips to biking and walking thereby reducing vehicle miles traveled and associated greenhouse gases. This project will further the BVCP policy goals presented in the Preservation and Enhance Biodiversity and Native Ecosystems, Protect and Enhance the Quality of the Urban

Environment, Protect Geologic Resources and Manage Natural Hazards, and Protect and Improve Water and Air Quality sections.

- Economy
  The Park Site Plan rely on and encourage partnerships in which key roles, such as administrative, maintenance operations, financial and program services, are collaboratively but formally shared between the city and other entities. It demonstrates consideration of sound financial analysis, including likely capital and ongoing operations and maintenance costs for public and private uses. The park space will help facilitate increased use for local community members, families, BVSD students, University students, and increased activity between the downtown Boulder business district and the Civic Area. Creek path improvements will also assist the use of alternative transportation for commuters and therefore help to reduce dependency on foreign oil.

- Transportation
  Boulder's Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector. Travel and access to the area will continue to be improved. This project will enhance the trails and path connections between 13th Street and the Library and Arapahoe Ave and Canyon Blvd. The connections are anticipated to alleviate some of the congestion and negative interactions between bicycles and pedestrians particularly at blind intersections and throughout Central Park. Wayfinding will improve connections to and from Downtown for those on foot, bike or using transit. The majority of parking is maintained to address the carrying capacity of all modal access and potential for shared parking with the mitigated loss of around 45 parking spaces. Elements of the design reduce the barrier-effect of major thoroughfares (e.g. Canyon Boulevard, Arapahoe Ave., and Broadway) and improve their aesthetic quality. The design also includes additional vehicular/maintenance access on the south side of the irrigation ditch and along 13th street.

- Housing
  The Creek Path and park improvements will link to several residential neighborhoods and destinations, including Downtown, Gross-Grove, CU, and Boulder High School. It will facilitate alternative transportation and connections to these areas. It is designed to be welcoming, accessible, comfortable, clean and safe; fostering programming and design of spaces to encourage use and participation by all age groups, income levels, and visitors and locals.

- Social Concerns and Human Services
  The Civic Area and park setting will serve as the primary location for city management and government, including function and interactive places for the community to interface and conduct city business and be creative. It will represent the cultural richness, history, and diversity of the Boulder Community and ensure that facilities surrounding vulnerable populations such as day cares and the Senior Center will be better connection and in compliance with the adopted Critical Facilities ordinance.

c) Describe any regional goals
This project will be an important new community-based park at the core of the city, with significant connections to the city's multi-use trail system that is connected to regional trail systems.

2. Does the Civic Area Park Development Plan meet the "Park at the Core" performance criteria as outlined in the Civic Area Master Plan?

Yes, staff considers the Park Development Plan to be consistent with the performance criteria of the Civic Area Master Plan related to the "Park at the Core." As indicated below, the following criteria as illustrated in the Civic Area Master Plan, apply to the current Park Development Plan and have influenced the design and planning of the park improvements.

- **Plazas and Gathering Spaces** – The Park Development Plan provides a mix of spaces that vary in size to create a more human scale environment that are welcoming, safe and attractive for a variety of uses and programs. New green spaces and plaza areas will allow a variety of events, activities and programs to ensure the park is functional throughout the day and evening for a variety of park uses.

- **Park Access** - The current Park Development Plan balances the creation of a vibrant public park with the reality of access needs for the site. Many new connections and path enhancements are planned for the site as well as better connectivity to transit. To provide better connectivity and access into the park from adjacent paths, the plan indicates the removal of approximately 45 parking spaces. To mitigate this parking loss, a multidepartment staff team including Public Works/Transportation, Parking Services, Community Planning & Sustainability, Parks and Recreation, Communications, and Library, has been working to develop strategies and options to address potential impacts and opportunities for multimodal access to/from the Civic Area. The overall approach is to holistically manage and price all parking lots within the Civic Area campus, including parking lots at Park Central, New Britain, Library, and Municipal buildings to create larger overall supply of parking for all users. The city will also enhance existing Transportation Demand Management (TDM) programs and improve related facilities within the Civic Area. In addition to seeking feedback from city employees, additional outreach to broader downtown user groups (library patrons, city/downtown customers, and civic area visitors) will be conducted later in 2015 and in 2016 as part of the overall Civic Area project community engagement process. It should be noted that in addition to serving the goals of the Civic Area, the parking and TDM strategies being explored support the city's Transportation Master Plan objectives and overall sustainability goals.

- **Art and Entertainment** - Many aspects of the Civic Area Park Development Plan emphasize and celebrate the arts within the transformation of the site as noted in specific locations within the plan. A supplemental arts master plan is under development to inform the specific process and locations for implementing public art within the Civic Area. This framework is in concert with the current Community Cultural Plan, Public Art Policy and the Civic Area Master Plan. The intent is to provide a robust public process

for commissioning and selecting public art that meets specific criteria. Many options exist to provide interactive art, temporary art as well as permanent displays in strategic locations to further create a sense of place in the park.

- **Food** – One of the many current tenants of the site is the Farmers' Market and a focus on local food advocacy and opportunities to relate to the Pearl Street Mall. The park design provides better connectivity and functionality for the market as well as access to restaurants and establishments located on the Pearl Street Mall and University Hill. Several areas have been planned within the Civic Area to allow edible landscapes and event spaces for food demonstrations and activities.

- **Services Extending the Range of Uses** – all areas within the park will have adequate access to utilities and infrastructure to support a variety of uses and programs within the park for greatest flexibility to serve the community. The spaces will allow a range of opportunities from large, multi-day events to intimate lunch-time performances and food carts.

- **Views and Viewpoints** – Building on the legacy of Frederick Law Olmstead Jr., the new design of the park allows better views to the foothills as well as the stream to focus on the natural spaces within the park. Similarly, the creation of the 11th Street Spine will allow better visibility into the park from Canyon as well as Arapahoe and provide better access into the park. Vegetation and other barriers will selectively be removed to open view corridors for safety, security and access.

- **Public Amenities** – the park design will include all the key amenities to help support public use anticipated with a vibrant urban park. Site furnishings, play equipment, artwork, signage and restrooms will be provided to accommodate use by all visitors to the park.

- **Build Green** – the foundation of the park design and consistent theme throughout the development of the park includes low-impact design and sustainable infrastructure. For example, innovations have been used to manage stormwater runoff, reduce water consumption through efficient irrigation design, mitigate urban heat island effects through intentional plantings, enhance habitat and conservation of ecological areas and use sustainable materials in the construction of the park improvements.

- **Safety and Security –** the design of the park includes strategies identified in "Crime Prevention Through Environmental Design" or (CPTED). These include enhanced visibility with "eyes on the park" at all times from neighbors to park visitors and adjacent businesses. Lighting will also be enhanced and increased to provide visibility and safety in the evenings and at night for park users and attendees at meetings. The design of the landscape areas and amenities allows for defensible space and eliminates hiding areas or opportunities for criminal activities. Throughout the final design, more opportunities will be explored to further enhance safety and security through innovative design and successful programming of the space.

NEXT STEPS:

Staff will consider Planning Board's feedback and make revisions to the Phase I Park Development Plan, if necessary. The plan and CEAP documentation will then be presented to the PRAB for review and acceptance on September 28, 2015. Following the PRAB meeting, the CEAP documentation and plan will be presented to City Council on November 10, 2015 for final review and consideration. Upon final review and approval of the CEAP process, the project will proceed to the final design phase throughout 2015 with construction anticipated in spring of 2016.

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENT:

Attachment A – Boulder Civic Area Phase I Park Development Plan CEAP
Attachment B – Civic Area Park Development Plan
Attachment C – Nature Play and North Library
Attachment D – 11th St. Bridge and Park
Attachment E – Central Park
Attachment F – Farmers' Market Illustration
Attachment G – Proposed Circulation

ATTACHMENT A

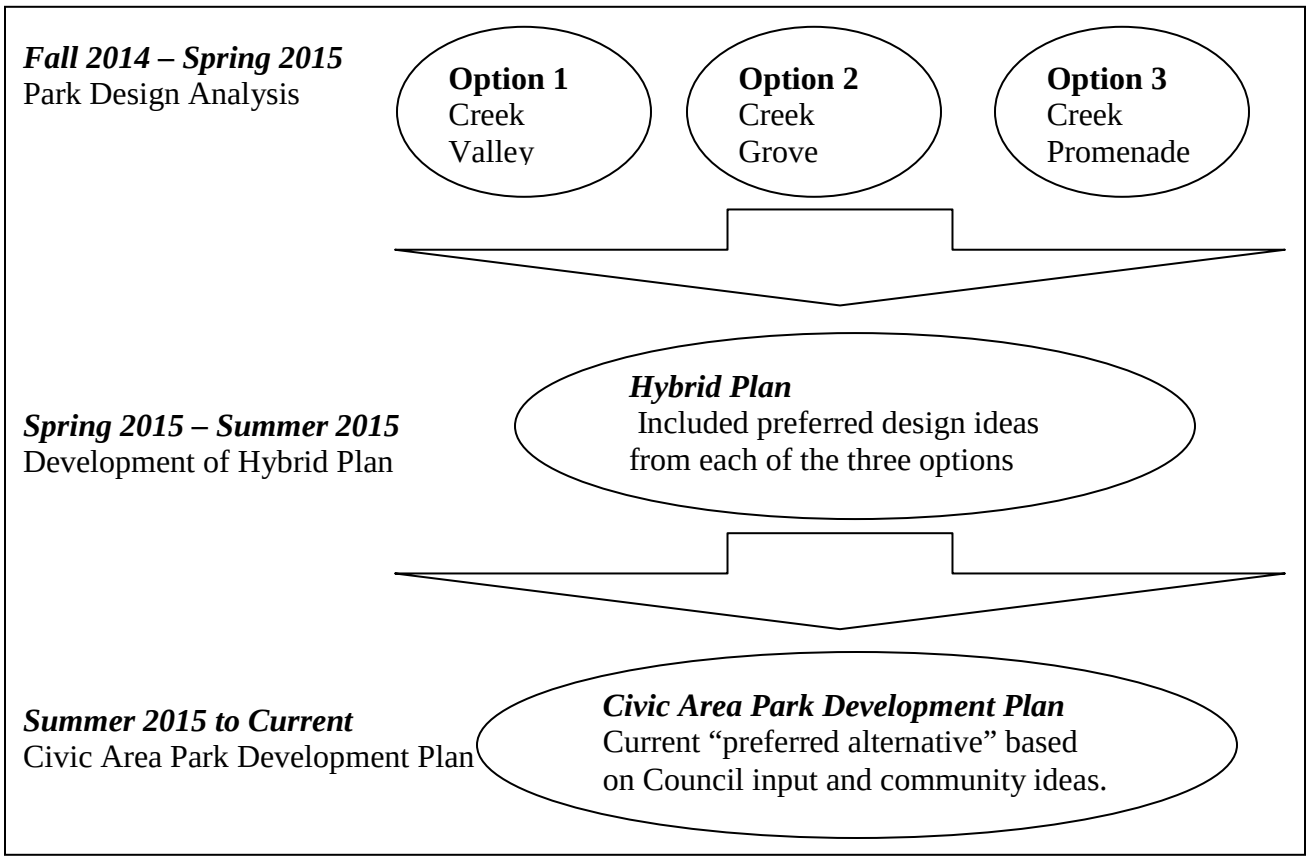
BOULDER CIVIC AREA
PARK DEVELOPMENT PLAN

Community and Environmental Assessment Process Report

September 2015

EXECUTIVE SUMMARY

With the passage of the 2A Community, Culture and Safety tax initiative in November 2014, and the recent City Council acceptance of the updated Civic Area Master Plan, a Civic Area Park Development Plan is being developed to implement the $8.7 million in phase I improvements. These improvements will also coordinate with the more than $5 million from the tax devoted to Boulder Creek Path, lighting between 17th and Eben G. Fine Park11th Street lighting and Arapahoe underpass improvements. The Community and Environmental Assessment Process (CEAP) is a formal review process to consider the impacts of public development projects. The purpose of the CEAP is to assess potential impacts of conceptual project alternatives in order to inform the selection of desired elements and the refinement of a preferred alternative. This CEAP summarizes an evaluation of three alternatives for the park design configuration, with a focus on different spatial configuration of the open green space in conjunction with the multi-use creek path, including different options for the treatment of the Bandshell and Irrigation Ditch. Option 1, the "Creek Valley" included a large continuous green space with dynamic topography, separating the main through route, the creek path from the central green space/Boulder Creek. Option 2, the "Creek Grove" in contrast had a slightly smaller central green space with more plaza (hardscape) space and a minor separation of the creek path from the central green space/Boulder Creek. Option 3, the "Creek Promenade" included an orthogonal green space with the creek path between the green space and the Creek. Each option resulted in varied public feedback regarding the configuration of the green space. However, the majority of support favored the option 1 and 2 that separated the creek path from the main green space adjacent to Boulder Creek with a preference to "dynamic topography" and a continuous large green space in (option 1) and larger plaza space (option 2). The resulting "hybrid" plan incorporated the preferred aspects of both. The figure below illustrates the process completed to date to develop the Civic Area Park Development Plan.



Civic Area Park Development Plan (preferred alternative)

Recently the design team has further refined the "hybrid" plan to produce a formal Park Development Plan (preferred alternative) that staff is requesting review and consideration for approval as part of the CEAP. This plan incorporates all the preferred aspects of the hybrid plan but has a more narrow scope to reflect the Community, Culture and Safety tax initiative (Phase I) capital funding that is available. The plan combines all the elements supported by the community and City Council such as a promenade along Canyon, 11th Street "spine," creek terraces, nature play, improved creek path, plaza spaces and an enhanced Farmers' Market. The plan (Figure 1) will continue to be refined through the final design and permitting with construction anticipated in 2016.

FIGURE 1 – CIVIC AREA PARK DEVELOPMENT PLAN (Preferred Alternative)

While the design progresses, construction cost estimates are continuously updated to inform the amenities that will be implemented through the $8.7M. Primarily due to ongoing increases in construction costs, the project will need to carefully prioritize what amenities will be constructed with the current funding based on the goals of the plan developed through community input and City Council direction. Currently, the plan includes the following aspects of the plan will be prioritized for implementation with current funding:

1. The Creek at the Core $5.6M: Boulder Creek is a symbol of what defines Boulder—outdoor space and nature – and it is located at the heart of the Civic Area. Many cities need to re-create this type of urban park feature; in Boulder, it is not only present but serves as the cohesive thread across the entire site. The proposed amenities within the park development plan that improve the creek experience will include:
   - Creek Lawn or "Green Valley" (north of the creek)
   - Creek Walk Terrace (north embankment of the creek)
   - Nature Play Areas

2. Community Spaces $1.9M: The community vision is for the Civic Area to serve as a place for people to gather, for events, both planned and impromptu that activate the public space and create a vibrant destination. The proposed amenities within the site plan that achieve this will include:
   - Café Terraces
   - Performance Hill
   - Farmers' Market Enhancements
   - Interactive Public Art

3. Connections and Access $1.2M: There are limited physical connections between the Civic Area and other parts of the city. In addition, one of the tenets of the site redevelopment and activation is that downtown and the Civic Area should function as a unit to together attract greater numbers of citizens and visitors; this will not occur without better connectivity. The proposed amenities within the park development plan that achieve this will include:
   - 11th Street Spine and Bridge
   - Expanded Farmers' Market Loop

1.0 DESCRIPTION AND LOCATION OF THE PROJECT

The project is primarily located between Canyon Boulevard and Arapahoe Ave, and 9th and 13th Street. Portions of the project that are outside the park boundary are within existing easements or other City owned parcels. The entire project area is within the conveyance zone, the high hazard zone and the 100 year floodplain along Boulder Creek and the North Boulder Farmers' Ditch. The existing area includes municipal and public park space that includes a multi-use creek path between 13th and Arapahoe Ave and 9th, and connecting stretch along the private irrigation ditch.

2.0 BACKGROUND, PURPOSE AND NEED FOR THE PROJECT

In June 2015, the City Council accepted the updated Boulder Civic Area Master Plan, which defines the overall concept for the site and establishes criteria and guidelines for the consideration of specific improvements. The site includes the area between Canyon Boulevard and Arapahoe Avenue and 9th and 14th Streets. The 2015 Civic Area Master Plan replaces the 1992 Civic Center

Master Plan and builds on the 2013 Vision Plan. The long-term vision is to transform the Civic Area into an even more unique place that reflects the community's shared values and its diversity, providing space and programs for people to gather, recreate, eat, learn, deliberate and innovate. The plan establishes the goals, guiding principles and core themes for Civic Area implementation.

Implementation of the Boulder Civic Area Master Plan is expected to take place over the next 10 to 20 years. However, due to the passage of the Community, Culture and Safety tax initiative in November 2014, the first phase of improvements in the Civic Area are moving forward. The goal is to create a more vibrant and active urban park and civic area, including recreational amenities, community spaces, safety improvements, and connections and access improvements to and through the Civic Area. A park plan is being developed to implement the $8.7 million Phase I improvements and coordinate with the more than $5 million from the tax devoted to Boulder Creek Path, 11th Street lighting, public art and Arapahoe underpass improvements. In order to advance these Phase I improvements and guide further work on longer-term investments, a Community and Environmental Assessment Process (CEAP) to adopt the Phase I park plan is necessary.

3.0 DESCRIPTION OF PROJECT ALTERNATIVES AND SUMMARY OF MAJOR ISSUES

The scope of the CEAP focuses on three alternatives configurations for the park space with different alignments to the Creek Path, Bandshell location, ditch treatments, and methods for integrating visual and physical access to Boulder Creek. A comparative evaluation of the options is included below. A public workshop and online survey was conducted to understand the committee feedback and preferences for elements of each alternative.

Overview of "Options"

- Option 1, the "Creek Valley" (Figure 3) included a large continuous green space with dynamic topography, separating the main through route, the creek path from the central green space/Boulder Creek.
- Option 2, the "Creek Grove" (Figure 4) in contrast had a slightly smaller central green space with more plaza (hardscape) space and a minor separation of the creek path from the central green space/Boulder Creek.
- Option 3, the "Creek Promenade" (Figure 5) included an orthogonal green space with the creek path between the green space and the Boulder Creek.

ATTACHMENT A

FIGURE 2 – OVERVIEW OF PLAN OPTIONS (ALTERNATES)

CONSISTENT ELEMENTS

- Improved Creek Lawn
- 11th Street Spine + Signature Pedestrian Bridge.
- Improved Creek Path Circulation and Conflict resolution.
- Gateway Promenade.
- Cafe Terrace & Cherry Tree Plazas.
- Creek Walk / Terrace with improved access to the creek.
- Expanded Farmer's Market into Central Park.
- Nature Play along south side of the Creek.

CREEK GROVE

Key Differences

- Bandshell remains
- Large Plaza Space
- Small/Focused Creek Lawn
- Minor Creek Path detour around central space
- North Farmer's Ditch remains

CREEK VALLEY

Key Differences

- Bandshell relocated offsite
- Smaller plaza space
- Large Green Valley space with dynamic topography
- Creek Path detour around green Space
- Picnic Plaza around North Farmer's Ditch

CREEK PROMENADE

Key Differences

- Bandshell relocated on-site
- Creek Path straight along the creek
- Large flat lawn at the core
- Medium sized plaza spaces
- Decked/culverted North Farmer's Ditch

	Comparison of Park Options		
	Option 1 Creek Valley	Option 2 Creek Grove	Option 3 Creek Promenade
Best visual and physical access to Boulder Creek		✓	
Greatest variety of experiences throughout the year			✓
Best Bike and pedestrian connections		✓	
Most active and well used park space	✓		
Respects the uniqueness of Boulder and the site's history		✓	
Most favorable approach for addressing the bandshell			✓
Ability to host larger events	✓		✓
Designed to encourage daily use of the park space	✓	✓	

ATTACHMENT A

FIGURE 3 – CREEK VALLEY PLAN

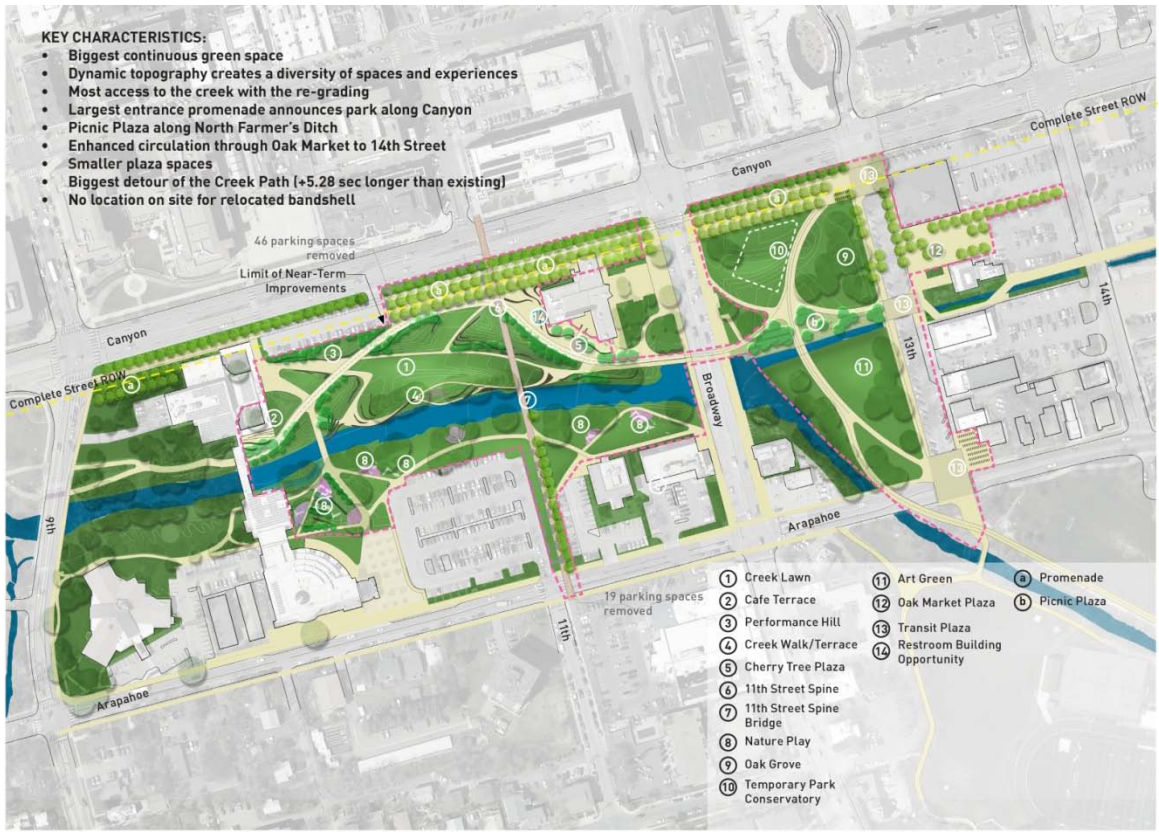


FIGURE 4 – CREEK GROVE PLAN

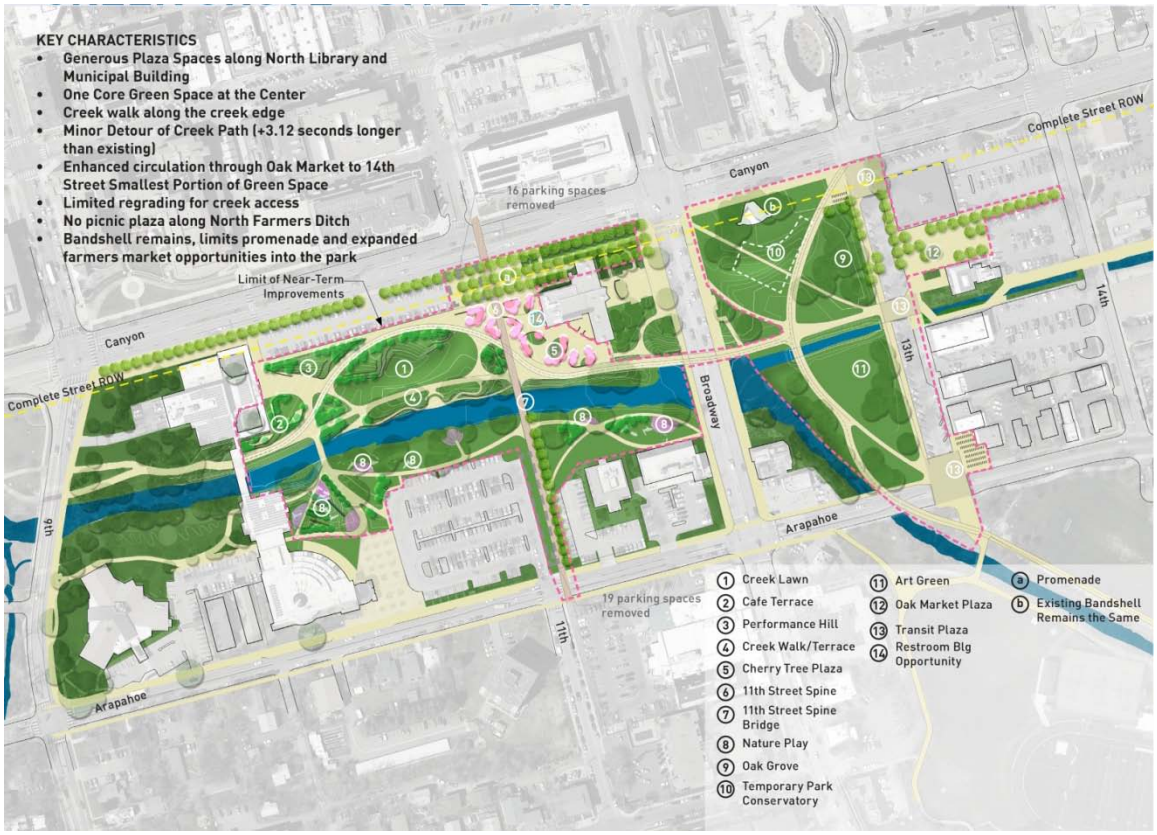
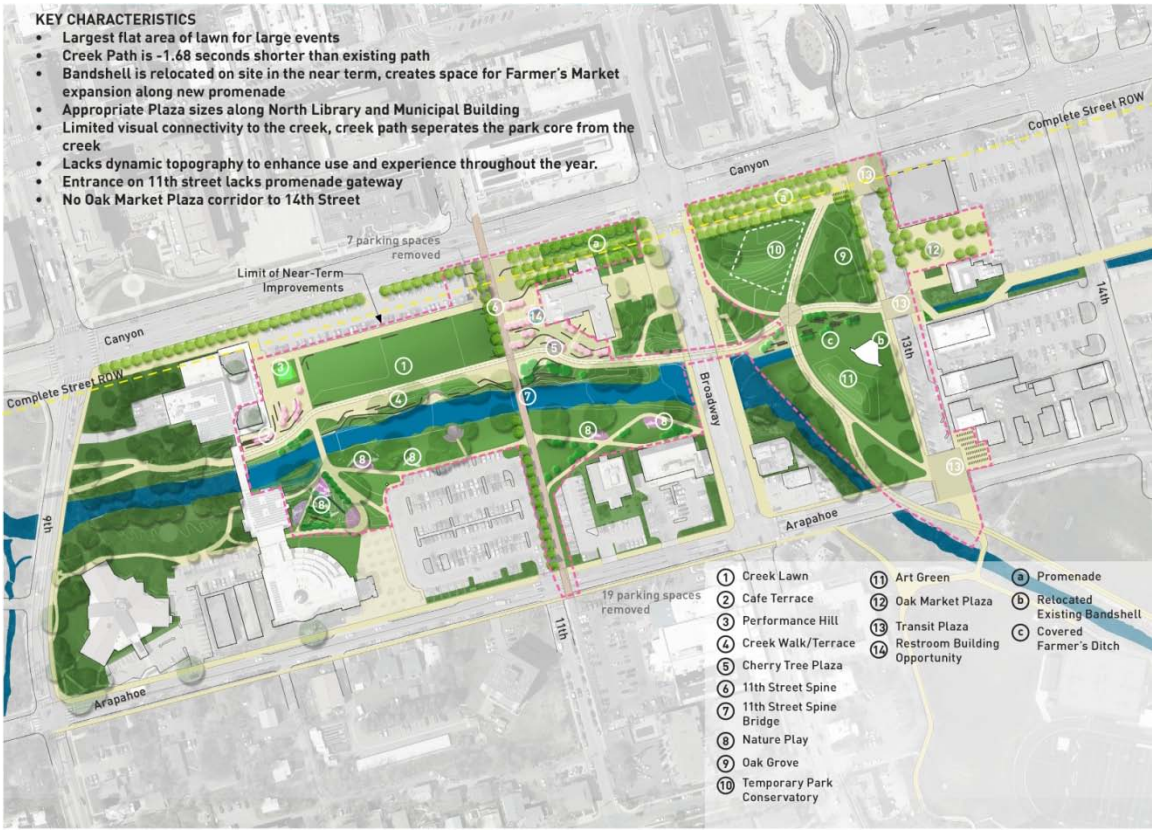


FIGURE 5 – CREEK PROMENADE PLAN



4.0 PERMITS, WETLANDS PROTECTION AND HABITAT ENHANCEMENT

Wetlands and Other Waters of the U.S. – Boulder Creek, a perennial stream, occurs within the study area and has been previously determined by the U.S. Army Corps of Engineers (Corps) to be a jurisdictional water of the U.S. Boulder and Left Hand Ditch is also present in the study area and would likely be considered jurisdictional. Limited wetlands occur in the study area. If any work is planned within Boulder Creek or Boulder and Left Hand Ditch, Clean Water Act Section 404 Authorization would be required. Additionally, Boulder Creek falls under the City of Boulder wetland regulatory program and work in the creek would require a City of Boulder Wetland Permit. The Creek also falls into the Urban Drainage and Flood Control District (UDFCD) Maintenance Program, which will require additional reviews and approvals to maintain this agreement. The majority of the park also falls within the 100-year floodplain that will require a City of Boulder Floodplain Development Permit. The park will also achieve permits through the City's Technical Document review process. The Boulder and Left Hand Ditch is not a city-regulated stream.

Threatened and Endangered Species – The study area does not contain suitable habitat for any federally listed threatened or endangered species. Migratory Birds and Other Wildlife – ERO found no migratory bird nests in the study area, although it is likely nests are present but obscured by vegetation. Vegetation should be removed between September and February (i.e., outside of the breeding season). If the construction schedule does not allow vegetation removal outside of

the breeding season, a nest survey should be conducted prior to vegetation removal to determine if any active nests are present in the study area. If any work that would destroy eggs or chicks in the nest should not be conducted until the birds have abandoned the nest. No notable wildlife regularly occurs in the study area or would be affected by the project.

Ecological Functions and Values – In general, the ecological functions and values of the natural resources in the study area have been adversely affected by surrounding development and intense use by people. Limited wetlands are present, primarily due to almost constant foot traffic along the creek banks. Much of the vegetation consists of introduced species such as Kentucky bluegrass and landscape plants. Wildlife species using the area are primarily those accustomed to human disturbance, although some foothills species may rarely move down the creek corridor. Opportunities to improve the functions and values are limited but are considered in the Park Development Plan. The design of dynamic topography and the re-grading to reinterpret the historic creek section will provide opportunities to create new riparian habitat or wetlands along the creek.

The project is entirely within the 100 year floodplain, conveyance zone and high hazard zone. Construction of the park itself would require a City of Boulder floodplain permit.

The project will likely require the following permits:
- City of Boulder Floodplain Development Permit
- City of Boulder Wetlands Permit
- United States Army Corps of Engineers 404 Wetlands Permit

5.0 PREFERRED PROJECT ALTERNATIVE

"Hybrid Plan"
A hybrid plan (see Figure 6) was based on aspects of the Creek Valley alternative (Option 1) with aspects of the Creek Grove (Option 2) and the bandshell location from Creek Promenade (Option 3) was selected as the preferred project alternative. The plan created the biggest continuous green space or "green valley". It used dynamic topography to create a diversity of spaces and experiences including softscape green space with hardscape plaza space (see Figure 7). This concept had the most access to the creek with new grading and a large entrance promenade along Canyon with increased plaza spaces west of the Municipal Building and east of the North Library. This option also included a Picnic Plaza along the North farmer's Ditch with a new bike path loop connecting through Central Park that can accommodate an expansion of the farmer's market (see Figure 8). Finally, it included the possible relocation of the Bandshell in the Civic Area.

Civic Area Park Development Plan (preferred alternative)
Recently the design team has further refined the hybrid plan to produce a formal Park Development Plan (preferred alternative) that staff is requesting review and consideration for approval. This plan incorporates all the preferred aspects of the hybrid plan but has a more narrow scope to reflect the Community, Culture and Safety tax initiative (Phase I) capital funding that is available. The plan combines all the elements supported by the community and City Council such as a promenade along Canyon, 11th Street "spine," creek terraces, nature play, improved creek path, plaza spaces and an enhanced Farmers' Market. The plan (Figure 1) will continue to be

refined through the final design and permitting with construction anticipated in 2016. While the design progresses, construction cost estimates are continuously updated to inform the amenities that will be implemented through the $8.7M available funding.

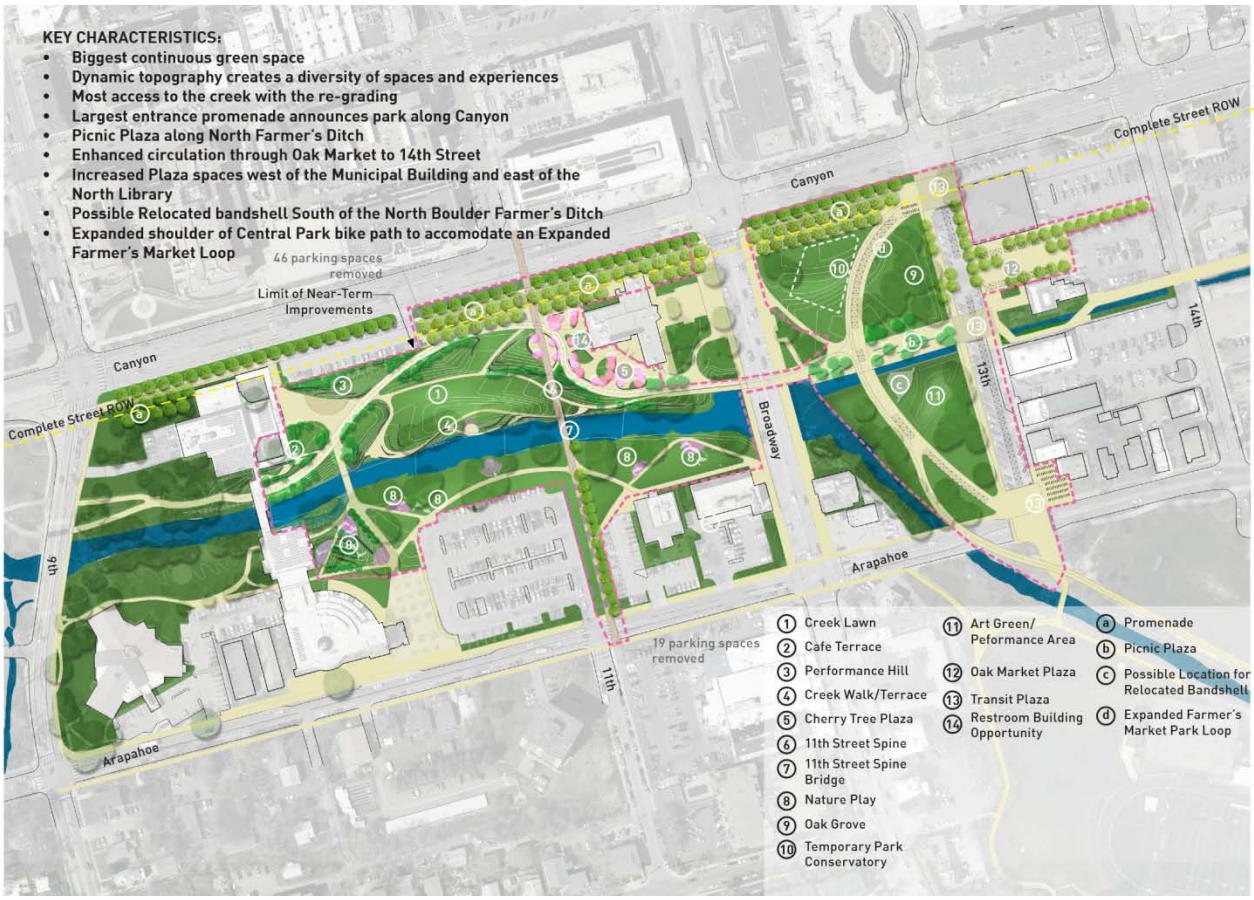
One of the key elements that have been excluded from the Park Development Plan is the relocation of the Bandshell. Staff has recognized the larger relationship of the Bandshell with the overall urban design of the Civic Area including the structures in the 1300 Block east of Central Park and the areas west of the Library considered "the bookends." Additionally, the Bandshell has a direct connection to Canyon Boulevard which is currently in the planning phase to develop a "complete street" that will accommodate all modes of transportation and enhance the traveling experience along the roadway. Therefore, the Bandshell will continue to be explored as part of the longer-term planning initiatives mentioned above and the current Park Development Plan (as reflected in the CEAP report and in Figure 1 below) does not recommend any modification or relocation to the Bandshell structure in the near-term development.

However, the Park Development Plan, or preferred alternative, does illustrate the removal of the bench seating area adjacent to the Bandshell to allow a more functional and multi-use park experience. The seats were not built as part of the original construction of the Bandshell and were added several years later. This idea has been suggested by the community, supported by staff and viewed as an opportunity to better integrate the Bandshell into the park in a way that allows shared use with other programs and activities such as the Farmers' Market, cultural activities and events. Similarly, many cities across the country with historic bandshell structures have taken this approach and found that this greatly improves the use and aesthetics of the area. This proposal requires a Landmark Alteration Certificate and staff are currently in the process of meeting with representatives to determine the feasibility of this approach. At the Planning Board hearing on September 17, staff will be able to provide an update on the status and next steps in the process. If the decision has to go before the Landmarks Board for consideration, the meeting will be held on November 4. Staff will continue to update the Planning Board as the process proceeds.

Another key element in the Park Development Plan is the irrigation ditch, which is a privately owned amenity within the Civic Area that provides critical irrigation water to many shareholders downstream. Several ditch companies share ownership in the ditch and need to ensure that maintenance access, safety and liability are considered in any modifications to the ditch. As part of the near-term park development, no modifications will be made within the ditch easement. However, the Park Development Plan balances better integration of the ditch into the park outside of the ditch easement while celebrating the historic context of this unique amenity through interpretive opportunities.

ATTACHMENT A

FIGURE 6 –"HYBRID" PLAN



ATTACHMENT A

FIGURE 7 – DIAGRAM SECTIONS

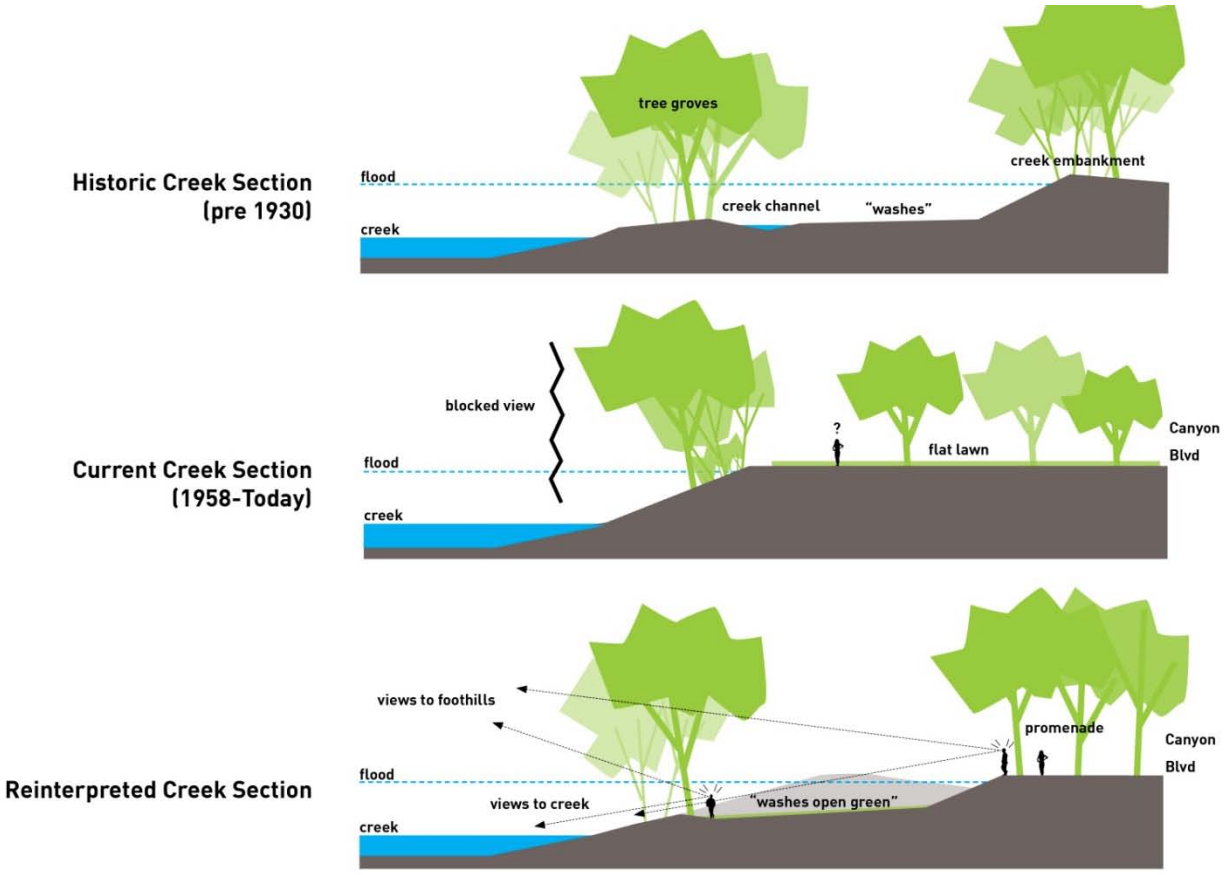


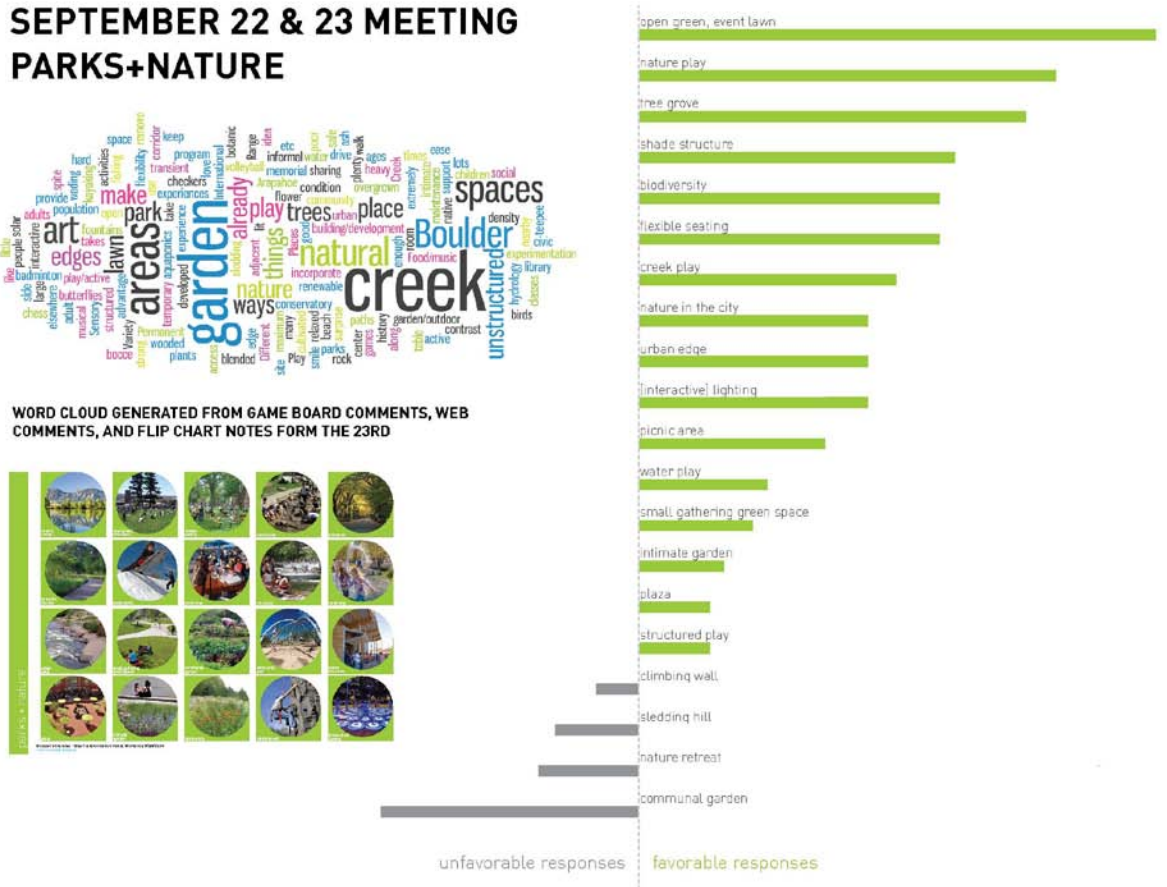
FIGURE 8 – FARMERS' MARKET LOOP

6.0 PUBLIC INPUT TO DATE

The vision plan was developed through an 18-month collaboration with the Boulder community, boards and commissions and City Council. The vision plan, approved by City Council on Sept. 3, 2013, established the goals, guiding principles and core themes for the Civic Area. The updated, adopted Civic Area Master Plan builds on the public engagements held by the city and its consultant team (Tom Leader Studio, along with real estate and economic development consultant HR&A). In the fall of 2014, community feedback was collected about program preferences and park design themes. In March 2015, the city hosted a stakeholder workshop and a public open house as well as a joint board and commission workshop. The purpose was to collect feedback on draft Park development Plan options and long-term improvement strategies related to the master plan update. On March 31, 2015, this information was presented to City Council during a Study Session. After receiving City Council feedback on strategies for the long-term improvements, the Civic Area Master Plan was revised accordingly and adopted by City Council.

The following provides a synopsis of the public input for Civic Area Park Site Plan:

- September 2014 Public Open House: Feedback was collect on preferred elements/images topically related to Parks + Nature, Access + Connectivity, and Events + Programming. Responses included positive remarks about incorporating open lawn, visual connectivity, art, performances, nature play and event. The consensus feedback from the public was to incorporate park programs and features that are unique to Boulder and can't be found elsewhere in the city. In addition most expressed a desire for a variety of ways to experience the park. Surveys below were intended to understand the community's highest priorities for design elements and not to exclude items or ideas.



SEPTEMBER 22 & 23 MEETING
ACCESS + CONNECTIVITY

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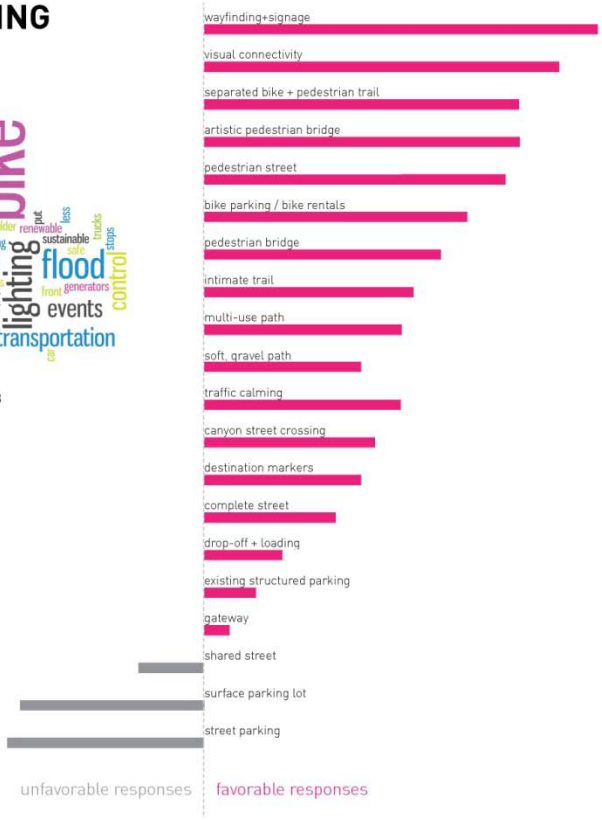
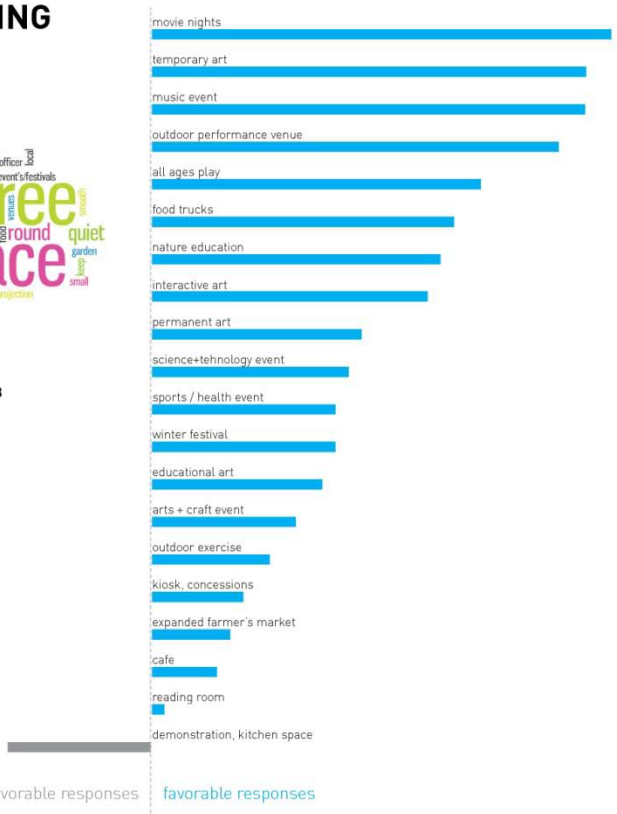


SEPTEMBER 22 & 23 MEETING
EVENTS & PROGRAMMING

WORD CLOUD GENERATED FROM GAME BOARD COMMENTS, WEB COMMENTS, AND FLIP CHART NOTES FORM THE 23RD



- October 2014 Public Presentation: Feedback and comments were solicited on illustrative views depicting a nature play playground adjacent to Boulder Creek, a large event lawn, an entrance promenade from Canyon and picnic activities along the irrigation ditch. Positive remarks were given to all illustrations but especially positive remarks for the nature play illustration and elements that integrated the nature of Boulder Creek.
- March 2015: Feedback was collected on the three Design Alternatives, Creek Grove, Creek Valley and Creek Promenade (see note 3.0 above). Feedback on different aspects of each alternative was used to create the Hybrid Creek Valley Park development Plan (note 5.0 above)
- July 15th 2015 Public Open House and online engagement (ongoing): One of the outcomes of the City Council Study Session on March 31 is the Design Inspiration Initiative which invites the public to participate by responding to questions and submit ideas to help inform design. The ideas generated were collected and shared with the community as part of an open house on July 15, 2015. The outcomes were then shared with City Council at a briefing on July 28, 2015. The initiative is focused on options related to:
    - Nature Play – Nature play is interaction with the natural environment that allows for hands-on contact, exploration, contemplation, planning and education. A nature play area is included as a key element in the design of the Civic Area and the community is invited to help inform the final design of this area. A public workshop on nature play will be held June 10th to engage citizens in design of nature play areas under the guidance of two international nature play experts – Louise Chawla and Robin Moore. This information has been shared with the design team for final implementation in the park development plan.
    - 11th Street Spine and Bridge – A goal of the Civic Area design is to provide connectivity from Pearl Street and University Hill to the Civic Area. This will be accomplished with a new pathway aligning with 11th Street through the Civic Area and crossing Boulder Creek with an iconic bridge that becomes a destination. The public was encouraged to provide input on the design.
    - Bandshell - The Bandshell is an historic landmark, which provides a specific framework to preserve its historical character. However, many factors including its location and design limit its current effectiveness as a performance venue as well as programmatic functionality. As part of the Civic Area improvements, council and the community are interested in finding a new location and opportunities to increase its use. The community is encouraged to share ideas and responses to questions related to the location of the Bandshell.
- Feedback, concepts, and illustration from the design inspiration input on the 11th Street Bridge, Nature Play and the Bandshell are used to continue refinement of the associated design elements in the Park development Plan that will be presented in conjunction with the CEAP application.

7.0 STAFF PROJECT MANAGER

The public process, CEAP and alternatives analysis is being coordinated by Jeff Haley the Parks Planning Manager for the City's Parks and Recreation Department. After city staff review by the CEAP review group and staff that have an interest in the Civic Area, the CEAP will be routed to the Planning Board, Landmarks Board, and PRAB for review and recommendation for approval.

8.0 OTHER CONSULTANTS OR RELEVANT CONTACTS

Tom Leader Studio (Landscape Architects), JVA (Civil Engineers), ACE (Hydrology), re:Arch (Architecture), and ERO (Environmental) consultants were utilized for the CEAP process and conceptual design. The Park Department staff will continue to work with the Greenways and Open Space, Transportation Division and Planning staff during the design and construction of this project.

GOALS ASSESSMENT

1) Using the Boulder Valley Comprehensive Plan and department master plans, describe the primary city goals and benefits that the project will help to achieve:

   a) Community Sustainability Goals – How does the project improve the quality of economic, environmental and social health with future generations in mind?

   Economic – Throughout the past several years many studies and examples have demonstrated that investment into parks and public spaces within urban areas lead to economic health through increases in residential and commercial development adjacent to public urban parks. The Civic Area park development will help to achieve these multiple objectives and city goals by combining community, transportation, recreation, and aesthetic improvements to the Civic Area, the municipal campus and Central Park. The area will be complementary to Pearl Street (the commercial heart) and support downtown businesses and growth of economic development in the "bookends" of the Civic Area.

   Environmental – Boulder's Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector to encourage multi-modal transportation and reduce greenhouse emissions. The Civic Area is located within the 100-year floodplain, and much of the land lies within the High Hazard Zone (HHZ). The park development will enable the city to meet or exceed existing flood standards, including avoiding placing new structures and parking in the HHZ and will be proactive about planning for and educating about floods that support sustainable and resilient development. The park is also a central location to enjoy outdoor recreation in the middle of the city. The linear "green" along Boulder Creek will be a unifying focus, providing natural beauty, ecological function and flood safety as well as recreational, art, and cultural opportunities. Park improvements will enhance connection and access to the creek, including enhanced Creek Path connection through Central Park and enhanced lighting for safety and security. The park development will improve the wetland buffer on the north embankment from a degraded condition to a restored and re-vegetated slope that will enhance both habitat and area aesthetics.

   Social – Boulder's Civic Area has symbolic, geographic, and functional importance and should serve as an inclusive place for people to interact with each other and with government. The area has a historical focus and many long-standing functions and facilities highly valued by the community, such as the library, Sister City Plaza, Farmers' Market, and Teahouse. Existing community assets will continue to play a vital role in the area as well as potential to expand civic services or cultural, arts, science, educational or entertainment amenities that are otherwise lacking in the community. The site has been designed specifically with families in

mind and to create a multi-generational and multi-cultural public space that serves all members of the community through specific amenities and programs.

b) BVCP Goals related to:

- Community Design
  The Civic Area is an example of a positive community designed space. The goals of the park design is to improve community and social interaction, increase inclusiveness, and minimize impact to like-uses, venues and nearby neighborhoods; This project contributes to City pedestrian and bicycle connections, provides programmed public park space and activities for community members of all ages.

- Facilities and Services
  The proposed project includes transportation, park and environmental facilities. The Park Development Plan ensures that any new facilities (e.g., emergency services, critical government operations, and existing facilities that house vulnerable populations such as day cares and nursing homes, library) will be in compliance with the adopted Critical Facilities ordinance. Facilities associated with the Creek Path and Park further the BVCP Utility and Parks and Trails policy goals, and Life and Safety goals to ensure the plan meets or exceeds all current flood-related codes and regulations, which prohibit new development and substantial improvement to existing facilities in the HHZ.

- Environment
  Boulder's Civic Area Park is a central place to enjoy the outdoors in the middle of the city. The "green valley" along Boulder Creek will be a unifying focus, providing natural beauty, restored riparian function and flood safety as well as recreational, art, and cultural opportunities. The park will conserve energy, consider the use of renewable energy, minimize waste and carbon emissions, conserve water and improve water and air quality. The project will enhance the environment of the Boulder Creek corridor through the Civic Area by providing water quality and habitat enhancement improvements. These improvements include replacing non-native and invasive species with native and non-invasive species. In addition, the pedestrian and bike connections will facilitate alternative modes of transportation and shift single occupant trips to biking and walking thereby reducing vehicle miles traveled and associated greenhouse gases. This project will further the BVCP policy goals presented in the Preservation and Enhance Biodiversity and Native Ecosystems, Protect and Enhance the Quality of the Urban Environment, Protect Geologic Resources and Manage Natural Hazards, and Protect and Improve Water and Air Quality sections.

- Economy
  The Park Development Plan rely on and encourage partnerships in which key roles, such as administrative, maintenance operations, financial and program services, are collaboratively but formally shared between the city and other entities. It demonstrates consideration of sound financial analysis, including likely capital and ongoing operations and maintenance costs for public and private uses. The park space will help facilitate increased use for local community members, families, High School student, University

students, and increased activity between the downtown Boulder business district and the Civic Area. Creek path improvements will also assist the use of alternative transportation for commuters and therefore help to reduce dependency on foreign oil.

- Transportation
  Boulder's Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector. Travel and access to the area will continue to be improved. This project will enhance the trails and path connections between 13th Street and the Library and Arapahoe Ave and Canyon Blvd. The connections are anticipated to alleviate some of the congestion and negative interactions between bicycles and pedestrians particularly at blind intersections and throughout Central Park. Wayfinding will improve connections to and from Downtown for those on foot or bike or using transit. The majority of parking is maintained to address the carrying capacity of all modal access and potential for shared parking with the mitigated loss of around 45 parking spaces. Elements of the design reduce the barrier-effect of major thoroughfares (e.g. Canyon Boulevard, Arapahoe Ave., and Broadway) and improve their aesthetic quality. The design also includes additional vehicular/maintenance access on the south side of the irrigation ditch and along 13th street.

- Housing
  The creek path and park improvements will continue to link to several residential neighborhoods and destinations, including Downtown, Gross-Grove, CU Boulder High School. It will facilitate alternative transportation and connections to these areas. It is designed to be welcoming, accessible, comfortable, clean and safe; fostering programming and design of spaces to encourage use and participation by all age groups, income levels, and visitors and locals.

- Social Concerns and Human Services
  The Civic Area and park setting will serve as a site for city management and government, including function and interactive places for the community to interface and conduct city business and be creative. It will represent the cultural richness, history, and diversity of the Boulder Community and unsure that facilities surrounding vulnerable populations such as day cares and the Senior Center will be better connection and in compliance with the adopted Critical Facilities ordinance.

c) Describe any regional goals (potential benefits or impacts to regional systems or plans?)
This project will be an important renewed community-based Park and the core of the city, with significant connections to the city's multi-use trail system that is connected to regional trail systems.

2) Is this project referenced in a master plan, sub-community or area plan? If so, what is the context in terms of goals, objectives, larger system plans, etc.? If not, why not?
The Park Development Plan is part of the adopted Civic Area Master Plan, Greenways Master Plan, BVCP trail map, and in the Transportation Master Plan. Completion of this project will fulfill these important plan components criteria outlined in the Civic Area Master Plan related to the "Park at the Core":

- **Plazas and Gathering Spaces** – The Park Development Plan provides a mix of spaces that vary in size to create a more human scale environment that are welcoming, safe and attractive for a variety of uses and programs. New green spaces and plaza areas will allow a variety of events, activities and programs to ensure the park is functional throughout the day and evening for a variety of park uses.

- **Park Access** - The current Park Development Plan balances the creation of a vibrant public park with the reality of access needs for the site. Many new connections and path enhancements are planned for the site as well as better connectivity to transit. To provide better connectivity and access into the park from adjacent paths, the plan indicates the removal of approximately 45 parking spaces. To mitigate this parking loss, a multidepartment staff team including Public Works/Transportation, Parking Services, Community Planning & Sustainability, Parks and Recreation, Communications, and Library, has been working to develop strategies and options to address potential impacts and opportunities for multimodal access to/from the Civic Area. The overall approach is to holistically manage and price all parking lots within the Civic Area campus, including parking lots at Park Central, New Britain, Library, and Municipal buildings to create larger overall supply of parking for all users. The city will also enhance existing Transportation Demand Management (TDM) programs and improve related facilities within the Civic Area. In addition to seeking feedback from city employees, additional outreach to broader downtown user groups (library patrons, city/downtown customers, and civic area visitors) will be conducted later in 2015 and in 2016 as part of the overall Civic Area project community engagement process. It should be noted that in addition to serving the goals of the Civic Area, the parking and TDM strategies being explored support the city's Transportation Master Plan objectives and overall sustainability goals.

- **Art and Entertainment** - Many aspects of the Civic Area Park Development Plan emphasize and celebrate the arts within the transformation of the site as noted in specific locations within the plan. A supplemental arts master plan is under development to inform the specific process and locations for implementing public art within the Civic Area. This framework is in concert with the current Community Cultural Plan, Public Art Policy and the Civic Area Master Plan. The intent is to provide a robust public process for commissioning and selecting public art that meets specific criteria. Many options exist to provide interactive art, temporary art as well as permanent displays in strategic locations to further create a sense of place in the park.

- **Food** – One of the many current tenants of the site is the Farmers' Market and a focus on local food advocacy and opportunities to relate to the Pearl Street Mall. The park design provides better connectivity and functionality for the market as well as access to restaurants and establishments located on the Pearl Street Mall and University Hill. Several areas have been planned within the Civic Area to allow edible landscapes and event spaces for food demonstrations and activities.

- **Services Extending the Range of Uses** – all areas within the park will have adequate access to utilities and infrastructure to support a variety of uses and programs within the

park for greatest flexibility to serve the community. The spaces will allow a range of opportunities from large, multi-day events to intimate lunch-time performances and food carts.

- **Views and Viewpoints** – Building on the legacy of Frederick Law Olmstead Jr., the new design of the park allows better views to the foothills as well as the stream to focus on the natural spaces within the park. Similarly, the creation of the 11th Street Spine will allow better visibility into the park from Canyon as well as Arapahoe and provide better access into the park. Vegetation and other barriers will selectively be removed to open view corridors for safety, security and access.

- **Public Amenities** – the park design will include all the key amenities to help support public use anticipated with a vibrant urban park. Site furnishings, play equipment, artwork, signage and restrooms will be provided to accommodate use by all visitors to the park.

- **Build Green** – the foundation of the park design and consistent theme throughout the development of the park includes low-impact design and sustainable infrastructure. For example, innovations have been used to manage stormwater runoff, reduce water consumption through efficient irrigation design, mitigate urban heat island effects through intentional plantings, enhance habitat and conservation of ecological areas and use sustainable materials in the construction of the park improvements.

- **Safety and Security –** the design of the park includes strategies identified in "Crime Prevention through Environmental Design" or (CPTED). These include enhanced visibility with "eyes on the park" at all times from neighbors to park visitors and adjacent businesses. Lighting will also be enhanced and increased to provide visibility and safety in the evenings and at night for park users and attendees at meetings. The design of the landscape areas and amenities allows for defensible space and eliminates hiding areas or opportunities for criminal activities. Throughout the final design, more opportunities will be explored to further enhance safety and security through innovative design and successful programming of the space.

3) Will this project be in conflict with the goals or policies in any departmental master plan and what are the tradeoffs among city policies and goals in the proposed project alternative? (e.g. higher financial investment to gain better long-term services or fewer environmental impacts)
Project alternatives will have some impacts to wetlands. Every attempt will be made during the design phase to preserve mature, healthy trees, restore as much of the wetland and wetland buffer area as is feasible, along with complying with the recently adopted wetlands ordinance.

4) List other city projects in the project area that are listed in a departmental master plan or the CIP.
Canyon Complete Street runs along Canyon Boulevard between 9th and 14th. Arapahoe Creek Path underpass at Arapahoe and 13th Street.

5) What are the major city, state and federal standards that will apply to the proposed project? How will the project exceed city, state or federal standards and regulations (e.g. environmental, health, safety or transportation standards)?
The project's park paths will be designed to meet or exceed ADA requirements, meet or exceed city and national standards for the development of bikeway facilities, meet or exceed the city's wetland ordinance requirements, include water quality and habitat enhancements, meet or exceed Urban Drainage and Flood Control District standards and comply with all required city, state and federal permits.

6) Are there cumulative impacts to any resources from this and other projects that need to be recognized and mitigated?
The project will result in temporary impacts to wetlands and habitat during construction that will be fully mitigated based on compliance with the city's wetland ordinance.

IMPACT ASSESSMENT

The following checklists table identifies potential short and long-term impacts from the project alternatives.

+ indicates a positive effect or improved condition
- indicates a negative effect or impact
O indicates no effect

Checklist questions are answered following each table for all categories identified as having a potential + or - impact. The preferred alternative components are highlighted in yellow.

Project Title: Boulder Civic Area Park development Plan	Option 1 Creek Valley	Option 2 Creek Grove	Option 3 Creek Promenade	Hybrid Plan	Park Development Plan
A. Natural Areas or Features					
1. Disturbance to species, communities, habitat or ecosystems due to:					
a. Construction activities	O	O	O	O	O
b. Native vegetation removal	O	O	O	O	O
c. Human or domestic animal encroachment	O	O	O	O	O
d. Chemicals (including petroleum products, fertilizers, pesticides, herbicides)	O	O	O	O	O
e. Behavioral displacement of wildlife species (due to noise from use activities)	O	O	O	O	O
f. Habitat removal	O	O	O	O	O
g. Introduction of non-native plant species in the site landscaping	O	O	O	O	O
h. Changes to groundwater or surface runoff	O	O	O	O	O
i. Wind erosion	O	O	O	O	O

2. Loss of mature trees or significant plants?	O	O	O	O	O
B. Riparian Areas / Floodplain					
1. Encroachment upon the 100-year, conveyance or high hazard flood zones?	O	O	O	O	O
2. Disturbance to or fragmentation of a riparian corridor?	+	O	O	+	+
C. Wetlands					
1. Disturbance to or loss of a wetland on site?	+	O	O	+	+
D. Geology and Soils					
1. a. Impacts to unique geological or physical features?	O	O	O	O	O
b. Geological development constraints?	O	O	O	O	O
c. Substantial changes in topography?	+	O	O	+	+
d. Changes in soil or fill materials on the site?	+	O	O	+	+
e. Phasing of earth work?	+	O	O	+	+
E. Water Quality					
1. Impacts to water quality from any of the following?					
a. Clearing, excavation, grading or other construction activities	-	-	-	-	-
b. Change in hardscape	+	O	O	+	+
c. Change in site ground features	+	+	+	+	+
d. change in storm drainage	+	+	+	+	+
e. change in vegetation	+	+	+	+	+
f. change in pedestrian and vehicle traffic	+	+	O	+	+
g. pollutants	O	O	O	O	O
2. Exposure of groundwater contamination from excavation or pumping?	O	O	O	O	O
F. Air Quality					
a. From mobile sources?	O	O	O	O	O
b. From stationary sources?	O	O	O	O	O
G. Resource Conservation					
1. Changes in water use?	+	+	O	+	+
2. Increases or decreases in energy use?	O	O	O	O	O
3. Generation of excess waste?	O	O	O	O	O
H. Cultural / Historic Resources					
1. a. Impacts to a prehistoric or archaeological site?	O	O	O	O	O
b. Impacts to a building or structure over fifty years of age?	-	O	-	-	+
c. impacts to a historic feature of the site?	-	O	-	-	+
d. Impacts to significant agricultural land?	O	O	O	O	O
I. Visual Quality					
1. a. Effects on scenic vistas or public views?	+	+	O	+	+
b. Effects on the aesthetics of a site open to public view?	+	+	+	+	+
c. Effects on views to unique geological or physical features?	+	+	O	+	+
D. Changes in lighting?	+	+	+	+	+
J. Safety					
1. Health hazards, odors or radon?	O		O	O	O
2. Disposal of hazardous materials?	O		O	O	O

3. Site hazards?	O		O	O	O
K. Physiological Well-being					
1. Exposure to excessive noise?	O		O	-	O
2. Excessive light or glare?	O	O	O	O	O
3. Increase in vibrations?	O	O	O	O	O
L. Services					
1. Additional need for:					
a. Water or sanitary sewer services?	O	O	O	O	O
b. Storm sewer / flood control features?	+	+	O	O	O
c. Maintenance of pipes, culverts and manholes?	O	O	O	O	O
d. Police services?	O	O	O	O	O
e. Fire protection services?	O	O	O	O	O
f. Recreation or parks facilities?	+	+	+	+	+
g. Library services?	+	+	+	+	+
h. Transportation improvements / traffic mitigation?	+	+	+	+	+
i. Parking	+	+	+	+	+
j. Affordable housing?	O	O	O	O	O
k. Open space / urban open land?	+	+	+	+	+
l. Power or energy use?	+	+	+	+	+
m. Telecommunications?	O	O	O	O	O
n. Health care / social services?	O	O	O	O	O
o. Trash removal or recycling services?	O	O	O	O	O
M. Special Populations					
1. Effects on:					
a. Persons with disabilities?	+	+	+	+	+
b. Senior population?	+	+	+	+	+
c. Children or youth?	+	+	+	+	+
d. Restricted income persons	+	+	+	+	+
e. People of diverse backgrounds (including Latino and other immigrants)?	+	+	+	+	+
f. Neighborhoods	+	+	+	+	+
g. Sensitive populations located near the project (e.g. schools, hospitals and nursing homes)?	+	+	+	+	+
N. Economy					
1. Utilization of existing infrastructure?	+	+	+	+	+
2. Effect on operating expenses?	-	-	-	-	-
3. Effect on economic activity?	+	+	+	+	+
4. Impacts to businesses, employment, retail sales or city revenue?	+	+	O	O	O

CHECK LIST QUESTIONS

Note: The following questions are a supplement to the CEAP checklist. Only checklist items having a – or + anticipated impact have questions answered in full.

A. Natural Areas

1. Describe the potential for disturbance to or loss of significant: species, plant communities, wildlife habitats, or ecosystems via any of the activities listed below (significant species include any species listed or proposed to be listed as rare, threatened or endangered on federal, state or county lists) – See Below
a. Construction activities
b. Native vegetation removal
c. Human or domestic animal encroachment
d. Chemicals to be stored or used on the site (including petroleum products, fertilizers, pesticides, herbicides)
e. Behavioral displacement of wildlife species (due to noise from use activities)
f. Introduction of non-native plant species in the site landscaping
g. Changes to groundwater (including installation of sump pumps) or surface runoff (storm drainage, natural stream) on the site
h. Potential for discharge of sediment to any body of water either in the short term (construction-related) or long term
i. Potential for wind erosion and transport of dust and sediment from the site

2. Describe the potential for disturbance to or loss of mature trees or significant plants. – See Below

If the potential impacts have been identified, please provide any of the following information that is relevant to the project:

- A description of how the proposed project would avoid, minimize or mitigate identified impacts
- A habitat assessment of the site, including: 1) a list of plant and animal species and plant communities of special concern found on the site; 2) a wildlife habitat evaluation of the site
- Map of the site showing the location of any Boulder Valley Natural Ecosystem, Boulder County Environmental Conservation Area, or critical wildlife habitat – See Below

The banks of Boulder Creek are heavily disturbed throughout the study area, and generally consist of compacted bare ground with exposed roots and rocks (Photos 1 and 2). Some understory vegetation is present, typically consisting of Kentucky bluegrass (Poa pratensis). The tree overstory of the riparian area along Boulder Creek consists of green ash (Fraxinus pennsylvanica), plains cottonwood (Populus deltoides ssp. Monilifera), and peachleaf willow (Salix amygdaloides) (Figure 2). Vegetation in the landscaped uplands consists of Kentucky blue grass and additional ash, cottonwood, and oak (Quercus sp.) trees.
In addition to the commercial and municipal uses, the study area is used for recreational activity. ERO assessed the study area for potential isolated wetlands, jurisdictional wetlands, and other waters of the U.S. and City-regulated areas. Boulder Creek occurs within the study area and is depicted as a perennial stream on the U.S. Geological Survey Boulder, Colorado topographic quadrangle map of the study area. Boulder Creek is an eventual tributary to the South Platte River and has previously been found to be jurisdictional by the Corps. Within the study area, Boulder Creek ranges from 10 to 30 feet wide and runs from west to east (Photo 6). ERO found very little wetland vegetation along Boulder Creek during the 2014 site visit. A small wetland mitigation area is present northwest of the Broadway Street bridge and there are small, scattered patches of wetland vegetation elsewhere. The Corps would also likely consider the Boulder and Left Hand

Ditch as jurisdictional because it is part of an irrigation ditch system that eventually conveys water back to Boulder Creek.

Work proposed in Boulder Creek such as bank stabilization, formalized access points or "splash pool", or in-stream structures, would require authorization under Section 404 of the CWA. Work in Boulder Creek would also require a City of Boulder Wetland Permit.

Some of the proposed activities may be authorized under one or more Nationwide Permits, including NWP 13 –Bank Stabilization; NWP 27 Aquatic Habitat Restoration, Enhancement, or Establishment Activities; and NWP 42 – Recreational Facilities. If the proposed work does not meet NWP criteria, the Corps would require an Individual Permit, which is a more time-consuming process than obtaining NWP authorization (6 to 8 months versus 1 or 2 months). The City of Boulder Wetland Permit could be obtained in parallel with the Section 404 process. Mitigation would be required for both federal and City authorization.

Threatened and Endangered Species

The Boulder County Comprehensive Plan identifies the area of Boulder Creek through the Civic Area as an "Environmental Conservation Area: Riparian Habitat Connector. In addition the Boulder Valley Comprehensive Plan shows the site as a "group two" Natural Ecosystem. It is with this understanding that ERO visited the site area in 2014 to assess the site for suitable habitat for federally listed threatened and endangered species protected under the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 et seq.). The study area does not fall within U.S. Fish and Wildlife Service (Service) habitat or survey guidelines for the majority of the species listed by the Service as potentially being present in Boulder County.

Because of the lack of critical habitat, the proposed project would not likely directly affect any of the species listed as potentially being present in Boulder County, including Preble's, ULTO, and CBP. Depending upon the ultimate design of the proposed project, consultation on potential depletions to the South Platte River may be necessary if a federal nexus, such as Section 404 permit authorization, is associated with the project. No migratory bird nests, including potential raptor nests, were observed in the study area during the 2014 site visit. Although nests were not observed during the 2014 site visit, the trees and shrubs in the study area provide abundant suitable nesting substrate and nests are likely present, particularly in larger trees.

To avoid destroying an active nest, eggs, or chicks, vegetation removal should occur between September and February (i.e., outside of the breeding season). If the construction schedule does not allow vegetation removal outside of the breeding season, a nest survey should be conducted prior to vegetation removal to determine if any active nests are present in the study area so they can be avoided. If an active nest is identified within or near the study area, activities that would directly impact the nest during the breeding season should be restricted.

Riparian corridors are typically good movement corridors for wildlife, particularly at the interface of ecotypes such as the foothills and plains interface at the study area. The dense development and intensive use of the area greatly reduces the functionality of the Boulder Creek riparian corridor for wildlife movement through and beyond the study area. The creek corridor also no longer

connects highly functioning ecosystems, therefore, rare or uncommon species do not occur within the study area.

In general, pressures on the system from development and human activity greatly reduce the ecological functions and values of the natural resources in the study area. The natural resources in the study area are typical of urbanized riparian corridors, including migratory and nesting birds, roosting raptors, mammals of all sizes such as deer, fox, raccoons and rabbits. One exception is the slightly higher species diversity due to the presence of the study area at the foothills/plains transition zone. For these reasons, elements of the Boulder Civic Area concept plan are likely to have little further adverse effects on the functions and values of natural resources. However reducing functioning vegetation and cover does reduce the amount of habitat available to urban tolerant species.

Although natural resources are of low quality, efforts to improve them should be included in the concept plan. In many instances, plan elements would act as mitigation for impacts to the wetland buffers. For example, any sort of bank stabilization and revegetation, coupled with effective pedestrian access control, would provide a benefit to the corridor. De-compacting soils on the upper banks would improve permeability, offsetting any increases in impermeable surfaces. Use of native trees, shrubs, and forbs in planting areas would also be desirable as a means to maintain or improve plant species diversity.

One element of the concept plan that has been discussed is selectively thinning trees and shrubs along the creek to provide move visual connection between the north and south parts of the study area and to open up views to the creek. Selective thinning would reduce vegetation cover and opportunities for wildlife nesting and foraging. Careful selection of trees and shrubs to be removed may actually improve the health of the riparian woodland by reducing competition and creating a more diverse age class structure. The Park Development Plan incorporates areas to restore and re-vegetate the site in specific areas along the creek away from heavy foot traffic.

In addition to providing benefits to natural resources in the study area, there are many opportunities to improve human interaction with the creek. Shallow pools supplied with treated water and constructed along the upper banks Boulder Creek would allow for supervised wading of children in a safe setting, but in close enough proximity to the creek to have a sense of the natural setting. An outflow from the pools would allow clean, treated water to cascade into Boulder Creek. Carefully designed in-stream structures could enhance both kayak and tuber use and add diversity to streambed habitat. Educational signage could provide information on the Boulder Creek and the St. Vrain water sheds, increasing awareness of Colorado's limited water resources.

In summary, developing a concept plan for the Boulder Civic Area will provide opportunities to improve human use of the area without further degrading natural resources in the study area. Whenever possible though, improvements to human use should be designed to also improve natural resources, thereby maximizing project benefits.

a. Construction Activities

The project involves construction activities in and around Boulder Creek, but the majority of the work will be outside the inner wetlands, but will impact the wetlands buffer. The layout of the path

will be designed to minimize impacts to large trees, but will try to remove dying/diseased trees based on the recommendations from the tree survey. The City Forester will be consulted regarding the health of any existing trees that could be impacted and an evaluation will be conducted for the presence of nesting birds. Impacts to wetlands will be minimized and mitigation and enhancement of wetlands will be included as part of the project.

b. Native Vegetation
Efforts will be made to use primarily native vegetation especially along the wetland buffer creek corridor and protect existing significant trees and shrubs (taking into consideration their anticipated lifespan) and maintain an ecologically healthy creek channel.

c. Human or domestic animal encroachment
The project is located in a highly urbanized area. Increased use by humans or domestic animals is not anticipated to impact the wildlife that currently inhabits the area.

d. Chemicals
Neither project phases include the use of chemicals beyond those used during construction. Future habitat maintenance will not include the use of chemical treatments.

e. Wildlife Displacement
Construction activities will likely limit the use of the area by wildlife. It is anticipated that these species will return to the area following the construction period. Efforts will be made to avoid destroying an active nest, eggs, or chicks, vegetation removal should occur between September and February (i.e., outside of the breeding season). If the construction schedule does not allow vegetation removal outside of the breeding season, a nest survey should be conducted prior to vegetation removal to determine if any active nests are present in the study area so they can be avoided. If an active nest is identified within or near the study area, activities that would directly impact the nest during the breeding season should be restricted.

f. Habitat Removal
The project will temporarily remove habitat during construction. Native vegetation will be used for site landscaping and it is anticipated that overall with an increase diverse native vegetation cover, common urban riparian habitat will be therefore be enhanced by the project.

g. Introduction on Non-Native Species
The project will landscape with primarily native species and will avoid the use of invasive species.

h. Changes in Groundwater or Surface Water
No anticipated impacts.

i. Wind Erosion
No anticipated impacts.

2. Loss of Mature Trees or Significant Plants

A tree assessment report by Taddiken Tree Company a licensed arborist was conducted throughout the Civic Area and provides information on the general health and will be used to assess the health, tree hazard risks and maintenance recommendations. The removal of mature and healthy trees will be minimized throughout the Civic Area. Special protection will be given to the historic trees in Central Park (Oak Grove), and only trees that are diseased and in decline will be removed. Select pruning to trees is anticipated to increase visibility and address security concerns.

B. Riparian Areas / Floodplains

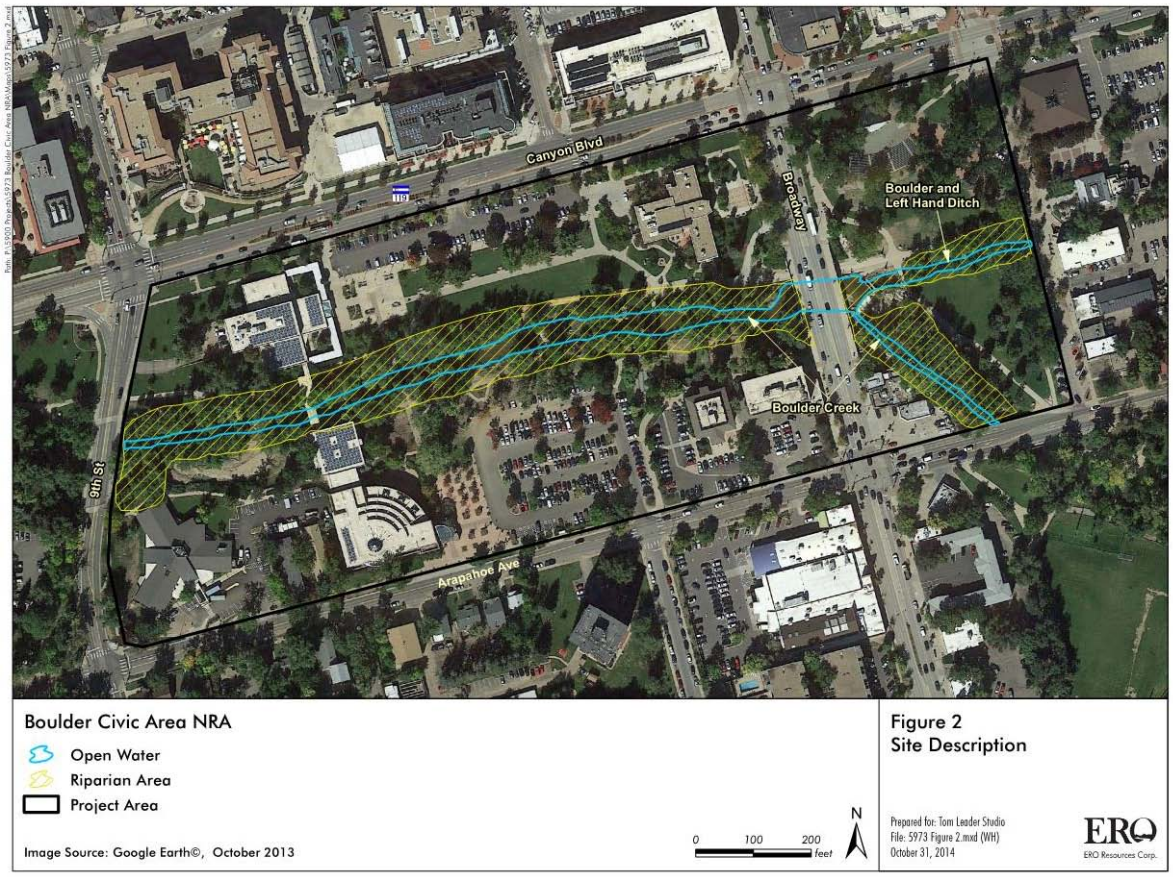
1. Describe the extent to which the project will encroach upon the 100-year, conveyance or high hazard flood zones. The project improvements are entirely within these flood zones. The appropriate flood analysis and permits will be obtained after a preliminary design has been completed.

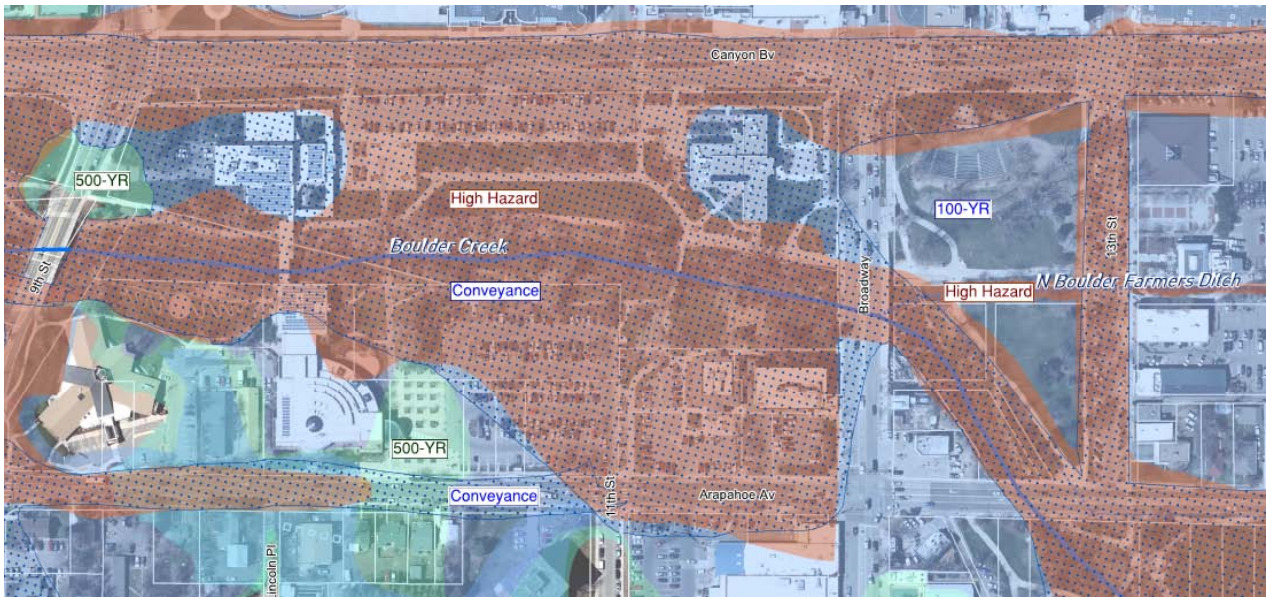
2. Describe the extent to which the project will encroach upon, disturb, or fragment a riparian corridor (this includes impacts to the existing channel of flow, stream banks, adjacent riparian zone extending 50 feet out from each bank, and any existing drainage from the site to a creek or stream) *– See Below*

If potential impacts have been identified, please provide any of the following information that is relevant to the project:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts to habitat, vegetation, aquatic life or water quality
- A map showing the location of any streams, ditches and other water bodies on or near the project site
- A map showing the location of the 100-year flood, conveyance, and high hazard flood zones relative to the project site

Below is a figure that presents the existing floodplain conditions along the project reach, as well as the existing mapped wetlands and inner and outer buffer areas. The project will be within the 100-year flood, conveyance, and high hazard flood zones, and aspects of the project will be constructed within the wetland buffer area. Mitigation would be done in compliance with the city's wetland permit requirements. It is anticipated that the completed project will enhance the riparian corridor and water quality enhancement features will improve water quality.





C.Wetlands

1. Describe any disturbance to or loss of a wetland on site that may result from the project. – See Above

If potential impacts have been identified, please provide any of the following information that is relevant to the project:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts.

- A map showing the location of any wetlands on or near the site. Identify both those wetlands and buffer areas which are jurisdictional under city code (on the wetlands map in our ordinance) and other wetlands pursuant to federal criteria (definitional).

D. Geology and Soils
1. Describe any:

a. impacts to unique geologic or physical features – No Impacts
b. geologic development constraints or effects to earth conditions or landslide, erosion or subsidence – No Impacts
c. substantial changes in topography or – No Impacts
d. changes in soil or fill material on the site that may result from the project – No Impacts

If potential impacts have been identified, please provide any of the following information that is relevant to the project:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts.
- A map showing the location of any unique geologic or physical features, or hazardous soil or geologic conditions on the site.

E. Water Quality
1. Describe any impacts to water quality that may result from any of the following:

a. Clearing, excavation, grading or other construction activities that will be involved with the project – *Construction of the proposed project features will require clearing, excavation and grading. This work will be done in accordance with construction site best management practices to ensure water quality and prevent sedimentation of the stream corridor.*

b. Changes in the amount of hardscape (paving, concrete, brick, or buildings) in the project area – *The project includes construction of new concrete sidewalks and patios and reconstructing the multi-use path. These features will likely increase the impervious surface area along the project reach. Runoff from the trail will be routed to pervious surfaces prior to discharge to Boulder Creek.*

c. Permanent changes in site ground features such as paved areas or changes in topography – *See comment above regarding the impervious areas. The project also includes a significant grading exercise to sculpt the area around the creek mimicking the historic conditions.*

d. Changes in the storm drainage from the site after project completion – *The project will increase the runoff due to the increased imperviousness, however, the runoff will be directed to pervious surfaces and multiple water quality treatment techniques will be utilized throughout the project area.*

e. Change in vegetation – *The project will disrupt / remove vegetation during construction. The project landscaping will use native and non-invasive landscape plantings.*

f. Change in pedestrian and vehicle traffic – *The project includes extension 11th Street pedestrian connection to Pearl Street and enhancement of the multi-use path that will facilitate alternative modes of transportation and therefore help to decrease vehicle traffic.*

g. Potential pollution sources during and after construction (may include temporary or permanent use or storage of petroleum products) – *Construction of the project features will require heavy equipment with associated petro-chemicals. Source control of these chemicals will be included as part of the construction specifications. There will be no use of chemicals following project completion (Greenways habitat maintenance is done without the use of chemicals).*

2. Describe any pumping of groundwater that may be anticipated either during construction or as a result of the project. If excavation or pumping is planned, what is known about groundwater contamination in the surrounding area (1/4 mile radius of the project) and the direction of groundwater flow? *No Impacts*

If any potential impacts have been identified, please provide any of the following that is relevant to the project:

- A description of how the proposed project would avoid, minimize, or mitigate impacts to water quality
- Information from city water quality files and other sources (state oil inspector or the CDPHE) on sites with soil and groundwater impacts within 1.4 mile radius of the project
- Groundwater levels from borings or temporary peizometers prior to proposed dewatering or installation of drainage structures

F. Air Quality

1. Describe potential short or long term impacts to air quality resulting from this project. Distinguish between impacts from mobile sources (VMT/trips) and stationary sources (APEN, HAPS).

Construction of the project will result in temporary increases in emissions. The trail components of the project will, however, facilitate use of alternative transportation modes and therefore help to reduce overall city emissions. The project will not result in any stationary air quality impacts.

G. Resource Conservation

1. Describe potential changes in water use that may result from the project.

a. Estimate the indoor, outdoor (irrigation) and total daily water use for the facility – The existing area north of the Boulder Creek between the Library and Municipal buildings is mainly lawn area, which requires an intensive watering schedule due to the constant pedestrian/vehicular impacts. The proposed changes would reduce the lawn areas and also dedicate large areas of the park for wetland mitigation and planting areas which will require initial irrigation, however, as the plants are established irrigation needs will be reduced.

b. Describe plans for minimizing water use on the site (Xeriscape landscaping, efficient irrigation system) – *The use of native and drought tolerant species will be incorporated into the planting design to decrease the demand of potable water irrigation. In addition, the proposed grading and stormwater features will serve to correlate a natural soil*

moisture gradient to the plant water demands, and increase the interaction of plant mass and roots with stormwater runoff.

2. Describe potential increases or decreases in energy use that may result from the project.

a. Describe plans for minimizing energy use on the project or how energy conservation measures will be incorporated into the building design

The creek path components of the project will facilitate use of alternative transportation modes and therefore help to reduce overall city emissions. The project will not result in any stationary air quality impacts.

b. Describe plans for using renewable energy sources on the project or how renewable energy sources will be incorporated into the building design – No Impacts

c. Describe how the project will be built to LEED standards – No Impacts

3. Describe the potential for excess waste generation resulting from the project. If potential impacts to waste generation have been identified, please describe plans for recycling and waste minimization (deconstruction, reuse, recycling, green points). – No Impacts

H. Cultural / Historic Resources

1. Describe any impacts to:

a. a prehistoric or historic archaeological site – *No Impacts (see below)*

b. a building or structure over fifty years of age – *No Impacts to the historic structures in the Civic Area are considered in the Park Development Plan proposal (including The Atrium Building, Municipal Building, Tea House, BMOCA, Library or the Bandshell Structure). Consideration is included to remove the Bandshell seating area south of the Bandshell structure and replace with a new pedestrian and bike loop through Central Park including an informal lawn bowl seating in place of the formal seating. Feedback from the July 2015 Design Inspiration provided many favorable responses to remove the seating and incorporate and informal lawn seating. It is understood that a Landmarks review of the potential removal of the seating will occur concurrently with the development of the Site Plan. The diversion structures within the Boulder Creek near the headworks for the irrigation ditch are landmarked structures that are not anticipated to be modified as part of this project.*

c. a historic feature of the site such as an irrigation ditch **–** See Below

d. significant agricultural lands that may result from the project – No Impacts

If any potential impacts have been identified, please provide the following:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts.

The Park Development Plan included a cultural resources survey along stream reaches. North Farmers Ditch was identified as a cultural resource. Consultant and City staff continues to work closely with the various ditch companies who own and have interest in the ditch located within Central Park. The topics of discussion and coordination relate to access, infrastructure, operations and liability. These topics are addressed in the Park Development Plan with the goal towards achieving a balanced approach. Council will continue to be informed of the proposed design of the ditch through upcoming memos and briefing. Disturbance of the ditch is not

anticipated as part of the installation of the access paths on either side of the ditch. In addition a picnic plaza with signage/narratives incorporating the historic importance of the ditch are included near, but outside the irrigation ditch easement.

I. Visual Quality

1. Describe the effects on:

a. scenic vistas or views open to the public – *Effort will be made to open up view to Boulder Creek and out to Flatirons using selective tree removal, tree pruning and regarding.*

b. the aesthetics of a site open to public view – *The design incorporates methods to increase a sense of public openness and accessibility from the street sidewalks into the park space and down to the creek.*

c. view corridors from the site to unique geologic or physical features that may result from the project – No Impacts

J. Safety

1. Describe any additional health hazards, odors or exposure of people to radon that may result from the project – No Impacts

2. Describe measures for the disposal of hazardous materials – No Impacts

3. Describe any additional hazards that may result from the project (including risk of explosion or the release of hazardous substances such as oil, pesticides, chemicals or radiation) **–** No Impacts

If potential impacts have been identified, please provide the following:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts during or after site construction through management of hazardous materials or application of safety precautions.

K. Physiological Well-being

1. Describe the potential for exposure of people to excessive noise, light or glare caused by any phase of the project (construction or operations) **–** See Below

2. Describe any increase in vibrations or odor that may result from the project **–** See Below

If potential impacts have been identified, please provide the following:

- A description of how the project would avoid, minimize or mitigate identified impacts

The project will result in increased vibrations and noise during construction. This disruption will be minimized by conducting construction only during weekdays during normal business hours.

L. Services

1. Describe any increased need for the following services as a result of the project:

a. Water or sanitary sewer services – *With the earthwork and sculpting of the land within the project site, some of the water and sanitary services may be impacted and will need to be replaced.*

b. Storm sewer / flood control features

By adding water quality features and opening up the channel, it is anticipated that the project will improve storm sewer and flood control features. The project will model a no-rise situation for the 100-yr event.

c. Maintenance of pipes, culverts and manholes

If pipes, culverts and/or manholes are found to be function below optimal levels within the area of Phase I, improvements or rehabilitation will occur.

d. Police services – Possible Impacts

e. Fire protection – No Impacts

f. Recreation or parks facilities – *Extension of the multi-use path will provide recreational opportunities in addition to increased access to Boulder Creek, and a large "Green Valley" lawn for passive recreation.*

g. Libraries – No Impacts

h. Transportation improvements / traffic mitigation – *Enhancement of the multi-use path and pedestrian access may increase the amount of alternative transportation miles and therefore increase the maintenance requirements*

i. Parking – *A multi-departmental staff team has been working to develop strategies and options to address potential impacts and opportunities for multimodal access to/from the civic area. These options include a wide range of Transportation Demand Management (TDM) techniques as well as parking management strategies to accommodate existing and future needs by city employees, library patrons, city/downtown customers, and visitors to the Civic Area. In addition to serving the goals of the Civic Area, the parking and TDM strategies being explored support the city's Transportation Master Plan objectives and overall sustainability goals. City employees have been engaged in this process through focus group discussions and open houses to review the potential strategies. As part of the continued Civic Area Park Development planning process in 2015, the TDM and parking management strategies will be refined and the selected options will be deployed on a broader scale in 2016. The project is removing roughly 45 parking spaces. A majority of the parking within the park has also been identified as counter to the City Code, which identifies no parking, shall be within the high hazard and conveyance zones or in areas with 18" of flooding.*

j. Affordable housing – No Impacts

k. Open space / urban open land – No Impacts

l. Power or energy use – *Extension of the multi-use path may increase the amount of alternative transportation miles and therefore decrease the use of oil and gas.*

m. Telecommunications – No Impacts

n. Health care / social services – No Impacts

o. Trash removal or recycling services

The trail system will facilitate easier trash and debris removal.

2. Describe any impacts to any of the above existing or planned city services or department master plans as a result of this project (e.g. budget, available parking, planned use of the site, public access, automobile / pedestrian conflicts, views) – See above

M. Special Populations

1. Describe any effects the project may have on the following special populations:

a. Persons with disabilities – See Below

b. Senior populations – See Below
c. Children or youth – See Below
d. Restricted income persons – See Below
e. People of diverse backgrounds – See Below
f. Sensitive populations located near the project (e.g. adjacent neighborhoods or property owners, schools, hospitals, nursing homes) – See Below

Boulder's Civic Area has symbolic, geographic, and functional importance and should serve as an inclusive place for people to interact with each other and with government. The area has a historical focus and many long-standing functions and facilities highly valued by the community, such as the library, Sister City Plaza, Farmers' Market, and Teahouse. Existing community assets will continue to play a vital role in the area as well as potential to expand civic services or cultural, arts, science, educational or entertainment amenities that are otherwise lacking in the community. The site has been designed specifically with families in mind and to create a multi-generational and multi-cultural public space that serves all members of the community through specific amenities and programs. Understanding the importance of access and circulation throughout the site with the various paths and sidewalks, staff is working closely with the consultant team as well as cycling advocates within the community to ensure a safe and efficient route for the multiple users within the park. The park development plan will continue to build on the Civic Area Master Plan by providing detailed design and analysis of the key circulation routes and facilities. The proposed pedestrian and bike paths would be designed to ADA standards, providing a safe alternative mode of transportation for persons with disabilities, children and all other multi-use path connections. Restricted income people could use the adjacent transit and bus facilities to commute via mass-transit biking or walking instead of needing to rely on more expensive modes of transportation. The proposed physical and visual gateway enhancements will encourage ease of circulation from adjacent paths and transit facilities while providing new bike locks, benches and seating, enhanced signage and lighting.

N. Economic Vitality

1. Describe how the project will enhance economic activity in the city or region or generate economic opportunities. – *The Park with provide increased opportunities for outdoor recreation including nature exploration and play, fishing, kayaking, jogging, yoga, tai chi, etc. This plan is intended for use by the public, businesses, property owners, city officials and staff. The plan helps ensure that when redevelopment occurs around the park, property owners (public and private) can design their projects to be consistent with the vision for the area. It also helps ensure that public improvements will be in place to support the new development. Provide a vibrant mix of uses and design to encourage activity and inclusiveness throughout daytime and evening hours and around the year, which will help the economic vitality to areas in and around the Civic Area including downtown DBI uses, BMOCA, Boulder Farmers' Market, Tea House, Alfalfas, St. Julian's, etc. In addition this first phase of the park development will help to potential future programs such as a Performance Art Center, Market Hall.*

2. Describe any potential impacts to:

a. businesses in the vicinity of the project (ROW, access or parking) – See above c. retail sales or city revenue and how they might be mitigated – *No Impacts*
b. employment – *No Impacts*


APPROXIMATE LIMIT OF
"MINOR IMPROVEMENTS"
APPROXIMATE LIMIT OF CIVIC AREA
PARK DEVELOPMENT PLAN
"MAJOR IMPROVEMENTS"
CANYON BLVD
13TH ST
BROADWAY
ARAPAHOE AVE
conveyance zone
high hazard zone
100year flood zone
0'
40'
80'
TOM LEADER STUDIO
A NATURE PLAY
B OPEN COURTYARD IMPROVEMENT
C CAFE TERRACE
D PERFORMANCE HILL
E PEDESTRIAN PATH
F CREEK ACCESS AND TERRACE
G BIKE CREEK PATH
H GREEN VALLEY WITH DYNAMIC TOPOGRAPHY
I PEDESTRIAN UNDERPASS
J INTERACTIVE ART PLAZA
K RESTORED RIPARIAN BANKS
L 11TH STREET BRIDGE
M DEMONSTRATION GARDENS
N PEDESTRIAN CROSSING ZONE
O BRIDGE EXPANSION
P FARMERS' MARKET LOOP
Q BANDSHELL LAWN
R PICNIC PLAZA
S OAK GROVE (EXISTING HISTORIC TREES)
T TEMPORARY BANDSHELL ACCESS PATH

ENLARGEMENT PLAN: NATURE PLAY AND NORTH LIBRARY

CANYON BLVD

- A NATURE PLAY
- B RUBBER PLAY SURFACE
- C SPLASH PAD/INTERACTIVE WATER
- D SUMAC MINI-FOREST
- E PLAY MOUNDS/CLIMBING BOULDERS
- F SAND + BOULDER PLAY AREA
- G SEATING TERRACE
- H WETLAND PLAY GARDEN
- I RECLAIMED WOOD LOGS
- J EXISTING COTTONWOOD
- K RESTORED RIPARIAN HABITAT
- L CREEK TERRACE
- M SEATWALLS
- N FLEXIBLE FURNITURE
- O RESTORED PUBLIC COURTYARD
- P PERFORMANCE HILL
- Q PERFORMANCE PLAZA
- R CREEK TERRACE/ACCESS
- S PEDESTRIAN PATH
- T MULTI-USE CREEK PATH (BIKES)
- U DG GRAVEL RUNNING PATH
- V PEDESTRIAN CROSSING ZONE

Scale: 1" = 40'

0' 20' 80'

ARAPAHOE AVE

ENLARGEMENT PLAN: 11TH ST BRIDGE AND PARK

- A PEDESTRIAN PATH
- B MULTI-USE CREEK PATH (BIKES)
- C DG GRAVEL RUNNING PATH
- D PEDESTRIAN CROSSING ZONE
- E ART PLAZA (TEMPORARY/INTERACTIVE)
- F 11TH STREET SPINE
- G 11TH STREET SPINE BRIDGE
- H PEDESTRIAN UNDERPASS
- I RESTORED RIPARIAN HABITAT
- J CREEK TERRACE / ACCESS
- K CREEK TERRACE / ACCESS
- L EXISTING CRAB APPLE TREES
- M CHERRY / CRAB APPLE TREE PLAZA
- N GREEN VALLEY / OPEN LAWN
- O DEMONSTRATION GARDENS
- P OAK & ASPEN ALLEE
- Q EXISTING WILLOW TREE

Scale: 1" = 40'

0' 20' 80'

ARAPAHOE AVE

ENLARGEMENT PLAN: CENTRAL PARK

CANYON BLVD

13TH STREET

BROADWAY

ARAPAHOE AVE

- A EXISTING BANDSHELL
- B TEMPORARY ACCESS PATH
- C BANDSHELL LAWN BERM
- D PROPOSED TREE GROVE
- E PEDESTRIAN PATH
- F MULTI-USE CREEK PATH (BIKES)
- G PEDESTRIAN CROSSING ZONE
- H PEDESTRIAN CROSSING ZONE
- I EXISTING MULTI-USE PATH
- J ACCESS PATH
- K EXISTING BRIDGE
- L BRIDGE EXPANSION / METAL GRATE
- M EXISTING TREES / OAK GROVE
- N FARMERS' MARKET LOOP
- O AREA FOR FARMER'S MARKET TENTS
- P PICNIC PLAZA
- Q PICNIC TABLES

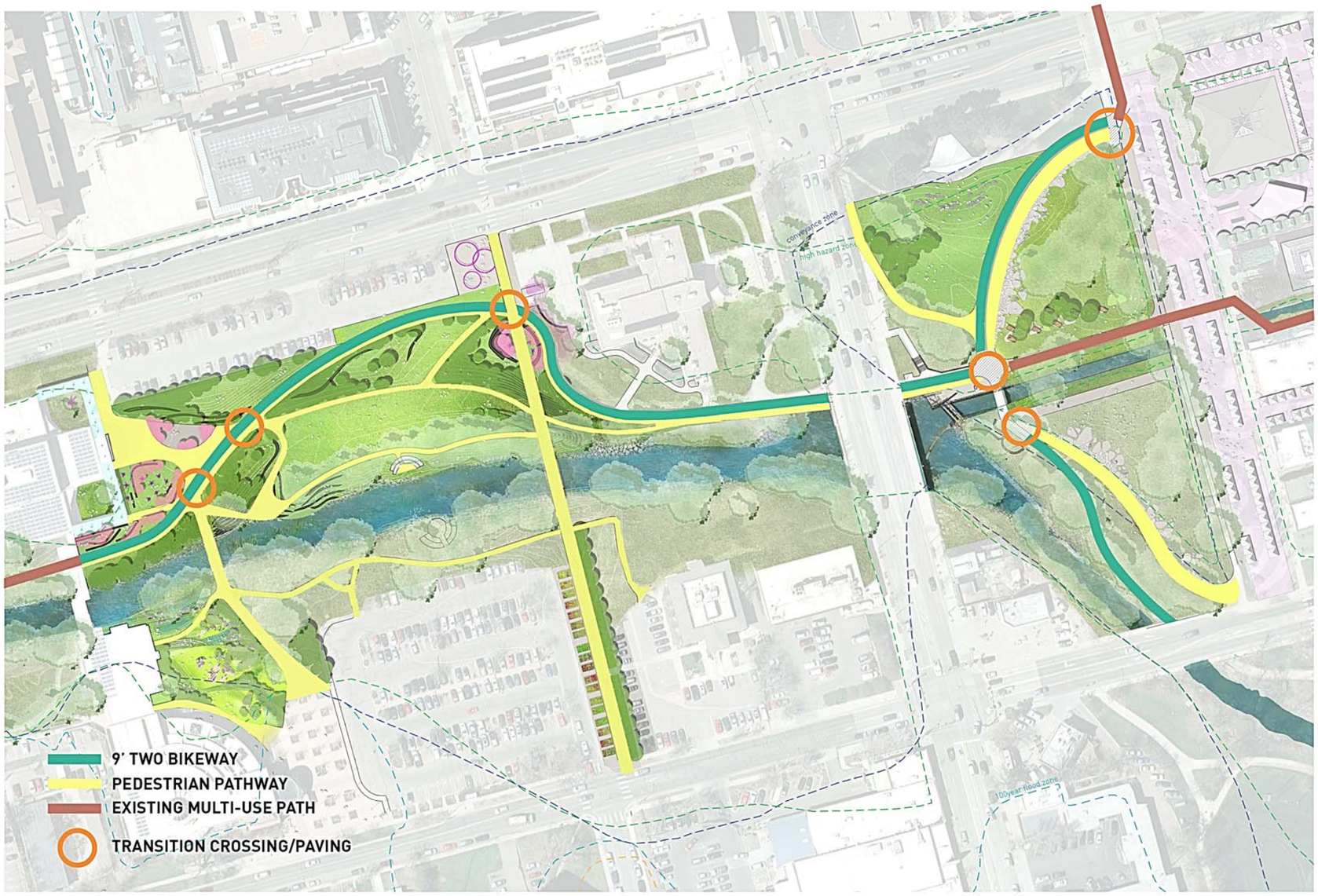
Scale: 1" = 40'

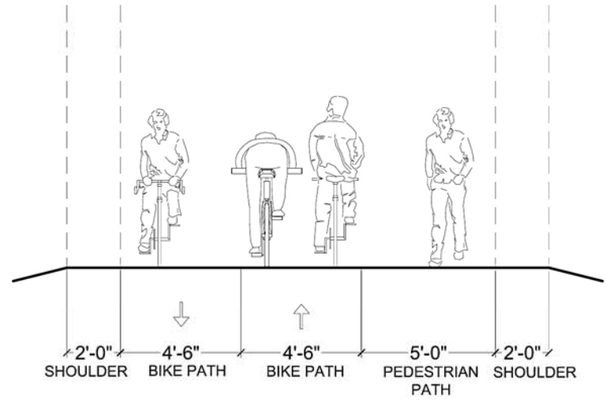
0' 20' 80'

FARMERS' MARKET LOOP AXON

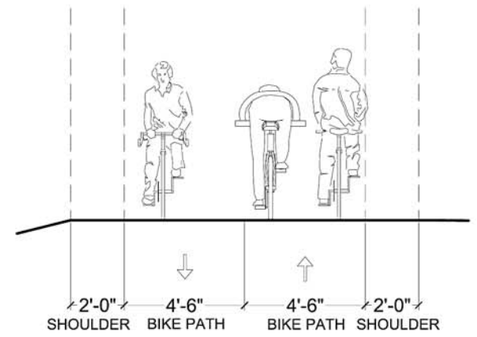
FARMERS' MARKET LOOP SECTION

PROPOSED CIRCULATION HIERARCHY

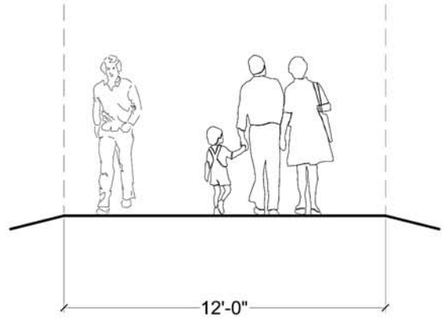




multi-use path



separate secondary bike path



primary pedestrian path