



TO: Members of City Council
FROM: Danielle Sears, City Clerk's Office
DATE: September 1, 2015
SUBJECT: Information Packet

1. CALL UPS

- A. 2775 Valmont Road Use Review

2. INFORMATION ITEMS

- A. Revised Update on Neighborhood Permit Parking Program
- B. Update on Homelessness
- C. Update on Open Space and Mountain Parks

3. BOARDS & COMMISSIONS

- A. Human Relations Commission – August 17, 2015
- B. Landmarks Board – August 5, 2015
- C. Open Space Board of Trustees – August 12, 2015
- D. Transportation Advisory Board – July 13, 2015

4. DECLARATIONS

- A. Boulder Pollination Appreciation Declaration
- B. Shimla Declaration



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
David Driskell, Executive Director of Community Planning + Sustainability
Susan Richstone, Deputy Director of Community Planning + Sustainability
Charles Ferro, Development Review Manager
Chandler Van Schaack, Planner II

Date: September 1, 2015

Subject: Call-Up Item: 2775 Valmont Road (Boulder Food Park) (LUR2015-00060):
Request for Use Review approval to permit a new tavern with outdoor seating area over 300 square feet in size at 2775 Valmont Road (to be operated in conjunction with “Boulder Food Park” mobile food vehicle sales) within the Business Community One (BC-1) zone district. Proposal also includes a request for a 25 percent parking reduction.

EXECUTIVE SUMMARY

On Aug. 6, 2015, the Planning Board unanimously approved the request to permit a tavern with outdoor seating at 2775 Valmont Road (in conjunction with the approved “Boulder Food Park”) (Motion by A. Brockett, seconded by B. Bowen). **Attachment A** contains the Planning Board Notice of Disposition with associated conditions of approval and management plan for the use. **Attachment B** contains the approved plans associated with the Use Review and **Attachment C** includes the staff responses to the Use Review and parking reduction criteria.

The staff memorandum to Planning Board, its attachments, audio from the meeting and other related background materials are available on the city website at this web [link](#) (click on ‘2015’ → ‘08 AUG’ → ‘08.06.2015’)

Planning Board’s decision is subject to call-up of City Council within a 30-day period. There is one City Council meeting within this time period for call-up consideration on Sept. 1, 2015.

FISCAL IMPACT

Staff time: The Land Use Review application has been processed through the provisions of a standard review process and is within normal staff work plans.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

Economic: None identified.

Environmental: None identified.

Social: None identified.

Existing Site/Site Context

The 83,262 square foot (1.91-acre) project site is located at 2775 Valmont Road, just west of the intersection of Valmont Rd. and 28th St., as shown below in **Figure 1**, within the Business – Community 1 (BC – 1) zoning district. Per section 9-5-2(c)(4)(B), B.R.C. 1981, the Business – Community 1 (BC-1) zone district is defined as *business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.*



Figure 1: Vicinity Map

The existing 1-story, 9,826 sq. ft. building was constructed in 1956, and was the location of the former Rayback’s Plumbing Supply and most recently the “Futsal” indoor sports facility. The remainder of the site is a large, partially paved parking area with a canopy structure running north-south down the middle. To the east of the site are several existing commercial properties including a dispensary, a restaurant and a liquor store, all of which lie within a corridor of BC-1 and BC-2 zoning running north-south along both sides of 28th Street. The Two Mile Creek multi-use path runs along the west side of the site, and roughly demarcates the boundary between the BC zoning to the east and an area of Residential High - 4 (RH-4) zoning to the west. Within the RH-4 zoned area lies the Two Mile Creek apartment complex immediately west of the project site as well as the Shady Hollow condominiums and Mapleton Mobile Home Park across Valmont to the south.

Project Description

The proposal relates to efforts to redevelop the existing property at 2775 Valmont Road with two new principal uses: 1) a tavern with an outdoor seating area; and 2) mobile food vehicle sales. The mobile food vehicles are a conditional use and not the subject of this review. On June 2, 2015, City Council passed Ordinance No. 8049, which allows the city manager to grant permission for mobile food vehicles within the BC-1 zone district to locate within 150 feet of an existing restaurant with written permission from the restaurant owner. Therefore, mobile food vehicles are allowed to operate on the project site subject to the conditional use standards found in section 9-6-5(d), B.R.C. 1981. (See **Attachment D** for the approved ordinance).

Use Review: The proposed tavern (the subject of this review) would utilize the existing tenant space and would be roughly 7,600 sq. ft. in size, with two new outdoor patio areas and a landscaped outdoor seating area including an area for outdoor games. There is roughly 2,226 sq. ft. of existing office space located in the subject building which would remain following the proposed conversion. The outdoor seating requires approval of a Use Review application, because it is an outdoor seating area of 300 square feet within 500 feet of a residential use.

The proposed hours of operation for the tavern are from 11:00am – 10:00pm, Monday – Friday, 11:00am – 11:00pm on Saturday and 11:00 am – 9:00pm on Sunday. Mobile food vehicles will operate in accordance with the City’s mobile food vehicle regulations (section 9-6-5(d), B.R.C. 1981), which allow for hours of operation from 7:00 a.m. to 9:00 p.m., seven days per week. Outdoor seating will be available for mobile food vehicle patrons for all hours but tavern sales will only occur during the hours specified above. Amplified music will be played in the outdoors area at low volume levels during the regular tavern business hours. Periodically special events will take place where music will be more amplified but will be restricted to hours no later than 9:00 pm. Please see **Attachment B** for Applicant’s Proposed Plans and Management Plan. These commitments have also been memorialized in the recommended conditions of approval included in **Attachment A**. If this application is approved, any future changes to the conditions of approval, the management plan or the operational characteristics would require a new Use Review.

Parking Reduction: As part of this application, the applicant is requesting a 25 percent parking reduction to allow for a total of 40 off-street parking spaces where 53 are required per the BC-1 zone district parking standards.

ANALYSIS

The following key issues were identified for the project:

1. Is the proposed tavern with outdoor seating consistent with the Use Review criteria of Section 9-2-15(e), B.R.C. 1981?
2. Does the proposed parking reduction of 25 percent meet the parking reduction criteria of Section 9-9-6, B.R.C. 1981?

Use Review: On July 16, 2015, following staff review of a Use Review application for consistency with the city’s Use Review criteria, city staff approved the Boulder Food Park Tavern finding that the criteria were met (see **Attachment C** for staff responses). Staff-level Use Review approvals may be called up by the board or by the public within 14 days of staff’s decision. Following the

Planning Board meeting on July 16, 2015 at which the Planning Board did not call up the decision, a member of the public called up staff's decision on July 17, 2015.

Planning Board reviewed the item at a public hearing on Aug. 6, 2015 and heard testimony from neighboring residents opposed to the use – principally because of potential for noise impacts. Staff's analysis was that the applicant's proposed management plan that limited the hours to no later than 10:00pm Mon-Fri, 11:00pm on Saturdays and 9:00 pm on Sundays, along with ceasing live entertainment no later than 9:00pm on all nights, were appropriate to minimize impact on the nearby residential uses considering that the use would be roughly 180 feet from the nearest residential uses and only small directional speakers (as opposed to the louder omni-directional speakers) would be used for ambient music during open hours. Further, the city's current noise regulations of Chapter 5-9 would limit the noise to no more than 55 decibels at the residential property line. Planning Board generally agreed with these points, but was concerned about the noise from outdoor activities. To address this concern, the board approved the project with a requirement that all outdoor game activities would have to be discontinued at 9pm each night. This is reflected in the attached conditions of approval and management plan.

Parking Reduction: **Attachment C** also contains staff responses to the parking reduction criteria of Section 9-9-6(f), B.R.C. 1981. The applicant has provided a Transportation Demand Management (TDM) Plan outlining strategies for reducing automobile travel to and from the site, including constructing a paved path connection onto the site from the existing Elmer's Two Mile Creek Path, providing RTD Eco-Passes to employees, offering periodic discounts to customers who arrive by bike, performing public outreach via the "The Boulder Cruiser Ride Group," and providing 30 bicycle parking spaces (22 short-term spaces and 8 long-term spaces) where 10 spaces are required per the city's bicycle parking standards. For these reasons, Planning Board and staff found that the criteria can be met.

The Planning Board decision is subject to City Council call-up within 30-days. There is one City Council meeting within this time period for call-up consideration on Sept. 1, 2015.

ATTACHMENTS:

- A. Planning Board Notice of Disposition dated Aug. 6, 2015 (includes management plan)
- B. Project plans dated July 24, 2015
- C. Staff responses to Use Review and parking reduction criteria
- D. Ordinance No. 8049 approving mobile food trucks on the site



CITY OF BOULDER
Community Planning & Sustainability

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phone 303-441-1880 • fax 303-441-3241 • web www.bouldercolorado.gov

CITY OF BOULDER PLANNING BOARD
NOTICE OF DISPOSITION

You are hereby advised that on August 6, 2015 the following action was taken by the Planning Board based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

DECISION: **Approved with Conditions**
PROJECT NAME: **BOULDER FOOD PARK TAVERN**
DESCRIPTION: **USE REVIEW for a new tavern with outdoor seating area over 300 square feet in size within 500 feet of a residential zoning district to be operated in conjunction with "Boulder Food Park" mobile food vehicle sales at 2775 Valmont Road. Approval also includes a parking reduction of 25 percent pursuant to Section 9-9-6(f)(6), B.R.C. 1981.**
LOCATION: **2775 VALMONT ROAD**
COOR: **N05W04**
LEGAL DESCRIPTION: **See Attached Exhibit A**
APPLICANT: **JUSTIN RILEY**
OWNER: **STEPHEN D TEBO**
APPLICATION: **Use Review, LUR2015-00060**
ZONING: **BC-1**
CASE MANAGER: **Chandler Van Schaack**
VESTED PROPERTY RIGHT: **NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS:
Parking reduction of 25 percent pursuant to 9-9-6(f)(6), B.R.C. 1981

This decision may be called up before the City Council on or before **September 8, 2015**. If no call-up occurs, the decision is deemed final thirty days after the Planning Board's decision.

FOR CONDITIONS OF APPROVAL, SEE THE FOLLOWING PAGES OF THIS DISPOSITION.

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND SIGNED FINAL PLANS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS, IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING BOARD APPROVAL AUTOMATICALLY EXPIRES.

Pursuant to Section 9-2-12 of the Land Use Regulations (Boulder Revised Code, 1981), the applicant must begin and substantially complete the approved development within three years from the date of final approval. Failure to "substantially complete" (as defined in Section 9-2-12, Boulder Revised Code 1981) the development within three years shall cause this development approval to expire.

At its public hearing on August 6, 2015 the Planning Board the request with the following motion:

Motion by **A. Brockett**, seconded by **B. Bowen**, that the Planning Board approve the Use Review application LUR2015-00060, adopting the staff memorandum as findings of fact, including the attached analysis of review criteria, and subject to the recommended conditions of approval, with plans as revised in the applicant's revised plan UR-10PT prepared by the Applicant on July 24, 2015 and submitted to the Planning Board on August 6, 2015 and subject to the following amendment to the conditions of approval: The management plan shall be amended to require that outdoor games be discontinued at 8:00 p.m. (6-0; J. Putnam absent).

Motion to amend by **L. Payton**, seconded by **J. Gerstle**, to require that the applicant install a five foot tall fence on the western boundary of the property. (2-4, **A. Brockett, B. Bowen, L. May, C. Gray** opposed; **J. Putnam** absent). Motion failed.

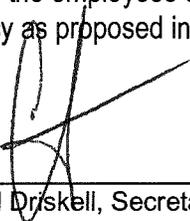
CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all approved plans** prepared by the Applicant on July 24, 2015 on file in the City of Boulder Planning Department, as amended on August 6 by the substitution of the Site Plan Sheet No. UR-1 with the Site Plan Sheet No. UR-10PT, a reduced copy of which is attached to this Notice of Disposition. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:
 - a. The Applicant shall operate the business in accordance with the Management Plan dated July 22, 2015 (as amended) which is attached to this Notice of Disposition.
 - b. Size of the indoor tavern use shall be limited to 7,600 square feet, with a total of 141 interior seats. The total outdoor seating area including patios shall not exceed 3,060 square feet, with a total of 28 outdoor seats. All trash located within the outdoor seating area, on the tavern property and adjacent streets, sidewalks and properties shall be picked up and properly disposed of immediately after closing.
 - c. The approved tavern use shall be closed from 10:00 p.m. to 10:00 a.m., Mon. – Fri., before 11:00 a.m. and after 11:00 p.m. on Saturdays, and before 11:00 a.m. and after 9:00 p.m. Sundays.
 - d. All outdoor yard games as shown on Site Plan Sheet UR-3 shall cease after 8:00 p.m.
2. The Applicant **shall not expand or modify the approved use**, except pursuant to Subsection 9-2-15(h), B.R.C. 1981.
3. This **approval shall be limited to the Boulder Food Park Tavern**, operated consistent with the Applicant's Management Plan dated July 22, 2015 as well as the Applicant's Travel Demand Management Plan dated July 22, 2015. Any changes in ownership shall be subject to the review and approval of the Planning Director. The purpose of such review shall be to inform such subsequent user of this space that it will be required to operate the tavern in compliance with the terms of this approval.
4. All **mobile food vehicles shall operate in accordance with the standards** set forth in subsection 9-6-5(d), B.R.C. 1981, except as amended by Ordinance 8049.
5. Prior to a building permit application, the Applicant shall submit an application for and obtain approval of an **Administrative Landscape Standards Modification** consistent with Subsection 9-9-12(c),

B.R.C. 1981.

6. Prior to issuance of a certificate of occupancy, the Applicant shall submit an application for and **construct water and sanitary sewer services** to the existing structure consistent with Subsections 11-1-13(a) and 11-2-8(a), B.R.C. 1981.
7. Prior to building permit application, the Applicant shall submit a **financial guarantee** in a form acceptable to the Director of Public Works, in an amount equal to \$6,435 for the costs of providing eco-passes to the employees of the development for three years after the issuance of a certificate of occupancy as proposed in the Applicant's Transportation Demand Management (TDM) Plan.

By:



David Driskell, Secretary of the Planning Board

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF VALMONT ROAD WHICH IS 995.74 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 20 AND 332.0 FEET WEST FROM THE SOUTHEAST CORNER OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND 30.0 FEET NORTH, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THE PARCEL OF LAND RECORDED AT RECEPTION NO. 865918, FILM 622: THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 350.0 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 80.5 FEET, TO A POINT 915.69 FEET EAST FROM THE WEST LINE OF SAID SECTION 20; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 168.3 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND RECORDED IN BOOK 933 AT PAGE 365; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 199.1 FEET TO A POINT 175 FEET WEST OF THE WEST LINE OF 28TH STREET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF 28TH STREET, A DISTANCE OF 150.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 25.0 FEET TO A POINT 150.0 FEET WEST OF THE WEST LINE OF SAID 28TH STREET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF 28TH STREET, A DISTANCE OF 368.22 FEET TO A POINT ON THE NORTH LINE OF VALMONT ROAD; THENCE WEST, ALONG THE NORTH LINE OF VALMONT ROAD, A DISTANCE OF 145.0 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE CITY OF BOULDER IN THE DEED RECORDED MARCH 6, 1974, AT RECEPTION NO. 95603, FILM 844 AND THE CORRECTORY DEED RECORDED MAY 15, 1974, AT RECEPTION NO. 102856, FILM 853, COUNTY OF BOULDER, STATE OF COLORADO.

Attachment A: Management Plan Language
8/10/15

Background: Boulder Food Park (BFP) is designed to provide Boulder with an environment where they can enjoy local food, beer, and community. The site will be adaptively reused to have an inviting 6,900 square foot indoor eating, drinking, and event space, with the total floor area of the tenant space not to exceed 7,600 square feet. The outside will be landscaped to create an inviting area for seating, games, and music. The site will host two principal uses: a tavern and mobile food vehicle sales. The mobile food vehicle sales will be located in the mobile food vehicle park which will host 4 rotating food trucks which will provide local food choices to the patrons of Boulder Food Park. The mobile food vehicle sales use will operate in accordance with the City's mobile food vehicle regulations (section 9-6-5(d), B.R.C. 1981). The tavern use will provide beer and wine options, and will include outdoor seating and music for patrons.

Tavern Hours of Operation: Monday –Friday 11:00am – 10:00pm. Saturday 11:00am – 11:00pm. Sunday 11:00 am – 9:00pm.

Food Truck Hours: All week no earlier or later than 7am-9pm as allowed by city law. **Note:** Outdoor seating will be available for mobile food vehicle patrons for all hours but tavern sales will only occur during the hours specified above.

Parking: 40 off-street parking spaces will be provided on-site. Employees will be encouraged to use alternate forms of transportation such as the bike path which connects to the property and RTD (RTD Eco Passes will be provided to all employees of Boulder Food Park). At this time, our number of employees will range from 3-10 starting at the lower end now while the business ramps up, and then increased depending on business traffic, business financials, and security to ensure all areas are being watched. The employees who do choose to drive will be instructed to use on-site parking and not surrounding business or neighborhood parking areas. Food Trucks will be required to park in the designated area shown on the site plan, which has been designed to meet the minimum required separation from adjacent residential zoning and to be separate from the customer parking area.

Deliveries: These will be instructed to drive to the designated food truck staging area out of the way of BFP patrons.

Trash and Recycling: Trash, recycling, and composting receptacles will be provided both indoors and outdoors and maintained by BFP staff. The trash dumpster will be kept on the north end of the property in an area accessible for the trash service. Trash, recyclables, and compostables shall not be collected between the hours of 10:30 p.m. and 7:30 a.m. to avoid noise that may impact surrounding neighborhoods. All trash located within the outdoor dining area, on the restaurant or tavern property, and adjacent streets, sidewalks, and properties shall be picked up and properly disposed of immediately after closing.

Noise:

Noise: There will be NO live music played outside (amplified or acoustic). Live or amplified acoustic music may be played in the indoor tavern area only. On no more than two (2) days per week, special events may take place where live music will be played indoors during tavern business hours.

Amplified music may be played in the outdoor seating areas during regular tavern business hours via a typical restaurant / tavern sound system. The intent of the outdoor music is ONLY to provide background music to enhance ambiance and not to create noise pollution to residents.

We will comply with all City of Boulder regulations regarding approved decibel levels, as directed by Section 5-9-3 of the Boulder Revised Code.

The sound system will be designed and installed by a professional without the use of omni-directional speakers to ensure sound is focused to specific locations on the property only. Small outdoor speakers will be positioned and angled appropriately to avoid any unintended sound travel.

Outdoor Lawn Games will discontinue at 8pm every night of the week for noise consideration of the neighbors.

Food Trucks will run on BFP provided electrical outlets and not be allowed to run their generators or engines. The food trucks will not be allowed to play their own music while on site.

Drug and Alcohol Policy: BFP will provide stringent training and established alcohol policies congruent with the Boulder Police Departments and other state certified guidelines for safe and controlled consumption of alcohol on the premises by patrons at least 21 years of age. The entire property will be fenced in so that alcohol use can be moderated. Designated entries and exits will be noted where alcohol is prohibited.

Neighborhood Outreach and Methods of Future Communication: Before opening a "Neighborhood Meeting" will be heard to address any suggestions or concerns. After operations commence, owners may be reached at info@boulderfoodpark.com or at (720) 507 8838 and all inquiries will be addressed.

Methods of Dispute Resolution with Surrounding Neighborhood: BFP will uphold its performance as a good neighbor and strive to prevent any disputes. Should a dispute with the surrounding neighborhood arise, the owner or manager will participate in discussions and find resolutions to the problems cited.. An employee meeting will then be scheduled to implement the solutions. Irreconcilable differences will be handled first through mediation, then arbitration, then court proceedings as necessary.



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2540 28th St. #200
Boulder, Colorado
p: 303-442-3351
f: 303-447-3933

Boulder Food Park
2775 Valmont Rd.
Boulder, CO 80304



DISCLAIMER:
THESE DOCUMENTS ARE PROVIDED BY COBURN DEVELOPMENT INC., FOR THE DESIGN INTENT OF THIS SPECIFIC PROJECT AND ONLY THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COORDINATION, METHODS AND MATERIALS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO THE QUALITY OF WORKMANSHIP AND MATERIALS REQUIRED FOR EXECUTION OF THESE DOCUMENTS AND WORK OR MATERIALS SUPPLIED BY ANY SUBCONTRACTORS. ALL WORK SHALL COMPLY WITH GOVERNING CODES AND ORDINANCES. THE CONTRACTOR SHALL REVIEW AND UNDERSTAND ALL DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS, FIELD CONDITIONS OR DIMENSIONS.

ISSUED/REVISION SCHEDULE			
#	DESCRIPTION	AUTHOR	CHECKED DATE

USE REVIEW
07/24/2015

SHEET No.
UR-10PT

BOULDER FOOD PARK

2775 Valmont Rd. Boulder, CO

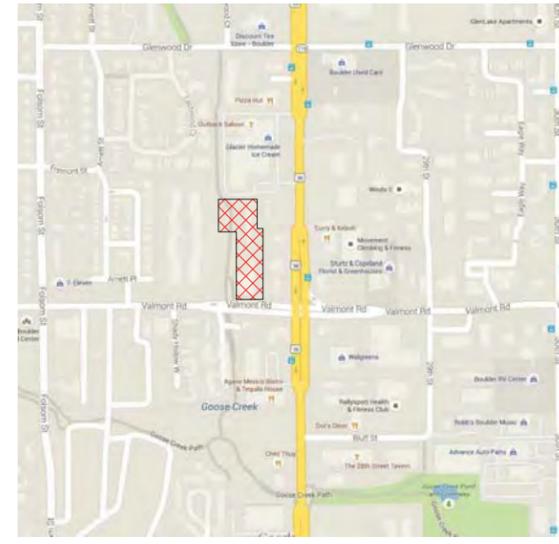
PROJECT TEAM

<p>OWNER BOULDER FOOD PARK 2775 VALMONT RD. BOULDER, CO P: 404-786-9125</p>	<p>ARCHITECT COBURN ARCHITECTURE 3020 CARBON PLACE #203 BOULDER, CO P: 303-442-3351 F: 303-447-3933</p>
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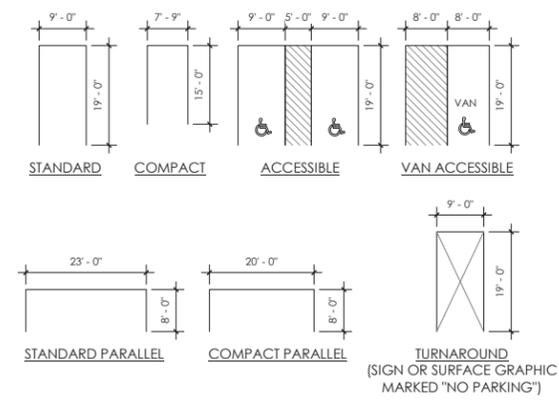
BUILDING INFORMATION	
SQFT OF TENANT SPACE	7,600 SQFT
SQFT OF BUILDING	9,826 SQFT
TOTAL SQFT FOR SITE	83,262 SQFT
INDOOR SEATING AREA	5,850 SQFT
OUTDOOR SEATING AREA TOTAL	3,070 SQFT
SOUTH PATIO AREA	410 SQFT
NORTH PATIO/DECK AREA	300 SQFT
NORTH LANDSCAPED SEATING AREA	2,360 SQFT
BUILDING HEIGHT	16'-6"
OPEN SPACE	
REQUIRED (@20%)	16,652 SQFT
TOTAL OPEN SPACE SHOWN	29,851 SQFT
PARKING REQUIREMENTS	
EXISTING OFFICE TENANTS (@ 1:300 SQFT)	6
INTERIOR SEATING (141 @ 1:3 SEATS)	47
EXTERIOR SEATING (28 < 20% INTERIOR SEATING)	0
PARKING REQUIRED	53
TOTAL PARKING REQUIRED WITH 25% REDUCTION	40
• ACCESSIBLE SPACES REQUIRED	2 (1 VAN ACC)
• COMPACT SPACES POSSIBLE (40%)	16
STANDARD SPACES SHOWN	22
COMPACT SPACES SHOWN	16
ACCESSIBLE SPACES SHOWN	2
TOTAL PARKING SHOWN	40
BICYCLE PARKING REQUIREMENTS	
TAVERN (1 PER 750 SQFT, MIN OF 4)	10
LONG-TERM BIKE PARKING REQUIRED (25%)	3
TOTAL BICYCLE PARKING SHOWN	30 (8 LONG-TERM)
PARKING LOT LANDSCAPING	
PARKING LOT AREA	17664 SQFT
INTERIOR PARKING LOT LANDSCAPING REQUIRED (5%)	883 SQFT
TOTAL INTERIOR PARKING LOT LANDSCAPING SHOWN	271 SQFT

SITE INFORMATION	
LEGAL DESCRIPTION	TR 598-C LESS PT TO CITY 598-C-1 & 598-C-1-A & 598-D & 599-E & 599-E-1 IN 20-1N-70 TOTAL 98 .843 SF OR 2.27AC M/L, BOULDER, CO
ZONING	BC-1
USE REVIEW	REQUIRED FOR TAVERN IN BC-1

DRAWING INDEX	
UR-1 opt2	SITE PLAN
UR-2	FLOOR PLAN
UR-3	PRELIMINARY LANDSCAPE PLAN
UR-4	ELEVATIONS



VICINITY MAP
1" = 40'-0"

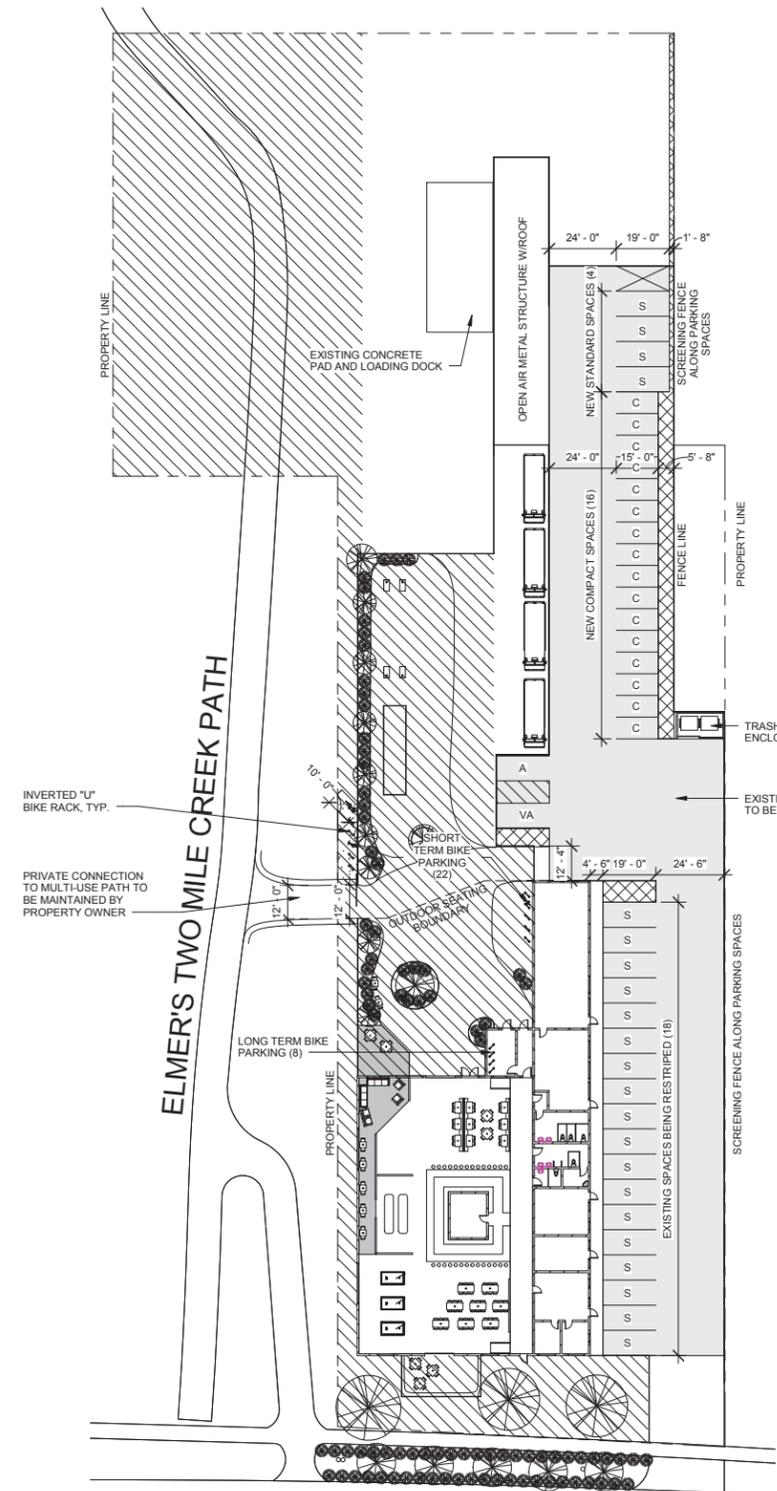


PARKING STALL SIZING
1/16" = 1'-0"

PARKING SPACE LEGEND	
S	STANDARD PARKING STALL
C	COMPACT PARKING STALL
CP	COMPACT PARALLEL PARKING STALL
A	ACCESSIBLE PARKING STALL
VA	VAN ACCESSIBLE PARKING STALL
T	TURNAROUND
	HATCH INDICATES PARKING LOT LANDSCAPING
	OPEN SPACE

SITE PLAN LEGEND
1" = 20'-0"

Call Up



SITE PLAN - OPT
1" = 30'-0"



creating great places™
plan | design | build

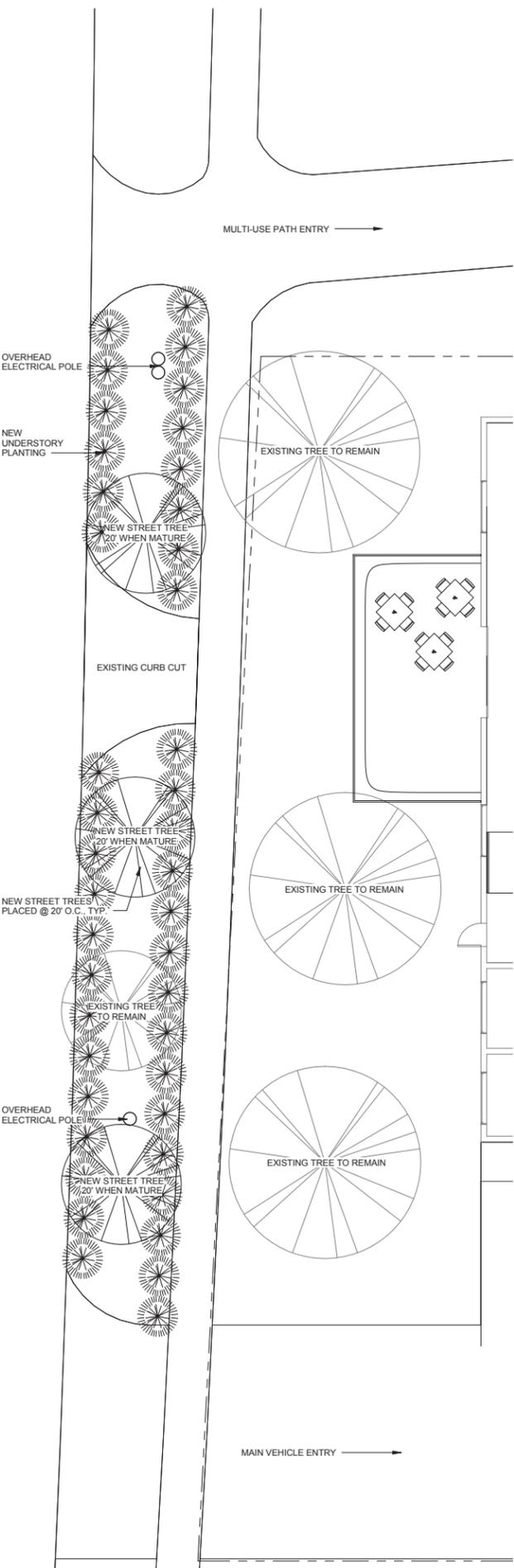
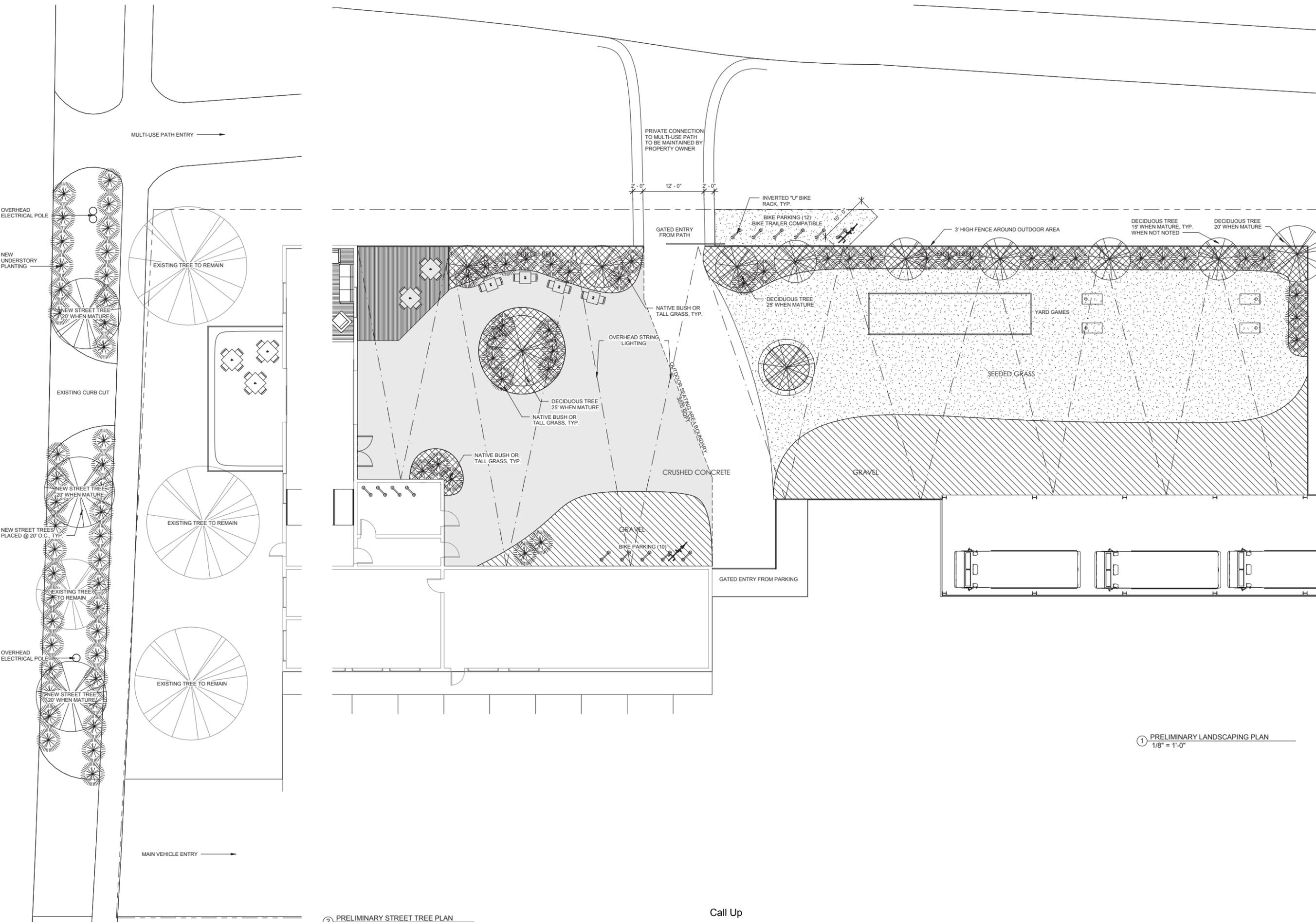
2540 28th St. #200
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Boulder Food Park
2775 Valmont Rd.
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ISSUED/REVISION SCHEDULE			
#	DESCRIPTION	AUTHOR	CHECKED DATE



② PRELIMINARY STREET TREE PLAN
1/8" = 1'-0"

① PRELIMINARY LANDSCAPING PLAN
1/8" = 1'-0"

Call Up

USE REVIEW
07/24/2015

SHEET No.
UR-3
1A PRELIMINARY
LANDSCAPE PLAN



COBURN

creating great places™
plan | design | build

2540 28th St. #200
Boulder, Colorado
p: 303-442-3351
f: 303-447-3933

Boulder Food Park

2775 Valmont Rd.
Boulder, CO 80304



DISCLAIMER:
THESE DOCUMENTS ARE PROVIDED BY COBURN DEVELOPMENT INC., FOR THE DESIGN INTENT OF THIS SPECIFIC PROJECT AND ONLY THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COORDINATION, METHODS AND MATERIALS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO THE QUALITY OF WORKMANSHIP AND MATERIALS REQUIRED FOR EXECUTION OF THESE DOCUMENTS AND WORK OR MATERIALS SUPPLIED BY ANY SUBCONTRACTORS. ALL WORK SHALL COMPLY WITH GOVERNING CODES AND ORDINANCES. THE CONTRACTOR SHALL REVIEW AND UNDERSTAND ALL DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS, FIELD CONDITIONS OR DIMENSIONS.

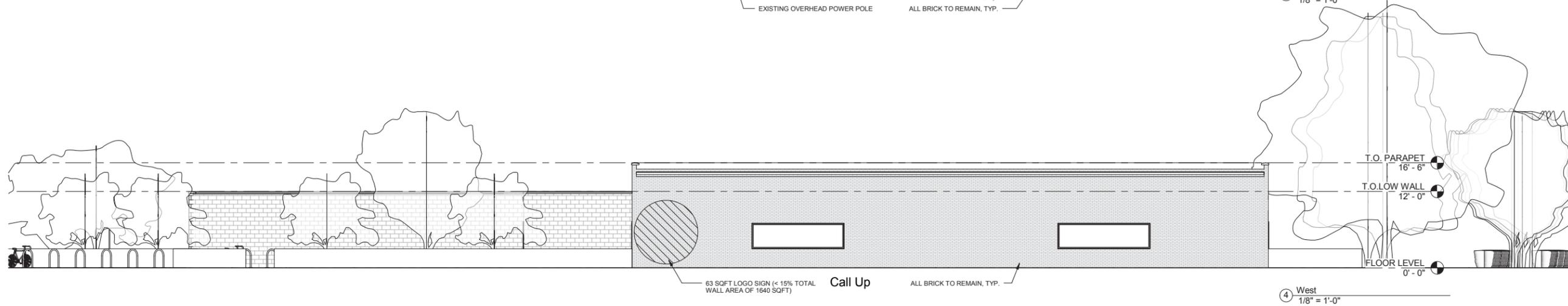
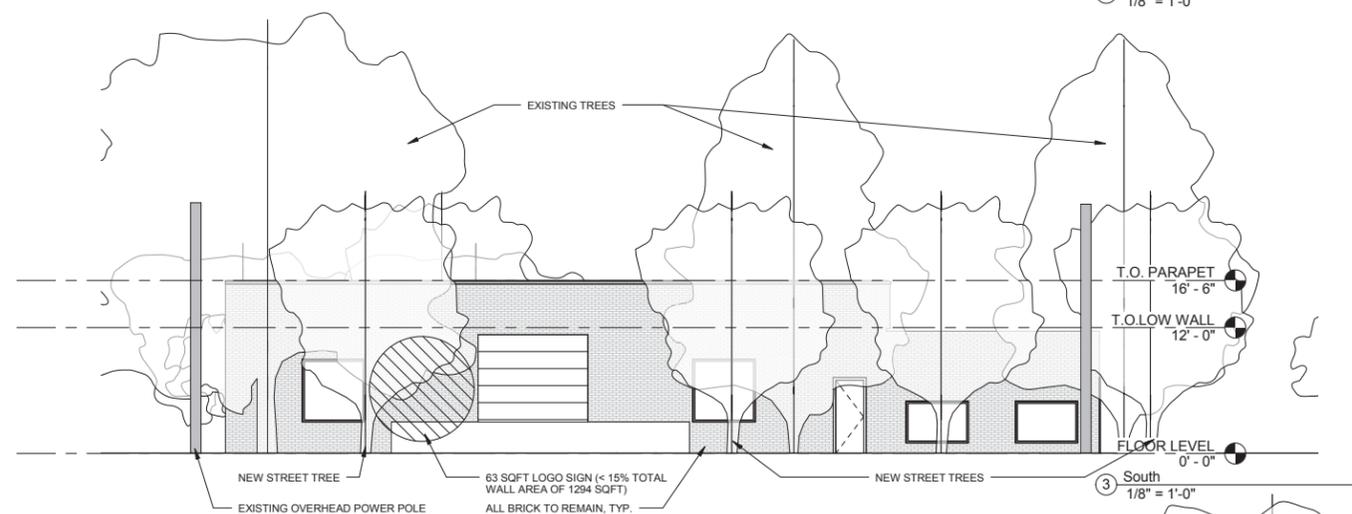
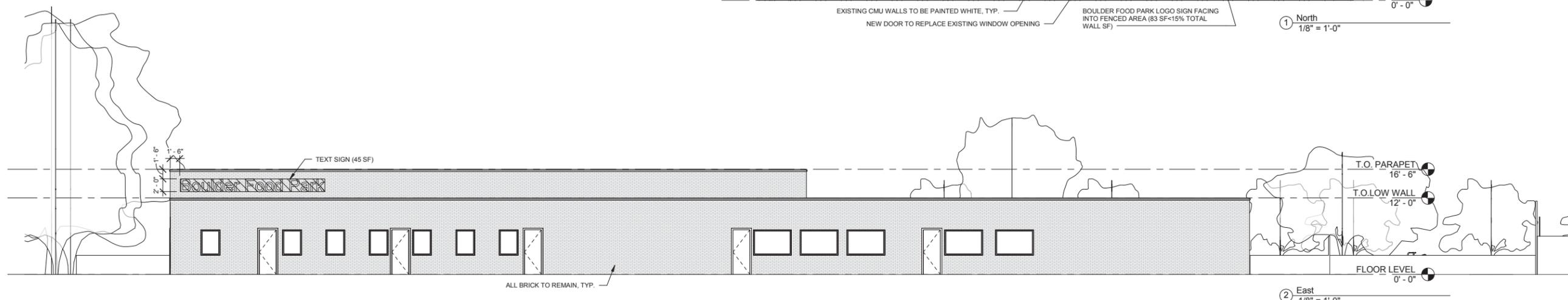
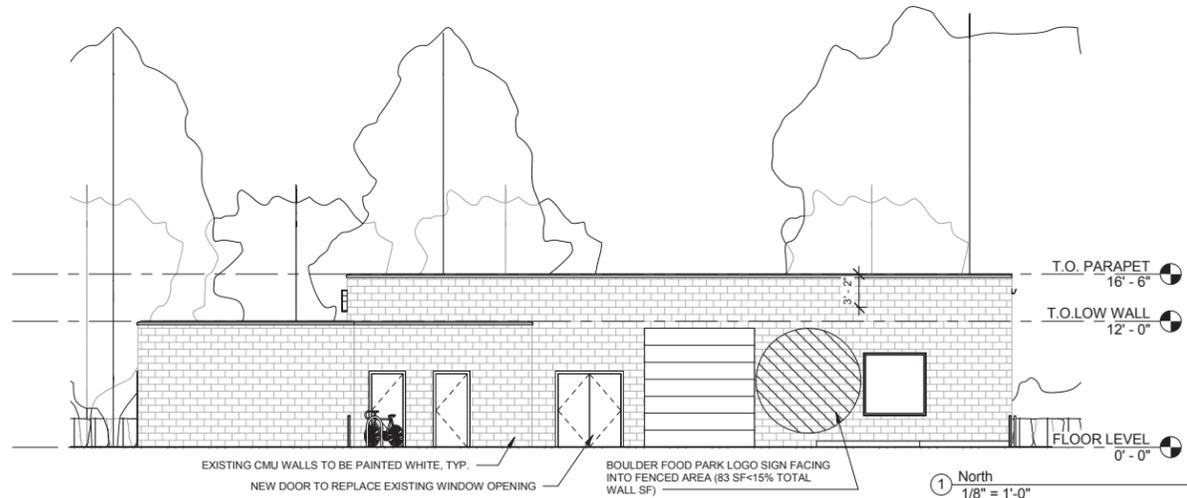
ISSUED/REVISION SCHEDULE				
#	DESCRIPTION	AUTHOR	CHECKED	DATE

USE REVIEW
07/24/2015

SHEET No.

UR-4

1A ELEVATIONS



Case #: LUR2015-00060

Project Name: Boulder Food Park

Date: 7/16/15

USE REVIEW CRITERIA

Criteria for Review: No use review application will be approved unless the approving agency finds all of the following:

✓ (1) Consistency with Zoning and Non-Conformity: The use is consistent with the purpose of the zoning district as set forth in [Section 9-5-2\(c\)](#), "Zoning Districts Purposes," B.R.C. 1981, except in the case of a non-conforming use;

The project site is zoned BC-1 (Business- Community 1), defined in the land use code as: "Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate" (section 9-5-2(c)(2)(G)). For the purposes of applying zoning, the proposed use is considered a combination of a "tavern with an outdoor seating area of 300 square feet or more within 500 feet of a residential zoning district," which requires a Use Review to operate in the BC-1 zone, and a "Mobile Food Vehicle" use, which is permitted to operate subject to the conditional use standards found in section 9-6-3(d) of the Boulder Revised Code. It should be noted that on June 2, 2015, City Council adopted ordinance 8049, which allows the proposed food trucks to locate within 150 feet of the existing restaurant to the east (the code previously did not allow this); however, the code still requires a Use Review for the proposed tavern/ outdoor seating area.

In addition to the Use Review criteria, outdoor seating areas located within 500 feet of a residential use module are also subject to the conditional use standards found in section 9-6-5(b)(4), B.R.C. 1981. The proposed project is consistent with these standards, which are listed below.

- A. Size Limitations: Outdoor seating areas shall not exceed the indoor seating area or seating capacity of the restaurant or tavern.

Standard met. The proposed indoor seating area is 5,850 sq. ft. in size, and will contain 180 seats. The proposed outdoor seating area is 3,060 sq. ft. in size, and will contain no more than 36 outdoor seats.

- B. Parking Required: Parking in compliance with [Section 9-9-6](#), "Parking Standards," B.R.C. 1981, shall be provided for all outdoor seating areas except those located in general improvement districts.

The Applicant is proposing 50 off-street parking spaces where a total of 66 are required by the parking standards found in section 9-9-6, B.R.C. 1981. This represents a 25% parking reduction, which is allowed through a staff-level administrative review subject to the standards found in section 9-9-6(f), B.R.C. 1981; however, because the application has been called up, the Planning Board is now the decision-making authority with regards to

the requested parking reduction. Staff finds the request for a parking reduction meets the standards found in section 9-9-6(f)(3), B.R.C. 1981, and therefore recommends approval of the requested parking reduction pursuant to the review findings included under "Parking Reduction Criteria" below.

- C. Music: No outdoor music or entertainment shall be provided after 11 p.m.

Standard met. Per the applicant's Management Plan, the proposed hours of operation for the tavern use are Monday – Friday, 11:00 am – 10:00 pm; 11:00 am – 11:00 pm on Saturdays and 11:00 am – 9:00 pm on Sundays. Amplified music may be played in the outdoor seating areas during regular tavern business hours via a typical restaurant / tavern sound system. The intent of the outdoor music is ONLY to provide background music to enhance ambiance and not to create noise pollution to residents. The sound system will be designed and installed by a professional without the use of omni-directional speakers to ensure sound is focused to specific locations on the property only. Small outdoor speakers will be positioned and angled appropriately to avoid any unintended sound travel

- D. Sound Levels: The outdoor seating area shall not generate noise exceeding the levels permitted in Chapter 5-9, "Noise," B.R.C. 1981.

Per the applicant's written statement, at a minimum, the proposed use will comply with all City of Boulder regulations regarding approved decibel levels, as directed by Section 5-9-3 of the Boulder Revised Code. The hours of operation and music schedule proposed by the applicant at the meeting and within the management plan are in fact more restrictive than the city's noise regulations (found in section 5-9-6, B.R.C. 1981). The city's noise regulations prohibit any electronically amplified music between 11:00 pm and 7:00 am "which is loud enough to be audible to a person of normal hearing" within 150 feet of the property line for a property in a commercial zone district - this volume limit is further defined as 55 decibels when the property on which the sound is received is residential. The use standards for restaurants with outdoor seating areas within 500 feet of a residential use (section 9-6-5(b)(4), B.R.C. 1981) allow for outdoor music and entertainment, but prohibit such activities after 11:00 pm.

Given that the Applicant is proposing to close by 10:00 pm on weeknights and 11:00 pm on Saturdays and that they have indicated that amplified live music events will be limited to indoors only and will end at 9:00 pm, staff found that this was more conservative than the existing noise restrictions contained in the code and that it would therefore have an acceptable level of impact.

- E. Trash: All trash located within the outdoor dining area, on the restaurant or tavern property, and adjacent streets, sidewalks, and properties shall be picked up and properly disposed of immediately after closing.

*Standard met, per the 'Trash and Recycling' section of the applicant's management plan, included as **Attachment A**.*

_____ (2) Rationale: The use either:

- (A) Provides direct service or convenience to or reduces adverse impacts to the surrounding uses or neighborhood;

The proposed tavern and food truck park will provide a direct service the surrounding uses and neighborhood by re-using an existing vacant space to provide a new family-friendly eating, drinking and event space serving local food and beer. In addition to the proposed 7,600 sq. ft. indoor tavern, the use will include a large outdoor landscaped area for seating, music and games. Being located immediately adjacent to the Elmer's Two-Mile multi-use path and near the intersection of two major roads, Valmont Road and 28th Street, the site is easily accessible by various transportation modes including biking, walking, transit and automobile. In addition, there are several high density residential developments within walking distance of the proposed use that will benefit from having a community-oriented eating and drinking establishment in close proximity.

- _____ (B) Provides a compatible transition between higher intensity and lower intensity uses;

- _____ (C) Is necessary to foster a specific city policy, as expressed in the Boulder Valley Comprehensive Plan, including, without limitation, historic preservation, moderate income housing, residential and non-residential mixed uses in appropriate locations, and group living arrangements for special populations; or

- _____ (D) Is an existing legal non-conforming use or a change thereto that is permitted under subsection (e) of this section;

3) Compatibility: The location, size, design, and operating characteristics of the proposed development or change to an existing development are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties or for residential uses in industrial zoning districts, the proposed development reasonably mitigates the potential negative impacts from nearby properties;

The location, size, design and operating characteristics of the proposed use are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties. In terms of the location, as previously mentioned the site is located near the intersection of Valmont and 28th St., which are classified as an arterial and a highway, respectively, and as such routinely accommodate very high levels of traffic. The surrounding area is currently a mix of high density residential uses to the west along Valmont and higher intensity commercial uses along the 28th Street corridor to the north, east and south. The Elmer's Two-Mile Path runs along the west side of the site and aside from providing direct pedestrian and bicycle access to the site acts as a buffer between the proposed use and the residential uses to the west. Given the ease of access as well as the predominantly retail and service-based character of the nearby area, the proposed site is an appropriate location for the food truck park.

In terms of size and design, the proposed tavern use is to be located in an existing roughly 7,600 sq. ft. tenant space formerly used as the "Futsal" indoor sports facility. Therefore, the size and design of the building are not changing. In terms of the site, the existing conditions are undesirable and include a large dirt parking area almost entirely devoid of landscaping as well as a large, somewhat dilapidated carport structure running up the center of the site. The applicant proposes to pave and stripe the parking area and to create a roughly 3,060 sq. ft. landscaped area for seating music and games, which will greatly improve the overall appearance of the site.

*In terms of the proposed operating characteristics, the previous tenant was the Futsal indoor sports facility, which was a by-right use that operated from 7:00 am to 2:00 am, and included numerous sports events with high turnover and large numbers of attendees. The proposed tavern and food truck park will be subject to a Management Plan and will therefore increase the predictability of the use compared to the previous use. Per the Management Plan (see **Attachment A**), the tavern will have hours of operation from 11 am – 10 pm, Mon – Fri, 11 am – 11 pm on Saturdays and 11 am – 9 pm on Sundays. Food trucks will be able to serve between 7:00 a.m. and 9:00 p.m., seven days per week. There will be amplified music in the outdoor seating area during regular tavern business hours, as well as a maximum of 2 indoor musical performances per week which will not be amplified past 9:00 pm. The Use Review also includes a request for a 25% parking reduction in order to allow for them to provide 50 parking spaces on-site where 66 are required per section 9-9-6, B.R.C. 1981. The applicant has provided a Travel Demand Management Plan outlining several ways in which the applicant proposes to reduce the number of vehicle trips to and from the site, including providing a direct paved connection to the bike path from the site, subsidizing eco-passes for employees of the facility, offering periodic discounts to people who travel to the site by alternate modes and holding bicycle-oriented events with local organizations to promote awareness. In addition, the applicant is proposing to provide 30 bicycle parking spaces, including 22 short-term spaces and 8 long-term spaces, where 10 are required by the land use code. All of the measures combined will significantly reduce the number of vehicles travelling to and from the site, which will reduce the chance the use will have any significant impact on traffic and parking in the surrounding area.*

✓ (4) **Infrastructure:** As compared to development permitted under [Section 9-6-1](#), "Schedule of Permitted Uses of Land," B.R.C. 1981, in the zone, or as compared to the existing level of impact of a non-conforming use, the proposed development will not significantly adversely affect the infrastructure of the surrounding area, including, without limitation, water, wastewater, and storm drainage utilities and streets;

The proposed use will re-use an existing building that has been in the current location since 1956. Currently, the site is not served by City water or sewer; however, the site will be required to connect to City utilities through the building permit process. The site will also be required to meet all drainage requirements at time of building permit. The existing utilities in the area are over-sized for the existing and future demand, and are designed to accommodate any additional development that may occur on the site. In addition, the anticipated traffic generated by the site will not adversely affect either of the two streets serving the site, Valmont Rd. and 28th St., which are a major arterial and a state highway, respectively, and are well within acceptable level of service ranges. Therefore, the proposed use will not significantly affect the infrastructure of the surrounding area.

✓ (5) Character of Area: The use will not change the predominant character of the surrounding area or the character established by adopted design guidelines or plans for the area; and

The use will not change the predominant character of the surrounding area, which is a mix of high density residential uses to the west along Valmont and higher intensity retail and service uses to the north, east and south along the 28th Street corridor. Given the building's location on the south side of the site as well as the site's location to the rear (west) of several existing businesses including a restaurant, dispensary and drive-thru liquor store and to the east of the Elmer's Two-Mile path, the proposed outdoor seating area and food truck park will be buffered on three sides and will only be minimally visible from adjoining rights-of-way. In addition, the proposed Management Plan will help ensure ongoing predictability of the use.

N/A (6) Conversion of Dwelling Units to Non-Residential Uses: There shall be a presumption against approving the conversion of dwelling units in the residential zoning districts set forth in [Subsection 9-5-2\(c\)\(1\)\(a\)](#), B.R.C. 1981, to non-residential uses that are allowed pursuant to a use review, or through the change of one non-conforming use to another non-conforming use. The presumption against such a conversion may be overcome by a finding that the use to be approved serves another compelling social, human services, governmental, or recreational need in the community including, without limitation, a use for a day care center, park, religious assembly, social service use, benevolent organization use, art or craft studio space, museum, or an educational use.

Not applicable, as the subject proposal is for the replacement of a previously existing commercial use with a new commercial use, and does not include any conversion of existing dwelling units to non-residential uses.

Parking Reduction Criteria

Process: Per section 9-9-6(f)(6), Parking Reduction With a Concurrent Use Review: If a proposed use requires both a review pursuant to [Section 9-2-15](#), "Use Review," B.R.C. 1981, and a public hearing, the city manager will make a recommendation to the approving agency to approve, modify and approve, or deny the parking reduction as part of the use review approval.

Review Criteria: Per section 9-9-6(f)(3), Parking Reduction Criteria: Upon submission of documentation by the applicant of how the project meets the following criteria, the city manager may approve reductions of up to and including twenty-five percent of the parking requirements of this section (see Tables 9-1, 9-2, 9-3 and 9-4), if the manager finds that:

- A. The parking needs of the use will be adequately served through on-street parking or off-street parking;

Not applicable – Applicant has met criterion (D) below.

- B. A mix of residential uses with either office or retail uses is proposed, and the parking needs of all uses will be accommodated through shared parking;

Not applicable – Applicant has met criterion (D) below.

- C. If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; or

Not applicable – Applicant has met criterion (D) below.

- D. The applicant provides an acceptable proposal for an alternate modes of transportation program, including a description of existing and proposed facilities, proximity to existing transit lines, and assurances that the use of alternate modes of transportation will continue to reduce the need for on-site parking on an ongoing basis.

The applicant is requesting a 25% parking reduction to allow for 50 off-street parking spaces where 66 are required by the parking standards for the BC-1 zone district. The applicant has provided a Travel Demand Management Plan outlining an acceptable proposal for an alternative modes of transportation program. The TDM Plan outlines several ways in which the applicant proposes to reduce the number of vehicle trips to and from the site, including providing a direct paved connection to the Elmer's Two Mile Creek bike path from the site, subsidizing eco-passes for employees of the facility, offering periodic discounts to people who travel to the site by alternate modes and holding bicycle-oriented events with local organizations to promote awareness. In addition, the applicant is proposing to provide 30 bicycle parking spaces, including 22 short-term spaces and 8 long-term spaces, where 10 are required by the land use code. All of the measures combined will significantly reduce the number of vehicles travelling to and from the site, which will reduce the chance the use will have any significant impact on traffic and parking in the surrounding area. Further, the TDM Plan describes the site's proximity to existing transit lines, which include the BOLT, the 205 and 205T, and call-n-rides, all of which provide service to the nearby 28th & Valmont Rd. bus stop. Overall, staff finds that the TDM Plan provided by the applicant meets the intent of this standard, and that the proposed alternative modes of transportation program will successfully continue to reduce the need for on-site parking on an ongoing basis.

ORDINANCE NO. 8049

AN ORDINANCE REGARDING MOBILE FOOD VEHICLE SALES, AMENDING SECTION 9-6-5, "TEMPORARY LODGING, DINING, ENTERTAINMENT, AND CULTURAL USES," B.R.C. 1981, BY PROVIDING THE CITY MANAGER AUTHORITY TO ISSUE A PERMIT ALLOWING A FOOD TRUCK WITHIN 150 FEET OF A RESTURANT WITH THE RESTAURANT'S PERMISSION, ONLY IN THE BC-1 ZONE DISTRICT, WAIVING THE REQUIREMENTS OF SECTION 9-1-5(a) "AMENDMENTS AND EFFECT OF PENDING AMENDMENTS" AND SETTING FORTH RELATED DETAILS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER,

COLORADO:

Section 1. Section 9-6-5(d), B.R.C. 1981, is amended to read:

9-6-5 Temporary Lodging, Dining, Entertainment, and Cultural Uses.

...

(d) Mobile Food Vehicle Sales. The following criteria apply to any mobile food vehicle sales use:

(1) Standards: The city manager will permit mobile food vehicle sales on private property, public property, or in the public right of way if the use is permitted in the applicable zoning district and meets the following standards and conditions:

(A) The use shall be located at least:

- (i) one hundred fifty feet from any residential zone districts, except as provided in subsection (d)(1)(C) below;
- (ii) one hundred fifty feet from any existing restaurant except as provided in subsection (d)(1)(F) below; and
- (iii) two hundred feet from any other mobile food vehicle with regard to public right of way sales, no more than four mobile food vehicles per private property in the MU-1, MU-2, MU-3, BT-1, BT-2, BMS, BC-1, BC-2, BCS, BR-1, BR-2, DT-1, DT-2, DT-3, DT-4, DT-5 zone districts, and no limitation on the number of mobile food vehicles per private property with owner's permission in the Industrial zone districts.

1 Distances shall be measured by the city on official maps as the
 2 radius from the closest points on the perimeter of the applicant's
 3 mobile food vehicle to the closest point of the designated
 4 residential zone or property of the restaurant. For purposes of this
 5 section, the term restaurant shall include "eating places" and "retail
 6 bakeries" as defined by the Standard Industrial Classification
 7 Manual, the edition of which shall be determined by the city
 8 manager. With regard to measurement between two or more
 9 mobile food vehicles in the public right of way, measurement shall
 10 be in the form of standard measuring devices, including and not
 11 limited to, a tape measure.

- 12 (B) No person shall operate a mobile food vehicle in a public zone district
 13 unless in connection with an organized event pursuant to Section 4-18-2,
 14 "Public Property Use Permits," B.R.C. 1981, or at the Boulder Municipal
 15 Airport ("Airport") in such areas and manner within the Airport property
 16 as approved by the city manager pursuant to Section 11-4-4, "Special
 17 Airport Activity Permits," B.R.C. 1981. For purposes of this section, the
 18 Airport property shall be defined as Lot 2, Airport South Subdivision.
- 19 (C) No person shall operate a mobile food vehicle in a residential zone district
 20 except with prior approval by the city manager in the parking lot or the
 21 public right of way adjacent to North Boulder Park or in any other park as
 22 approved by the manager.
- 23 (D) No person shall operate a mobile food vehicle sales use without a permit
 24 or in violation of the conditions of a permit. The permit will be valid for
 25 twelve consecutive months, or such other time as the city manager may by
 rule designate. Such application shall meet the following requirements:
- 26 (i) provide proof of, and maintain, a valid driver's license, vehicle
 27 registration, and current motor vehicle insurance;
 - 28 (ii) provide proof of, and maintain, a Colorado retail food license for a
 29 mobile unit;
 - 30 (iii) provide proof of, and maintain, a valid sales use tax license;
 - 31 (iv) provide payment of the fee prescribed by Section 4-20-66, "Mobile
 32 Food Vehicle Sales," B.R.C. 1981.
- 33 (E) As a condition of accepting the permit, the applicant shall sign an
 34 agreement, in a form acceptable to the city manager, in which the
 35 applicant agrees to meet all requirements under this section and Chapter 4-
 1, "General Licensing Provisions," B.R.C. 1981, and assume responsibility
 for the actions and omissions of its agents and employees in the
 performance of or failure to perform its obligation under the permit.

(F) The city manager may, in his or her discretion, waive the requirements of subsection (d)(1)(a)(ii) above if the applicant at the time of issuance, and each renewal of the permit, submits to the city manager signed statements supporting the issuance of the permit from every restaurant within 150 feet of the proposed food truck location. The city manager may waive such requirements only for the BC-1 zone district. The city manager may deny a request for waiver for any reason, with or without good cause.

Section 2. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern.

Section 3. The City Council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

Section 4. The City councils finds that time is of the essence for the passage of this ordinance and therefore review by the Planning Board would unreasonably delay adoption. Therefore the provisions of section 9-1-5(a) "Amendments and Effect of Pending Amendments," B.R.C. 1981, shall not apply to this ordinance.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY
TITLE ONLY this 19th day of May, 2015.



Mayor

Attest:



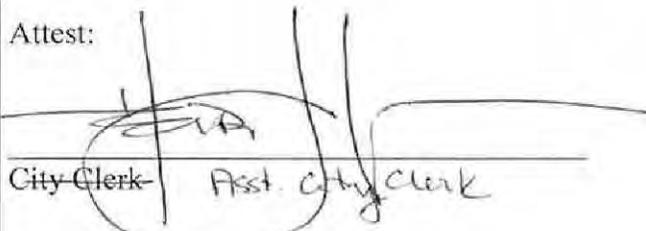
City Clerk

1 READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED

2 PUBLISHED BY TITLE ONLY this 2nd day of June, 2015.

3 
4 Mayor

5 Attest:

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7 City Clerk Asst. City Clerk

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INFORMATION PACKET MEMORANDUM

To: Mayor and Members of Council

From: Jane S. Brautigam, City Manager
Molly Winter, Director, Downtown and University Hill Management
Division/Parking Services

Date: August 18, 2015

Subject: Information Item: Revised 2014 Neighborhood Permit Parking Program Annual Update

EXECUTIVE SUMMARY

The purpose of this information packet is to provide the 2014 Annual Update of the Neighborhood Permit Parking (NPP) with the following revisions: addition of a chart showing commuter permits by zone and maps of the proposed zone expansions under the 2015 work plan.

The NPP program goals include improving the balance between preserving neighborhood character and providing public access to community facilities.

Expansions to the Mapleton Hill, Whittier and East Ridge NPP were initiated in early 2013. Specific to the Mapleton Hill NPP was the remodel of the Mapleton Early Childhood Center, which impacted the parking in the adjoining neighborhood. Acknowledging the needs of the community and the Boulder Valley School District, it was vital to get a true sense of the parking impact during construction and again, once the school was open. The Mapleton Hill and Whittier expansions were approved in 2014.

In the Fairview NPP, a request to remove three block faces caused the neighborhood members to re-evaluate the purpose and the need of the NPP. After several months, those who initiated the petition requested that the Fairview NPP remain as it was established in 2002.

FINANCIAL

Since 2006, the Resident Permits have remained at \$17 annually. Each resident within a NPP may receive two free visitor permits with the purchase of a resident permit; along with guest permits, which are also free and available upon request. The cost of commuter permits rose to \$82 quarterly or \$328 per year in 2014, while the cost of business permits remains \$75 annually.

In 2014, residential permits made up 28% of total NPP revenue and 88% of the total number of permits sold; business permits made up two percent of the total NPP revenue and one percent of total number of permits sold; commuter permits account for 70% of the total NPP revenue and 11% of the total number of permits sold.

Revenue from the sale of NPP permits is expected to cover the program costs with the goal of being revenue neutral. Expenses vary year to year based on whether there are citizen requests for new zones or expansions requiring surveys and start up costs.

2014 Revenue from Resident/Business/Visitor permits sales	\$ 43,472
2014 Revenue from Commuter permit sales	\$103,079
	\$146,551

2014 NPP Program Direct Expenses*	\$ 73,740
2014 Administrative Program Expenses	\$ 23,726
	\$ 97,466

*The NPP revenue and expenses do not include enforcement.

2014 Annual Permit Revenue by Zone				
<u>Location</u>	<u>Resident</u>	<u>Business</u>	<u>Commuter</u>	<u>Total</u>
Columbine	\$ 3,570	\$ -	\$ 286	\$ 3,856
Fairview	\$ 629	\$ -	\$ -	\$ 629
Goss/Grove	\$ 5,780	\$ 975	\$ 10,771	\$ 17,526
High/Sunset	\$ 1,003	\$ -	\$ 3,852	\$ 4,855
Mapleton Hill	\$ 7,276	\$ -	\$ 25,732	\$ 33,008
University Hill	\$ 11,645	\$ 225	\$ 16,706	\$ 28,576
Whittier	\$ 7,905	\$ 900	\$ 32,925	\$ 41,730
West Pearl	\$ 1,836	\$ 300	\$ 12,691	\$ 14,827
East Ridge	\$ 952	\$ -	\$ 115	\$ 1,067
University Heights	\$ 476	\$ -	\$ -	\$ 476
Totals:	\$ 41,072	\$ 2,400	\$ 103,079	\$146,551

Commuter permits averaged about 155 commuters per year from 2003-2012. Commuter permits rose 43% (276 commuters) in 2013 and an additional 14% (314 commuters) in 2014. This increase in demand can also be seen in the growth of the garage and lot wait lists.

Commuter Permit Sales by Year				
Year	Fee	Revenue	Permits Sold	Per Quarter
2004	\$ 78	\$ 47,637	611	152
2005	\$ 78	\$ 43,418	557	139
2006	\$ 78	\$ 44,053	565	141
2007	\$ 78	\$ 48,413	621	155
2008	\$ 78	\$ 49,186	631	158
2009	\$ 78	\$ 46,592	597	149
2010	\$ 78	\$ 47,174	605	151
2011	\$ 78	\$ 48,689	624	156
2012	\$ 78	\$ 60,427	775	194
2013	\$ 78	\$86,112	1,104	276
2014	\$ 82	\$103,079	1,257	314

Commuter Permits per Zone				
Zone	2014	2013	2012	% Change
Columbine	1	2	1	
East Ridge	0	0	0	0
Goss/Grove	33	32	24	38%
High/Sunset	12	5	2	500%
Mapleton*	78	75	54	
Uni Hill	51	43	30	70%
Uni Heights	0	0	0	0
West Pearl	39	40	11	255%
Whittier*	100	80	72	39%
Total:				

EXPANSIONS

There were two NPP expansions that began in 2013 and were finalized in 2014, these include:

- Mapleton Hill NPP
 East & West sides of the 2300 block of 7th St.
 North & South sides of the 600 block of Mapleton St.
 North & South sides of the 700 block of Mapleton St.
 North & South sides of the 600 block of Highland St.
- Whittier NPP
 East side of the 2000 block of 18th St.

There was one NPP expansion that was not approved:

- East Ridge NPP
North side of the 2800 block of Pennsylvania Ave.

There was one NPP removal petition that was withdrawn:

- Fairview NPP
A petition was submitted to remove the South side of 3600 to the 3700 block of Longwood Ave. but the residents of this NPP reconsidered and this proposed removal was withdrawn.

UTILIZATION

In the ten NPP zones operated in 2014, there were approximately 775 commuter spaces available, of which 314 annual (1,267 quarterly) commuter permits were sold.

Relationship between NPP Program & Adjacent Parking Supply/Demand				
Location	Inventory	Sold	Cost Per Year	Wait List
CAGID Structures	2209	2154**	\$ 1,140	715
CAGID Surface Lots	203	253	\$ 700	137
UHGD Surface Lot	54	65	\$ 660	23
Total NPP Commuter	777	314	\$ 328	N/A
Columbine	260	1		
Fairview	20	0		
Goss/Grove	34	33		
High/Sunset	43	12		
Mapleton Hill	78	78		
University Hill	147	51		
Whittier	157	100		
West Pearl	38	39		
East Ridge	0	0		
University Heights	0	0		
NPP Residential	N/A	2416	\$ 17	N/A
* Data as of Feb 2014				
** Balance maintained for short-term parking.				

THE STATUS OF ALTERNATIVE MODE STRATEGIES

Overall, 2014 local ridership was unchanged compared to 2013 local ridership totals. According to RTD's fare box data, average weekday passengers served on the CTN for 2014 was as follows:

2014 Average Daily Passengers Served CTN		
SKIP	5,158	1% increase from 2013
JUMP	1,830	1% increase from 2013
BOUND	1,515	5% increase from 2013
DASH	2,307	1% decline from 2013
HOP	2,758	4% decline from 2013
STAMPEDE	1,161	2% decline from 2013
BOLT	1,688	0% increase from 2013
TOTAL	16,417	

NPP ENFORCEMENT

Revenues from NPP tickets make up approximately 15% of the City’s total ticket revenues, while accounting for 50%-60% of the total enforcement resources. The remaining 86% of ticket revenues comes from all other types of enforcement using the remaining 40%-50% of the enforcement resources.

Citations Issued in NPP Zones for Time Restriction		
Year	Days of Enforcement	Number of Citation Issued
2004	620	10,462
2005	635	11,629
2006	587	9,819
2007	588	8,613
2008	599	11,529
2009	485	9,125
2010	477	11,913
2011	688	12,810
2012	740	15,296
2013	793	12,723
2014	398	11,975

There was a 6% decrease in the number of citations issued from 2013 to 2014.

2014 Enforcement by Zone			
Locations	# of Days	Citations	Daily Average
University Hill/Uni Heights	109	5,148	47
Mapleton/West Pearl	74	1,730	23
Whittier/High Sunset	72	2,125	29
Columbine/Fairview/East Ridge *	57	588	10
Whittier Nights	22	1,027	47
Goss/Grove*	64	1,357	21
Total	398	11,975	29.5
* Enforcement varies depending on staffing levels			

In 2014, Parking Services wrote 78,531 revenue tickets of which 11,975 (15%) were issued for NPP violations. A total of \$1,763,959 in parking violations revenue was collected in 2014. If all tickets for NPP violations were collected at the ticket rate of \$20, the total revenue would be \$239,540. In addition, 955 tickets were voided or warnings were issued in an attempt to educate customers about the rules of the NPP zones. All ticket revenue and enforcement costs are allocated to the General Fund and are not reflected in the NPP program revenue or expenses.

<u>Fine:</u>	<u>Violation:</u>
\$15.00	Expired Meter, Parking where sign prohibits
\$20.00	Parking beyond the posted time restriction without a permit (NPP)
\$25.00	Parking in a Loading Zone or alley
\$112.00	Parking in a Handicap Space

2015 WORK PLAN

The NPP 2015 Work Plan includes:

- Maintain the current NPP Program service levels in 2014.
- 2015 Annual Update
- As part of the Access and Parking Management Strategy (AMPS), the cost of permits will be reviewed as well as the process for zone expansions
- Review additional requests were received to expand existing NPP's:
Mapleton: 500 block of Highland, 500 block of Pine; 2200 block of 6th; 2400 block 7th; 2400 block of 8th; 2300 block of 9th; and West Pearl: 300 block of Pearl.
- The homeowners' association of the Steelyards neighborhood has expressed interest in creating an NPP within their neighborhood. Staff is in discussion with representatives regarding the zone design and process.

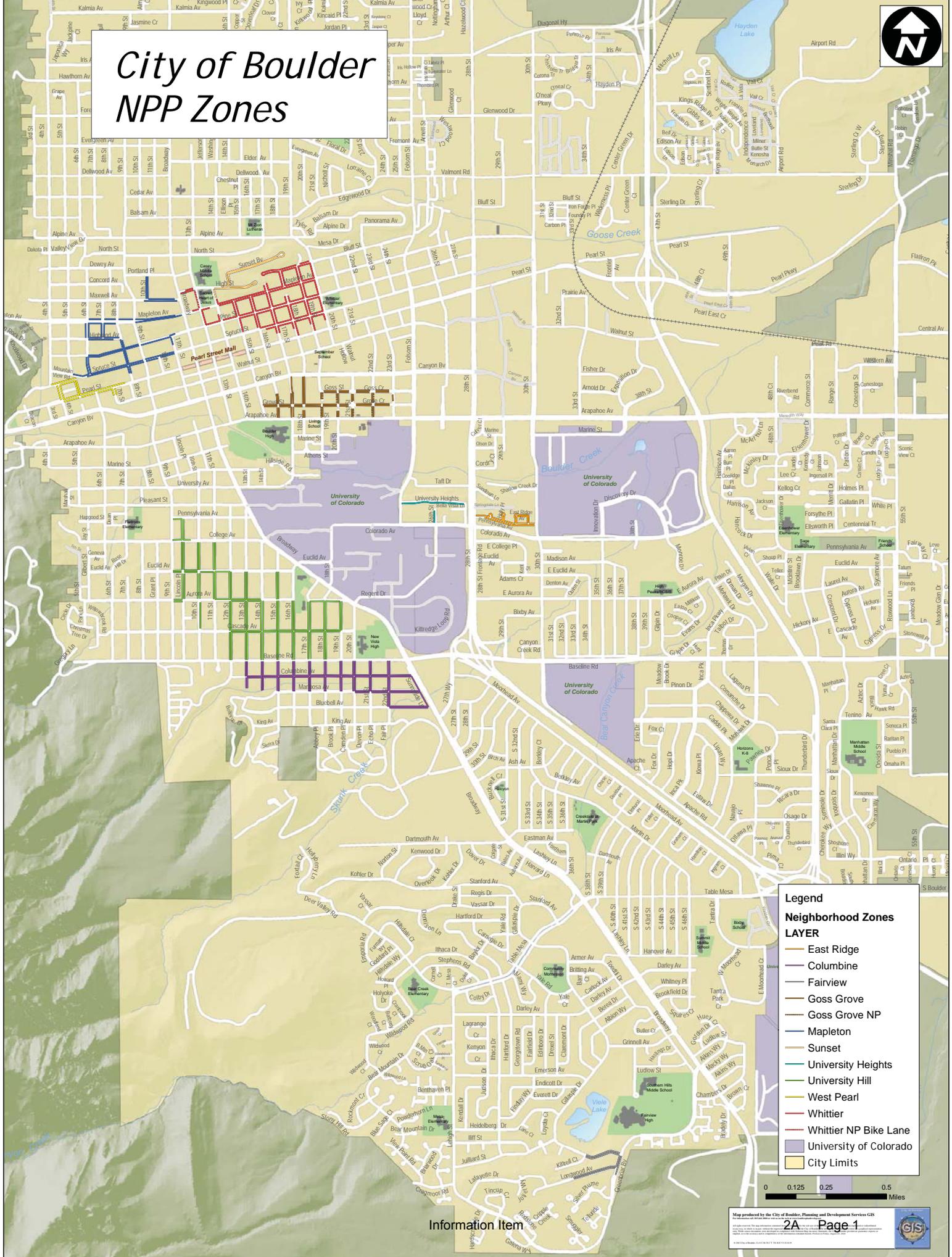
The 2015 NPP Program allocated \$15,000 for implementation of the possible expansion of existing zones and for the establishment of new zones.

Cc: Transportation Advisory Board

Attachments: Current Citywide Parking Management Map and the maps of the proposed 2015

expansions in Mapleton, Whittier and West Pearl.

City of Boulder NPP Zones

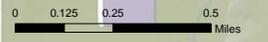


Legend

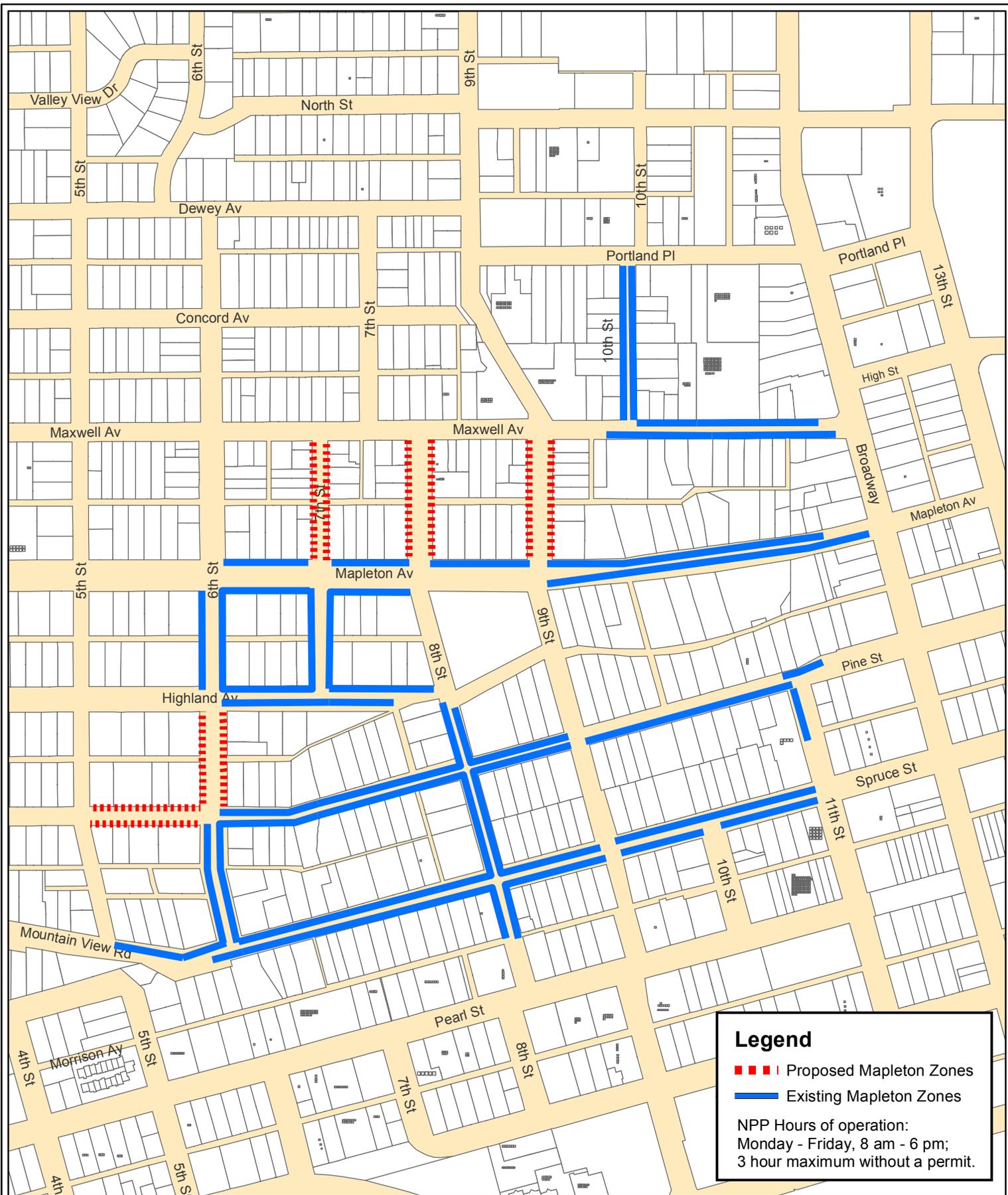
Neighborhood Zones

LAYER

- East Ridge
- Columbine
- Fairview
- Goss Grove
- Goss Grove NP
- Mapleton
- Sunset
- University Heights
- University Hill
- West Pearl
- Whittier
- Whittier NP Bike Lane
- University of Colorado
- City Limits



Information Item



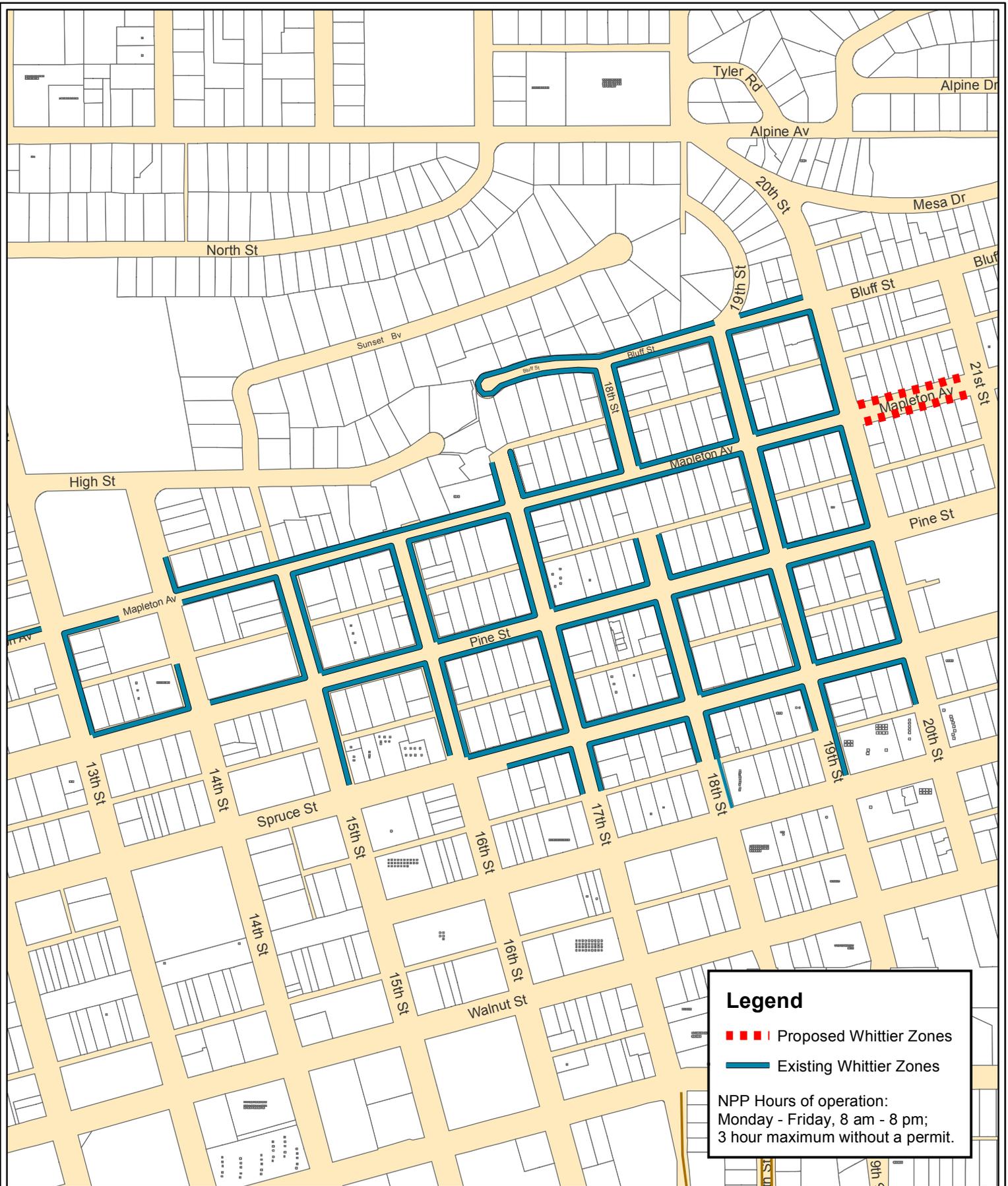
Mapleton Proposed Expansion Neighborhood Parking Permit (NPP) Zone

Information Item



1 inch = 400 feet





Whittier Proposed Expansion Neighborhood Parking Permit (NPP) Zone

Information Item

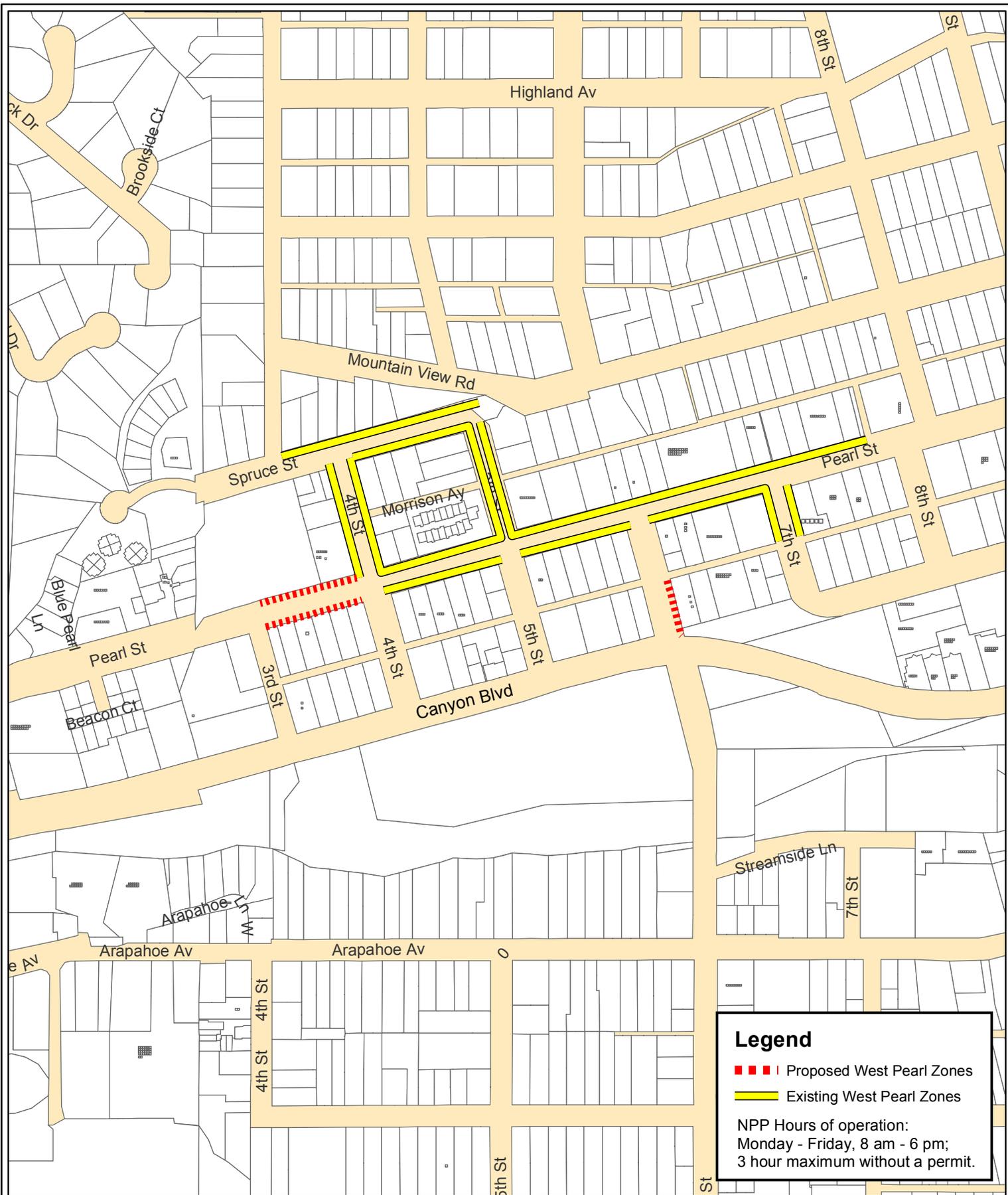


1 inch = 400 feet



2A Page 10

06.21.15



Legend

- ■ ■ ■ Proposed West Pearl Zones
- ▬ Existing West Pearl Zones

NPP Hours of operation:
 Monday - Friday, 8 am - 6 pm;
 3 hour maximum without a permit.

West Pearl Proposed Expansion Neighborhood Parking Permit (NPP) Zone

Information Item



1 inch = 350 feet



City of Boulder
 2A Page 11

06.21.15



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
Karen Rahn, Director, Human Services
Linda Cooke, Municipal Judge
Wendy Schwartz, Human Services Planning and Program Development Manager
Lindsay Parsons, Human Services Planner

Date: September 1, 2015

Subject: Information Item: Update on Homelessness Issues

EXECUTIVE SUMMARY

This information item provides an update on the homelessness work plan, including current and ongoing initiatives to address homelessness. City Council is holding a study session on Oct. 27, 2015 on the Homelessness Strategy and Action Plan, including the stakeholder and community engagement process. This information packet provides updates on current projects and accomplishments, which will be updated at the Oct. 27 study session.

Additional information on homelessness can be found in past [Council Agenda Items and Information Packets on homelessness](#).

BACKGROUND

Homeless Strategy

In 2010, the City of Boulder was one of several local governments and community partners in Boulder County to adopt the [Boulder County Ten-Year Plan to Address Homelessness](#) (Ten-Year Plan). The Ten-Year Plan is organized around six goals, with an emphasis on [Housing First](#), a national best practice with demonstrated success helping people escape chronic homelessness by providing permanent housing with supportive services. In the past five years, significant progress has been made in the City of Boulder, and throughout the county, on Ten-Year Plan goals as highlighted in the [April 7, 2015 Homelessness Update Information Packet to Council](#).

Despite progress on Ten-Year Plan goals, homelessness remains a significant community concern with a need for targeted, innovative city and regional solutions. To address this need, in 2014 city staff, in consultation with local stakeholders, began creating a city-specific homelessness plan to complement the Ten-Year Plan.

Development of City of Boulder Homelessness Strategy and Action Plan

Elements of the Homelessness Strategy, including draft strategies and initiatives, were discussed with City Council at study sessions on [May 13, 2014](#) and [Aug. 26, 2014](#). Development of the plan has also been discussed on an ongoing basis with members of the Boulder Homelessness Planning Group (BHPG), comprised of representatives from several city departments, homeless service providers, Boulder's housing authority and the faith community.

A draft City of Boulder Homelessness Strategy Framework (Framework, **Attachment A**) was introduced in the [April 7, 2015 Information Packet](#) to council. The Framework identified a vision statement, guiding principles and goals to formalize and clarify the goals and role of the city in addressing homelessness, based on prior council feedback.

The Homeless Action Plan (HAP) contains specific strategies and initiatives previously discussed with council and stakeholders to implement the Homelessness Strategy. HAP is proposed as a nimble, flexible action plan that is a “living” document and can be updated as opportunities arise. The City and community partners have been initiating and advancing strategies identified in the HAP.

Council provided feedback on the Framework and Homelessness Strategy development process, at the [April 28, 2015 Human Services Strategy Study Session](#).

PROGRESS ON KEY INITIATIVES

At previous study sessions, council directed staff to further explore several strategies and initiatives. Progress on these is included below.

Strategy 1 – Strengthen Regional Partnerships

1. Consortium of Cities Permanent Supportive Housing Study – Although more permanent supportive housing (PSH) is needed to house the estimated 300 chronically homeless people across the county, there has not yet been a comprehensive PSH needs analysis for the entire county or a plan of how to best meet that need. To address this issue and further the goals of the Ten-Year Plan, the Ten-Year Plan Board proposed a countywide PSH study to assess needs and gaps in housing acquisition and develop recommendations for PSH, for consideration by the members of the Consortium.

All members of the consortium have now committed funding to the study, with funding amounts based on community population. On April 21, 2015, council authorized the city manager to allocate up to \$20,000 to fund the city's portion of the study cost, estimated to be \$60,000-75,000. The City is a member of the Ten-Year Plan Board and is partnering with the county on coordinating this study. A Request for Proposals (RFP) for consultant services to conduct the study will be released by the end of August, with a report expected before the end of the year.

2. **25 Cities Initiative Pilot/Regional Coordinated Entry System** – In almost a year of this pilot project, at least 34 of the most vulnerable homeless people in Boulder County (23 from the City of Boulder) have been matched with housing resources from a centralized Metro Denver Regional housing list, and 218 have been assessed and entered onto the list for upcoming resources. Boulder County has submitted approximately eight percent of the regional clients and received approximately 18 percent of the regional housing resources (vouchers and units) in the pilot. Although Boulder County people matched with housing resources have primarily been placed in housing within the county, at least four have moved into housing in Denver. Some voucher recipients continue to look for housing in the tight local rental market.

Over the next two months, up to 26 more high-need people from Boulder County are expected to be placed in units in Longmont that have been committed to the 25 Cities system. The system will also continue to match Boulder people with other housing resources made available through 25 Cities.

The Metro Denver region is transitioning this best practice pilot to a full-scale regional coordinated entry system, including additional regional supports to help locate units for voucher recipients, manage relationships with landlords, and get clients ready for housing.

The Metro Denver area was also selected from a pool of more than 100 cities around the world for the IBM-Smarter Cities Challenge grant for consulting services. The IBM team will spend three weeks utilizing their expertise in the development of the seven-county coordinated entry system. The approximate value of the grant is \$500,000. The IBM team is expected to begin work in the fourth quarter of 2015.

In addition to fulfilling goals for housing, coordinated entry and regional partnership, this pilot offers a chance to learn more about the most vulnerable people experiencing homelessness locally. The people assessed as part of this effort show significant trauma, mental and physical health issues, and frequent interaction with emergency services such as emergency rooms and law enforcement. This information can help to shape approaches to programming locally.

Strategy 2 – Innovative Solutions to Increase Housing Options

1. **Regional Landlord Recruitment Campaign** – The Denver Metro Mayor’s Caucus (MMC) is partnering with the Metro Denver Homeless Initiative ([MDHI](#)) on a regional landlord recruitment campaign to increase the number of units available to homeless people. The goal of the campaign is to outreach to regional landlords to encourage and support renting to homeless individuals and families who have secured housing vouchers. Landlords that commit to the campaign are provided financial support for vacancies or necessary repairs for these tenants, along with case management support for any issues that arise needing resolution with the tenant.

To date, 55 landlords throughout the seven-county region have committed to contribute units to the campaign, including one large property management company with units in Boulder.

The City of Boulder has committed \$2,500 to this regional effort, which has now raised \$50,000 from MMC and regional cities to support participating landlords.

2. Planning and Land Use – The Ten-Year Plan Board has convened a countywide planners group to assess and make recommendations on reducing barriers to the development and acquisition of housing for the homeless across the county. The City of Longmont Planning Manager is coordinating and leading this effort and is convening meetings with representation from city and county planning and housing authorities across the county.
3. Boulder County Worthy Cause Funds – In spring 2015, Boulder County released an RFP for Worthy Cause pool funds to expand permanent supportive housing in the county. One million dollars was set aside for a project in Louisville.

Strategy 3 – Improve Local Service Integration, Coordination, Data Collection and Outcomes Reporting

1. Boulder Homeless Services Collaborative – In 2014 The Burnes Institute was contracted by Bridge House (BH), Boulder Shelter for the Homeless (BSH) and Boulder Outreach for the Homeless (BOHO) to analyze services and operations and determine the potential for increased collaboration and coordination among the three agencies. Through facilitated dialogue following the report, the agencies have formed the Boulder Homeless Services Collaborative (BHSC). BHSC’s mission is to improve the efficiency and effectiveness of inter-related programs of emergency and transitional services to adults.

The agencies within BHSC are taking steps to improve services available to homeless individuals in the community including:

- BH has implemented a policy which requires a “welcome meeting,” with outreach case management to promote engagement beyond emergency services, within 14 days of a client seeking services;
- BSH opened an additional 20 “First Step” beds, which lead into the transitional housing program at BSH, for the summer season;
- BOHO has year-round overnight shelter programs, the “residents” and “women’s” shelters, for homeless residents with long-term needs and a record of good behavior; and
- BHSC has submitted proposals to Human Services which request funding for:
 - phased steps of coordinated entry and shared data among the three agencies, with the ultimate vision of a system linked to larger regional efforts;
 - expanded services of the Bridge House Resource Center – which provides a “one stop shop” for intake, assessment and case management services – to provide three additional mornings of service located at BSH;
 - expanded day shelter services from five to six days per week and increased space by utilizing rotating faith-based locations.

These proposals are being evaluated to assess how to best allocate funding to meet the needs of the community and advance the goals of system improvement, in the context of regional efforts and best practice, to implement for the fall 2015 and into 2016.

2. System improvement requirements for city funding – Homeless services system improvement goals include: integrated data and case management and common assessment and coordinated entry.

Coordinated entry and common assessment

BOHO, BSH and Bridge House have already started implementing elements of coordinated entry, including the regional centralized housing list and a common assessment tool, the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) for high-need clients through the developing regional coordinated entry system (25 Cities pilot).

Rapid Entry Pilot

One systems improvement option currently under consideration is joining the regional “rapid entry” pilot that started in the spring with agencies in Denver. This pilot provides homeless clients with a homeless services system “rapid entry swipe card” after they go through initial intake at a participating pilot provider. Each time an individual uses a service (shelter, case management, etc.) their card is swiped, with secure data feeding into the Homeless Management Information System (HMIS), the database required by HUD for homeless programs receiving federal funding. The City and County of Denver is expanding support for more agencies to join this pilot in Denver.

Boulder has an opportunity to join the rapid entry pilot. On July 22 city and county staff and local service providers traveled to Denver to visit a rapid entry pilot site and discuss the system with MDHI leadership.

Potential benefits and challenges are summarized in Chart 1 below.

Chart 1

Benefits and Challenges to Joining Rapid Entry Pilot	
Potential Benefits	Potential Challenges
Linked to regional HMIS system and will ultimately be linked to regional coordinated entry system	Agencies would have to transition to a new database (HMIS) and may not be easy to migrate information from current databases
Integrated (not just shared) data	Resources needed to train staff, educate clients and do intakes/make cards for “core” homeless population
Potential for local service providers to see where clients have sought services, and if they’ve been served elsewhere in region	May require additional staff for intake – regional resources such as peer navigators, VISTAs, may be resources
More accurate data and reduced data collection need for less accurate and reliable Point In Time (PIT) survey	Unclear how this will interface with other databases
Regional lessons learned from Denver pilot and some financial and technical support available from MDHI	HMIS is currently required only for federal grant recipients
Can customize some questions/data fields to add information of interest locally	
Federal government has long-term commitment to HMIS and some providers already required to use it for some programs	
Reduces burden on clients and agencies to do duplicative paperwork	
Improved access for clients - rapid entry with card that can be used at multiple regional locations	
Can “flag” important client information to pop up when card swiped – matched with housing, client issues, etc.	
Multiple reports possible to meet integrated data goals	
Flexibility to design local process – centralized intake, multiple locations, mobile intake team, number days at a service before card required, etc.	

Human Services anticipates implementing homeless system improvement requirements for the 2017 Human Services Fund round, which will take place during the spring and summer of 2016. To prepare service providers for these changes, the department is funding technical assistance, beginning in Fall 2015, to assist agencies to identify and overcome system improvement barriers such as technology, training and staff capacity to support system improvements. Technical assistance may include support for implementation of the rapid entry pilot, or for system improvement projects proposed by the BHSC.

3. High Utilizer Project – Human Services, Municipal Court, Bridge House, Boulder Shelter for the Homeless, and Mental Health Partners recently launched the “High Utilizer Project.” The

purpose of the project is to ensure homeless justice system “high utilizers” are fully integrated into targeted service and housing efforts for high-need chronically homeless people in Boulder to stop the cycle of criminal justice recidivism and emergency services utilization.

The High Utilizer Project group has developed a target list of 54 homeless individuals with the highest number of municipal court violations since 2009 and who are believed to remain in the Boulder area. As the first step in providing more targeted support, project partners are working together to locate people, conduct vulnerability assessments and Permanent Supportive Housing Match assessments, and enter them into the regional coordinated entry system (25 Cities) for supportive housing placement.

In just three weeks, 20 of the 54 people have been assessed and entered onto the regional housing list. Municipal Court trained one probation officer and a law student intern to administer the assessments. They completed 7 of the 20 assessments administered, seeking out homeless individuals on the streets to maximize the number of people placed on the regional housing list. As the project progresses, partners will work together to coordinate additional supports for these high-need individuals and track progress on housing placement, stabilization and recidivism.

Housing First research suggests that supportive housing significantly lowers emergency services utilization, including interaction with the criminal justice system, for high-need homeless individuals. A 2008 evaluation of the Boulder County Housing First Program showed a 78 percent decrease in interactions with the Boulder Police Department for individuals after they were placed in permanent supportive housing.

During the first ten months of the 1175 Lee Hill Housing First project, eight of nine municipal court system “high utilizers” placed in housing have remained housed. Homeless justice system high utilizers are often challenged by mental health and/or addiction or other complex issues. Lee Hill has 31 units. Almost 26 percent of the units are occupied by municipal court high utilizers.

Municipal Court refers homeless defendants to Bridge House for services. In most cases, this includes reduction of selected sentencing conditions in exchange for intake and engagement in services at Bridge House. Probation officers also offer support to Bridge House Resource Center clients seeking assistance with settling ongoing or past legal issues so as to remove them as barriers to stability.

4. Summer population study – Council and the community have expressed interest in learning more about how the city’s homeless population may differ in the summer and the winter. Anecdotal evidence suggests one significant difference is a higher population of “travelers” or “transients” that travel through Boulder during warmer months who are not reflected in the annual PIT survey, conducted in the winter. Homeless services also change locally during the summer, with many winter shelter beds and warming center locations closed.

To better understand the temporary population of people who travel through Boulder in the summer, staff investigated the option of conducting a summer survey of the population.

OMNI Research was engaged to consult on the project and facilitated two “key informant” focus groups of local stakeholders that may have knowledge, or contact with, the summer traveling population, to determine survey feasibility and structure. One focus group consisted of staff from city departments including: Police, Open Space and Mountain Parks, Parks and Recreation, Municipal Court, and Downtown University Hill Management Division and Parking Services. The second focus group consisted of local homeless service provider staff and clients including Attention Homes, BOHO, BSH, Bridge House and First Presbyterian Church (Deacon’s Closet).

Both focus groups raised significant concerns about feasibility of the study, including safety, accuracy of separating “travelers” from resident homeless population, willingness of individuals to participate, and accuracy/quality of the resulting information. Given these concerns, staffs decided not to further pursue the summer survey at this time. Staff will continue to investigate other ways of obtaining information requested about different segments of the summer and winter population, including the integrated data and rapid entry card system solutions previously identified.

5. Project EDGE – In mid 2014 the Boulder Police Department implemented the EDGE program (Early Diversion, Get Engaged), in partnership with Mental Health Partners. Mental health clinicians work out of the police department and respond to calls to provide direct intervention services to community members in need. The program has become an important asset to the police department and to date has been very successful in providing additional services and resources at the time of police contact. More information on program results will be included in the Oct. 27 study session.

Strategy 4 – Improve Community Education and Dialogue About Homelessness

Staff is expanding information available on homelessness through the city website, including release of an issue brief “Do Homeless People Come Here for our Services?” and Human Services Insight episodes on Channel 8. A series of videos with personal stories from homeless people is also in development, with the first video currently in the editing process. The Homelessness Strategy public engagement process described below is also an opportunity for community education and dialogue.

Denver Foundation Research and Campaign

In January 2015, The Denver Foundation began collecting data around perceptions of homelessness and identifying the strongest messages for a public will-building campaign. Across the seven-county Denver Metro Region 812 registered voters (98 from Boulder County) participated in the initial survey. Regional and Boulder County results from the survey are available on the [Denver Foundation website](#).

Highlights of results from Boulder County include:

- 74 percent of respondents feel that homelessness is at least a ‘somewhat serious’ issue

- Residents report major responsibility for addressing homelessness falls to: people who are homeless (57 percent), government (56 percent), family and friends of homeless individuals (55 percent), and charitable organizations (54 percent)
- Perceived key drivers of homelessness with highest rankings include: unemployment (63 percent), drug or alcohol abuse (57 percent), mental illness (56 percent), and not enough affordable housing (53 percent)
- Residents perceive that it is highly difficult for people who are homeless to find a home, with 51 percent reporting it as ‘very difficult’ and 17 percent reporting it as ‘nearly impossible’
- Top policy solutions respondents “strongly” or “somewhat” support include:
 - Raise minimum wage – 90 percent
 - Allow additional housing affordable to low-income people to be built in your neighborhood – 89 percent
 - Increase tax breaks for businesses or individuals who donate property or resources to help address homelessness – 82 percent
- Messages about homelessness that respondents found “very” or “somewhat” convincing included:
 - “Can happen to anyone” – reasons for homelessness including financial problems, domestic violence, poor health – 96 percent
 - “Families” – high numbers of homeless families with children – 95 percent
 - “Compassion” – multiple, serious challenges faced by individuals that are hard to imagine for most people – 82 percent

STAKEHOLDER ENGAGEMENT ON HOMELESSNESS STRATEGY

The process of stakeholder engagement on Homelessness Strategy development is ongoing and will expand through the fall of 2015.

To help facilitate a meaningful and efficient public dialogue on both the Homelessness Strategy and Human Services Strategy, an RFP was released in July to assist in the development of a thorough community engagement process, including diverse pathways for stakeholder and public feedback. Thirteen proposals were received by the August 17, 2015 deadline and staff are currently reviewing proposals with the goal of selecting a consultant by early September 2015. An update on the community stakeholder process and feedback to date will be part of the Oct. 27 study session.

OTHER ISSUES

In August 2015 the United States Department of Justice (DOJ) filed a statement of interest in *Bell v. City of Boise et al*, a case being heard in the United States District Court in Idaho related to a Boise ordinance prohibiting camping and sleeping outside. The DOJ filing questioned the constitutionality of that ordinance under the Eighth Amendment.

At this time, this case does not directly affect the City of Boulder’s Camping or Lodging on Property without Consent Ordinance, last reviewed by Council in April, 2010. The DOJ filing and the case have increased interest among members of the public about reviewing Boulder’s camping ordinance. Camping issues are not currently part of the Homelessness Strategy or Action Plan.

NEXT STEPS

- Community engagement consultant contract implemented – Third Quarter 2015
- Online community engagement – beginning Third Quarter 2015
- Community engagement events and stakeholder meetings – beginning Fourth Quarter 2015
- Human Services Strategy/Homelessness Strategy Study Session – October 27, 2015
- Human Relations Commission Agenda – Fourth Quarter 2015
- Council approval of Homelessness Strategy and Action Plan – Second Quarter 2016

ATTACHMENTS

- A. Draft City of Boulder Homelessness Strategy Framework



DRAFT City of Boulder Homelessness Strategy Framework

Homelessness Strategy Purpose

The purpose of the City of Boulder Homelessness Strategy is to:

- 1) Clarify city goals in addressing homelessness;
- 2) Maximize efficiency and effectiveness of city resources in reducing homelessness;
- 3) Engage community partners more broadly in solutions; and
- 4) Provide a strategic road map for city action on homelessness.

Homelessness Strategy Guiding Principles

The Homelessness Strategy guiding principles and goals are informed by national best practices in addressing homelessness, local community needs, and other local and regional policy documents.

- *Consider homelessness in a regional context*
People experiencing homelessness are highly mobile, seeking services, employment, housing and other needs. Policies, resources and strategies in one city, county or metro area impact homelessness among neighboring jurisdictions. Planning and resources should be leveraged regionally.
- *Respect for the strength and dignity of diverse individuals*
A wide variety of people experience homelessness for many different reasons. Solutions should consider diverse homeless individuals and families and their needs.
- *Support to advance self sufficiency and maximize independence*
Individuals and families should have support to achieve the maximum degree of self sufficiency and independence possible.
- *Effective use of resources within a coordinated and collaborative system*
National best practices demonstrate that coordinated, collaborative systems yield better outcomes for people and cost-effective solutions for communities.

Homelessness Strategy Goals

- *Prevent Homelessness*
Provide support to prevent individuals and families from the traumatic and costly slide into homelessness.
- *Provide temporary shelter and supportive services as needed*
Maintain a safety net of emergency shelter, food and other needed services with a pathway to long-term solutions such as permanent housing.
- *Provide long-term housing and support solutions*
Provide housing options and support; including permanent supportive housing for chronically homeless individuals and families and rapid re-housing for people with fewer support needs.

- *Improve systems to support efficient and effective services and outcomes*
Implement best practices in homelessness that result in a system that is coordinated, integrated, easy to navigate and provides performance information that supports analysis of outcomes and opportunities for improvement.
- *Improve public education and communication*
Provide accessible information about homelessness and people experiencing homelessness and how the community can be involved in solutions.

Homeless Action Plan

The Homeless Action Plan (HAP) provides implementation strategies and action items to achieve the goals of the Homelessness Strategy.

Strategy 1 – Strengthen Regional Partnerships

- 1.a. Work with other funders, local and regional partners and service providers to identify barriers and resources needed to implement system improvements
- 1.b. Actively support the proposed goals of the Metro Mayors Caucus, Homeless Committee
- 1.c. Engage Consortium of Cities for countywide dialogues and solutions
- 1.d. Actively engage in regional homelessness reduction efforts

Strategy 2 – Innovative Solutions to Increase Housing Options

- 2.a. Develop community dashboard on goals
- 2.b. Identify any new opportunities in the Consolidated Plan to prioritize homeless housing
- 2.c. Strengthen landlord relationships for housing retention and incentives
- 2.d. Address barriers to maximizing federal housing resources
- 2.e. Support community initiatives to develop housing for the homeless
- 2.f. Address land use barriers to developing and acquiring housing

Strategy 3 – Improve Local Service Integration

- 3.a. Require system improvements (coordinated assessment, intake, case management, data) as condition of city funding
- 3.b. Develop prioritization system, including vulnerability assessment, for services
- 3.c. Conduct a more thorough evaluation of emergency sheltering system and update target goals for sheltering, including feasibility of expanded day services center and summer study of homelessness.
- 3.d. Strengthen Municipal Court Referrals to Bridge House and other services
- 3.e. Support Boulder Police Department EDGE Partnership with Mental Health Partners

Strategy 4 – Improve Community Education

- 4.a. Work with community stakeholders to improve communications and information about homeless populations, initiatives and results achieved.

Strategy 5 – Prevent Homelessness

- 5.a. Continue support and coordination of city and regional programs that help people out of poverty, including affordable housing programs and supportive/temporary assistance programs.



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
Tracy Winfree, Director of Open Space and Mountain Parks
Kacey French, Planner I
Lauren Kolb, Natural Resource Specialist

Date: September 1, 2015

Subject: Information Item: Update on the property selection process and timeline for increasing the availability of Open Space and Mountain Parks land for diversified vegetable farms, integrated vegetable and livestock farms and/or pasture-based micro-dairies.

EXECUTIVE SUMMARY

As part of the Open Space and Mountain Parks (OSMP) Agricultural Resources Management Plan (Ag Plan), staff is currently evaluating the OSMP land system to identify opportunities to increase the availability of OSMP land for diversified vegetable farms, integrated vegetable and livestock farms and/or pasture-based micro-dairies. The Ag Plan is a component of the Agricultural and Local Foods Initiative identified by council as part of its 2014-2015 goals and is intended to address the major contributions of OSMP to this initiative. Staff anticipates bringing a draft Ag Plan to City Council in the second quarter of 2016. In November 2015, staff will be providing council with an Information Packet (IP) identifying the properties recommended for conversion to diversified vegetable farms, integrated vegetable and livestock farms and/or pasture-based micro-dairies.

FISCAL IMPACT

There are no anticipated impacts to the 2016 budget. Budget requests related to the implementation of the Ag Plan, including funding requests for converting OSMP lands to diversified vegetable farms, integrated vegetable and livestock farms and/or pasture-based micro-dairies are anticipated to begin with 2017 budget requests and likely will be a combination of one-time and ongoing investments. The one-time cost for converting OSMP land to a vegetable farm or dairy is estimated to range from approximately \$175,000 to \$750,000 per operation. The conversion cost for pasture-based micro-dairies is likely to start at approximately

\$250,000. The costs are largely associated with updating the necessary infrastructure. Ongoing costs for program and system maintenance currently are being evaluated.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- **Economic:** Locally grown food generates more income for the local economy. For every dollar spent purchasing local food, the community will realize \$2 to \$3 million in economic development benefits.¹ Supporting local farms promotes a diverse local economy.
- **Environmental:** Supporting and leasing land to local farmers helps save agricultural lands from development. OSMP's land management practices seek to minimize the impacts of agricultural production to ecological resources. There are ecological costs associated with converting lands in livestock or hay/forage production to systems that are cropped or harvested, such as displacing native plants and wildlife.
- **Social:** The preservation of local agriculture provides an opportunity for people to reconnect with the land, local farms, farmers and their food. One of the objectives of the Ag Plan is to establish and strengthen these connections.

BACKGROUND

Supporting local agricultural producers is a longstanding tradition of the City of Boulder, OSMP Department with currently almost 15,000 acres leased to 27 local farmers and ranchers. Environmental constraints such as soil type, slope and water availability limit most of the agricultural operations on OSMP lands to livestock or hay/forage production rather than diversified vegetable production. Infrastructure requirements create unique limitations for pasture-based micro-dairies, even where environmental conditions are suitable. There are currently 22 acres in diversified vegetable production spread across five OSMP properties; two of these properties began production in 2015. There are currently no dairies on OSMP lands.

There has been recent widespread and growing interest among communities, including Boulder, to support a greater diversity of local foods, which is reflected in the City Council's 2014-2015 goals. In response, OSMP staff has undertaken a Best Opportunity Analysis of OSMP lands for diversified vegetable production and pasture-based micro-dairies as part of the OSMP Agricultural Resources Management Plan.

OSMP staff regularly responds to inquiries from farmers and ranchers interested in leasing city-owned lands for agricultural operations. Property that meets the specific needs of an interested operator is not always available. Currently there are no properties available for new diversified vegetable farmers or operators of pasture-based micro-dairies; all of the properties being evaluated for conversion are currently leased to local farmers for hay/forage production and winter grazing. Staff maintains a list of interested parties who are notified when properties become available for leasing and when the city is accepting competitive bids. OSMP also keeps track of market trends and uses information from conversations with inquiring farmers to inform and prioritize the improvements made to farms during the conversion process in order to attract qualified lessees.

¹ Source: Kleppel, Gary. 2014. The Emergent Agriculture: Farming, Sustainability and the Return of the Local Economy. New Society Publishers. 192 pp.

ANALYSIS

In the Best Opportunity Analysis staff first identified OSMP properties which have suitable soils, adequate water availability, and the necessary infrastructure, or the “essential agricultural characteristics” to support diversified vegetable farming or a pasture-based micro-dairy.² The properties which met these essential agricultural characteristics were classified as candidates for further analysis. Twenty-four properties met the criteria. Five of these contain the necessary infrastructure that could be improved to support a pasture-based micro-dairy (ATTACHMENT A).

However, there are other natural resource values associated with these properties and tradeoffs for conversion that will be considered before making recommendations about conversion to diversified agricultural production. The second phase of the analysis will be focused on evaluating the compatibility of the candidate properties with Visitor Master Plan (VMP) management area designations, existing resource management goals from OSBT and City Council approved plans and other resources including sensitive species.

Since all the candidate sites will require infrastructure improvements before they can be used for vegetable farming, staff will also estimate the conversion and maintenance costs for each of the candidate sites. A recommendation for each of the candidate properties will include final cost estimates, prioritizations and recommendations for phasing the improvement/conversion of properties

NEXT STEPS

OSMP staff will submit an Informational Packet to council in November 2015 including recommendations for each of the candidate properties. The IP will also include staff recommendations on the suitability/feasibility of “alternative agricultural uses” such as farms stands, farms events, community gardens and agritainment activities (harvest festivals, petting zoos, corn mazes, etc.) and an Agricultural Structures Policy that includes guidance for greenhouses and hoopouses.

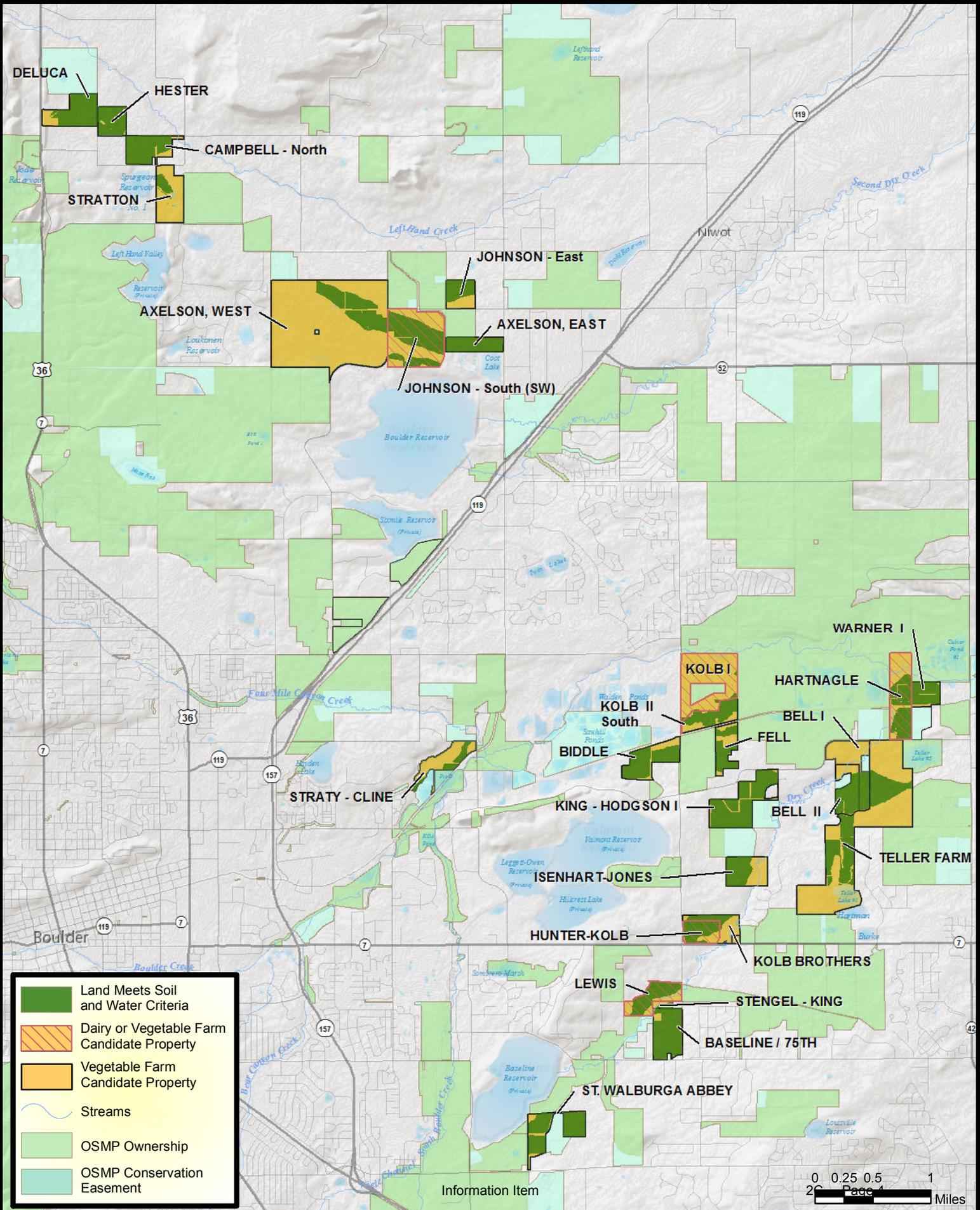
OSMP anticipates bringing a draft Agricultural Resources Management Plan to council during the second quarter of 2016. As part of the implementation of the Ag Plan, staff will request funds beginning with the 2017 budget process for plan implementation, including the funding necessary to convert properties to diversified vegetable farms, integrated diversified vegetable and livestock farms and/or pasture-based dairies.

OSMP staff will continue to engage with potential tenants interested in leasing land and notify them of properties coming up for bid in the future.

ATTACHMENTS:

Attachment A: Map depicting candidate OSMP properties for diversified vegetable production and pasture-based micro-dairies.

² All of the properties with the infrastructure to support micro-dairies are located on properties that meet the soil and water requirements.



City of Boulder
BOARDS AND COMMISSIONS MEETING SUMMARY FORM

NAME OF BOARD/COMMISSION: Human Relations Commission
DATE OF MEETING: Aug. 17, 2015
NAME/TELEPHONE OF PERSON PREPARING SUMMARY: Robin Pennington 303-441-1912
NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT: Commissioners – Amy Zuckerman, Shirly White, Nikhil Mankekar, Emilia Pollauf, José Beteta Staff – Carmen Atilano, Robin Pennington, Karen Rahn Commissioners absent – None
WHAT TYPE OF MEETING (CIRCLE ONE) [REGULAR] [SPECIAL] [QUASI-JUDICIAL]
AGENDA ITEM 1 – CALL TO ORDER – The Aug. 17, 2015 HRC meeting was called to order at 6 p.m. by A. Zuckerman .
AGENDA ITEM 2 – AGENDA ADJUSTMENTS – Add Pridefest as Action Item 5. B.
AGENDA ITEM 3 – APPROVAL OF MINUTES A. E. Pollauf moved to approve the June 15, 2015 minutes. S. White seconded. Motion carries 4-1. B. J. Beteta moved to approve the July 20, 2015 minutes. E. Pollauf seconded. Motion carries 4-1.
AGENDA ITEM 4 – COMMUNITY PARTICIPATION (non-agenda action items) – Community member Michael Fitzgerald of Boulder Rights Watch addressed the commission on homelessness.
AGENDA ITEM 5 – ACTION ITEMS A. 2015 Celebration of Immigrant Heritage 1. Motus Theater & Programa Compañera – N. Mankekar moved to fund the application in the amount of \$1,500. J. Beteta seconded. Motion carries 5-0. 2. Immigrant Advisory Committee – Staff recommended that as no additional CoIH RFPs had been received, the HRC provide the IAC with funding for CoIH events. After discussion, the HRC decided to reopen the RFP. A. Zuckerman moved that the CoIH RFP be reopened with a response deadline of Sept. 16, 2015. N. Mankekar seconded. Motion carries 5-0. B. Pridefest – N. Mankekar moved that a city banner and information table be provided as requested by Out Boulder for the Pridefest event on Sept. 13, 2015. E. Pollauf seconded. Motion carries 5-0.
AGENDA ITEM 6 – DISCUSSION/INFORMATIONAL ITEMS A. Inclusive and Welcoming Community Work Plan 1. Discussion of Ideas: Inclusive Welcoming Practices – Commissioners discussed ideas for consideration for this work plan item. B. Colorado State Demography Office Presentation Aug. 18 – Staff reminded commissioners of the presentation on Aug. 18. C. Living Wage Update – C. Atilano gave an update on work of the city staff committee on Living Wage. Commissioner S. White departed the meeting at 8:00 p.m. D. Event Reports – J. Beteta provided an update on the HRC/YOAB MLK grant committee meeting Aug. 12. N. Mankekar and S. White attended the BCAR Forum on July 23. N. Mankekar spoke at the Boulder Asian Festival on Aug. 8. E. Pollauf attended the BarrioE Cultura Viva event on July 18.
AGENDA ITEM 7 – IMMEDIATE ACTION ITEMS – None.

AGENDA ITEM 8 – Adjournment – N. Mankekar moved to adjourn the Aug. 17, 2015 meeting.
E. Pollauf seconded. Motion carries 5-0. The meeting was adjourned at 8:06 p.m.

TIME AND LOCATION OF ANY FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS: The next regular meeting of the HRC will be Sept. 21, 2015 in City Council Chambers, Municipal Building, 1777 Broadway.

**CITY OF BOULDER
LANDMARKS BOARD
August 5, 2015
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the “*unapproved and unsigned*” action minutes of the August 5, 2015 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: www.boulderplandevlop.net.

BOARD MEMBERS:

Kate Remley, Acting Chair

Mike Schreiner

Fran Sheets

Deborah Yin

*John Gerstle **Planning Board representative without a vote*

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Angela Smelker, Historic Preservation Intern

Holly Opansky, Landmarks Board Secretary

1. CALL TO ORDER

The roll having been called, Acting Chair **K. Remley** declared a quorum at 6:01 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **M. Schreiner**, seconded by **K. Remley**, the Landmarks Board approved (4-0) the minutes of the June 3, 2015 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION APPLICATIONS ISSUED AND PENDING

- **Statistical Report**
- **1035 Kalmia Ave., Stay-of-Demolition expires Aug. 29, 2015**
- **2245 Arapahoe Ave., Stay-of-Demolition expires Sept. 14, 2015**

5. ACTION ITEMS

A. Public hearing for the proposed Administrative Rule Clarifying the Demolition Review Process.

Motion

No motion.

- F. Sheets, in support
- D. Yin, in support
- M. Schreiner, in support
- K. Remley, in support

B. Public hearing and consideration of a Landmark Alteration Certificate to construct a 451 sq. ft. detached garage with studio above at 820 Spruce St. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2015-00151). Applicant: David Waugh. Owner: Judith Amabile.

Motion

On a motion by **K. Remley**, seconded by **M. Schreiner**, the Landmarks Board approved (4-0) the Landmark Alteration Certificate for the proposed construction shown on plans dated 05/27/2015, finding that the proposed new construction generally meets the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for constructing the garage in compliance with the approved plans dated 05/27/2015, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit a revised design that simplifies the mass and design of the proposed garage including the roof form to ensure that it is more subordinate to and compatible with the historic house and character of the alleyscape and not exceed 1 and ½ stories.
3. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall provide details on the rehabilitation of the existing house.
4. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Landmarks design review committee (Ldrc): window and door details, wall material details, siding material details, paint colors, roofing material details and details regarding any hardscaping on the property to ensure that the approval is consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* and the intent of this approval.

5. Setback of the building from the alley must be similar to the buildings to the west of the property.

- C. Public hearing and consideration of an application to designate the building and property at 2949 Broadway as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00121). Owner: ALR Investments, LLC. Applicant: Michael Bosma.**

Hearing Postponed

- D. Public hearing and consideration of an application to designate the Atrium Building at 1300 Canyon Blvd. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00086). Owner: City of Boulder. Applicant: Historic Boulder, Inc.**

Motion

On a motion by **M. Schreiner**, seconded by **F. Sheets**, the Landmarks Board adopted (4-0) a resolution to designation for the property located at 1300 Canyon Blvd., finding that it meets the criteria for such initiation pursuant to Section 9-11-3 “Initiation of Designation for Individual Landmarks and Historic Districts” of the Boulder Revised Code 1981, and, in balance, is consistent with the goals and policies of Section 2.33 of the Boulder Valley Comprehensive Plan.

6. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT AND CITY ATTORNEY

- A. Update Memo
- B. Subcommittee Update
 - 1) Design Guidelines and Code Revisions
 - 2) Outreach and Engagement
 - 3) Potential Resources

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 9:37 p.m.



CITY OF BOULDER
Boards and Commissions Minutes

NAME OF COMMISSION: Open Space Board of Trustees			
DATE OF MEETING: August 12, 2015			
NAME/EXTENSION OF PERSON PREPARING SUMMARY: Leah Case x2025			
NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT:			
MEMBERS: Shelley Dunbar, Frances Hartogh, Molly Davis, Kevin Bracy Knight, Tom Isaacson			
STAFF: Tracy Winfree, Jim Reeder, Steve Armstead, Mark Gershman, Kelly Wasserbach, Alyssa Frideres Phil Yates, Brian Anacker, Deryn Wagner, Juliet Bonnell, Lynne Sullivan, Lisa Dierauf, Juanita Echeverri Jayne Basford, Dave Sutherland, Joe Reale, Leah Case, Cecil Fenio			
GUESTS: Brian Wilkerson, Revolution Advisors; Heather Bergman, Peak Facilitation			
TYPE OF MEETING:	<u>REGULAR</u>	CONTINUATION	SPECIAL
SUMMATION:			
AGENDA ITEM 1- Approval of the Minutes Frances Hartogh moved the Open Space Board of Trustees to approve the minutes from July 8, 2015 as amended. Molly Davis seconded. This motion passed four to zero; Kevin Bracy Knight abstained as he was absent at the last meeting.			
AGENDA ITEM 2- Public Participation Several members from the public spoke regarding parking, possible sites for historic designation, the North TSA inventory, and the OSBT involvement in the North TSA process.			
AGENDA ITEM 3- Matters from Staff			
General Updates Brian Wilkerson, Revolution Advisors, gave an overview of the findings from the Open Space and Mountain Parks (OSMP) organizational assessment.			
Regulation Updates Joe Reale, Ranger Supervisor, presented several possible regulation updates including a change to current regulations regarding equine use, sledding/skiing and a new regulation regarding horse trailer parking per the West Trail Study Area Plan.			

Education Programs Update

Juanita Echeverri, Lynne Sullivan, and Dave Sutherland, Education and Outreach Coordinators; and Jayne Basford, Dog Regulation Education Coordinator, gave a presentation on the various OSMP education programs.

AGENDA ITEM 4- Matters from the Board

Tracy Winfree, Open Space and Mountain Parks Director, gave an update on the upcoming joint Board meeting regarding the Chautauqua lease.

ADJOURNMENT: The meeting adjourned at 7:37 p.m.

ATTACH BRIEF DETAILS OF ANY PUBLIC COMMENTS:

None.

TIME AND LOCATION OF ANY FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS:

The next OSBT meeting will be Wed. Sept 9th at 6 p.m. at 1777 Broadway in the Council Chambers

**CITY OF BOULDER
BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING
MINUTES**

Name of Board/ Commission: Transportation Advisory Board	
Date of Meeting: 13 July 2015	
Contact Information Preparing Summary: Kaaren Davis 303.441.3233	
Board Members Present: Zane Selvans, Andria Bilich, Dom Nozzi, Bill Rigler (arrived at: 6:09), Daniel Stellar Board Members Absent: Andria Bilich,	
Staff Present: Michael Gardner-Sweeney, Acting Director of Public Works for Transportation Chris Hagelin, Senior Transportation Planner David "DK" Kemp, Senior Transportation Planner Bill Cowern, Transportation Operations Engineer Brett KenCairn, Senior Environmental Planner, Community Planning and Sustainability Kaaren Davis, Board Secretary	
Consultants Present: Bill Fox, Fox, Tuttle, Hernandez	
Type of Meeting: Advisory/ Regular	
Agenda Item 1: Call to Order	[6:01 p.m.]
The meeting was called to order at 6:01 p.m.	
Agenda Item 2: Approval of minutes from 8 June 2015	[8:18 p.m.]
Move to approve June 8, 2015 minutes as presented.	
Motion: Nozzi Second: Rigler	
3:0:1 (Stellar Abstains)	
Agenda Item 3: Public Participation	[6:03 p.m.]
<ul style="list-style-type: none"> • Fred Thompson: Why can't potholes get filled? Has been reporting them for weeks and weeks. Spoke to Bill Cowern and Tracy Winfree, both said potholes should be filled within 24-48 hours. Street maintenance crew is very unprofessional and should be embarrassed by the work they do. 	
Agenda Item 4: Staff briefing and TAB discussion on Complete Streets Living Lab Phase II corridor projects, including installation schedule, baseline data, and next steps.	
[6:06 p.m.]	
DK Kemp and Bill Cowern presented the item to the board.	
Executive Summary from Packet Materials:	
This item provides an opportunity for the Transportation Advisory Board (TAB) to provide input on the Complete Streets Living Laboratory Phase II installation schedule, baseline data, and next steps. On June 8, staff presented to the TAB Phase II recommendations. TAB recommended staff proceed with implementing all four proposed corridors. On June 15, 2015, City Council supported the installation of three pilot projects that include repurposing of vehicle lanes along the following roadway segments:	
<ul style="list-style-type: none"> • Folsom Street from Valmont to Colorado • Iris Avenue from Folsom to Broadway • 63rd Street from Lookout Road to Gunbarrel Avenue/Nautilus Drive 	
Council also considered a proposal to repurpose vehicle lanes along 55 th Street between Pearl Parkway and Arapahoe Avenue, but the proposal was tabled. Additional research and more community outreach will be conducted in response to Council feedback regarding 55 th Street.	
In preparation of the next steps toward project implementation, staff has prepared an installation schedule, an evaluation plan, and a compilation of baseline data for all three corridors. User experience is also a significant part of our evaluation. The city will encourage input from residents, bicyclists, pedestrians and motorists regarding impacts – positive, negative or neutral. Staff is interested in feedback throughout every stage of this project and we've created a variety of ways for the community to share input.	

TAB ACTION REQUESTED

Review and provide feedback on the Complete Streets Living Laboratory Phase II installation schedule and evaluation plan.

Board discussion and comments included:**[6:09 p.m.]**

- Concerns expressed regarding the installation timeline. Having a deliberate schedule and the opportunity to move slowly can be good, but 63rd, if delayed could be problematic for both implementation and for value of collected data.
- Suggestions to soften the wording around “Should we proceed with the other treatments?”
- Questions regarding choices around data collection and a recommendation to be sure to frequently conduct surveys on traffic diversions, level of service, bike demographics, vehicle speed, transit and bike interactions with left turn lanes.
- Suggestions to more heavily weight the bike and pedestrian data as the plan is for “complete streets”.
- Questions about public outreach with regards to general and focused stakeholder meetings.
- Discussion of messaging round the project. Particularly with regards to timing.
- Discussion of the importance of having excellent before and after data to demonstrate impacts and changes. Additionally a suggestion to make this data easily available to other professionals and cities.
- Questions regarding whether it is possible to have before and after data regarding property values and retail health along the corridors in the project.
- Recommendations to increase neighborhood traffic calming efforts around these projects.
- Concerns that initial installation will result in unusual, if temporary congestion issues which may convince many right away that the project is flawed. Is there anything that can be done to minimize this potential problem?
- Discussion of messaging around the project in light of the most frequently expressed public concerns. Talking points memo for TAB would be helpful.
- Recommendation to provide more frequent measurements (including now to get “before” data) on traffic diversion.
- Recommendation for proactive communication with the affected stakeholders. Early and frequent.
- Questions around whether there are planned PR efforts, social media utilization, etc. Especially with regards to the City’s relationship with the business community.
- Questions regarding how the project aligns with the MUTCD guidelines.
- Questions around how data will be normalized around weather events.
- Questions about the male to female ratio of the bike demographics collected and how that information can be utilized to support the project.
- Discussion around whether or not set thresholds should be set for “success” measurements.
- Discussion around what the staff dialogue has been with Council regarding the timing of rollouts and probable results of check-ins.
- Recommendation that 63rd should not be delayed after Iris implementation. Impacts will be minimal.
- Recommendations that the large amount of data already in hand be put quickly put out to the public in a simple and understandable format.

Agenda Item 5: Staff briefing and TAB discussion on Climate Commitment update in advance of July 28, 2015 City Council Study Session.**[7:24 p.m.]**

Brett KenCairn gave the presentation.

Executive Summary from Packet Materials:

There will be a study session with City Council on July 30th to discuss the draft Climate Commitment goal statement and strategy document. The purpose of the presentation is to discuss and obtain the Transportation Advisory Board’s feedback on the transportation portion of this strategy document related to the greenhouse gas emissions (GHG) reduction goal, transportation emission reduction targets, and associated implementation strategies.

Please refer to **Attachment A**, which includes the recently completed staff report on the 2012 Community GHG Inventory. This information forms a basis for an ongoing assessment of community emissions reduction achievements. **Attachment B** provides a table showing the more detailed metrics and targets proposed for tracking progress towards

the city's GHG reduction goal. **Attachment C** provides an overview of the communications strategy designed to launch community outreach and engagement around refinement and adoption of the Climate Commitment strategy.

II. Questions for the Transportation Advisory Board

- Do you support adoption of an emissions reduction goal of 80 percent below 2005 levels by the year 2050?
- Are there key emissions reduction actions not represented in the city's current programs and strategies that should also be considered?
- How can the city most effectively engage the community in the refinement and implementation of the proposed Climate Commitment?

Board discussion and comments included: [7:36 p.m.]

Question 1: Support for the Goal

- General support for the goal with some concerns around the large scale of the reductions and how realistic the goals are.
- One member does not support the 80% reduction because it underspecifies the progress curve required to have an impact on cumulative global emissions.
- Frustrations expressed that the plan does not actually, or urgently enough, address the size of the issue.
- Questions regarding the relative percentage reductions that different segments of the City will need to meet to make everything balance out to a cumulative effect.
- Questions regarding the role of potential municipalization in the plan.

Question 2: Key actions for emissions reduction missing from the plan

- Discussion around the viability of taxing VMT and tolling Boulder's roads.
- Discussion regarding how more student housing on the CU campus could potentially affect movement towards the goals.
- Questions regarding realistic expectations of change in the City fleet to green fuels and electric vehicles.
- A suggestion for a carbon budget approach instead of the current approach. Or at least a discussion of that issue.

Question 3: Community Engagement

- Questions regarding what Boulder is doing in comparison to other communities, and a recommendation that presentation of this type of data be used to present Boulder as part of a larger whole.
- Recommendations not to overemphasize the "green gizmo" or technology over other forms of behavior change tactics such as price signals, parking pricing and reduction of parking supply.

Agenda Item 6: Matters [8:19 p.m.]

A.) Matters from the Board Included:

Board member Selvans brought up the below matter(s)

- Gave a midnight talk recently. Went very well

B.) Matters from staff/Non Agenda:

- None

[8:19 p.m.]

Agenda Item 7: Future Schedule Discussion:

First installment of the Living Lab updates in August.

[8:20 p.m.]

Agenda Item 8: Adjournment

There being no further business to come before the board at this time, by motion regularly adopted, the meeting was adjourned at 8:25 p.m.

[8:25 p.m.]

Motion: moved to adjourn; Selvans, seconded by: Nozzi

Motion passes 4:0

Date, Time, and Location of Next Meeting:

The next meeting will be a regular meeting on Monday, 10 August, 2015 in the Council Chambers, 2nd floor of the Municipal Building, at 6 p.m.; unless otherwise decided by staff and the Board.

APPROVED BY:


Board Chair

8/10/2015
Date

ATTESTED:


Board Secretary

8/10/2015
Date

An audio recording of the full meeting for which these minutes are a summary is available on the Transportation Advisory Board web page.



Boulder Pollinator Appreciation Month September 2015

WHEREAS, honey bees, bumblebees, other native bees, butterflies, hummingbirds and many other species are essential partners as pollinators in the production of our food supply; and

WHEREAS, pollinators provide essential services and environmental benefits that maintain the health and beauty of our grasslands, forests, meadows and other natural areas and are necessary for the diverse and thriving ecosystems that support life; and

WHEREAS, pollinators are declining, which is placing our food security and natural environment in peril; and

WHEREAS, it is crucial that all people take action to protect pollinators by planting a variety of native flowers to provide safe forage that is pesticide-free; and

WHEREAS, the City of Boulder has, with Resolution Number 1159, committed to improving pollinator health, and

WHEREAS, our community enjoys the bounty of food and benefits provided by pollinators;

NOW, THEREFORE, BE IT DECLARED by the City Council of the City of Boulder, Colorado, that September 2015 is

Pollinator Appreciation Month

and call upon the people of the City of Boulder to join their fellow citizens in recognizing, protecting and celebrating pollinators.


Matthew Appelbaum, Mayor

**Declaration in Support of Boulder's
CityLinks Climate Adaptation Partnership with Shimla, India**

WHEREAS, in March of 2015, the International City/County Management Association selected the City of Boulder to serve as a resource for the Municipal Corporation of Shimla as part of the CityLinks Climate Adaptation Partnership Program; and

WHEREAS, Shimla, the capital city of the state of Himachal Pradesh, is located in northern India in the southwestern ranges of the Himalayas at an elevation of more than 7,000 feet and is recognized throughout India as the "Queen of the Hills," once having served as the summer capital of the British Raj; and

WHEREAS, Shimla and Boulder share much in common that is positive, both serving as tourist destinations that boast pedestrian malls, historical buildings, a thriving entrepreneurial sector, a major university and a strong ethic of ecological protection; and

WHEREAS, Shimla and Boulder also share major challenges related to climate change adaptation, including those associated with the risk of drought, flash floods and fire; and

WHEREAS, a distinguished delegation from Shimla, led by the Honorable Mayor Sanjay Chauhan, has visited Boulder during this week of August 17, 2015; and

WHEREAS, Boulder wishes to demonstrate its deep appreciation for the delegation's visit;

NOW, THEREFORE, BE IT DECLARED by the City Council of the City of Boulder, Colorado, is strongly committed to the CityLinks partnership with Shimla and has high hopes for an enduring relationship filled with a mutual exchange of inspiration, ideas and friendship.


Matthew Appelbaum, Mayor

