



TO: Members of City Council
FROM: Michael Gallegos, City Clerk's Office
DATE: December 15, 2015
SUBJECT: Information Packet

1. CALL UPS

None

2. INFORMATION ITEMS

- A. Open Space and Mountain Parks Agricultural Resources Management Plan Update
- B. Rocky Mountain Greenway Trail

3. BOARDS & COMMISSIONS

- A. Board of Zoning Adjustment – October 8, 2015
- B. Library Commission – September 2, 2015
- C. Open Space Board of Trustees – November 16, 2015
- D. Planning Board – October 29, 2015
- E. Planning Board – November 5, 2015
- F. Planning Board – November 19, 2015

4. DECLARATIONS

None



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, Open Space and Mountain Parks Planner I
Lauren Kolb, Open Space and Mountain Parks Natural Resource Specialist

Date: December 15, 2015

Subject: Information Item: Update on the Open Space and Mountain Parks Agricultural Resources Management Plan

EXECUTIVE SUMMARY

As part of the Open Space and Mountain Parks (OSMP) Agricultural Resources Management Plan (Ag Plan) staff has analyzed and developed preliminary recommendations on several “Tier One” topics:

- Increasing the availability of OSMP lands for diversified vegetable farms and micro-dairies
- Identifying areas for the management and conservation of bobolinks (a grassland bird)
- Evaluating the suitability/feasibility of other alternative agricultural uses
- Developing a policy surrounding structures such as greenhouses and their appropriateness on OSMP lands

The Ag Plan is a component of the Agricultural and Local Foods Initiative identified by council as part of their 2014-2015 goals and is intended to address the major contributions of OSMP to this initiative. A community open house and Open Space Board of Trustees (OSBT) study session was held in 2014 on the scope and planning process. A community comment period and another study session was held in the summer of 2015 on the tier one topics¹. Staff anticipates presenting a draft Ag Plan to City Council in the third quarter of 2016.

¹ The bobolink management area analysis was not completed at the time of the study session. The diversified vegetable farm and micro-dairy analysis was partially completed, it did not include staff recommendations.

FISCAL IMPACT

There are no anticipated impacts to the 2016 budget. Should the plan be accepted by City Council, budget requests related to implementation are anticipated to begin as part of the 2017 budget process. The requests will likely be a combination of one-time and ongoing investments, and are likely to include funding for the costs of converting OSMP lands to diversified vegetable farms and/or pasture-based micro-dairies. 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 costs to establish a pasture-based micro-dairy 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 as well as the fiscal impacts of the other plan recommendations are being evaluated and will be presented later in the planning process. The draft plan will also address how investments to agricultural structures are made and evaluate cost sharing models between OSMP and lessees.

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 in economic development benefits.² Supporting local agriculture promotes a diverse local economy.
- **Environmental:** Acquisition and management of land for local farming helps preserve agricultural lands and keep them from development. OSMP's land management practices seek to minimize the impacts of agricultural production to other resources. Many of the Ag Plan components are aimed at ensuring the long-term sustainability of agricultural operations and the ecological health of OSMP lands.
- **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

The Agricultural Resources Management Plan is a component of the Agriculture and Local Foods Initiative identified by City Council as part of their 2014-2015 goals and is intended to address the major contributions of OSMP to this initiative. The Ag Plan is also intended to address the relevant strategies identified in the Open Space and Mountain Parks Grassland Ecosystem Management Plan (approved by the Open Space Board of Trustees (OSBT) in 2009, accepted by City Council in 2010). The goal of the Agricultural Resources Management Plan is **to ensure the long-term sustainability of agricultural operations and the ecological health of OSMP lands while fostering connections among community members and local agriculture.**

The main Ag Plan components include:

² Source: Kleppel, Gary. 2014. The Emergent Agriculture: Farming, Sustainability and the Return of the Local Economy. New Society Publishers. 192 pp.

1. Develop a protocol to sample percent soil organic matter. Set the standards and refine the ratings that will define desired conditions.
2. ***Increase diversified vegetable farming.***
3. Develop an IPM policy specific to OSMP agricultural lands.
4. ***Develop a policy surrounding agricultural structures, such as greenhouses, and their appropriateness on OSMP lands.***
5. ***Evaluate the suitability/feasibility of other alternative agricultural uses.***
6. Evaluate alternative lease rate policies and update the OSMP policy.
7. Develop a measure and protocol to assess grazing lands. Set standards/refine ratings that will define desired conditions.
8. Identify and prioritize improvements to fencing alignments, livestock facilities, and stocking rates, timing and duration to improve flexibility in grazing management and to allow for rotational/deferred rest.
9. Determine the best location(s) for grass banks.
10. ***Determine the best locations for bobolink management***
11. Determine where management could be improved and reiterate the Ute ladies'-tresses orchid strategies in the Grassland Plan.
12. Foster connections between the community and agricultural operations.
13. Examine ways to establish connections between producers and local consumers/community.
14. Prioritize improvements to the irrigation delivery system.

Based upon the input received during the OSBT study session in June 2015 and staff identification of the plan components that develop new policies, staff identified four “Tier One” topics. Staff has included the analyses for these topics in Attachments A-D.

ANALYSIS

Diversified Vegetable Farms and Micro-Dairies

OSMP staff analyzed the current (2015) OSMP land system to identify the best opportunities for diversified vegetable farming and pasture-based micro-dairies (**Attachment A**).

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.³ The properties which met these essential agricultural characteristics were classified as candidates for further analysis. Twenty-three properties met the criteria, five of these contain the necessary infrastructure that could be improved to support a pasture-based micro-dairy.

However, there are other open space values associated with these properties that need to be considered in order to make recommendations about which properties are most well suited for conversion to diversified agricultural production or a micro-dairy. The second phase of the analysis 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.

³ All of the properties with the infrastructure to support micro-dairies are located on properties that meet the soil and water requirements.

Staff determined that nine sites, comprised of 11 properties, were suitable for a diversified vegetable farm, dairy, or either. The acreage dedicated to growing vegetables will be determined by market demand, the availability of qualified operators and the size of farm they seek to operate. The range of acres converted to vegetable farming could range from 80–253 acres, with only half (40-127 acres) tilled or in production at a given time.

All sites will require infrastructure improvements before they can be used for vegetable farming. Staff estimated the conversion and maintenance costs for each of the recommended sites. Staff also identified management strategies to minimize impacts to other resources and guide the conversion and management of the recommended properties.

Class B Bobolink Management Areas

OSMP’s goal of establishing or continuing agricultural management practices that support nesting habitat for bobolinks was established in the Grassland Plan. To this end, a select number of hayfields were to be mowed after bobolink fledging, July 15 unless otherwise determined by monitoring. The Ag Plan picked up where the Grassland Plan left off, identifying a sufficient number of hayfields to be managed as Class B Management Areas in order to meet the standard identified in the Grassland Plan. Staff identified 18 fields, totaling 301 acres, to be designated as Class B Bobolink Management Areas. (**Attachment B**).

Alternative Agricultural Uses

For the purpose of the analysis, *alternative agricultural* is defined as activities and enterprises that are related to but not required for agricultural production and provide opportunities for producers to diversify their income and/or market their produce. Examples of alternative agricultural include farm stands, farm events, and “agritainment” (harvest festivals, petting zoos, “u-pick” operations, corn mazes, etc.). City policy has not allowed alternative agricultural uses on OSMP lands, and there has been no significant demand among lessees for them.

Staff recognizes that alternative agricultural activities have the potential to improve the economic viability of agricultural operations and provide OSMP visitors opportunities to connect with the land and agricultural heritage of the Boulder Valley. However, like other activities proposed for open space lands, staff wished to ensure that prior to recommending any alternative agricultural activities, they were consistent with policy guidance and the other purposes of OSMP. In response to the wide range of activities with significant differences among them, staff chose to assess the activities by category and adapted a pre-existing framework to consider which, if any, forms of alternative agriculture would be most appropriate for OSMP. The following table lists the categories and criteria used for this analysis.

Category	Criterion
Relationship to setting	Dependence on an agricultural setting and/or OSMP lands Ability to increase people’s appreciation of agriculture or understanding of Open Space purposes.
Compatibility with resource protection	Compatibility with the preservation of agricultural resources
Compatibility with existing facilities and services	Compatibility with a low level of existing facilities and services (e.g. parking, minimal maintenance, enforcement, monitoring, etc.) Compatibility with providing a safe recreational experience
Compatibility with other activities	Compatibility with other recreational activities/other visitor’s experiences

Activities in the categories of *agritainment, farm events, community gardens, food forests, farm stands/stores* and *demonstration farms/farm camps* were evaluated against these criteria. When issues or considerations emerged, staff responded by developing mitigating strategies to improve the compatibility of the activity. In all cases the assessments only considered the alternative activities as accessory uses and occurring as part of operations where agricultural production remained the primary purpose of the operation.

Staff concluded that the following alternative agricultural activities were most compatible with the evaluation criteria:

- U-pick Operations
- Farm to Table Dinners
- Farm Stands/Stores
- Demonstration Farms/Farm Camps (but not as part of the existing agricultural lease program)

Attachment C contains the full analysis for all activities. Staff recommends an incremental phasing in of alternative activities to give OSMP lease managers and other stakeholders an opportunity to gain experience and make adjustments in response to the new activities on OSMP lands.

Agricultural Structures

The necessity of structures for agricultural production predates the current and increasing interest in local foods. In fact, the City Charter (Section 176) anticipated the need for improvements to support agricultural operations in 1986 when it was amended to include the following (emphasis added):

Open space land may not be improved after acquisition unless such improvements are necessary to protect or maintain the land or to provide for passive recreational, <u>open agricultural</u> , or wildlife habitat use of the land.
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There are a number of structures that have been in use on OSMP for decades in support of livestock and hay production operations such as barns, corrals, loafing sheds, livestock shelters and storage sheds. In most instances these structures predate OSMP's ownership, and use by lessees has demonstrated their necessity. No changes are being recommended for these structures.

The growing interest in local diversified vegetable production has resulted in an increased interest in structures like greenhouses and hoopouses that can extend the growing season increasing yields and potentially profits. Therefore these structures are the focus of staff's analysis. The focus on hoopouses and greenhouses resulted in the development of a framework that could be used to consider other replacement or new structures (**Attachment D**).

Staff considers hoopouses to be a structure consistent with Charter language and policy guidance. While there may be future designs for greenhouses that make them more cost effective and energy efficient, current technology is not available to address these criteria, and staff is not recommending including greenhouses as structures appropriate for construction on OSMP lands.

Attachment D provides the full analysis and recommendations for agricultural structures on OSMP.

NEXT STEPS

OSMP staff will continue to develop recommendations for the remaining plan components, working with lessees, the community, and partner agencies. Staff anticipates meeting with current OSMP lessee’s in the first quarter of 2016.

Draft Plan Components Presented	Plan Components Under Development
<ul style="list-style-type: none"> • Increase diversified vegetable farming. • Develop a policy surrounding agricultural structures, such as greenhouses, and their appropriateness on OSMP lands. • Evaluate the suitability/feasibility of other alternative agricultural uses. • Determine the best locations for bobolink management 	<ul style="list-style-type: none"> • Develop a protocol to sample percent soil organic matter. Set the standards and refine the ratings that will define desired conditions. • Develop an IPM policy specific to OSMP agricultural lands. • Evaluate alternative lease rate policies and update the OSMP policy. • Develop a measure and protocol to assess grazing lands. Set standards/refine ratings that will define desired conditions. • Identify and prioritize improvements to fencing alignments, livestock facilities, and stocking rates, timing and duration to improve flexibility in grazing management and to allow for rotational/deferred rest. • Determine the best location(s) for grass banks. • Determine where management could be improved and reiterate the Ute ladies’-tresses orchid strategies in the Grassland Plan. • Foster connections between the community and agricultural operations. • Examine ways to establish connections between producers and local consumers/community. • Prioritize improvements to the irrigation delivery system.

Staff will hold a community meeting and distribute a draft plan for community input in the second quarter of 2016. Staff will present a draft plan to the Open Space Board of Trustees in the third quarter of 2016. Staff anticipates bringing a draft plan to City Council for their approval later in the third quarter of 2016.

ATTACHMENTS:

A: Best Opportunity Analysis for Diversified Vegetable Farming and Micro-Dairies

B: Evaluation and Identification of Class B Bobolink Management Areas

C: Analysis of Alternative Agricultural Uses

D: Analysis of Agricultural Structures

Best Opportunity Analysis for Diversified Vegetable Farms and Micro-Dairies

Background and Purpose

Supporting local agricultural producers is a longstanding tradition at OSMP. Environmental constraints such as soil quality and water availability limit most of the agricultural production on OSMP lands to livestock or hay/forage production rather than diversified vegetable farming. The recent and growing interest from Boulder's city leaders and the general community to support a greater diversity of local foods has led OSMP staff to evaluate the suitability of OSMP lands for diversified vegetable production. The purpose of this Best Opportunity Analysis is to identify OSMP properties most appropriate for diversified vegetable farming and/or for operating pasture-based micro-dairies.

Farmers commonly desire to keep pastured livestock in conjunction with a vegetable farm as it is both economical and a sustainable agricultural practice. Produce unfit to market or surplus can be fed to pastured livestock which in turn results in either a modest source of additional income (e.g. selling eggs or meat) and/or food. In this analysis, the term "diversified vegetable farming" includes the option for farmers to keep pastured livestock.

Micro-dairies are pasture-based dairies where the number of animals permitted is typically based on the property's zoning designation and parcel size. For example, in areas zoned Agricultural in Boulder County, four animal units per acre are permitted. Pasture-based dairies are distinguished from dairies with feed yards, because the animals graze in pastures rather than being fed in yards where feed is imported to sustain a higher density of animals than the vegetation would support. Micro-dairies or pasture-based dairies were included in this analysis because they are comparable to other types of livestock grazing and the infrastructure necessary for this type of operation already exists on several OSMP properties. Only properties with existing supporting infrastructure were considered for pasture-based micro-dairies.

There are currently five properties on OSMP lands with 27 acres in diversified vegetable farming and no micro-dairies.

Methodology

The analysis first identified OSMP properties which have suitable soils, adequate water availability, and have or are nearby infrastructure necessary to support diversified vegetable farming.¹ (The evaluation criteria are described in greater detail below.) The properties which met these essential agricultural characteristics were classified as candidates for further analysis. (Figure 1)

The candidate properties were then evaluated for compatibility with management area designations, existing resource management goals and other resources including sensitive species. (The evaluation criteria are described in greater detail below.) Staff conducted a site-specific evaluation of the infrastructure at each candidate property to determine which type(s) of operation the existing infrastructure is best suited to support. Staff then developed a recommendation for each of the candidate properties. Staff identified management strategies to minimize impacts to other resources and to guide the conversion and management of the properties identified for diversified vegetable farming or a micro-dairy. Staff also estimated the costs of infrastructure improvements and other management actions to convert and maintain the property as a diversified vegetable farm and/or micro-dairy.

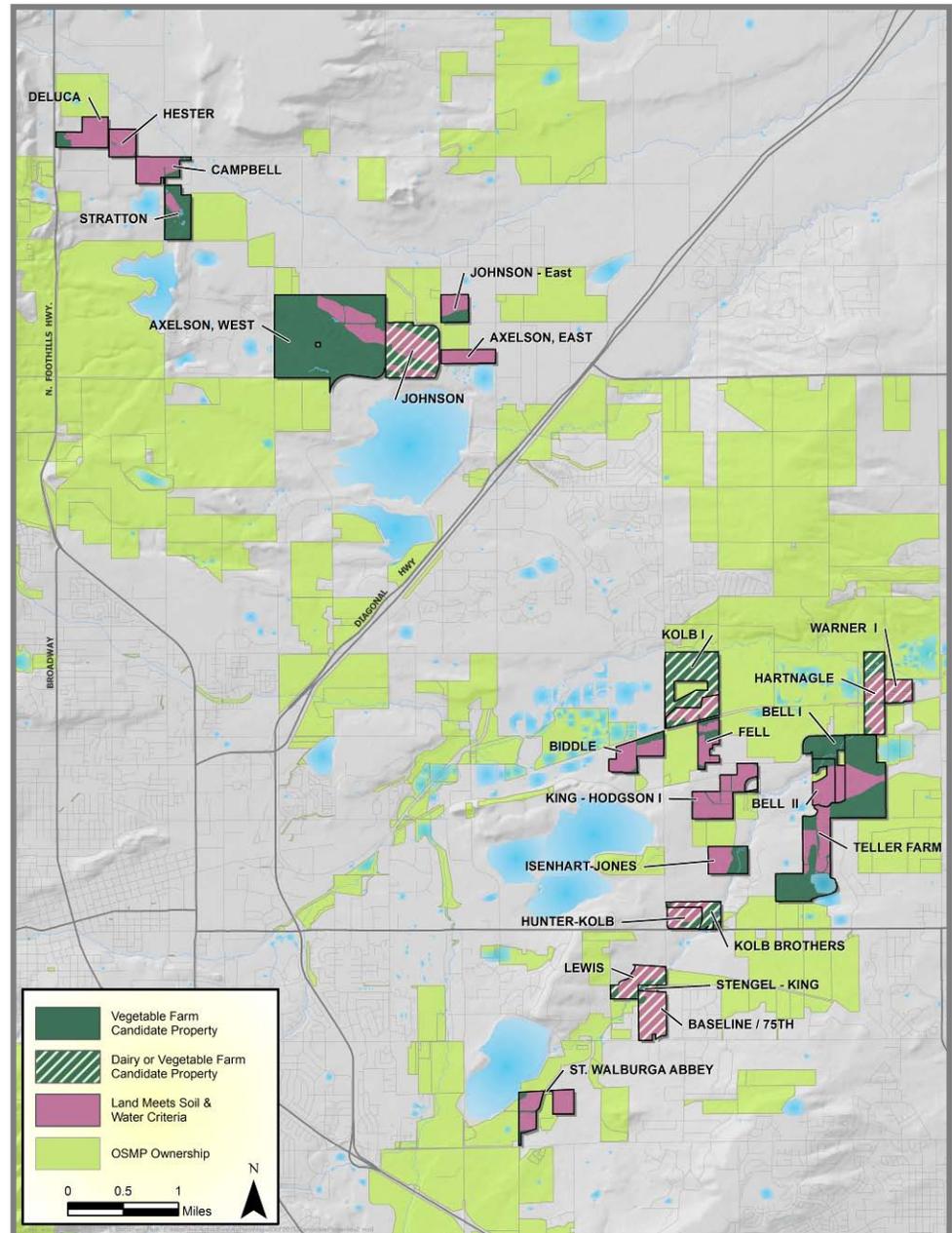


Figure 1: Candidate Properties

¹ All of the properties with the infrastructure to support micro-dairies are located on properties that meet the soil and water requirements.

Phase I Evaluation Criteria: Essential Agricultural Characteristics

Infrastructure

*Diversified vegetable farming requires outbuildings suitable for prospective lessees/farmers to process and store their products. It is also customary for farmers to reside on the property, for reasons of convenience and efficiency, and as evidenced by the existence of residences on all of the properties with outbuildings. In addition, on-site housing is often necessary to attract qualified lessees. For this first phase of analysis, staff identified all OSMP properties with outbuildings and a residence to support diversified vegetable farming. Recognizing that some OSMP lands could be used to expand existing farms, some properties lacking infrastructure were also retained as candidates if they were within 0.5 miles of an existing vegetable farm and met the soil and water eligibility requirements.*²

Soil Type

The ability to use a property to cultivate vegetables is dependent on having a suitable soil type. Suitable soil types have the right combination of physical and chemical characteristics such as texture, slope, pH and permeability. Good agricultural soils cannot be excessively erodible because annual vegetable fields are dominated by bare ground for much of the year and are prone to erosion. Poorly drained soils that are frequently waterlogged are also not well-suited for vegetable cultivation.

In order to identify OSMP properties with suitable soils, staff referenced the local soil survey report.³ The survey identifies the types and locations of soils found in eastern Boulder County, and groups soils into Capability Classes based upon their suitability for agricultural production. As the Capability Class increases, so does the soils type's limitations for agriculture. Appendix A lists the soils in the various Capability Classes and identifies the corresponding limiting factors.

*Staff determined properties comprised principally of soils in Capability Classes I through III were suitable for diversified vegetable farming, when managed with appropriate conservation practices. Properties dominated by soils in Capability Classes IV, V, and VI pose severe cultivation limitations, such as being highly erodible, stony, or excessively wet. Staff determined these were not suitable for diversified vegetable farming.*⁴

Staff also set a minimum size requirement of 16 acres (equating to 8 acres tilled at one time). This size addresses the relationship of farm size to income generating potential and also ensures the farmer can adequately rotate and rest fields from cultivation.

² Properties without infrastructure are dependent on the presence of a qualified lessee looking for property to expand their existing operations.

³ Moreland D. and R. Moreland, 1975. Soils survey of Boulder County Area, Colorado. United States Department of Agriculture Soil Conservation Service in cooperation with the Colorado Agricultural Experiment Station.

⁴ Capability classes VII and VIII exist, however none of the properties with the necessary infrastructure are comprised of soils in these classes. In addition soils in capability classes VII and VIII have such severe limitations they are unsuited to cultivation.

Water Availability

A reliable and adequate water supply is necessary to support diversified vegetable farming. Both the volume of water available, as well as the timing and duration of water availability were used to evaluate a property's potential for diversified vegetable farming.

All of the properties with the necessary infrastructure and appropriate soils were evaluated to determine which met the water availability criterion. Local agronomists recommend at least 1.5 acre-feet of water per acre for vegetable farming. All of the properties with appropriate infrastructure and soils met the minimum criterion for water volume. Diversified vegetable farming uses less water than the current existing hay and pasture operations due to the reliance upon more efficient drip and overhead irrigation systems than the flood irrigation used for hay/forage operations.⁵

In addition to requiring a minimum amount of water, diversified vegetable farming also requires that water be available throughout the growing season, which is typically longer for diversified vegetable production than for growing hay or pasture grasses. Staff identified those properties which in addition to having sufficient water, have a long enough average duration of irrigated water to support vegetable farming. Staff chose 100 consecutive days of water as the criterion for water duration. This was based upon the water requirement for growing tomatoes. Tomatoes are one of the most popular vegetables grown on diversified vegetable farms and take anywhere from 65 to 120 days to reach maturity which is representative or longer than the maturation time for most other types of vegetables grown in the Boulder Valley.

Findings

Twenty-three OSMP individual properties, meet the criterion for infrastructure, soils and water necessary for diversified vegetable farming (Figure 1). The infrastructure, soils and water supply for each of the candidate properties are described in greater detail in the individual Property Assessments.

⁵ Byelich, B, Cook J., and Rowley, C. Small Acreage Irrigation Guide. Colorado State University and USDA Natural Resources Conservation Service. June 2013.

Phase II Evaluation Criteria

Management Area Designations

The Visitor Master Plan (VMP) categorizes OSMP lands under one of four management area designations: Agricultural, Passive Recreation, Natural and Habitat Conservation. These designations provide the foundation for determining what types of opportunities/activities are allowed and the level of resource protection. The management area designation and corresponding goals (Appendix B) of the candidate property and adjacent areas were evaluated for compatibility with diversified vegetable farming.

While diversified vegetable farming may be a more obvious potential fit for properties designated as Agricultural Areas, properties with other management area designations were also evaluated to determine whether vegetable farming or micro-dairies would be compatible with the area's management objectives.

Visitor Infrastructure/Resources

Existing OSMP trails and conceptual trails identified in the Boulder Valley Comprehensive Plan were considered, to the degree they crossed or approached candidate sites. While visitor infrastructure or the associated activities may not preclude a property from being used for vegetable farming or as a micro-dairy, it may be necessary to implement management actions to mitigate potential conflicts.

Prairie Dog Colony Management Designation and Occupation History

Prairie dogs can dramatically modify the landscapes where they live, most noticeably by their burrowing and feeding (grazing), such activities are typically incompatible with irrigated agricultural production and agricultural water management. Irrigation and related agricultural practices associated with diversified vegetable farming are likewise incompatible with the life requirements of prairie dogs.

The OSMP Grassland Ecosystem Management Plan (Grassland Plan) identified management area designations for prairie dogs and associated species. The management area designations were determined by evaluating factors such as prairie dog habitat suitability, block size, urbanization, recreational activities, irrigated agriculture and adjacent land management goals. The prairie dog management area designations are Grassland Preserves, Multiple Objective Areas, Prairie Dog Conservation Areas, Transition Areas and Removal Areas. The candidate properties were evaluated for compatibility with the management area designation of the property and surrounding lands. Appendix C describes the management objectives of the various prairie dog management area designations.

In addition to the prairie dog management area designation, historical (maximum extent) and current prairie dog occupation were also considered as prairie dogs will likely attempt to re-colonize lands previously occupied. Where candidate properties or adjacent lands are or have been occupied, management costs and actions to prevent re-colonization were considered and included in the recommendations.

Bobolink Management Areas

The majority of the candidate properties are currently irrigated hayfields or pastures. By virtue of historic irrigation, mowing and grazing practices, some of these semi-native hayfields and pastures support wildlife not commonly found elsewhere on OSMP lands such as bobolinks. Bobolinks are grassland songbirds thought to be undergoing a non-cyclical population decline due to a variety of factors including habitat destruction. Conservation of bobolink habitat has been part of OSMP's land management since the 1980s.

The Grassland Plan identified the goal of establishing or continuing agricultural management practices that support habitat for bobolinks by designating Bobolink Management Areas (Class A and Class B). Converting a candidate property to a diversified vegetable farm or micro-dairy would preclude managing that portion of the property for bobolink habitat as it would no longer be an irrigated hayfield or pasture. Several of the candidate properties were designated as Class B Bobolink Management Areas through a parallel process.

Other Sensitive Species

The presence of sensitive species and/or habitat on a candidate property was considered in determining the property's suitability for diversified vegetable farming. The sensitive species/habitats considered were:

- *Northern leopard frog habitat*
- *Nesting raptors*
- *Rare and state tracked plant populations and communities*
- *Federally threatened or endangered species including Preble's meadow jumping mouse occupied habitat and Ute ladies' tresses (Spiranthes) orchid.*

Noxious Weeds

Like other landowners in Colorado, OSMP is required to eliminate state "A-listed" and certain B-listed noxious weeds. Management may include the application of pesticides or herbicides. While the presence of state noxious weeds required for elimination may not preclude a property from being converted to vegetable farming, it may affect the timeline for organic

certification since in order to be certified, land must be pesticide free for at least three years. A noxious weed infestation may also limit the quantity and quality of forage available for grazing.

Cultural Resources

Many of the candidate properties include historic structures or structures eligible for historical designation. Staff determined that diversified vegetable farming is compatible with and in some cases may improve the condition of these cultural resources, as long as any improvements to the structures are done in accordance with the applicable preservation policies and laws.

In addition to the structures, staff evaluated the candidate properties to determine if other cultural resources (prehistoric and historic archeological and paleontological) are present or known to exist on the candidate farms that would preclude the conversion of the property to a diversified vegetable farm. Staff found none. However, some of the properties have not been adequately surveyed. For these properties the individual Property Assessments identify the need for a cultural resource survey. If the survey identifies significant cultural resources that would or could be adversely affected by the conversion of the property, the agricultural management of the property will need to be reevaluated and the property may be removed from consideration.

Recommendations Summary

When evaluating the individual properties during the Property Assessments, staff determined that in some instances, evaluating multiple adjacent properties as one site better reflected on-the-ground conditions and the true number of sites available for operators. The 23 individual properties were grouped into 13 potential sites for the assessments.

Staff determined that nine sites, comprised of 11 properties, were suitable for a diversified vegetable farm, dairy, or either. (Figure 2)

Vegetable Farm and Micro-Dairy Recommendations		
Site	Vegetable Farm	Micro-Dairy
Johnson, Axelson East		
Bell, Teller		
Hartnagle, Warner		
Hunter Kolb, Kolb Brothers		
Isenhart - Jones		
King Hodgeson		
Kolb		
St. Walburga Abbey		
Lewis, Stengel-King, Baseline & 75th		
Not Recommended: Axelson West, Biddle, Deluca, Campbell, Hester, Stratton, Fell (4 sites)		

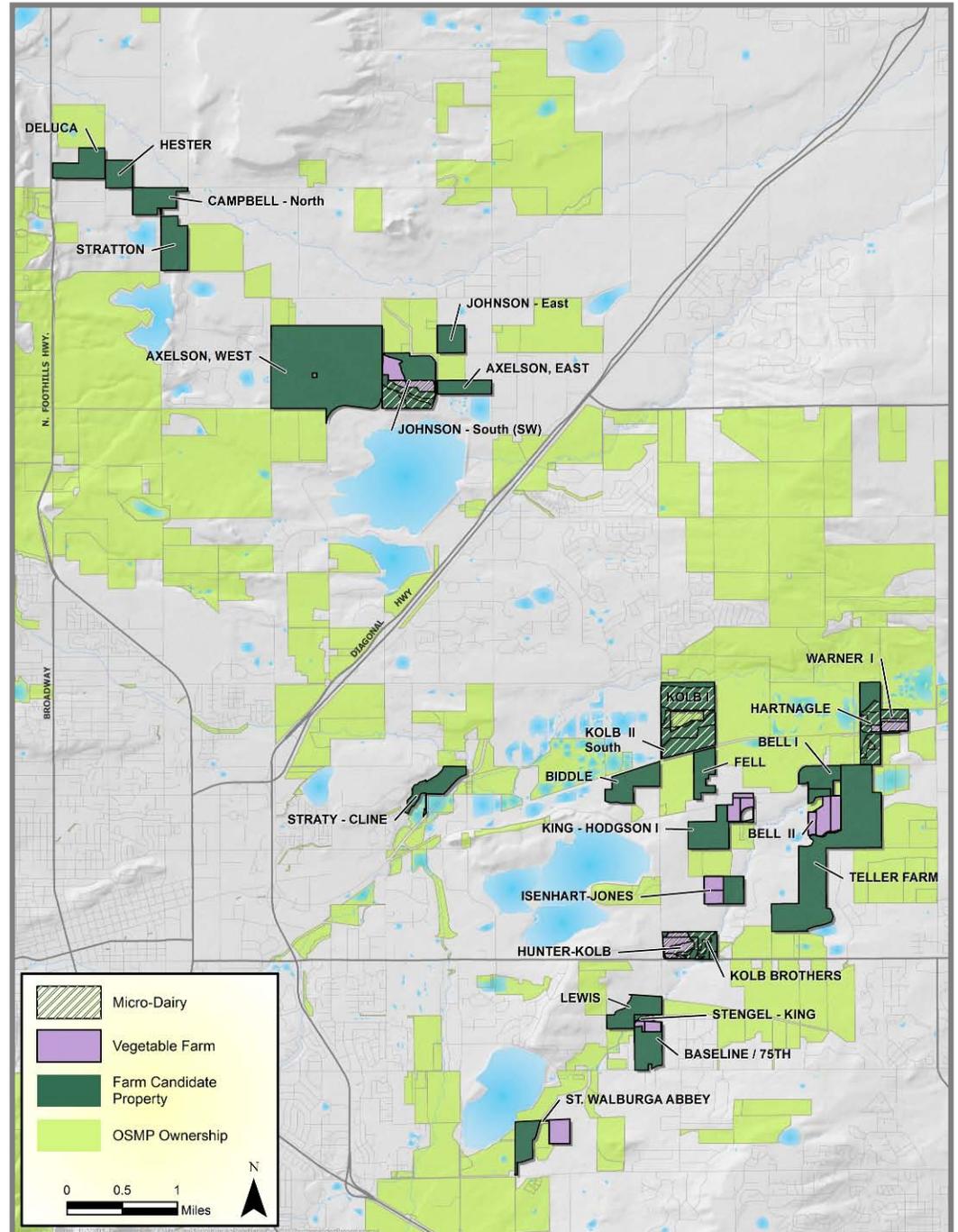


Figure 2: Vegetable Farm and Micro-Dairy Recommendations

Overarching Recommendations

- *Sites will be converted at a rate of one per year, or less according to demand. This is due to a desire to not “flood” the market and to avoid establishing more vegetable farms than can be supported. In addition, all of the farms sites require substantial improvements to get the site ready to be leased.*
- *Kolb, the only property recommended solely for a micro-dairy only (no vegetables) shall be converted first (if demand exists) so that additional demand for micro-dairies can be assessed.*
- *Sites recommended for both vegetable farming and a micro-dairy shall only be converted to a micro-dairy if Kolb is leased and additional demand exists.*
- *The four properties without infrastructure and recommended for vegetable farming will be converted opportunistically, as they rely on an existing farmer within 0.5 miles desiring to expand operations. Interested farmers wishing to expand will apply through an application process with similar criteria to the open bid process for other properties in an agricultural lease.*
- *State listed A and B noxious weeds, and rhizomatous perennial invasive plant species shall be considered a high priority for treatment on fields recommended for diversified vegetable farming or pasture for a micro-dairy.⁶ Early treatment may allow for some areas to transition to organic sooner or increase forage availability.*
- *The conversion of areas to diversified vegetable farms shall not adversely affect or impact rare or sensitive plant communities, wetlands, or riparian areas.*

⁶ Treatment of these properties will need to be prioritized against all other Integrated Pest Management activities.

Vegetable Farming and Dairy Recommendations At a Glance;

Nine sites, comprised of 11 properties are recommended for vegetable farming, a micro-dairy, or either.

Five of the recommended nine sites have the infrastructure necessary to establish a new diversified vegetable operation or micro-dairy. The remaining four do not have infrastructure and can solely be used for expanding a nearby existing operation.

Future potential operations may vary in size. If demand exists along with a sufficient number of qualified lessees, it is possible that all eight vegetable sites could be converted to vegetable farms. If this were to happen, the range of acres converted would be 80-253 acres, with only half tilled or in production at a given time (40-127 acres).

Kolb

Essential Agricultural Characteristics Summary:

197 Total Acres, 39 Suitable Acres¹

Water

Source

Green Ditch

Butte Irrigation and Milling Ditch

Jones and Donnelly Ditch

Domestic well²

Availability

May 27 – September 20 ~117 days

May 19 – August 17 ~90 days

May 6 - October 28 ~175 days

N/A

Soils

Type

Loveland Soils

Slope

0-1%

Capability Class

III

Infrastructure

- residence • large barn (formerly used for milking and storage) • shed
- two pole barns

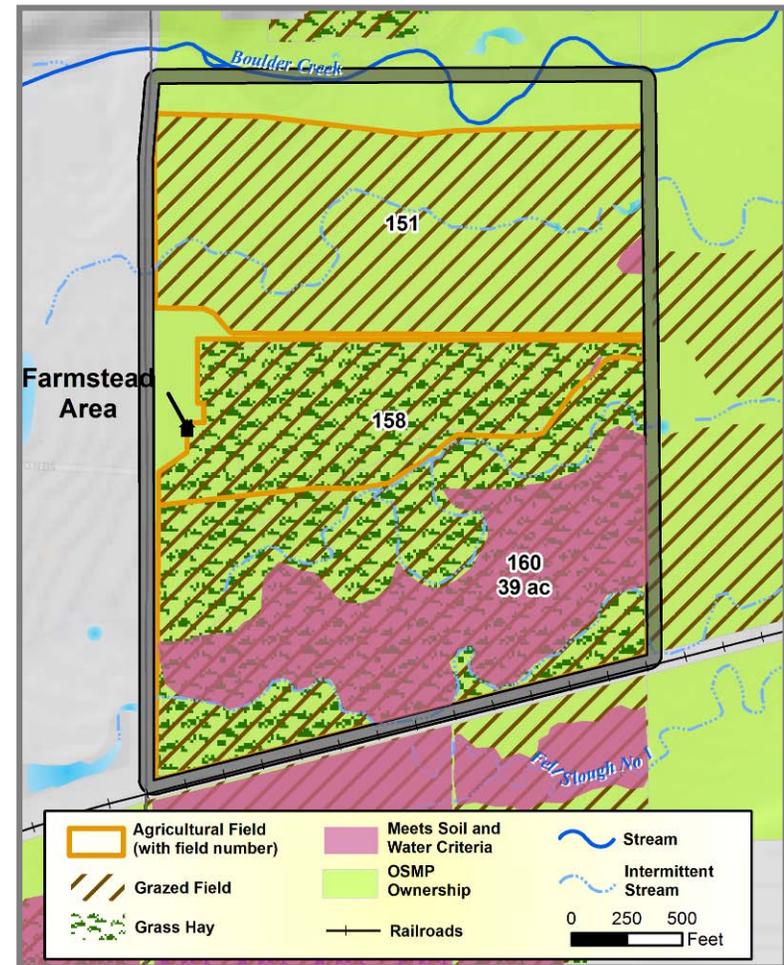


Figure 3: Kolb Suitable Lands

¹ "Suitable Acres" refers to land that meets the soil and water requirements for diversified vegetable farming; does not include land suitable for pasture.

² Colorado Water Laws allow domestic wells to be used for livestock water as well as for irrigation up to one acre of land.

Kolb

Compatibility with Natural Resources and Management Goals:

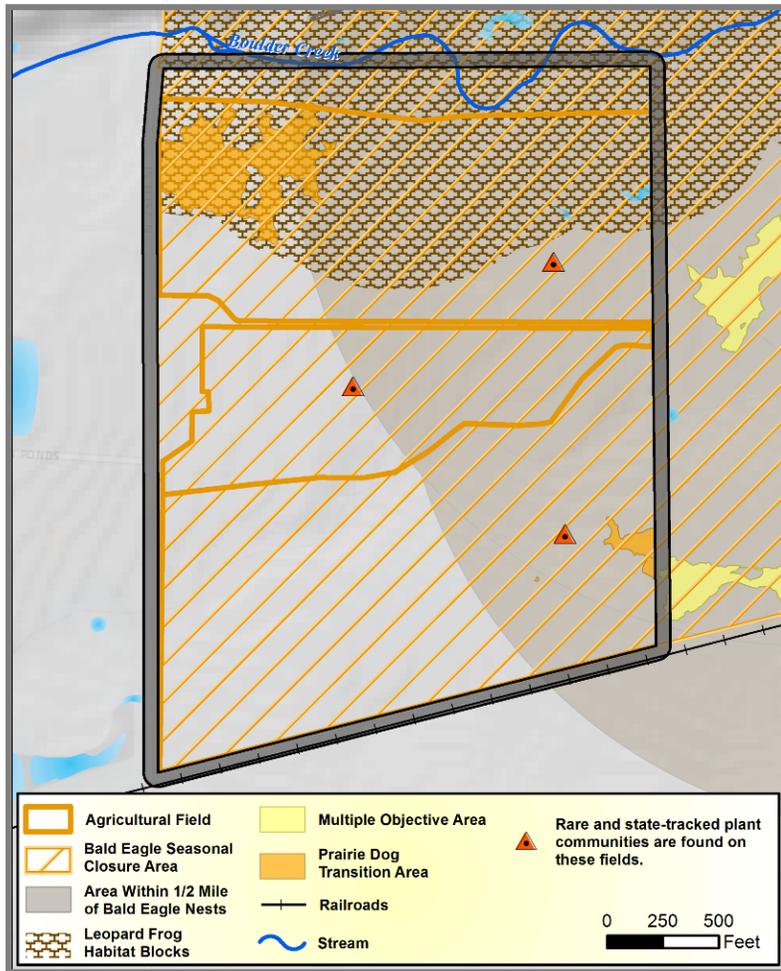


Figure 4: Kolb Natural Resources

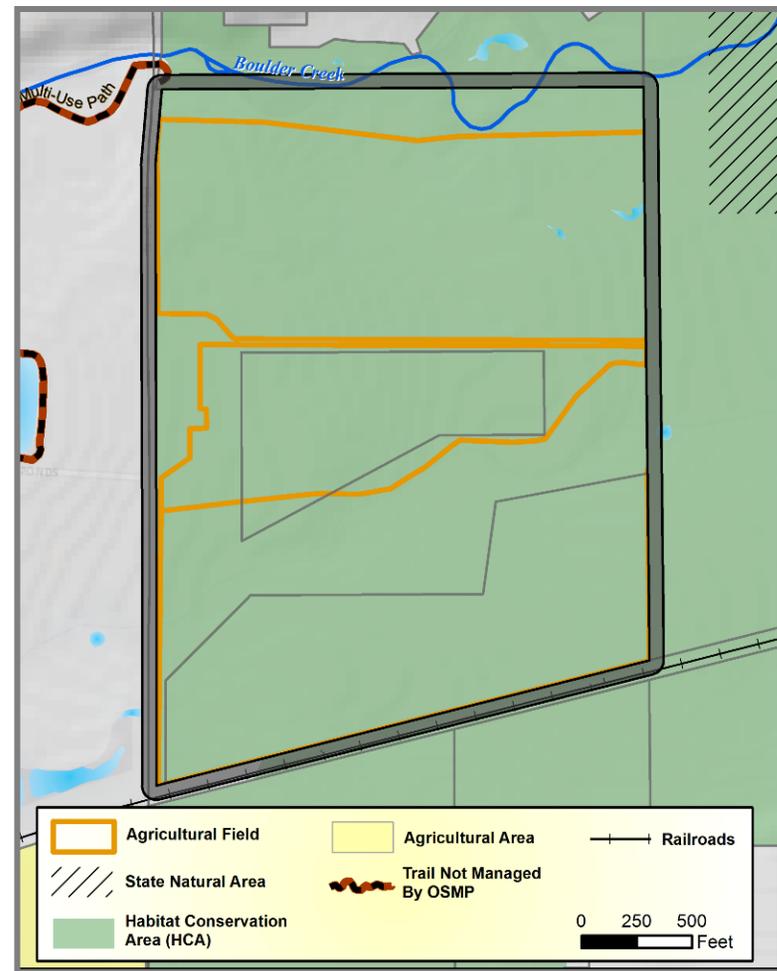


Figure 5: Kolb Trails, Management Area Designations, and Weeds

Kolb

Recommendation and Rationale:

Maximum Extent (Acres)	
Micro-Dairy Pasture	80

Provided demand, this property is recommended solely for a micro-dairy; the property is not recommended for diversified vegetable farming.

The entirety of the property is in a bald eagle closure. The intensive agricultural activities associated with diversified vegetable farming are not compatible with, and likely to disturb, the nesting eagles. Just as the existing livestock operation exists, the grazing that would occur as part of a pasture-based dairy could occur here without disturbing the eagles or affecting the ecological values associated with the property and surrounding HCA. The pasture-based dairy will change the temporal grazing of the property from winter grazing to year round; temporarily restricting portions of the property to grazing activities can mitigate any impacts associated with the year long grazing.

The maximum extent for a micro-dairy is approximately 80 acres. The location of the pasture area will be determined on an annual basis, and may change from year to year according to the vegetation management goals, which currently use prescriptive grazing to achieve the desired vegetation cover, and the location of the eagles.

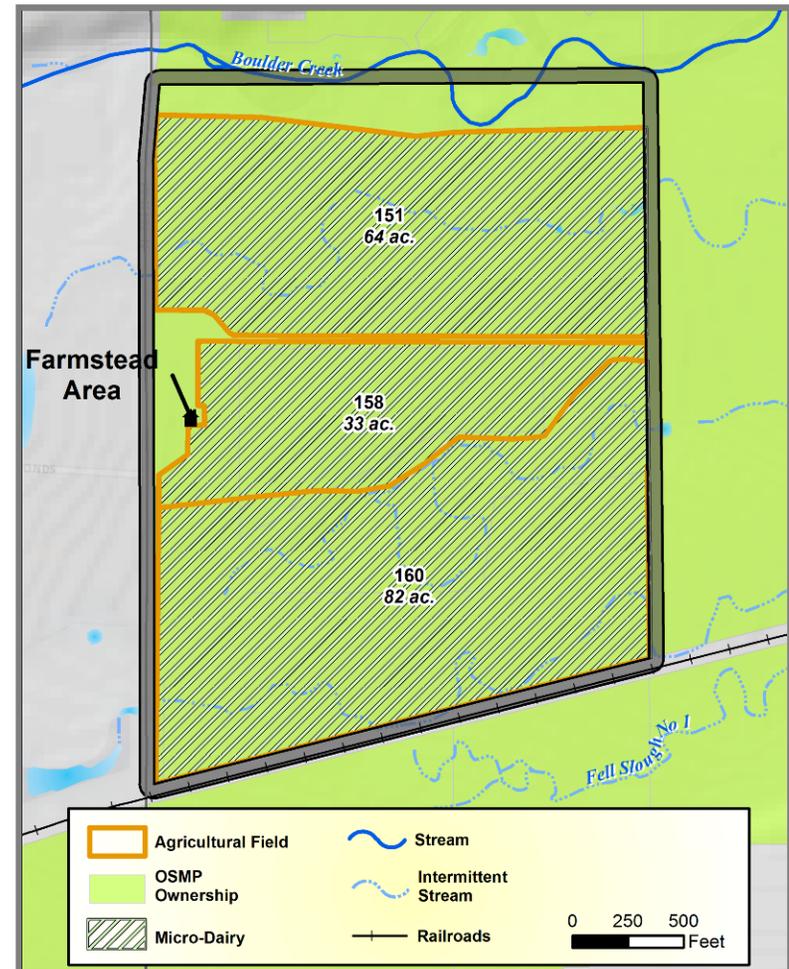


Figure 6: Kolb Recommendations

Kolb

Management Actions and Cost Estimate for Conversion:

Management Action	Cost Estimate
<i>Clean up property</i>	<i>\$ 10,000</i>
<i>Assess the residence and outbuildings to determine if they are historically significant</i>	<i>\$10,000</i>
<i>Rehabilitate residence</i>	<i>\$250,000</i>
<i>Rehabilitate existing barns and outbuildings</i>	<i>\$100,000</i>
<i>Renovate the milking barn³</i>	<i>\$50,000</i>
<i>Perform site-specific mapping and evaluation of rare or sensitive plant communities, wetlands, and riparian areas</i>	<i>\$0</i>

Total Cost Estimate: \$420,000

³ Subject to local, state and federal oversight via Boulder County Public Health, Colorado Department of Agriculture and the U.S. Food and Drug Administration

Hunter-Kolb, Kolb Brothers

Essential Agricultural Characteristics Summary:

57 Total Acres, 42 Suitable Acres

Water

Source	Availability
Enterprise Ditch	May 16 – August 8 ~84 days
Cottonwood # 2 Ditch	May 16 – September 12 ~119 days
Two domestic wells	N/A

Soils

Type	Slope	Capability Class
Ascalon sandy loam	1-3%	II

Infrastructure

residence • four outbuildings • milking barn • loafing shed • tower silo • grain bin • livestock shelter

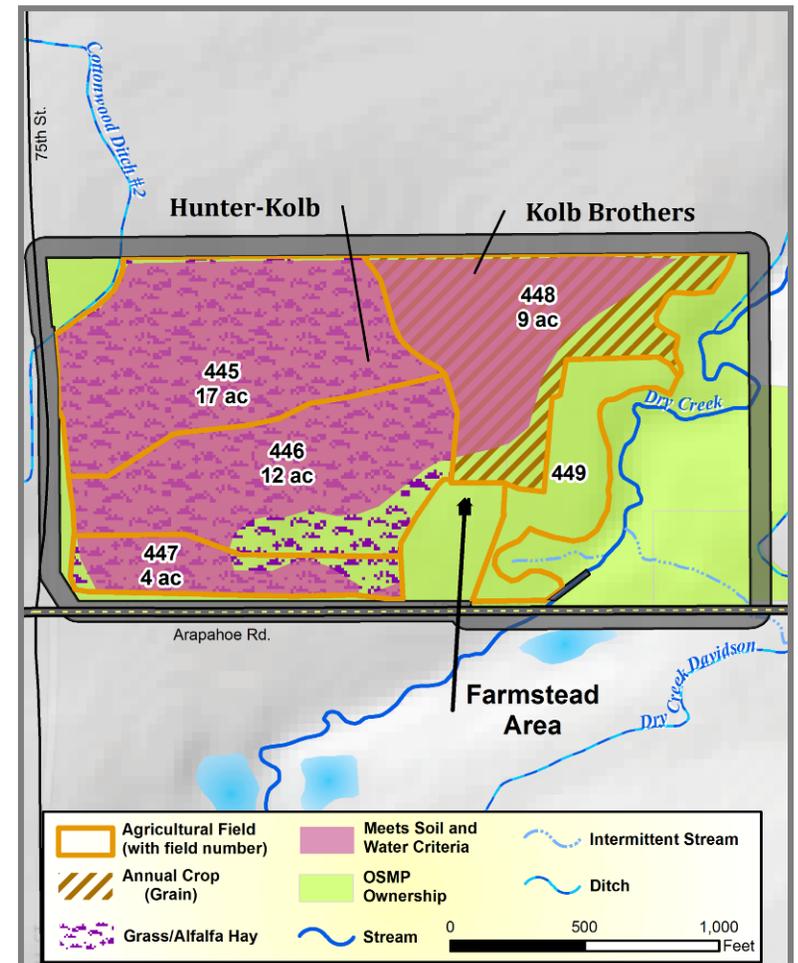


Figure 7: Hunter-Kolb, Kolb Brothers Suitable Lands

Hunter-Kolb, Kolb Brothers

Compatibility with Natural Resources and Management Goals:

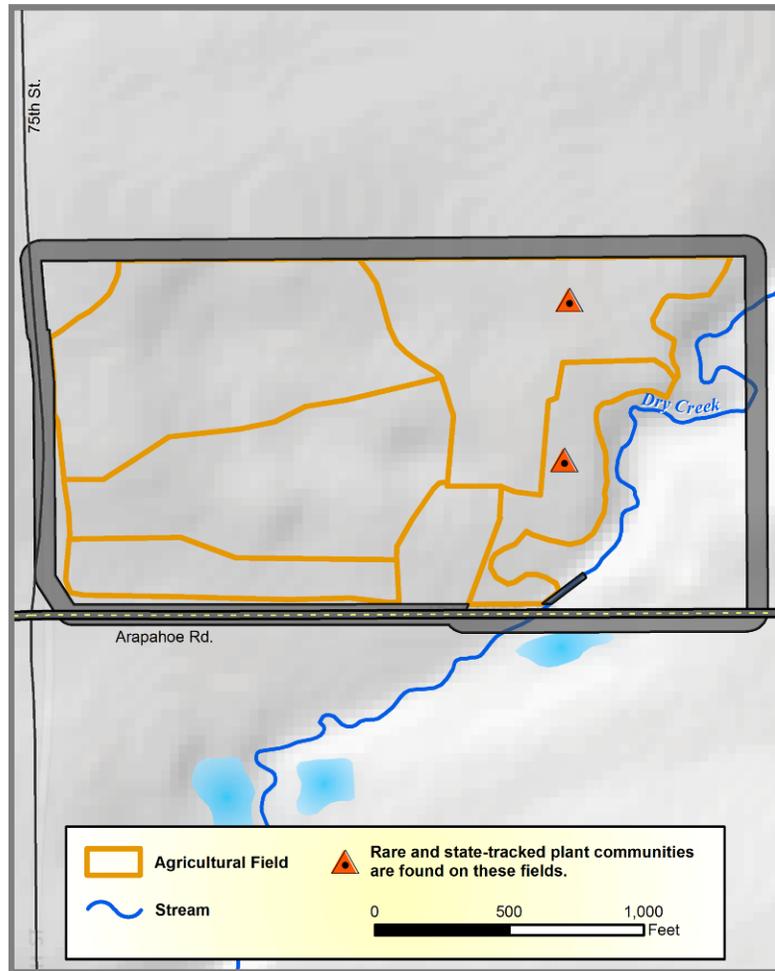


Figure 8: Hunter-Kolb, Kolb Brothers Natural Resources

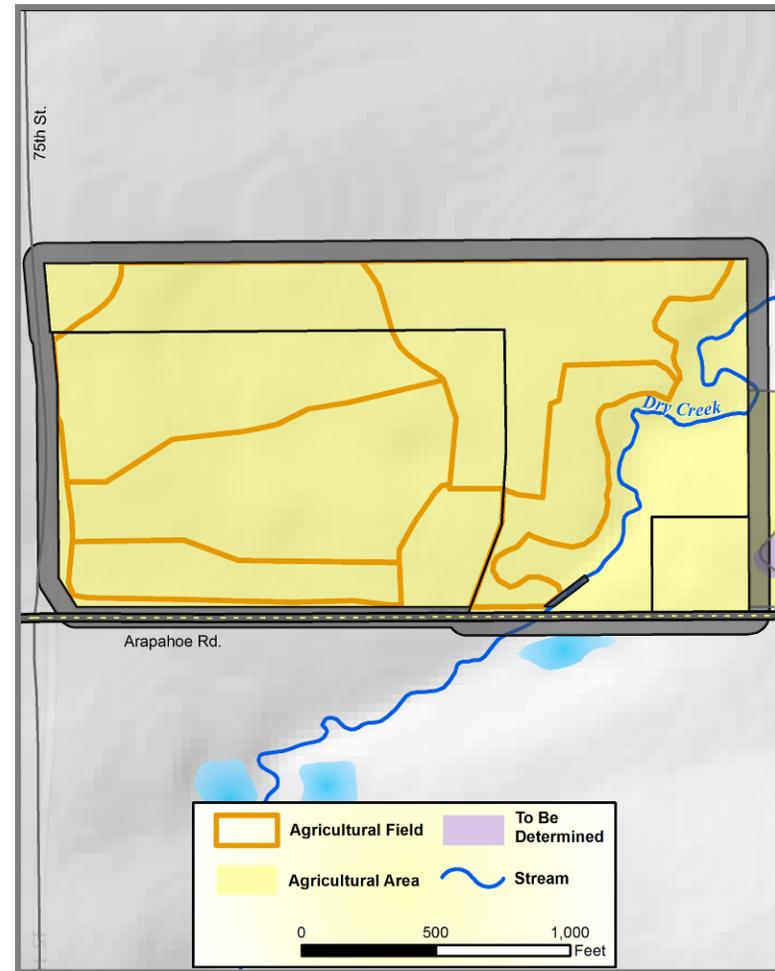


Figure 9: Hunter-Kolb, Kolb Brothers Trails, Management Area Designations, and Weeds

Hunter-Kolb, Kolb Brothers

Recommendation and Rationale:

Maximum Extent (Acres)	
Diversified Vegetable Farm	42 21 in production
Micro-Dairy Pasture	47

Provided demand, this property is recommended for a diversified vegetable farm, or micro-dairy. The recommended area avoids sensitive natural resources and is in an Agricultural Area. This property is only to be considered for a micro-dairy if Kolb, which is solely suitable for a micro-dairy operation, is leased.

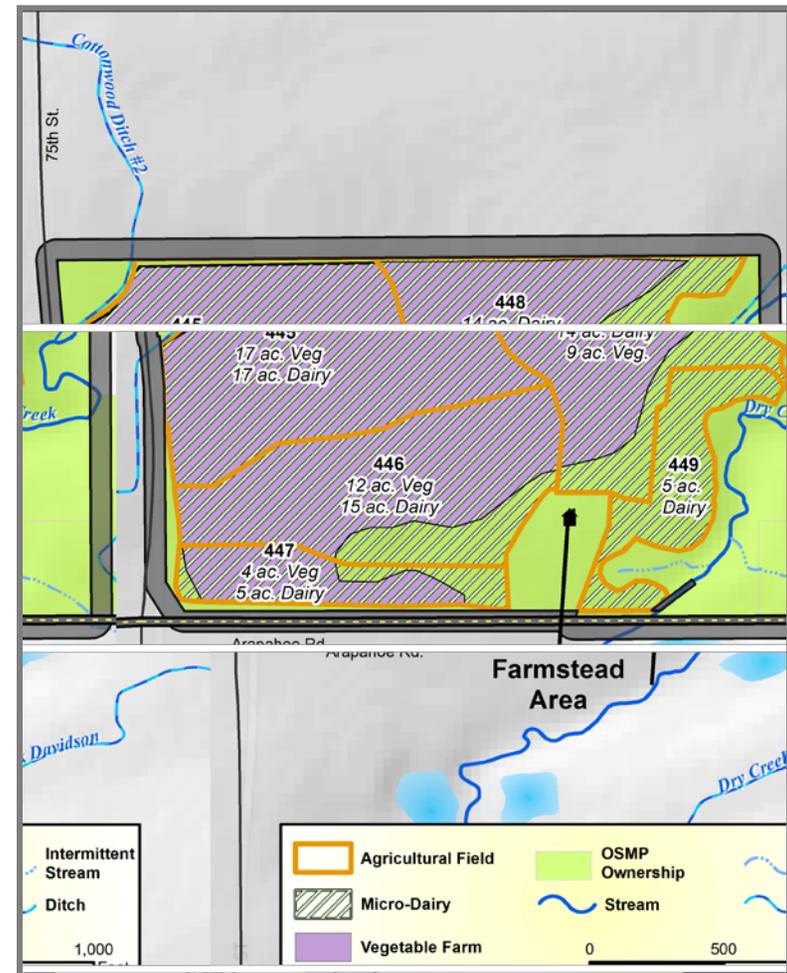


Figure 10: Hunter-Kolb, Kolb Brothers Recommendations

Hunter-Kolb, Kolb Brothers

Management Actions and Cost Estimate for Conversion:

Management Action	Cost Estimate
Clean up property	\$ 15,000
Rehabilitate residence ¹	\$250,000 - \$350,000
Perform a historic structures assessment on the outbuildings	\$5,000
Rehabilitate or reconstruct the outbuildings	\$80,000
Rehabilitate or reconstruct an outbuilding to accommodate a cooler and wash area	\$30,000
Construct a small (1/10 acre-foot) irrigation pond near the Cottonwood #2 headgate to facilitate delivery of irrigation water to any planting beds	\$5,000
Construct interior fence to separate vegetable fields from grazing areas.	\$10,000
Construct interior fence to protect the riparian area and rare plant communities surrounding Dry Creek from potential grazing activity (The necessity of this management action is dependent on whether a micro-dairy operation is selected for the property)	\$0 - \$10,000
Renovate the milking barn. (The necessity of this management action is dependent on whether a micro-dairy operation is selected for the property)	\$ 0 - \$50,000
Perform site specific mapping and evaluation of rare or sensitive plan communities, wetlands, and riparian areas on field 448	\$0

Total Cost Estimate: \$395,000 - \$555,000

¹ A historic structures assessment was completed in 2014 and identified critical work to stabilize the house. This work was completed in 2015 at a cost of \$30,000.

DeLuca, Campbell, Hester, Stratton

Essential Agricultural Characteristics Summary:

242 Total Acres, 138 Suitable Acres

Water

Source	Availability
Left Hand Ditch	April 1 – October 31 ~210 days

Soils

Type	Slope	Capability Class
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DeLuca

Valmont clay loam	1-3%, 3-5%	III
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Hester, Campbell, Stratton

Valmont clay loam	1-3%	III
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Infrastructure

residence • attached garage • two outbuildings •
small storage shed • two small barns (Campbell)

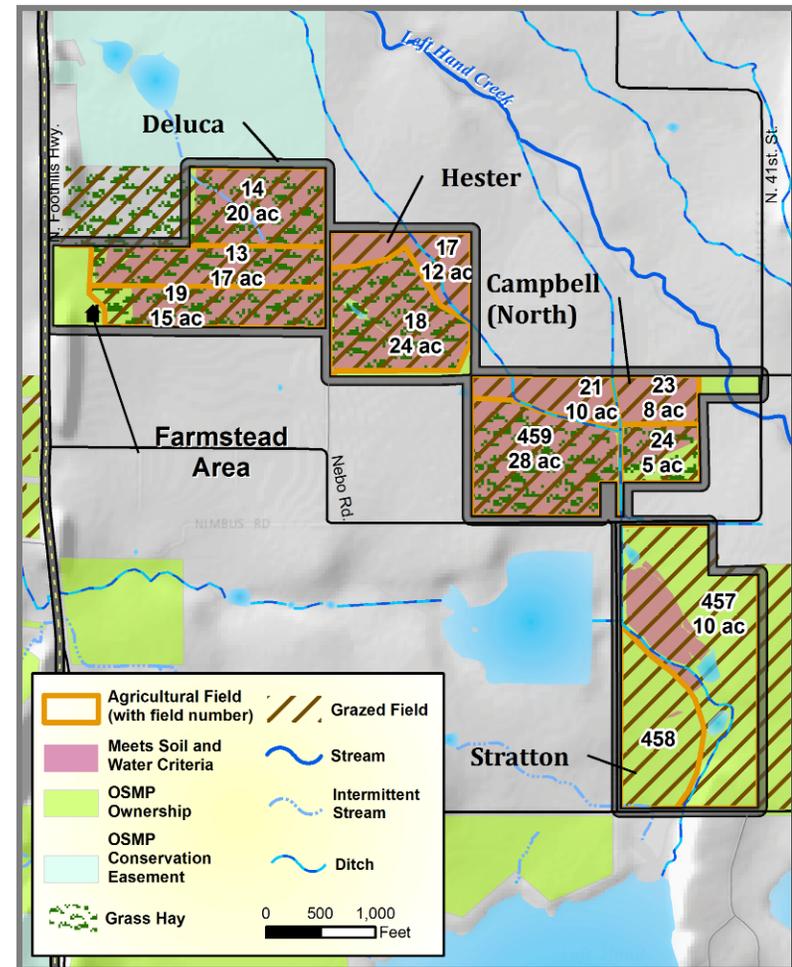


Figure 11: DeLuca, Campbell, Hester, Stratton Suitable Lands

DeLuca, Campbell, Hester, Stratton

Compatibility with Natural Resources and Management Goals:

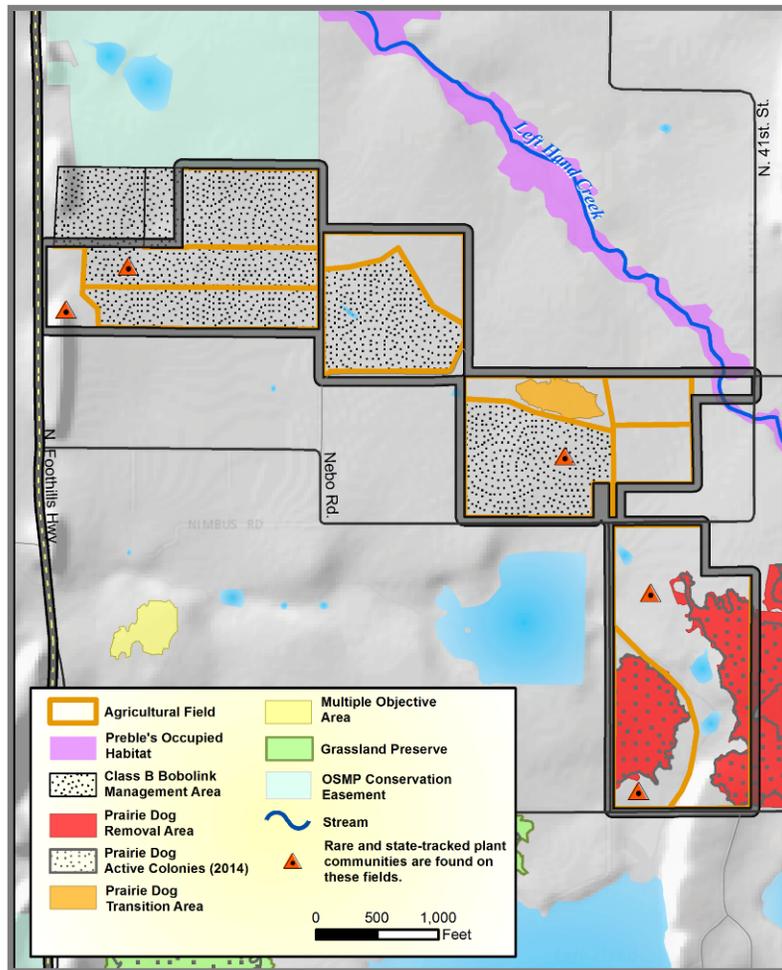


Figure 12: DeLuca, Campbell, Hester, Stratton Natural

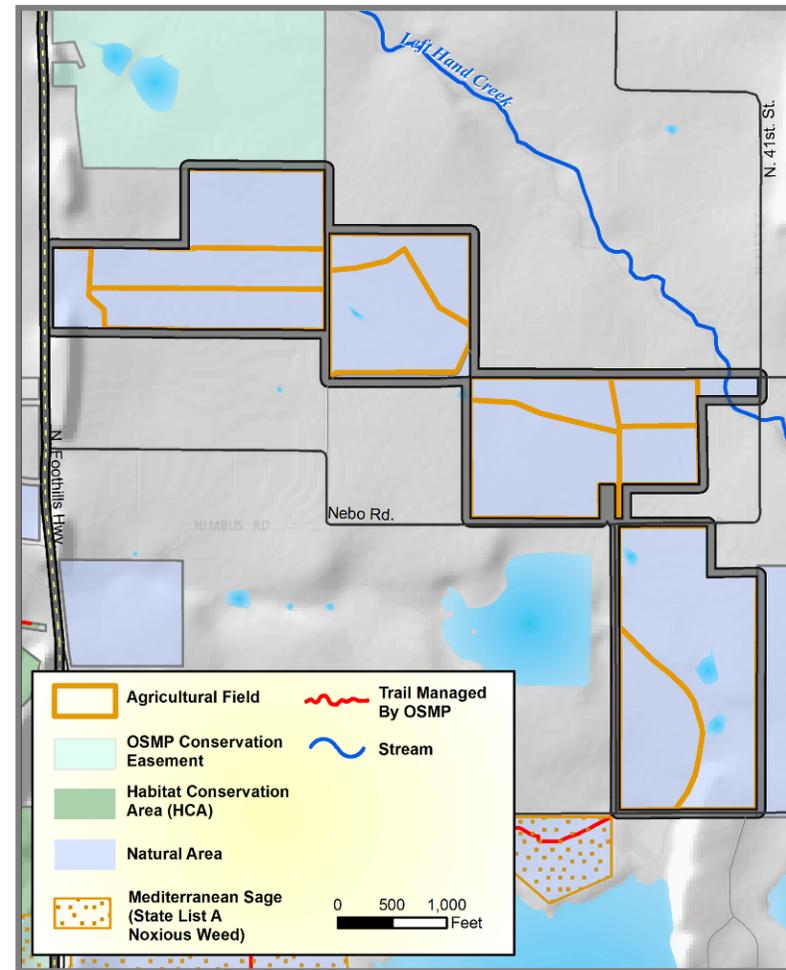


Figure 13: DeLuca, Campbell, Hester, Stratton Trails, Management Area Designations, and Weeds

DeLuca, Campbell, Hester, Stratton

Recommendation and Rationale:

This property is not recommended for a diversified vegetable farm, or micro-dairy.

This property supports high numbers of breeding bobolinks and was designated as a Class B Bobolink Management Area (through a parallel Ag Plan process), necessitating the retention of the current agricultural use, hay production. Both diversified vegetable production and the grazing associated with a micro-dairy are incompatible with the management actions associated with the Class B Bobolink Management Area designation and habitat needs of bobolinks.

Hartnagle, Warner

Essential Agricultural Characteristics Summary:

84 Total Acres, 80 Suitable Acres

Water

Source	Availability
1/3 interest in the storage water rights to Teller Lake #5	Not a reliable water source (junior water rights)

Hartnagle

Dry Creek Davidson Ditch	May 21 – September 1 ~103 days
Domestic Well	N/A

Warner

Leyner Cottonwood #2 Ditch	May 2 – September 18 ~139 days
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Soils

Type	Slope	Capability Class
Hartnagle fields 167, 173, 175		
Manter sandy loam	1-3%	III
Hartnagle fields 169, 176		
Ascalon sandy loam	1-3%	II
Warner, Hartnagle fields 154, 159, 161, 163		
Ascalon sandy loam	0-1%	I

Infrastructure

residence • six outbuildings • large barn (formerly used for hay storage, milking and livestock shelter)

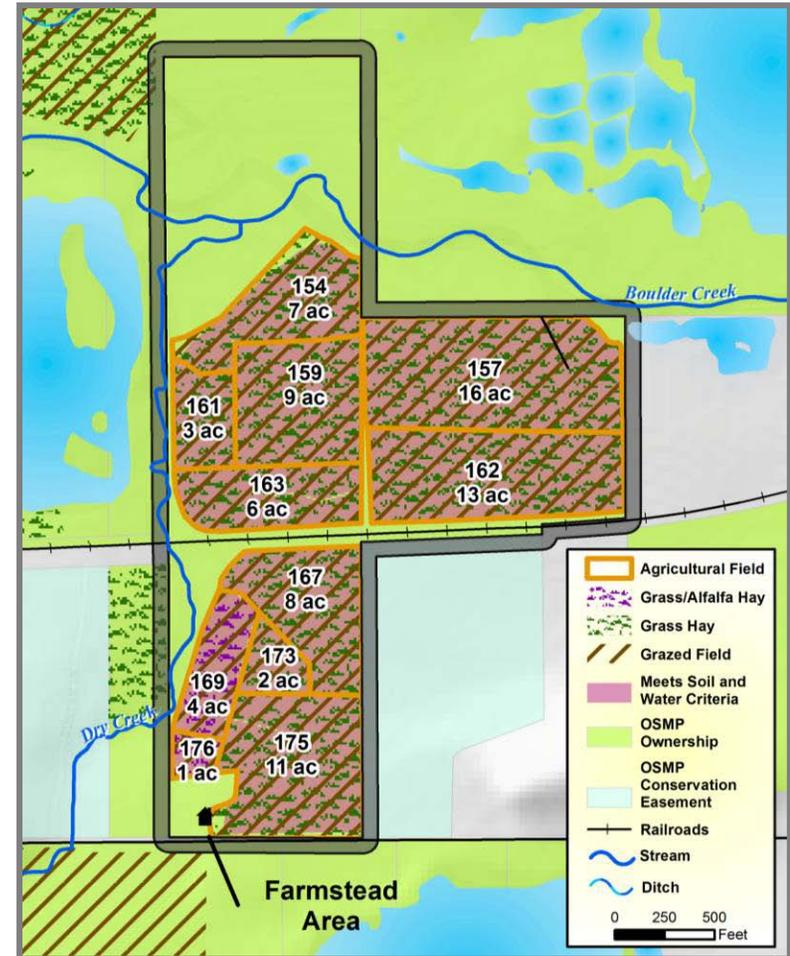


Figure 14: Hartnagle, Warner Suitable Lands

Hartnagle, Warner

Compatibility with Natural Resources and Management Goals:

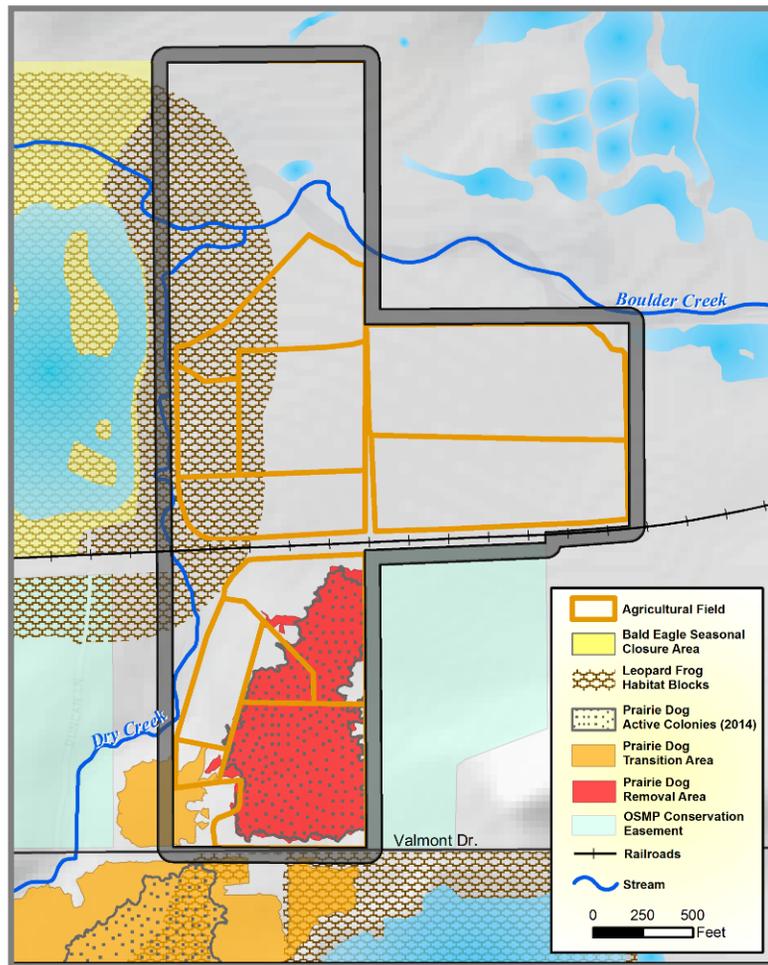


Figure 15: Hartnagle, Warner Natural Resources

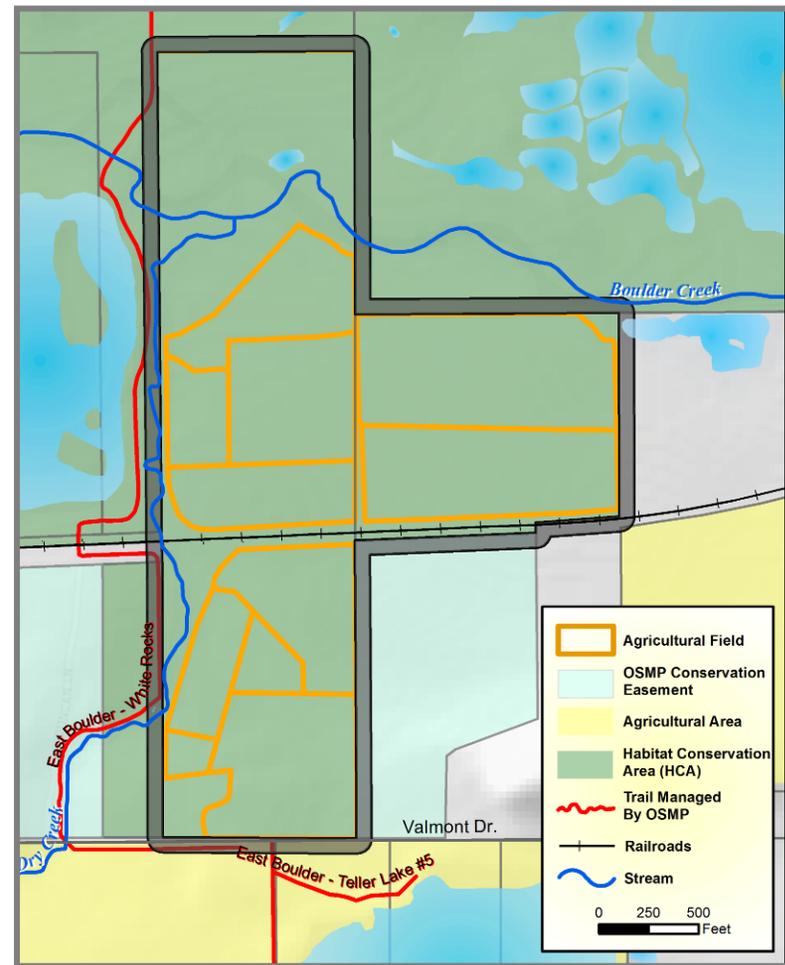


Figure 16: Hartnagle, Warner Trails, Management Area Designations, and Weeds

Hartnagle, Warner

Recommendation and Rationale:

Maximum Extent (Acres)	
Diversified Vegetable Farm	20 10 in production
Micro-Dairy Pasture	80

Provided demand, this property is recommended for a small diversified vegetable farm, or micro-dairy. This property is only to be considered for a micro-dairy if Kolb, which is solely suitable for a micro-dairy, is leased. This property is in the Lower Boulder Creek HCA. Just as the existing livestock operation exists, a small diversified vegetable farm or micro-dairy could operate here without significantly affecting the ecological values associated with the property and surrounding HCA.

This property was historically tilled farmland, and contains some of the soils most well suited to vegetable farming anywhere in the OSMP land system. The long-term recommendation is to concentrate the more intensive agricultural activities associated with diversified vegetable farming in the area south of the railroad tracks and nearest to the infrastructure. However, that area is currently occupied by prairie dogs, but designated a prairie dog removal area.

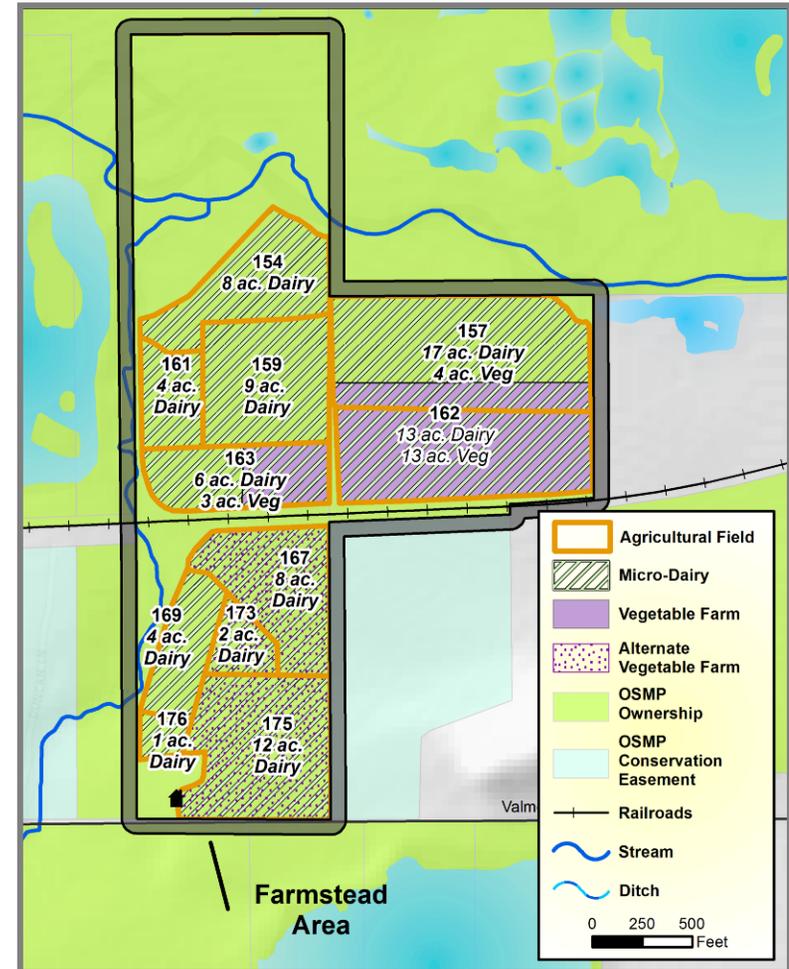


Figure 17: Hartnagle, Warner Natural Resources

Hartnagle, Warner

Recommendation and Rationale Cont:

The area would require an estimated 3-5 year recovery period after prairie dog relocation before it would be suitable for a vegetable farm or dairy pasture. Staff recommends establishing a diversified vegetable farm on 20 acres, north of the railroad tracks in the interim. This farm area would be converted back to native grass/hay after the diversified vegetable farm was relocated south of the railroad tracks.

Management Actions and Cost Estimate for Conversion:

Management Action	Cost Estimate
Clean up Hartnagle property	\$ 15,000
Rehabilitate residence	\$250,000 - \$450,000 ¹
Repair or reconstruct the outbuildings	\$80,000
Repair or reconstruct an outbuilding to accommodate a cooler and wash area	\$30,000
Construct one small (1/10 acre-foot) irrigation pond to vegetable cultivation areas to facilitate delivery of irrigation water to any planting beds.	\$10,000
Remove prairie dogs	\$60,000
Construct a prairie dog fence along western boundary ²	\$40,000
Renovate the milking barn (The necessity of this management action is dependent on a micro-dairy operation being selected for the property)	\$40,000
Domestic well testing and repairs	\$30,000

Total Cost Estimate: \$515,000 - \$715,000

¹ An historic structures assessment was completed in 2014. \$50,000 was spent in 2015 on exterior stabilization and an interior retaining wall.

² Prairie dogs in the surrounding landscape may create ongoing management challenges.

Axelson West

Essential Agricultural Characteristics Summary:

481 Total Acres, 68 Suitable Acres

Water

Source	Availability
Left Hand Ditch via Starr lateral	April 1 – October 31 ~210 days
Domestic well	N/A

Soils

Type	Slope	Capability Class
Valmont clay loam	1-3%	III

Infrastructure

residence¹ • small outbuilding/garage • grain bin • quonset hut (northern building site) • two-car garage (northern building site) • two loafing sheds (northern building site) • corrals (northern building site) • hay storage (northern building site) • milking barn (northern building site)

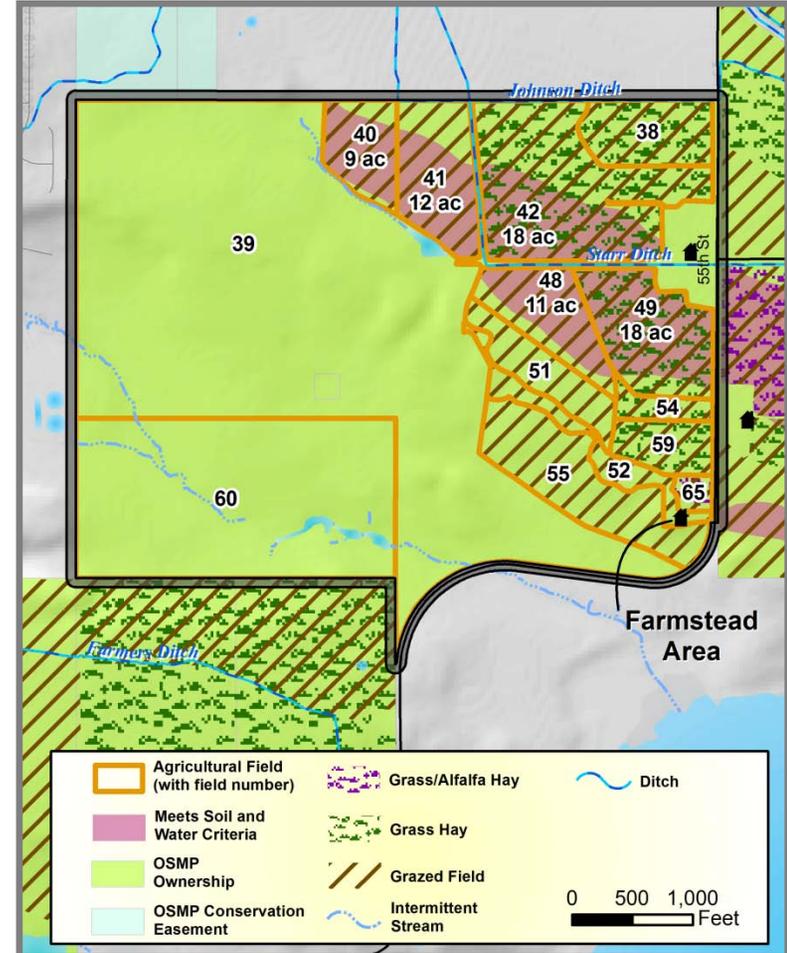


Figure 18: Axelson West Suitable Lands

¹ There are two residences/building sites; Due to the small size and poor condition of the residence on the northern building site it, is not being considered as a viable residential option. However, the other buildings/infrastructure on the northern building site may be used in conjunction with the southern residence.

Axelson West

Compatibility with Natural Resources and Management Goals:

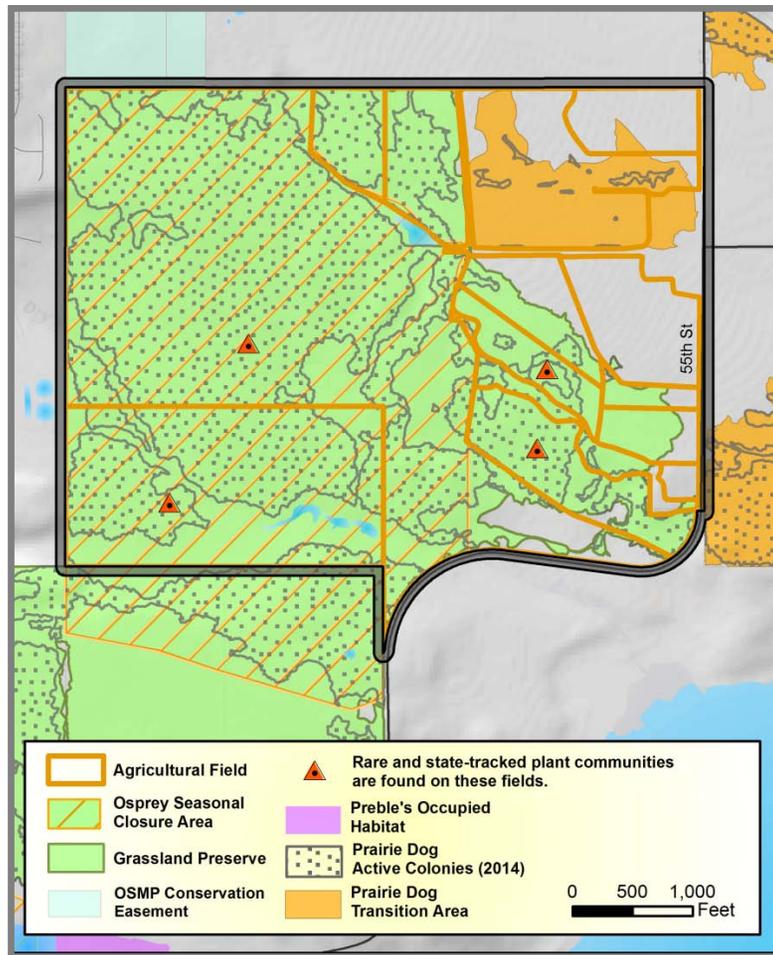


Figure 19: Axelson West Natural Resources

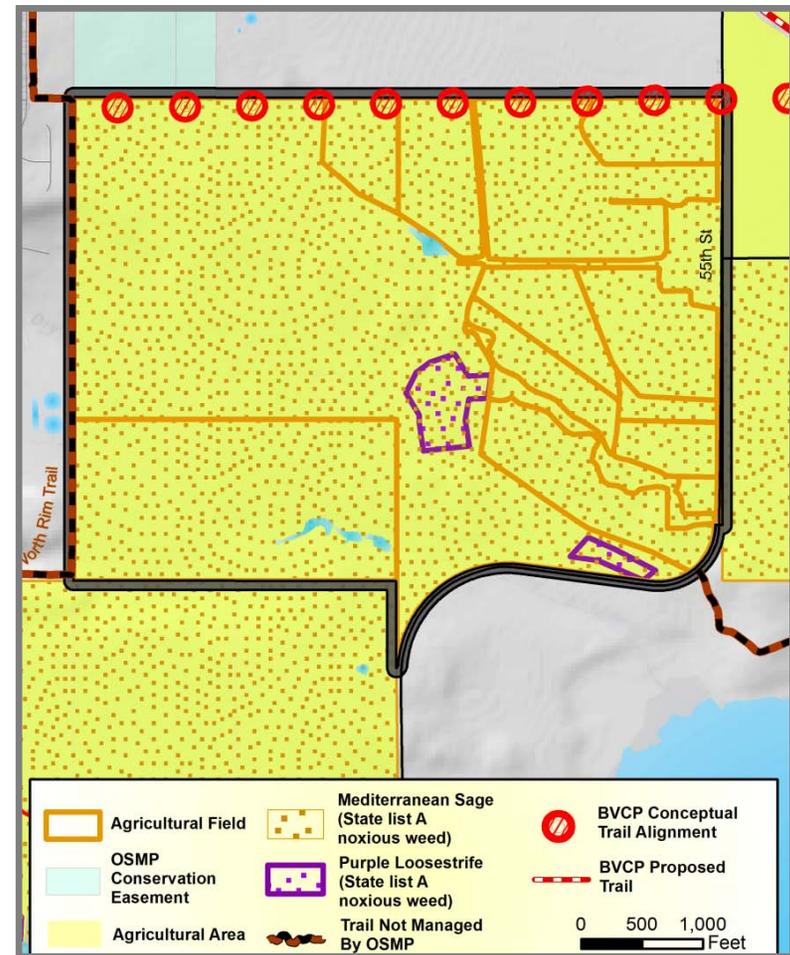


Figure 20: Axelson West Trails, Management Area Designation, and Weeds

Axelson West

Recommendation and Rationale:

This property is not recommended for a diversified vegetable farm or micro-dairy.

The Grassland Preserve designation and associated and likely ongoing prairie dog activity on most of the property is incompatible with vegetable farming. Among other things, prairie dog activities result in a reduction of forage, making the majority of the property also incompatible with a micro-dairy.

The western portion of the property is home to a pair of nesting Osprey. The increased activities associated with a diversified vegetable farm or micro-dairy along the closure boundary area could disturb the nesting raptors.

Johnson, Axelson East

Essential Agricultural Characteristics Summary:

219 Total Acres, 145 Suitable Acres

Water

Source	Availability
Left Hand Ditch via Starr lateral	April 1 – October 31 ~210 days
Domestic Well	N/A

Soils

Type	Slope	Capability Class
Johnson, Axelson East		
Valmont clay loam	1-3%	III
Johnson, Field 66		
Valmont clay loam	1-3%	III
Nunn clay loam	1-3%	II

Infrastructure

Johnson, Axelson East residence¹ • milking barn (Johnson South)

Axelson West residence • small outbuilding/garage • grain bin • quonset hut (northern building site) • two-car garage (northern building site) • two loafing sheds (northern building site) • corrals (northern building site) • hay storage (northern building site) • milking barn (northern building site)

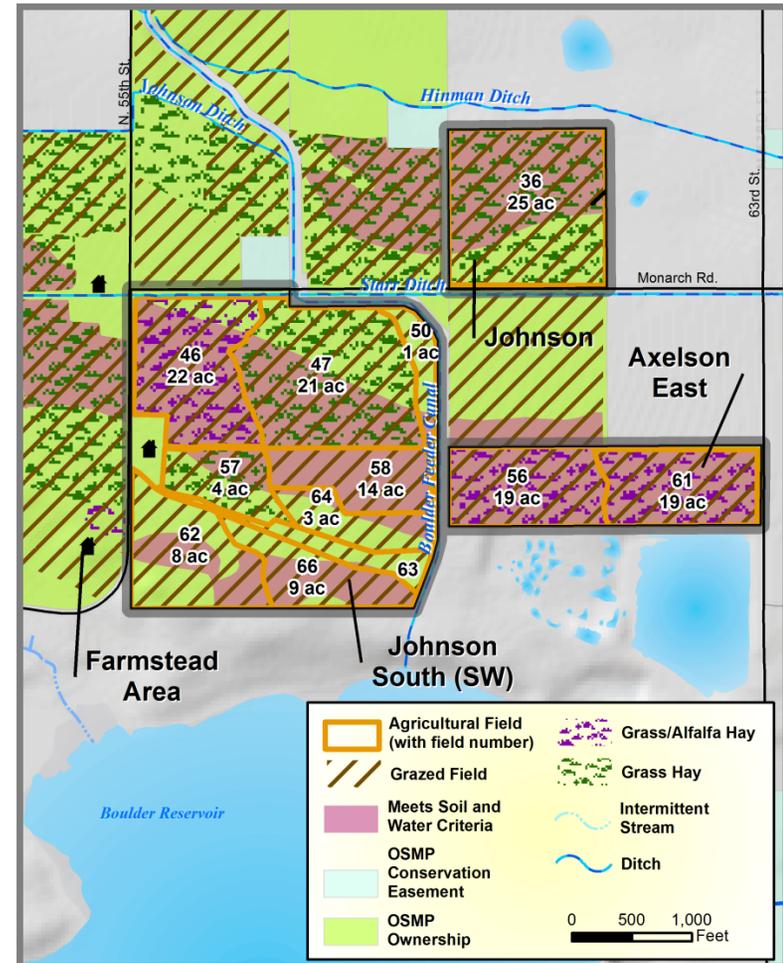


Figure 21: Johnson, Axelson East Suitable Lands

¹ The residence is not being considered for housing because it supports a large colony of big brown bats (approximately 130), a species of special concern in Boulder County. The bats have been roosting in the house for approximately 10 years. The residence on the adjacent Axelson West property is near enough to be considered “on-site”.

Johnson, Axelson East

Compatibility with Natural Resources and Management Goals:

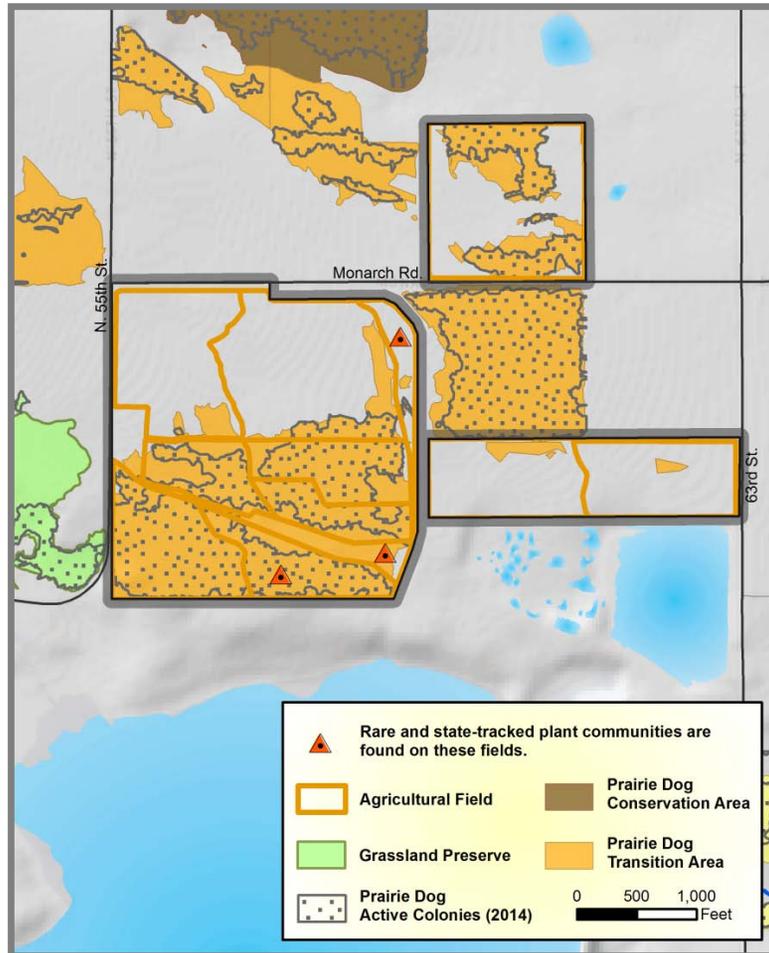


Figure 22: Johnson, Axelson East Natural Resources

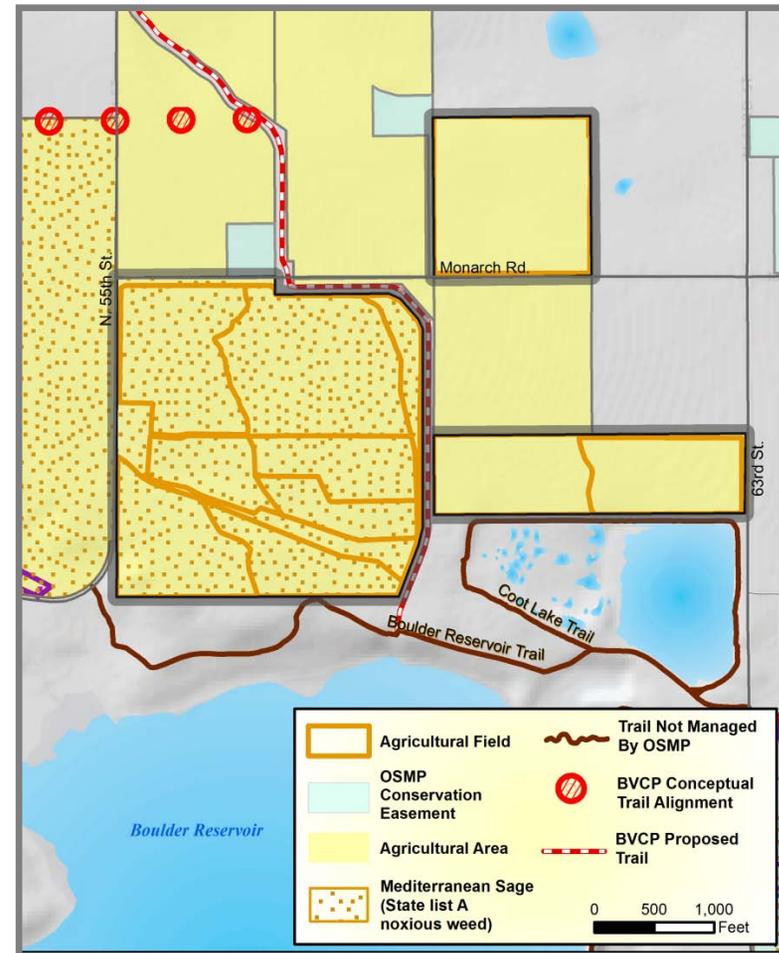


Figure 23: Johnson, Axelson East Trails, Management Area Designations, and Weeds

Johnson, Axelson East

Recommendation and Rationale:

Maximum Extent (Acres)	
Diversified Vegetable Farm	40 20 in production
Micro-Dairy Pasture	73

Provided demand, this property is recommended for a diversified vegetable farm, or micro-dairy. This property is only to be considered for a micro-dairy if Kolb, which is solely suitable for a micro-dairy operation is leased.

Historic prairie dog activity throughout the Johnson property has resulted in the loss of top soil. Fields 57, 58, 64, 63, 66, and 62 would require an estimated 3-5 year recovery period after prairie dog relocation before they would be suitable for a vegetable farm or pasture dairy. While the current occupation of prairie dogs on this property presents a management challenge, the Transitional Area designation indicates the precedence of other resources and management goals.

The majority of the property is infested with a large population of Mediterranean sage, limiting the forage available for a pasture dairy. Staff estimates that the vegetation conditions of this property may not support a pasture based dairy for an estimated 10 or more years. When the vegetation conditions meet OSMP standards the property may be considered for a pasture based dairy.

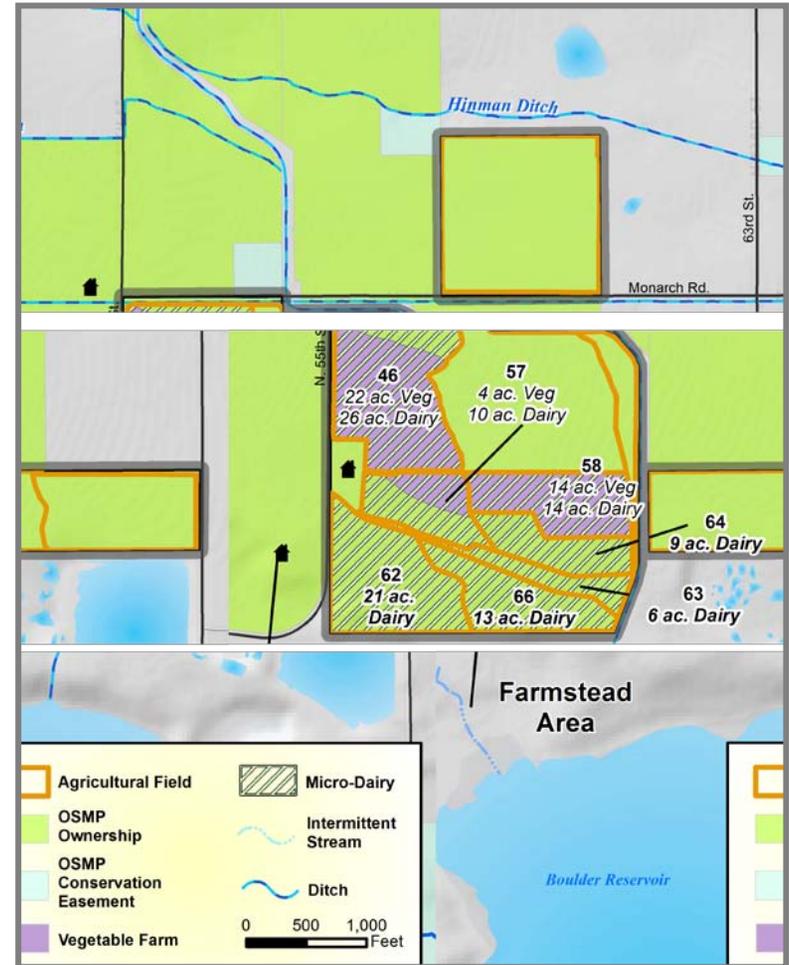


Figure 24: Johnson, Axelson East Recommendations

Under the current conditions, only 22 acres would be available for diversified vegetable farming.

Johnson, Axelson East

Management Actions and Cost Estimate for Conversion:

Management Action	Cost Estimate
<i>Clean up properties</i>	\$ 10,000
<i>Update outbuilding to accommodate a cooler and wash area (Axelson West or Johnson)</i>	\$20,000
<i>Repair or reconstruct a livestock pole barn (Axelson West or Johnson)</i>	\$40,000
<i>Repair or reconstruct milking barn</i>	\$20,000
<i>Construct a small (1/10 acre-foot) irrigation pond near the vegetable cropping areas to facilitate the delivery of irrigation water to any planting bed</i>	\$5,000
<i>Construct a fence to separate the fields for diversified vegetable farming from the rest of the property which may be grazed</i>	\$10,000
<i>Construct a prairie dog fence to separate prairie dog colonies from the portion of property suitable for vegetable farming²</i>	\$30,000
<i>Passive relocation of prairie dogs on fields 57 and 58. (This is dependent on a lessee desiring to expand beyond the 22 acres on field 46.) Alternatively, expansion could occur only after the prairie dogs have left the fields</i>	\$ 0 - 50,000

Total Cost Estimate: \$135,000 - \$185,000

² Prairie dogs in the surrounding landscape are likely to create an ongoing management challenge.

Lewis, Stengel-King, Baseline & 75th

Essential Agricultural Characteristics Summary:

117 Total Acres, 99 Suitable Acres

Water

Lewis

Sources	Availability
Enterprise Ditch	May 16 – August 4 ~80 days
Cottonwood #2 Ditch	May 16 – September 12 ~119 days

Stengel-King and Baseline & 75th

McGinn Ditch	April 29 – October 10 ~164 days
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Soils

Type	Slope	Capability Class
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Lewis, field 245

Nunn Sandy clay loam	1-3%	II
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Lewis, fields 244, 251, 256

Nunn Sandy clay loam	1-3%	III
Ascalon-Otero Complex	3-5%	III

Stengel-King, Baseline & 75th fields 267, 280, 283, 285

Ascalon sandy loam	1-3%	II
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Baseline & 75th field 265

Ascalon sandy loam	1-3%	II
Ascalon-Otero Complex	3-5%	III

Infrastructure residence • three bay garage • pole barn for covered hay storage • four sheds

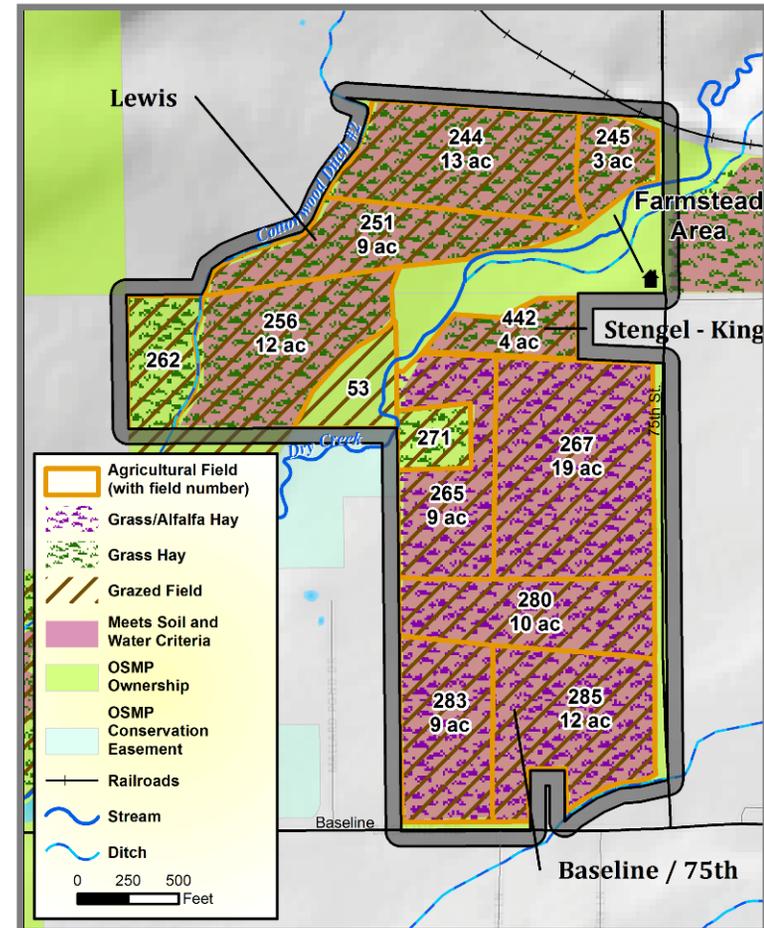


Figure 25: Lewis, Stengel-King, Baseline & 75th Suitable Lands

Lewis, Stengel-King, Baseline & 75th

Compatibility with Natural Resources and Management Goals:

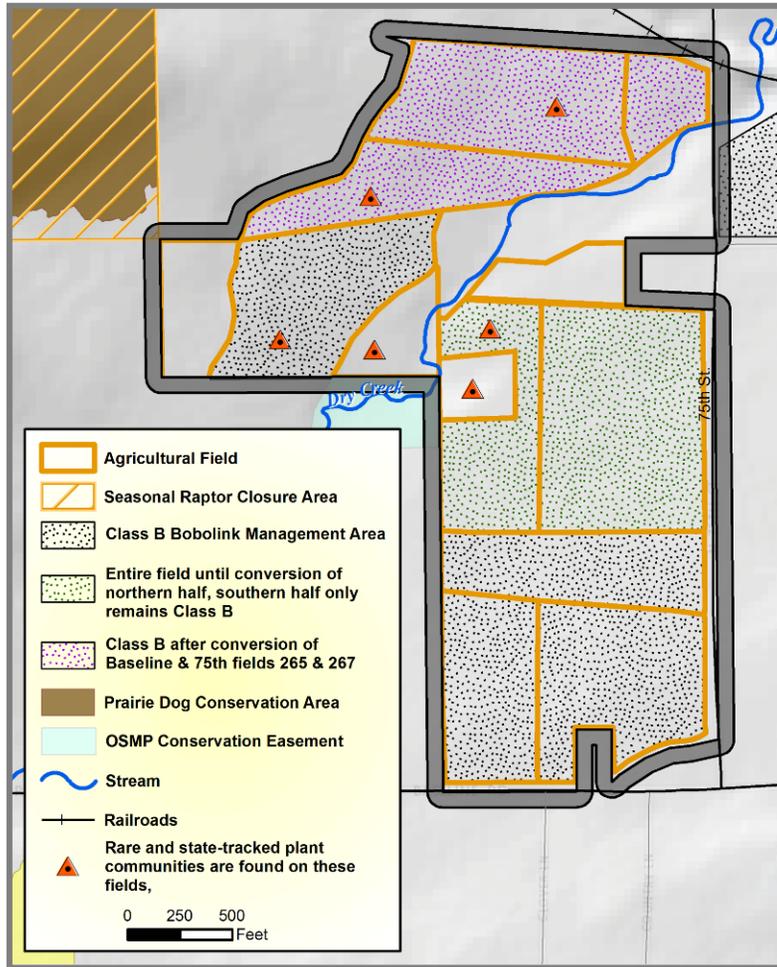


Figure 26: Stengel-King, Baseline & 75th Natural Resources

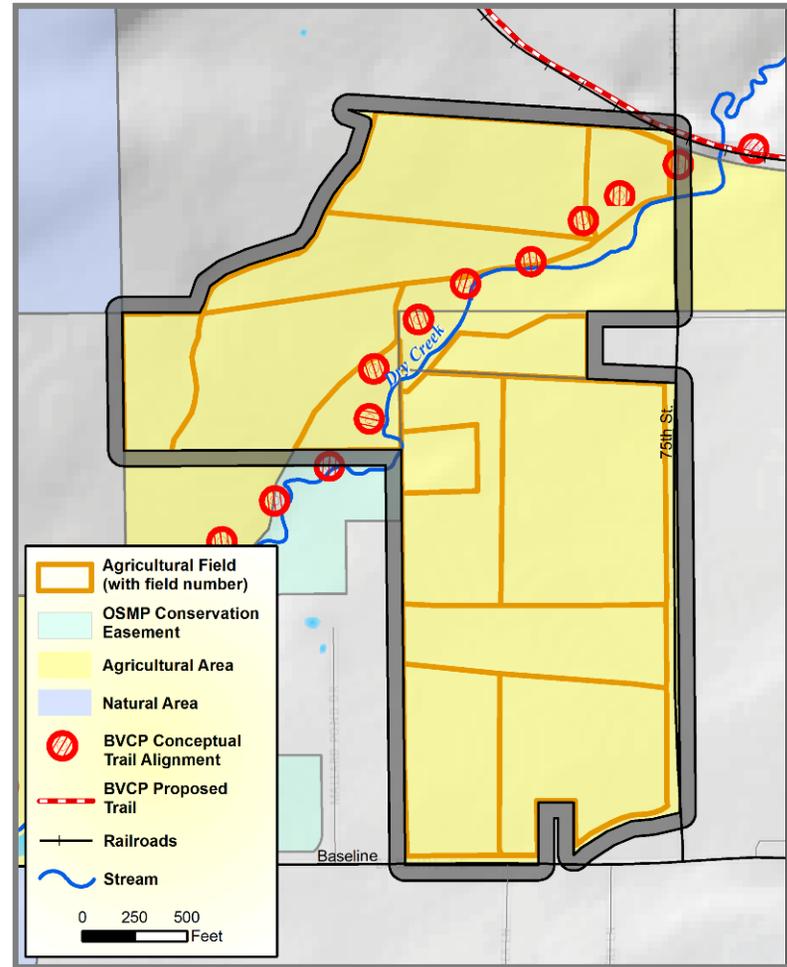


Figure 27: Stengel-King, Baseline & 75th Trails, Management Area Designation, and Weeds

Lewis, Stengel-King, Baseline & 75th

Recommendation and Rationale:

Maximum Extent (Acres)	
Diversified Vegetable Farm	16 8 in production

Provided demand, this property is recommended for a small diversified vegetable farm. This property is not recommended for a micro-dairy.

This property supports large numbers of nesting bobolinks, therefore the majority of the property was identified to be managed as Class B Bobolink Management Area (through a parallel Ag Plan process). In order to continue to provide habitat for nesting bobolinks the size of the area being recommended for diversified vegetable farming was limited to the minimum size required, 16 acres total, 8 in production at a given time.

The area recommended for diversified vegetable production is recommended to be managed as a Class B Bobolink Management Area prior to conversion. Upon conversion of the 16 acres, additional fields on Lewis will be managed as Class B Bobolink Management Areas.

This recommendation maintains and enhances a relatively large block of contiguous bobolink nesting habitat, while also taking advantage of the existing infrastructure and favorable agricultural characteristics to provide an opportunity for diversified vegetable production.

This property was not recommended for a micro-dairy operation because the associated grazing is not compatible with the management actions associated with Class B Bobolink designation.

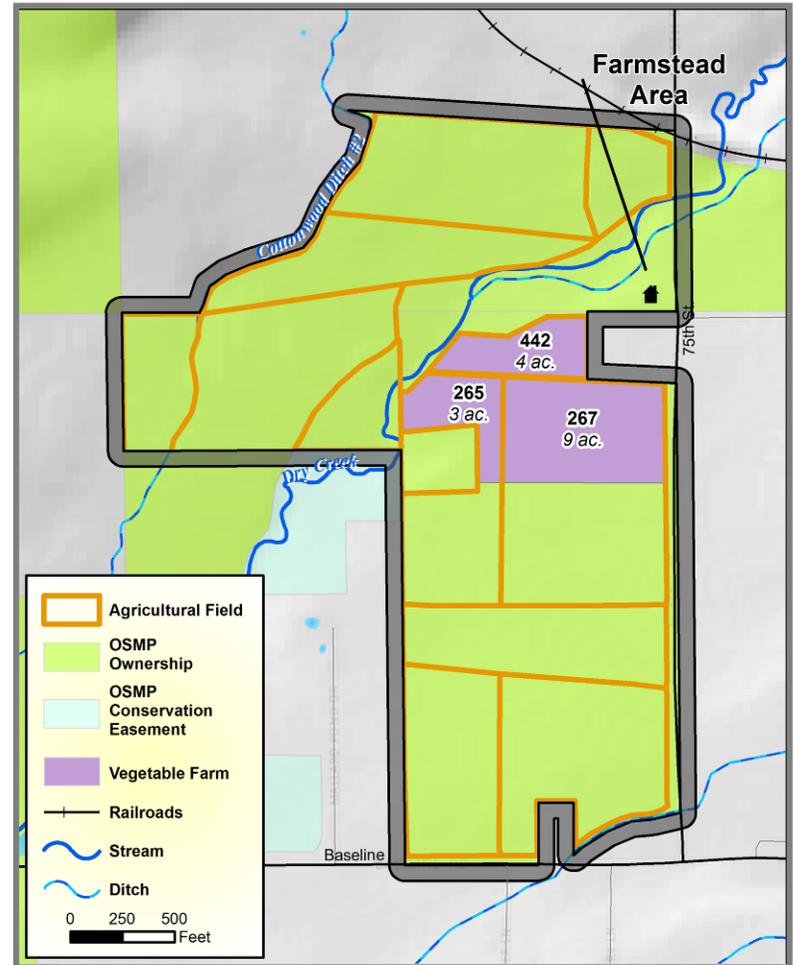


Figure 28: Lewis, Stengel-King, Baseline & 75th Recommendations

Lewis, Stengel-King, Baseline & 75th

Management Actions and Cost Estimate for Conversion:

Management Action	Cost Estimate
<i>Clean up properties</i>	<i>\$ 15,000</i>
<i>Perform a historic structures assessment on the house, barn, and outbuildings</i>	<i>\$15,000</i>
<i>Rehabilitate residence</i>	<i>\$300,000 - \$400,000</i>
<i>Repair or reconstruct barn and other outbuildings</i>	<i>\$100,000</i>
<i>Update outbuilding to accommodate a cooler and wash area</i>	<i>\$30,000</i>
<i>Construct one small (1/10 acre-foot) irrigation pond near the vegetable cropping areas to facilitate the delivery of irrigation water to any planting beds.</i>	<i>\$10,000</i>
<i>Cultural resource survey for Stengel-King</i>	<i>\$0 - \$3,000</i>
<i>Upon conversion designate Lewis 245, 244, 251, and 256 as Class B Bobolink Management Areas</i>	<i>\$0</i>
<i>Upon conversion perform site-specific mapping and evaluation of rare or sensitive plant communities, wetland, and riparian areas</i>	<i>\$0</i>

Total Cost Estimate: \$470,000 - \$573,000

Bell I, Bell II, Teller

Essential Agricultural Characteristics Summary: 401 Total Acres, 137 Suitable Acres

Water

Source

Bell I and II

Leyner Cottonwood Ditch

Cottonwood # 2 Ditch

Teller

Leyner Cottonwood Ditch

Marshallville Ditch

Dry Creek Ditch

Availability

May 2 – September 18 ~139 days

May 6 – September 12 ~129 days

May 2 – September 18 ~139 days

May 4 – September 5 ~124 days

May 21 – September 1 ~103 days

Soils

Type

Bell I

Manter sandy loam

Ascalon sandy loam

Bell II

Manter sandy loam

Ascalon sandy loam

Ascalon sandy loam

Teller

Manter sandy loam

Hargreave fine sandy loam

Ascalon sandy loam

Ascalon sandy loam

Slope

1-3%, 3-9%

1-3%

1-3%, 3-9%

1-3%

3-5%

1-3%, 3-9%

1-3%

0-1%

1-3%

3-5%

Capability Class

III

II

III

II

III

III

III

I

II

III

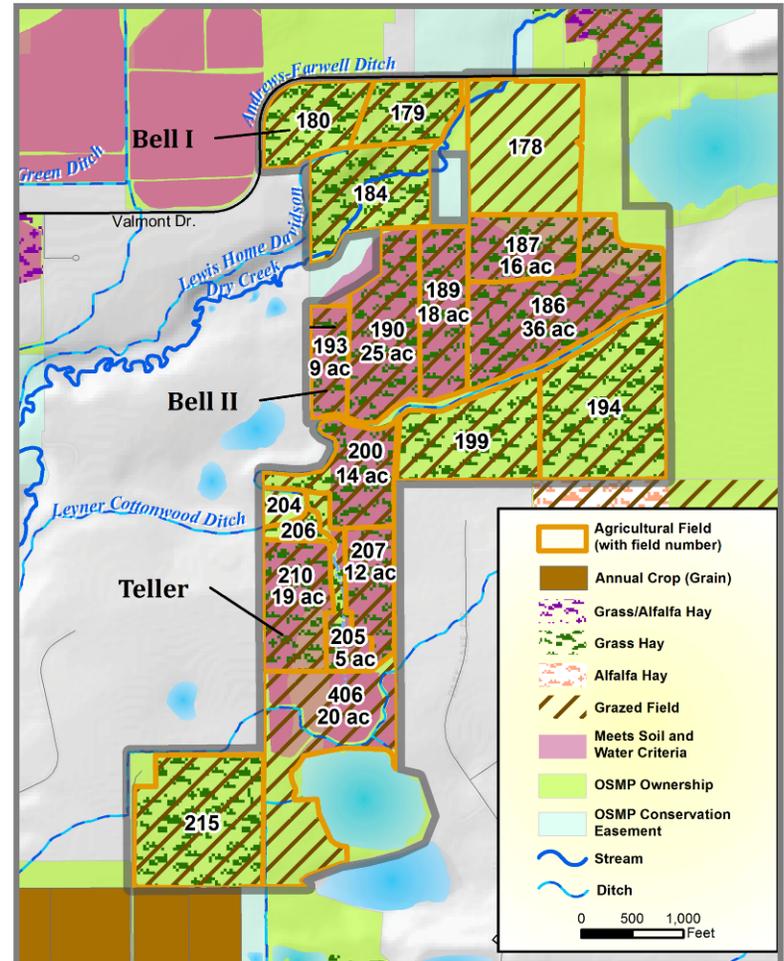


Figure 29: Bell I, Bell II, Teller Suitable Lands

Bell I, Bell II, Teller

Compatibility with Natural Resources and Management Goals:

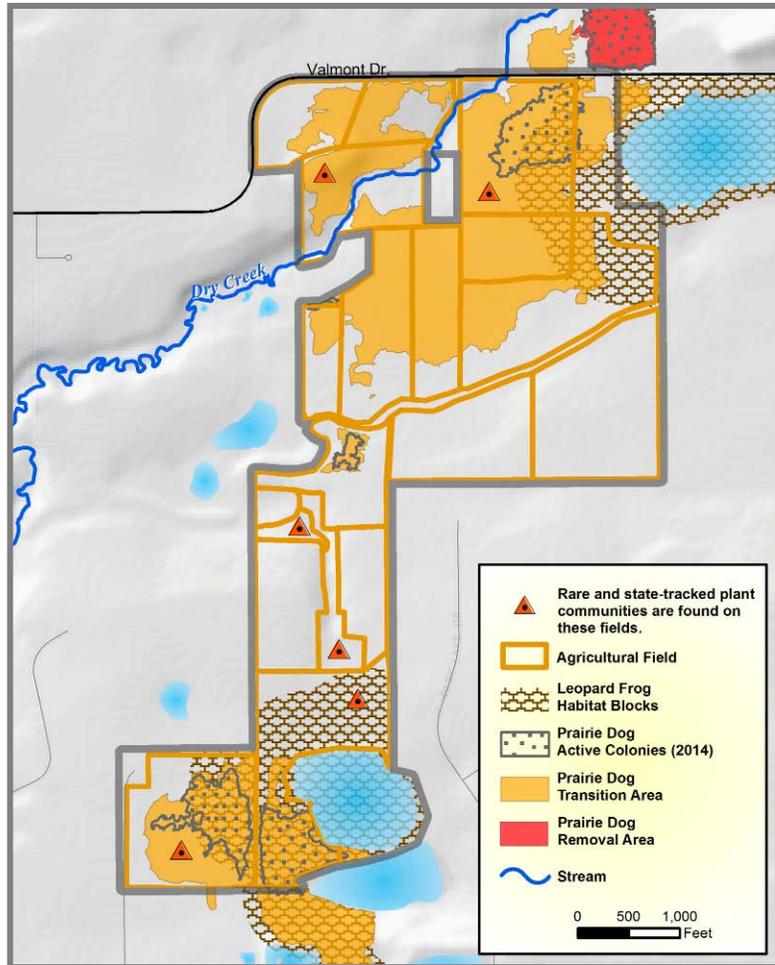


Figure 30: Bell I, Bell II, Teller Natural Resources

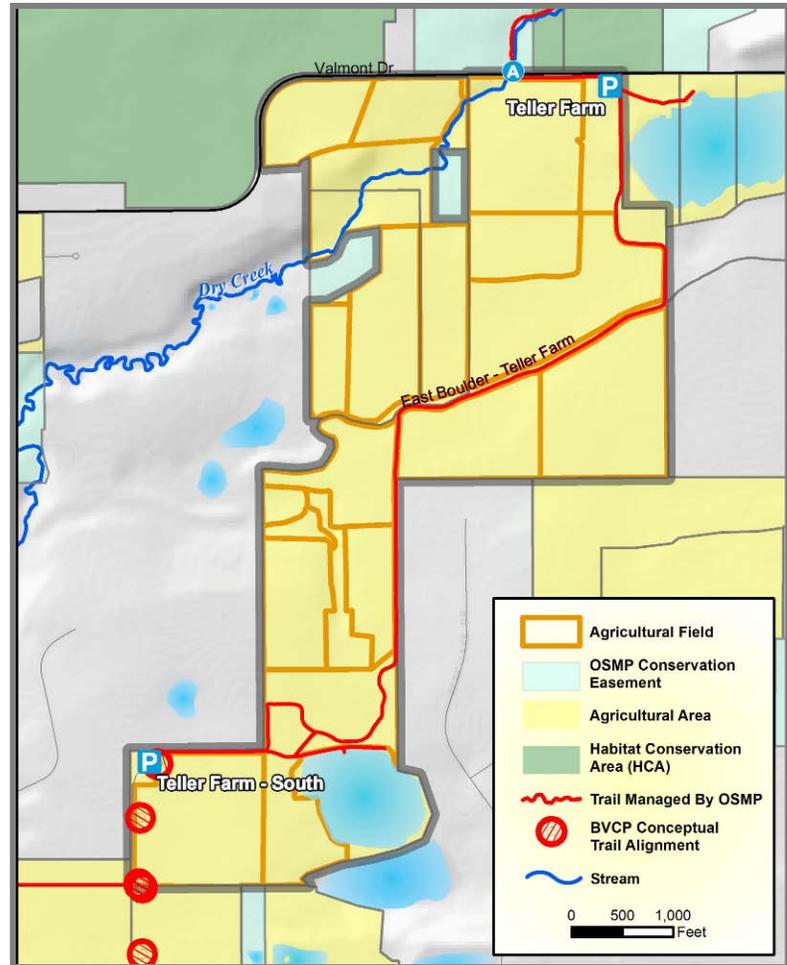


Figure 31: Bell I, Bell II, Teller Trails, Management Area Designations, and Weeds

Bell I, Bell II, Teller

Recommendation and Rationale:

Maximum Extent (Acres)	
Diversified Vegetable Farm	52 26 in production

Provided demand, this property is recommended for an expansion of a nearby diversified vegetable farm. The recommended area avoids sensitive natural resources. This property is not recommended for a micro-dairy operation due to the lack of infrastructure.

Management Actions and Cost Estimate for Conversion:

Management Action	Cost Estimate
Clean up property	\$5,000
Construct a small (1/10 acre-foot) irrigation pond to facilitate the delivery of irrigation water to any planting beds	\$5,000
Construct a fence to separate the cropping area of a diversified vegetable farm from the rest of the property which will continue to be hayed/ grazed	\$15,000

Total Cost Estimate: \$25,000

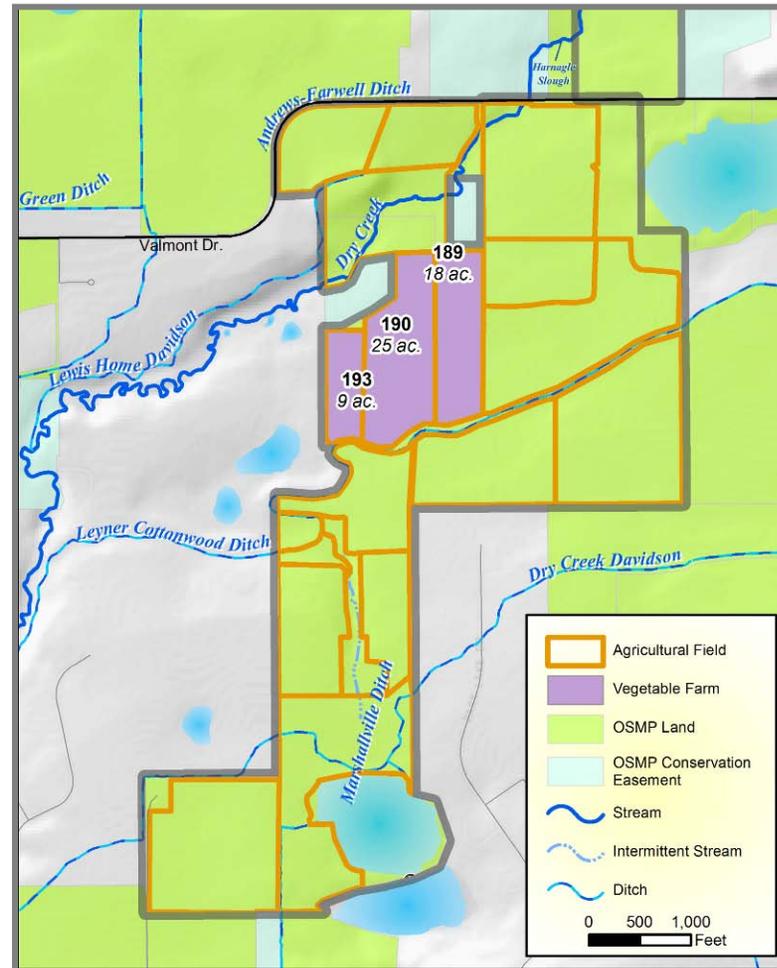


Figure 32: Bell I, Bell II, Teller Recommendations

Biddle

Essential Agricultural Characteristics Summary:

52 Total Acres, 50 Suitable Acres

Water

Source	Availability
Green Ditch	May 27 – September 20 ~116 days
Butte Irrigation and Milling	May 19 – August 17 ~ 90 days
Jones and Donnelly Ditch	May 6 – October 28 ~175 days

Soils

Type	Slope	Capability Class
Manter sandy loam	0-1%	III
Loveland soils	0-1%	III

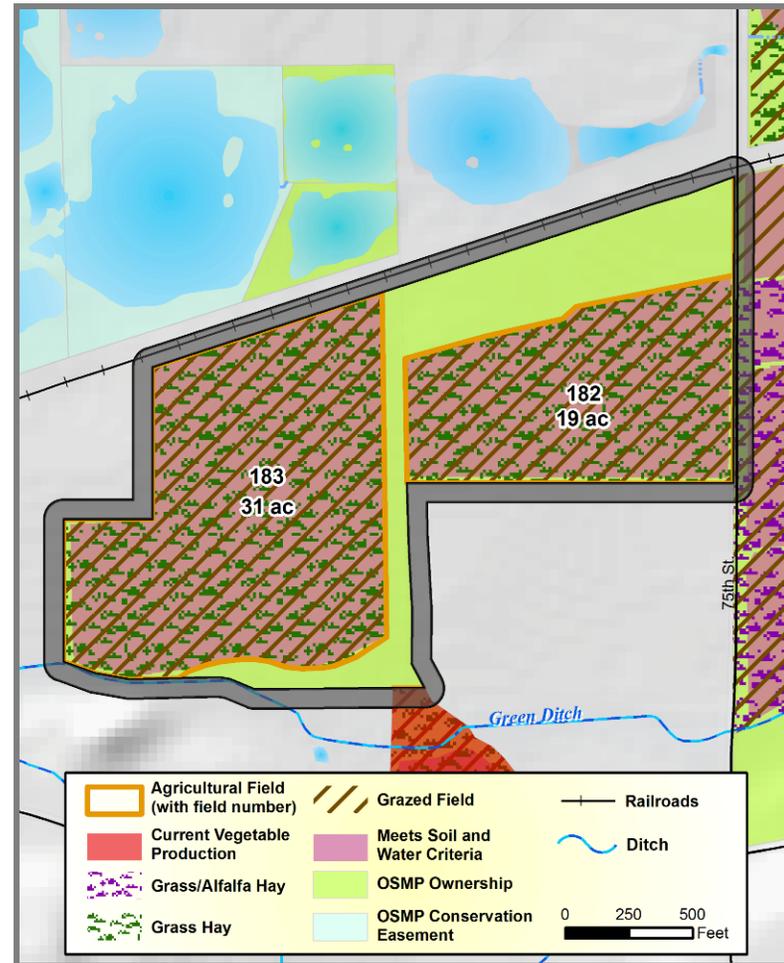


Figure 33: Biddle Suitable Lands

Biddle

Compatibility with Natural Resources and Management Goals:

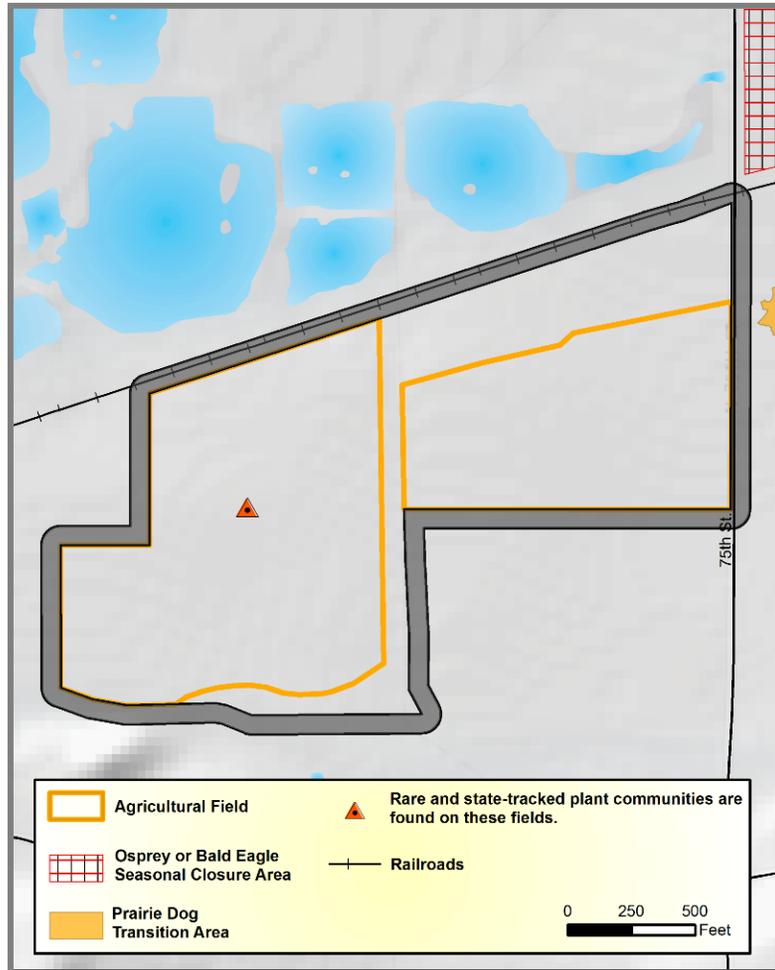


Figure 34: St. Biddle Natural Resources

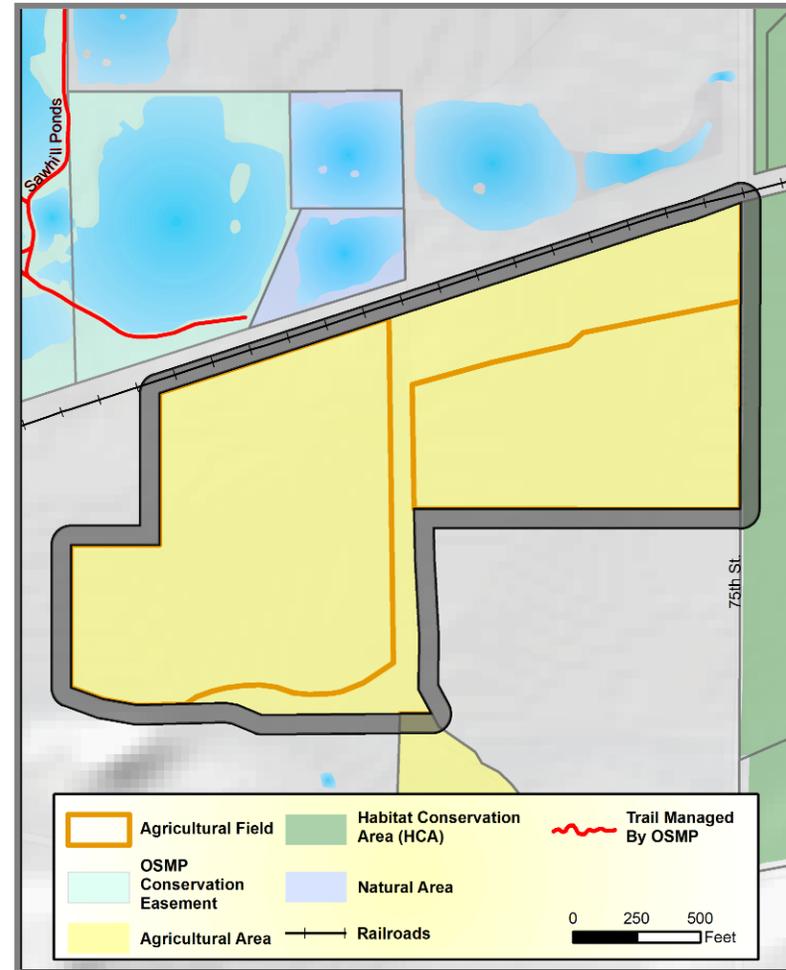


Figure 35: St. Biddle Trails, Management Area Designations, and Weeds

Biddle

Recommendation and Rationale:

This property is not recommended for an expansion of a nearby diversified vegetable farm, or for a micro-dairy operation.

This property (along with the neighboring Manchester and Fell properties) supports significant wetlands on the northern portion of the property. The current flood irrigation practices necessary to support the current hay operations also help support these wetlands. Transferring to more efficient irrigation practices associated with diversified vegetable production could negatively affect the wetlands.

The current hay/graze operations will continue, as this property is designated as an Agricultural area, and the activities enhance the wetlands and associated natural resource values.

Fell

Essential Agricultural Characteristics Summary:

45 Total Acres, 29 Suitable Acres

Water

Source	Availability
Green Ditch	May 27 – September 20 ~117 days
Butte Irrigation and Milling	May 19 – August 17 ~90 days
Jones and Donnelly Ditch	May 6 – October 28 ~175 days

Soils

Type	Slope	Capability Class
Manter sandy loam	0-1%	III
Manter sandy loam	1-3%	III
Loveland soils	0-1%	III

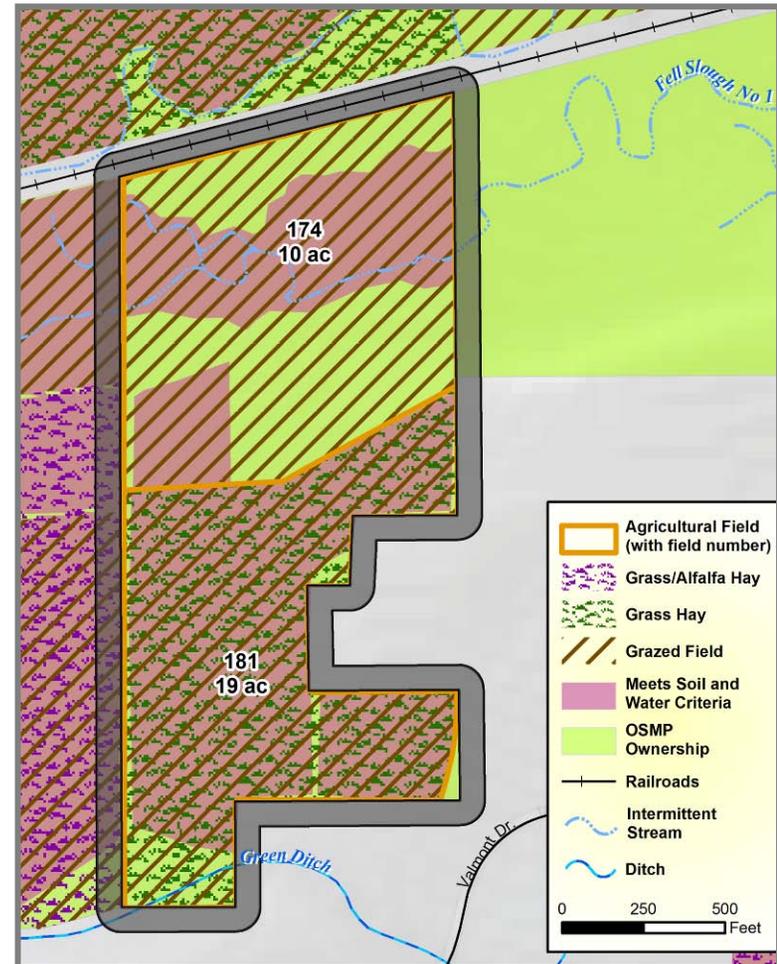


Figure 36: Fell Suitable Lands

Fell

Compatibility with Natural Resources and Management Goals:

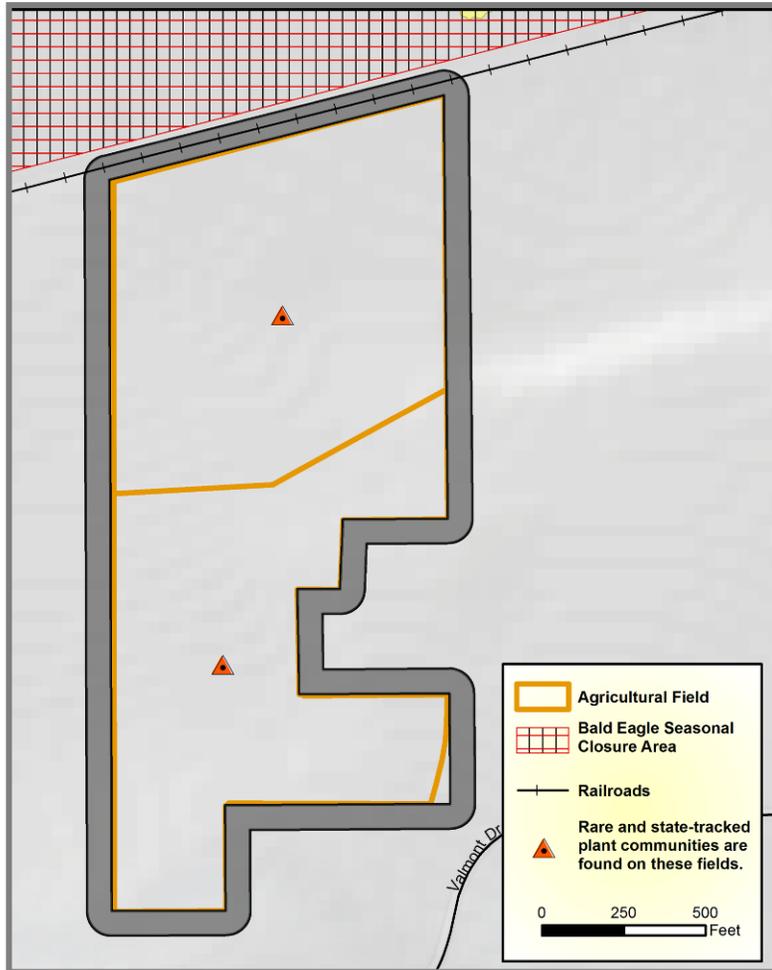


Figure 37: Fell Natural Resources

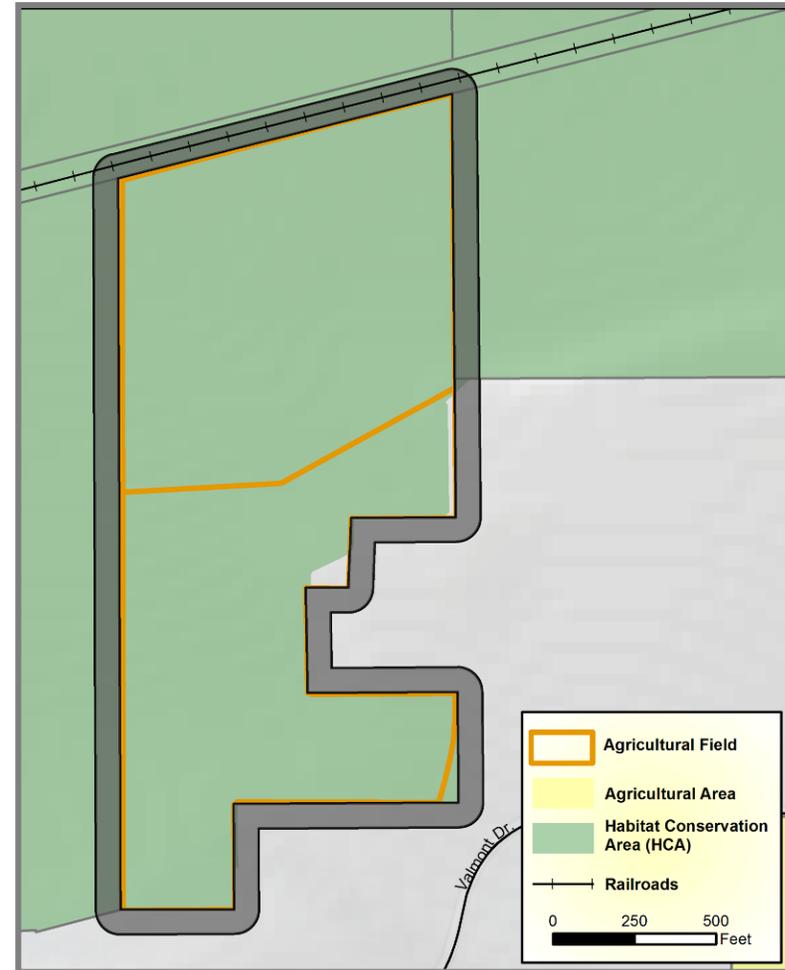


Figure 38: Fell Trails, Management Area Designations, and Weeds

Fell

Recommendation and Rationale:

This property is not recommended for an expansion of a nearby diversified vegetable farm, or for a micro-dairy operation.

This property (along with the neighboring Manchester and Biddle properties) supports significant wetlands on the northern portion of the property. The current flood irrigation practices necessary to support the current hay operations also help support these wetlands. Transferring to more efficient irrigation practices associated with diversified vegetable production could negatively affect the wetlands.

In addition, this property is designated as a HCA, where one of the goals is to maintain or enhance ecological systems. The current hay/graze operations will continue as the associated irrigation activities enhance the wetlands and natural resource values.

Isenhart - Jones

Essential Agricultural Characteristics Summary:

57 Total Acres, 31 Suitable Acres

Water

Source	Availability
Cottonwood #2 Ditch	May 16 – September 12 ~119 days

Soils

Type	Slope	Capability Class
Ascalon sandy loam	1-3%	II
Ascalon-Otero complex	3-5%	III
Loveland soils	0-1%	III

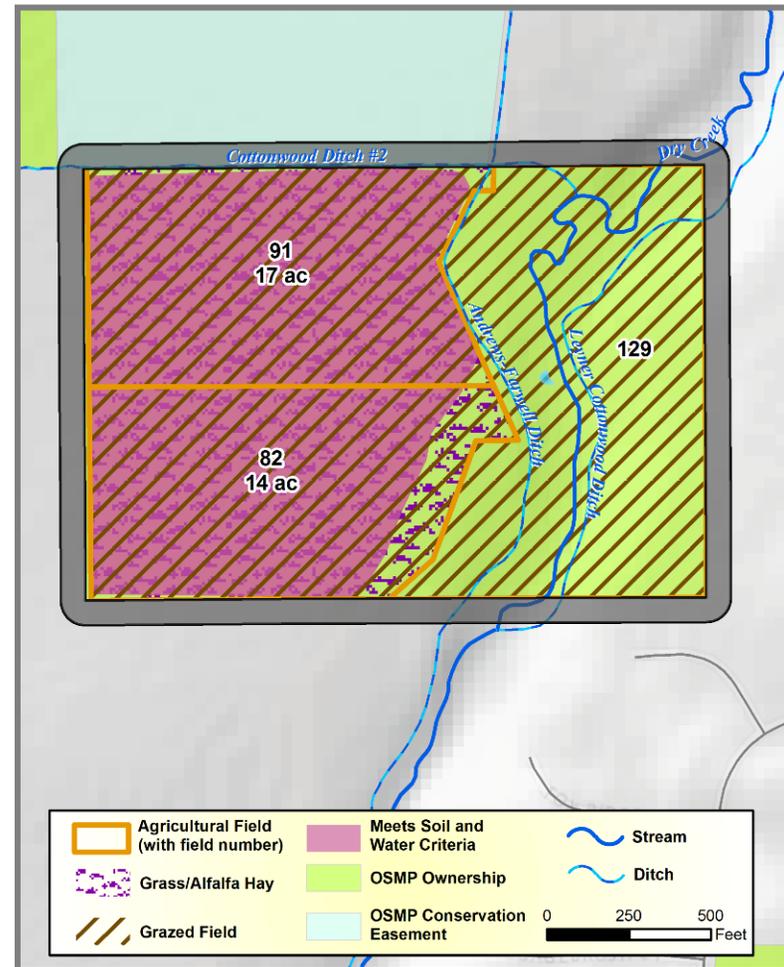


Figure 39: Isenhart - Jones Suitable Lands

Isenhart - Jones

Compatibility with Natural Resources and Management Goals:

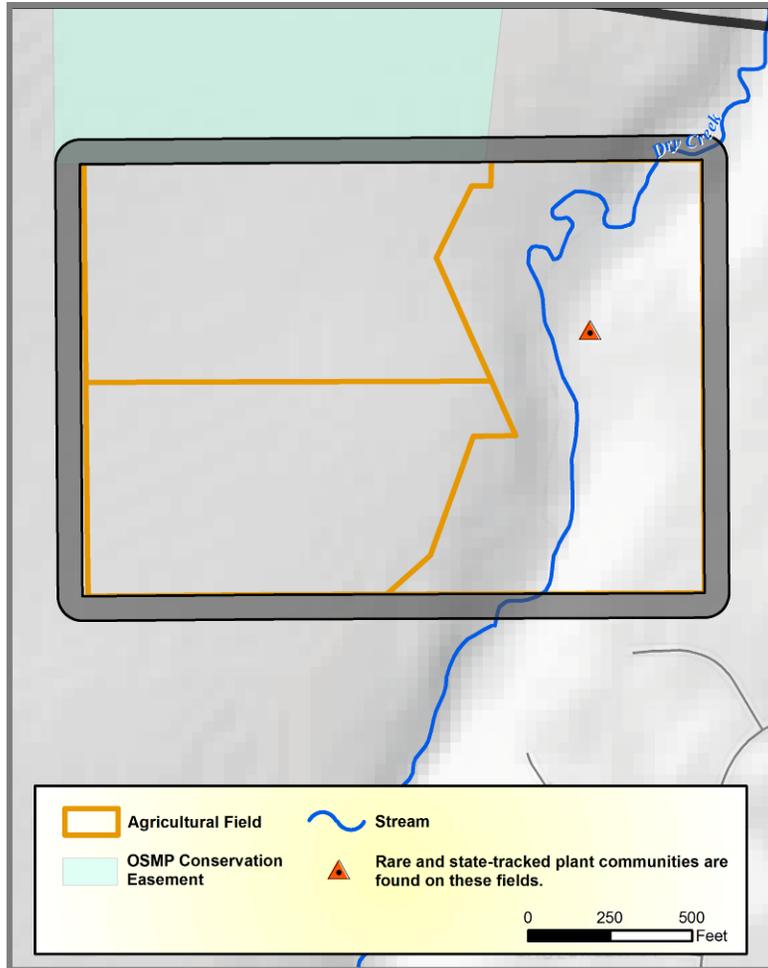


Figure 40: Isenhart - Jones Natural Resources

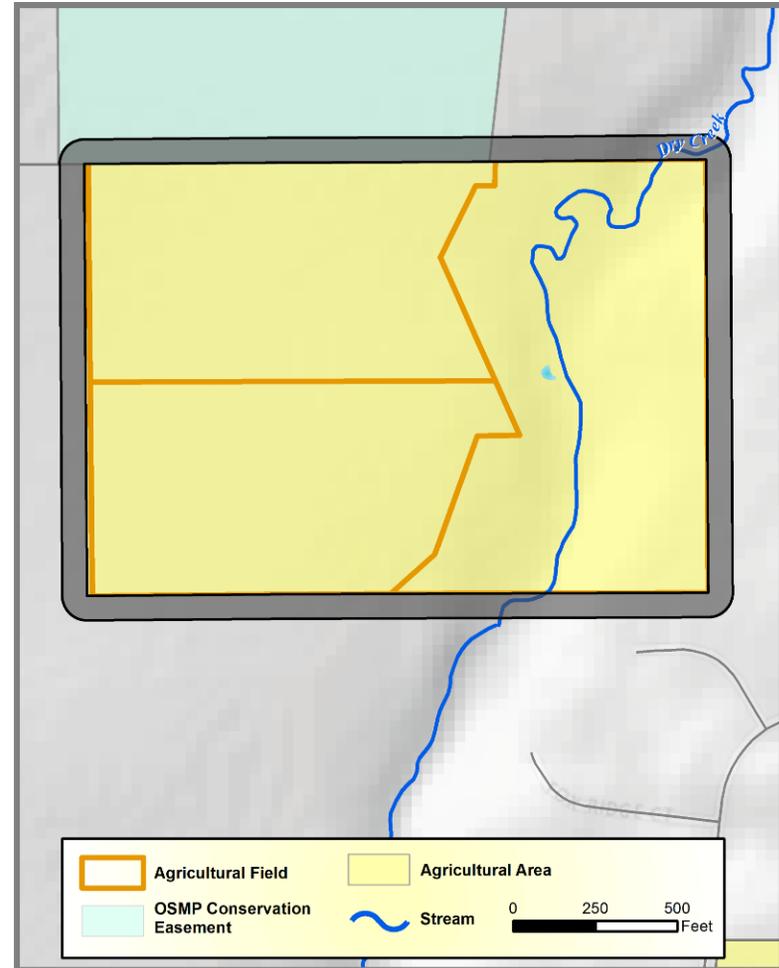


Figure 41: Isenhart - Jones Trails, Management Area Designations, and Weeds

Isenhart - Jones

Recommendation and Rationale:

Maximum Extent (Acres)	
Diversified Vegetable Farm	28 14 in production

Provided demand, this property is recommended for an expansion of a nearby diversified vegetable farm. The recommended area avoids sensitive natural resources and is in an Agricultural Area. This Property is not recommended for a micro-dairy operation.

The area proposed for possible diversified vegetable farming was concentrated in the western portion of the property to provide a buffer to the wetlands and rare plant communities found on the eastern portion of the property.

Management Actions and Cost Estimate for Conversion:

Management Action	Cost Estimate
Clean up property	\$ 5,000
Construct a small (1/10 acre-foot) irrigation pond to facilitate the delivery of irrigation water to any planting beds	\$5,000
Construct a fence to separate the cropping area of a diversified vegetable farming operation from the rest of the property which may be hayed/ grazed	\$15,000

Total Cost Estimate: \$25,000

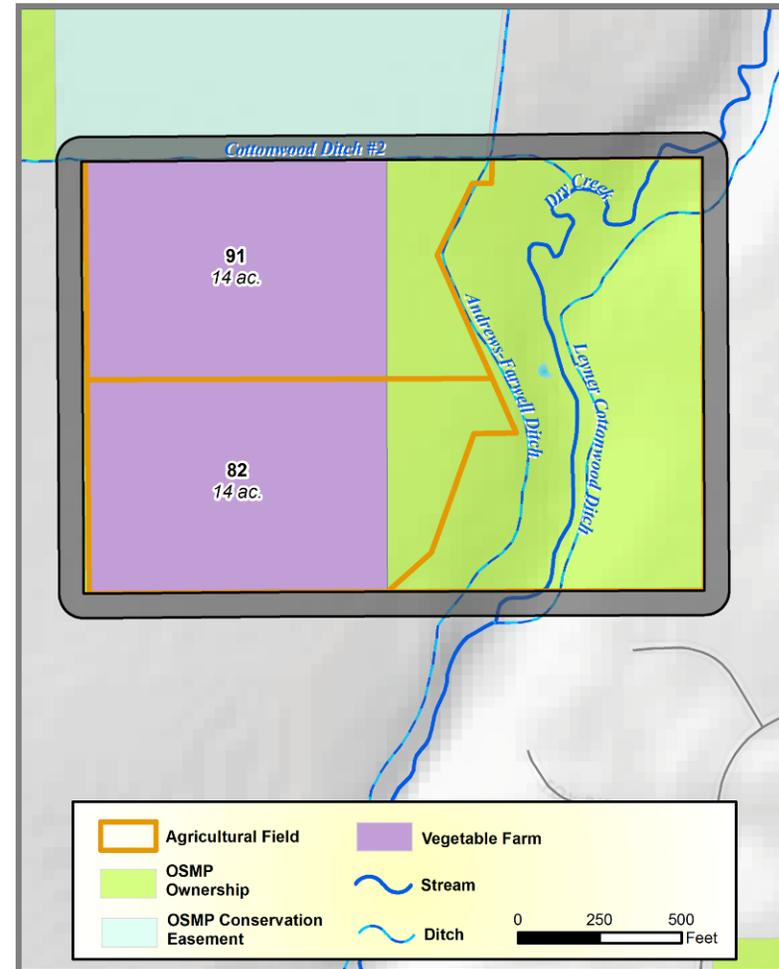


Figure 42: Isenhart - Jones Recommendations

King Hodgson

Essential Agricultural Characteristics Summary: 96 Total Acres, 88 Suitable Acres

Water

Lewis

Sources

Butte Irrigation and Milling ditch
Cottonwood #2 Ditch

Availability

May 6 – August 17 ~103 days
May 19 – September 12 ~116 days

Soils

Type

Slope

Capability Class

Fields 185, 188, 192, 197, 432

Ascalon sandy loam 1-3% II

Field 198

Ascalon sandy loam 1-3% II

Ascalon-Otero Complex 3-5% III

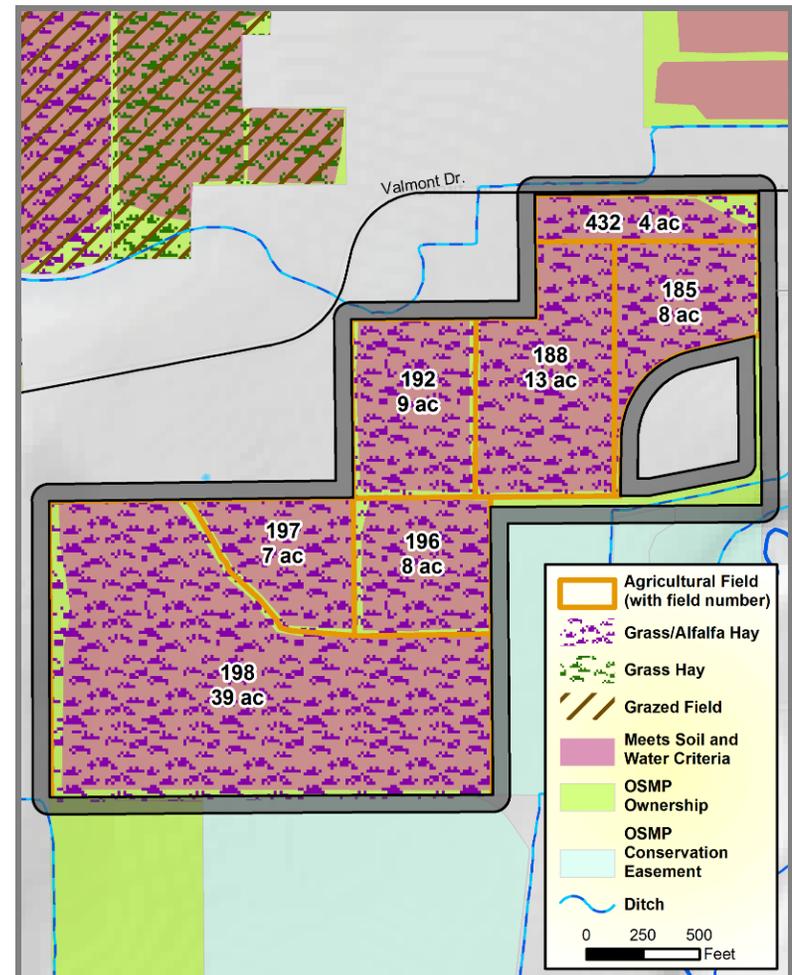


Figure 43: King Hodgson Suitable Lands

King Hodgson

Compatibility with Natural Resources and Management Goals:

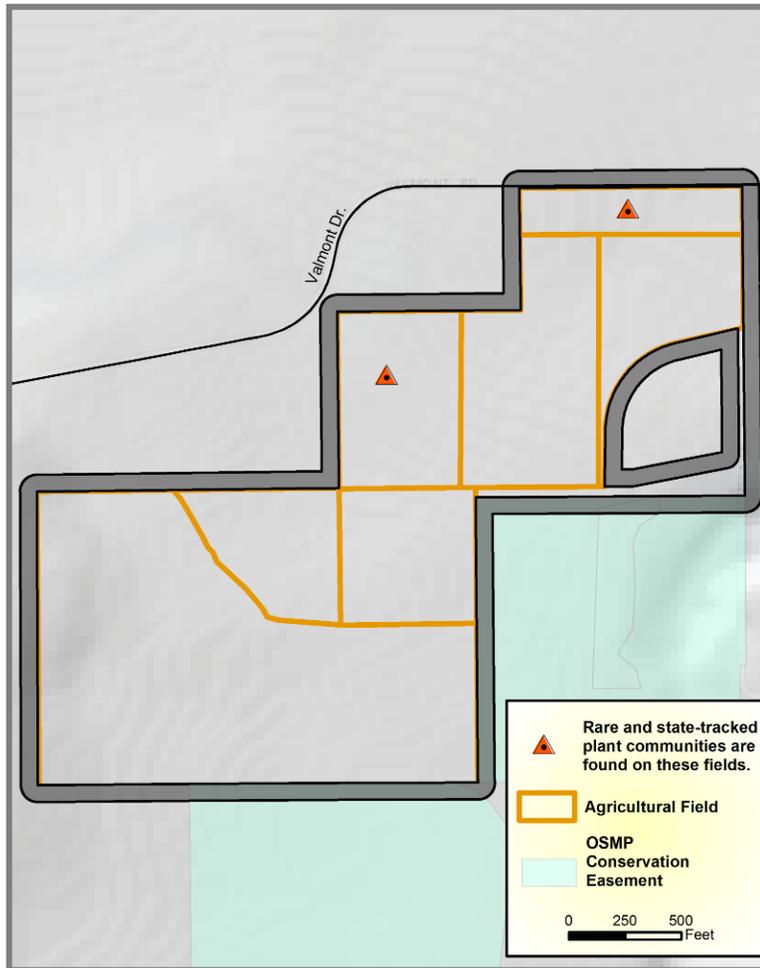


Figure 44: King Hodgson Natural Resources

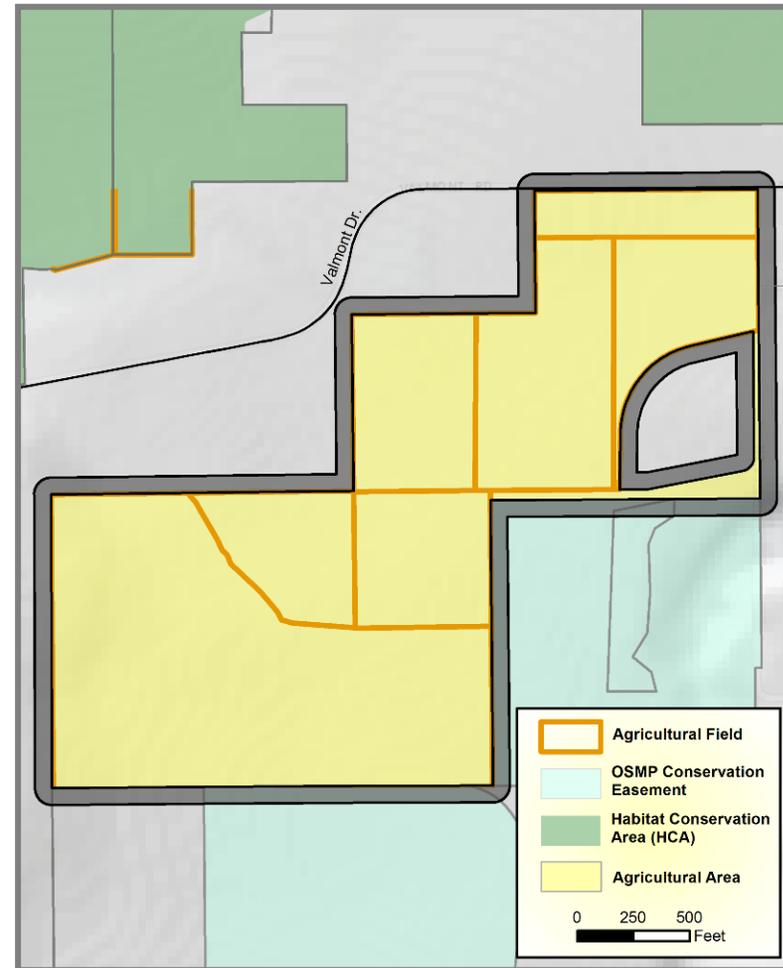


Figure 45: King Hodgson Trails, Management Area Designation, and Weeds

King Hodgson

Recommendation and Rationale:

Maximum Extent (Acres)	
Diversified Vegetable Farm	27 14 in production

Provided demand, this property is recommended for an expansion of a nearby diversified vegetable farm. Diversified vegetable farming can occur in the recommended area and avoid sensitive resources. This property is not recommended for a micro-dairy operation due to a lack of infrastructure. The identified fields were selected in order to maintain a contiguous block of grass/hay on the remainder of the property.

Management Actions and Cost Estimate for Conversion:

Management Action	Cost Estimate
Clean up property	\$ 5,000
Construct a small (1/10 acre-foot) irrigation pond to facilitate the delivery of irrigation water to any planting beds	\$5,000
Construct a fence to separate the cropping area of a diversified vegetable farm from the rest of the property which may be hayed/ grazed	\$15,000
Cultural Resource Survey	\$0 - \$15,000
Perform site-specific mapping and evaluation of rare or sensitive plant, communities, wetlands, and riparian areas	\$0

Total Cost Estimate: \$25,000 - \$40,000

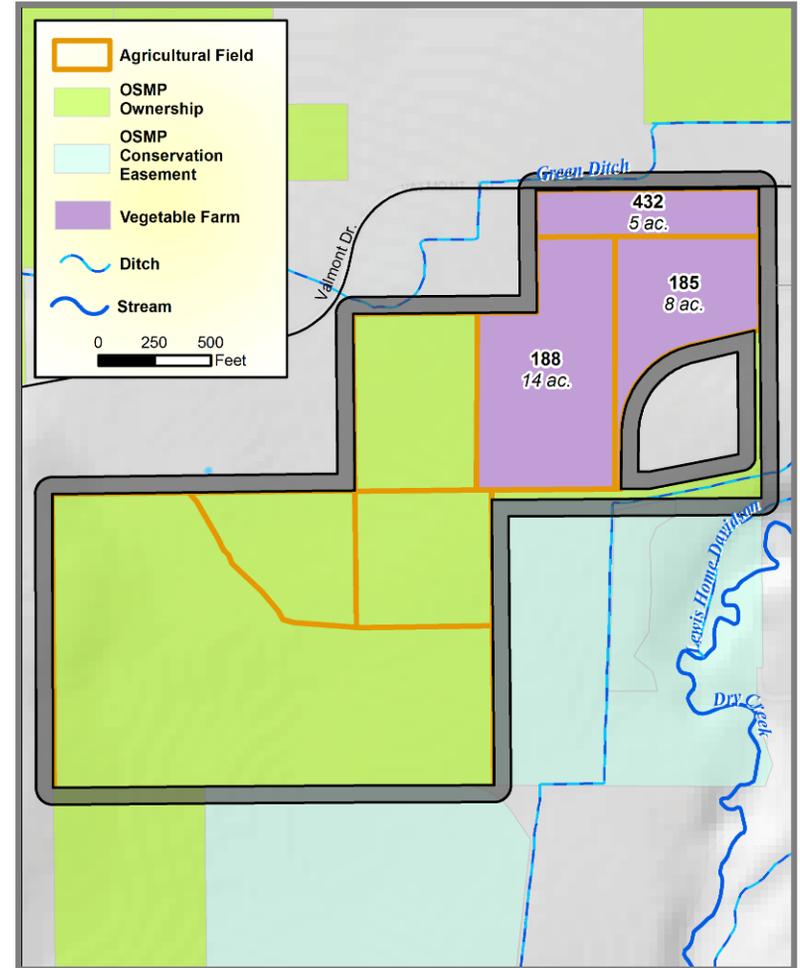


Figure 46: King Hodgson Recommendations

St. Walburga Abbey

Essential Agricultural Characteristics Summary:

69 Total Acres, 58 Suitable Acres

Water

Source	Availability
McGinn Ditch	April 29 – October 10 ~164 days

Soils

Type	Slope	Capability Class
Field 302		
Nunn sandy clay loam	0-1%	I
Field 303		
Nunn sandy clay loam	0-1%	I
Valmont clay loam	1-3%	III
Field 308		
Valmont clay loam	1-3%	III

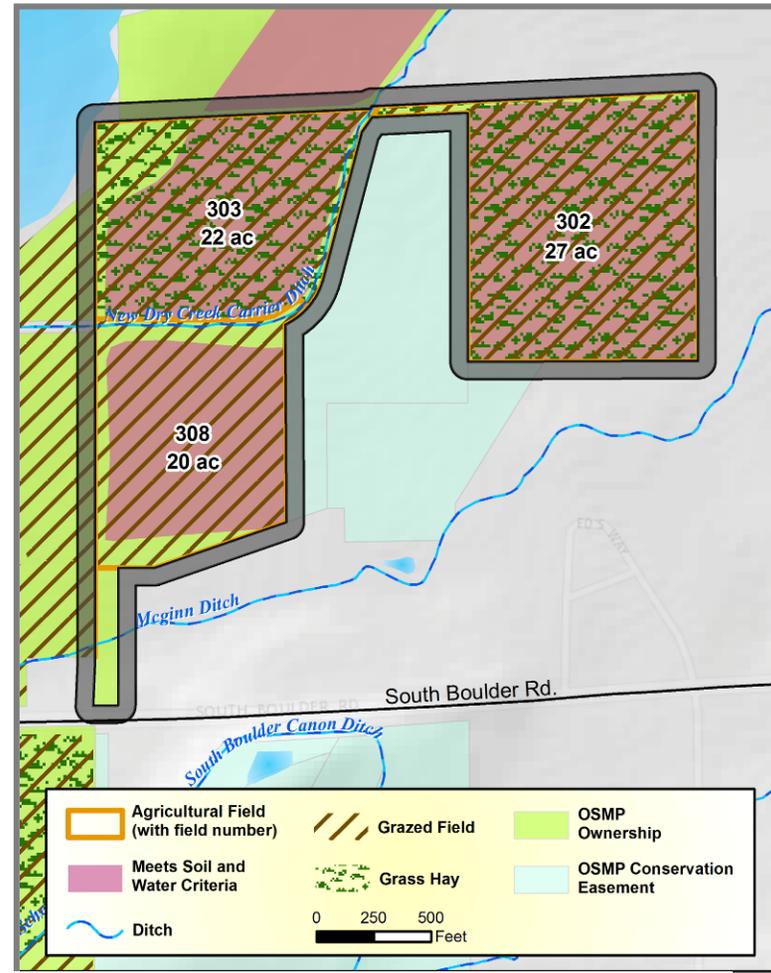


Figure 47: St. Walburga Abbey Suitable Lands

St. Walburga Abbey

Compatibility with Natural Resources and Management Goals:

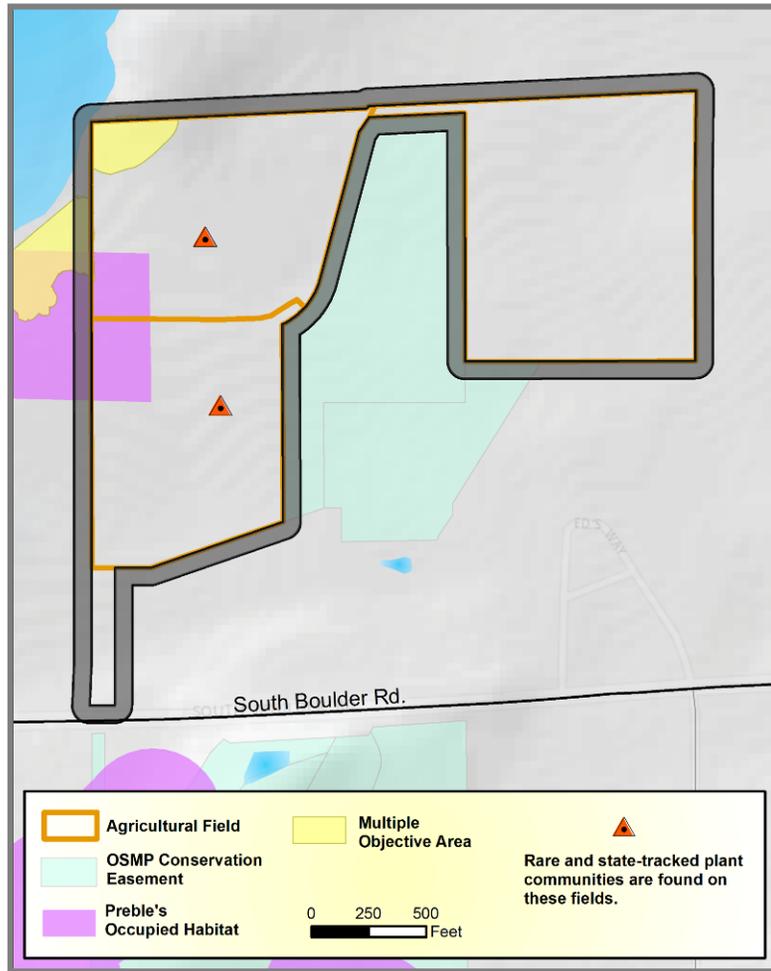


Figure 48: St. Walburga Abbey Natural Resources

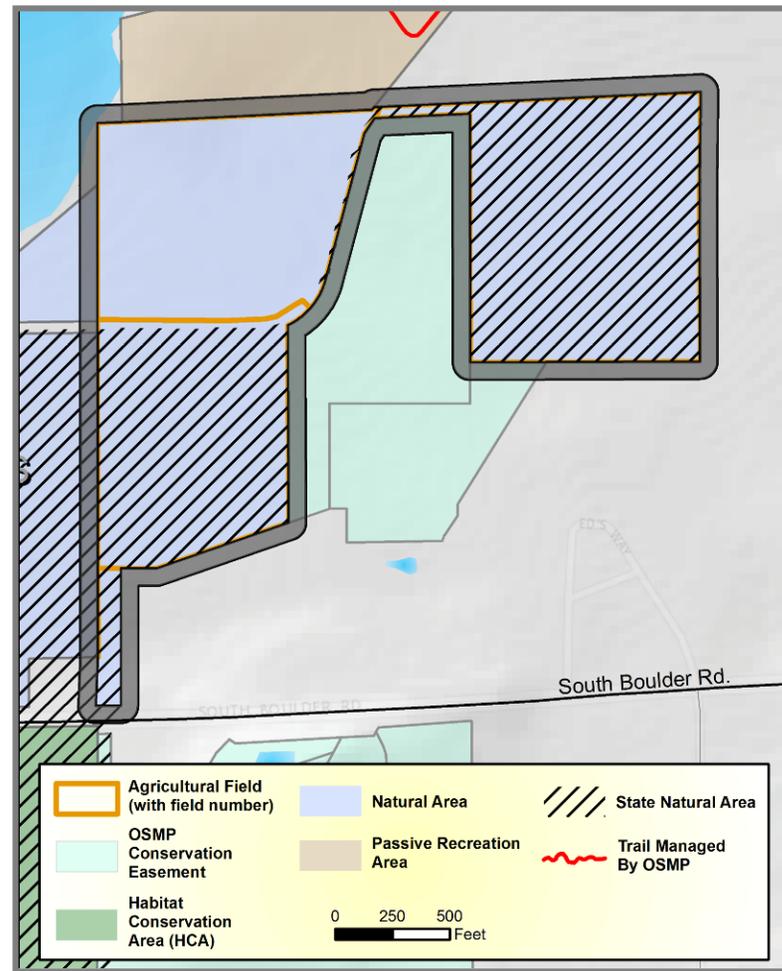


Figure 49: St. Walburga Abbey Trails, Management Area Designations, and Weeds

St. Walburga Abbey

Recommendation and Rationale:

Maximum Extent (Acres)	
Diversified Vegetable Farm	27 14 in production

Provided demand, this property is recommended for an expansion of a nearby diversified vegetable farm. The recommended area avoids sensitive natural resources. This property is not recommended for a micro-dairy operation due to the lack of infrastructure.

This property contains some of the most suitable soils and water in the OSMP system for diversified vegetable farming.

In order to offset the loss of bobolink habitat, the remaining portion of the property is recommended to be enhanced for bobolink habitat through more consistent application of irrigated waters.

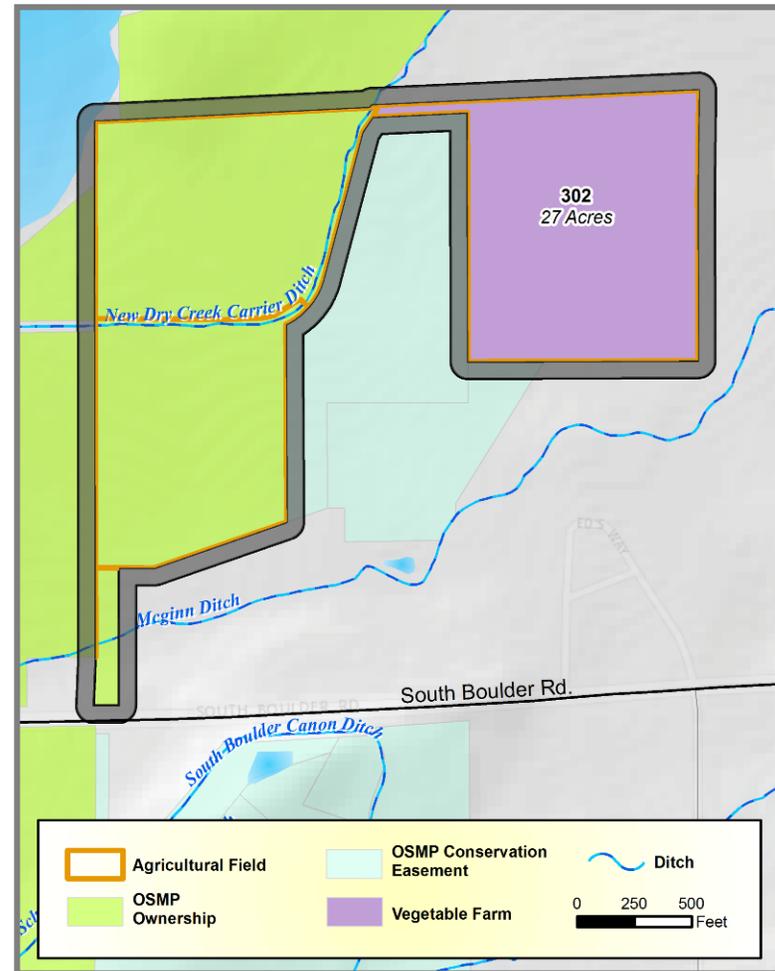


Figure 50: St. Walburga Abbey Recommendations

St. Walburga Abbey

Management Actions and Cost Estimate for Conversion:

Management Action	Cost Estimate
<i>Clean up property</i>	<i>\$ 5,000</i>
<i>Construct a small (1/10 acre-foot) irrigation pond to facilitate the delivery of irrigation water to any planting beds</i>	<i>\$5,000</i>
<i>Construct a fence to separate the cropping area of a diversified vegetable farming operation from the rest of the property which may be hayed/ grazed</i>	<i>\$15,000</i>
<i>Enhance the bobolink habitat on fields 303 and 308 through consistent irrigation</i>	<i>N/A</i>

Total Cost Estimate: \$25,000

Appendix A: Soil Capability Classes

Capability Class I: soils have slight limitations that restrict their use.

NnA: Nunn Sand clay loam, 0-1 percent slopes

AcA: Ascalon sandy loam, 0-1 percent slopes

Capability Class II: soils have moderate limitations that reduce the choice of plants or require moderate conservation practices.

NuA: Nunn clay loam, 0-1 percent slopes (shallow, droughty, or stony⁷)

NnB: Nunn sandy clay loam, 1-3 percent slopes (erosion)

NuB: Nunn clay loam, 1-3 percent slopes (shallow, droughty, or stony)

WIA: Weld loam, 0-1 percent slopes (shallow, droughty, or stony)

WeB: Weld fine sandy loam, 1-3 percent slopes (erosion)

AcB: Ascalon sandy loam, 1-3 percent slopes (erosion)

AoB: Ascalon-Otero complex, 0-3 percent slopes (erosion)

WIB: Weld loam, 1-3 percent slopes (erosion)

CsB: Colby silty clay loam, 0-3 percent slopes (excess water)

Mm: McClave clay loam, 0-1 percent slopes (excess water)

NuC: Nunn clay loam, 3-5 percent slopes (erosion)

CaA: Calkins sandy loam, 0-1 percent slopes (excess water)

CaB: Calkins sandy loam, 1-3 percent slopes (excess water)

CoB: Colby silty clay loam, 1-3 percent slopes (erosion)

Nv: Nunn-Kim complex, 0-3 percent slopes (erosion)

WoB: Weld-Colby complex, 0-3 percent slopes (erosion)

Me: Manvel loam, 1-3 percent slopes (erosion)

HeB: Heldt Clay, 0-3 percent slopes (erosion)

Capability Class III: soils have severe limitations that reduce the choice of plants or require special conservation practices or both.

MdA: Manter sandy loam, 0-1 percent slopes (erosion)

MdB: Mater sandy loam, 1-3 percent slopes (erosion)

WdB: Weld loamy sand, 1-4 percent slopes (erosion)

AcC: Ascalon sandy loam, 3-5 percent slopes (erosion)

AoC: Ascalon-Otero complex, 3-5 percent slopes (erosion)

VaB: Valmont clay loam, 1-3 percent slopes (erosion)

HaB: Hargreave fine sandy loam, 1-3 percent slopes (erosion)

Lv: Loveland soils, 0-1 percent slopes (excess water)

MdD: Manter sandy loam, 3-9 percent slopes (erosion)

VaC: Valmont clay loam, 3-5 percent slopes (erosion)

Capability Class IV: soils have very severe limitations that restrict the choice of plants or require very careful management or both.

AcD: Ascalon sandy loam, 5-9 percent slopes (erosion)

AoD: Ascalon-Otero complex, 5-9 percent slopes (erosion)

WoC: Weld-Colby complex, 3-5 percent slopes (erosion)

GaB: Gaynor silty clay loam, 1-3 percent slopes (shallow, droughty, or stony)

KuD: Kutch clay loam, 3-9 percent slopes (erosion)

RnB: Renohill silty clay loam, 1-3 percent slopes (shallow, droughty, or stony)

RnD: Renohill silty clay loam, 3-9 percent slopes (erosion)

GaD: Gaynor silty clay loam, 1-3 percent slopes (erosion)

⁷ Limitations listed in parenthesis

Capability Class V: soils have little or no hazard of erosion but have other limitations, impractical to remove, that limit their use mainly to pasture, range, forestland, or wildlife food and cover.

VcC: Valmont cobbly clay loam, 1-5 percent slopes (shallow, droughty, or stony)

Capability Class VI: soils have severe limitations that make them generally unsuited to cultivation and that limit their use mainly to pasture, range, forestland, or wildlife food and cover.

ReD: Renohill loam, 3-9 percent slopes (erosion)

Class VII: soils have very severe limitations that make them unsuited to cultivation and that restrict their use mainly to grazing, forestland, or wildlife.

Te: Terrace Escarpments, (shallow, steep, stony, erosion)

Class VIII: soils and miscellaneous areas have limitations that preclude their use for commercial plant production and limit their use to recreation, wildlife, or water supply or for esthetic purposes.

Appendix B: Visitor Master Plan Management Area Goals

Agricultural Area Goals:

- Maintain the efficiency of agricultural production and operation.
- Manage agricultural production and operation to ensure safety for operators and visitors in the vicinity.
- Provide, where appropriate, public access and passive recreational opportunities that have minimal impacts on agricultural production and operation or other resources.
- Manage visitor access in areas of intensive agricultural production or operation to ensure visitor safety.
- Eliminate undesignated trails when they are redundant or damaging to resources.

Passive Recreation Area Goals:

- Provide a high level of public access to destinations and connection through designated trails.
- Maintain or improve passive recreational and educational opportunities, while protecting and preserving natural lands and resources.
- Accommodate high levels of visitor use with appropriate management, trails and trailheads, and services.
- Reduce conflicts among visitor activities.
- Minimize the number of undesignated or “social trails,” eliminate undesignated trails when they are duplicative or damaging to resources.

Natural Areas Goals:

- Accommodate low-impact visitor activities where adequate trails exist or can be built, and resource impacts can be minimized.
- Provide opportunities for passive recreational and educational activities that require topographic relief or a natural setting.
- Protect the quality of natural and agricultural resources (especially where high value resources exist).
- Eliminate undesignated trails when they are redundant or damaging to resources.

Habitat Conservation Areas (HCA) Goals:

- Maintain, enhance, and/or restore naturally functioning ecological systems.
- Maintain, enhance, and restore habitat for species of concern identified in the Boulder County and the Boulder Valley Comprehensive Plans.

- Provide public access and passive recreational opportunities that foster appreciation and understanding of ecological systems and have minimal impacts on native plant communities and wildlife habitats or other resources.
- Eliminate all undesignated trails, unless they are made part of the designated trails system or provide specialized access to appropriate low-use destinations.
- Where sustainable infrastructure exists, continue to allow public access to appropriate destinations.

Appendix C: Prairie Dog Colony Management Area Designations

Grassland Preserves

Grassland Preserves are areas where prairie dogs and their associated species are part of large and ecologically diverse grassland habitat blocks. These areas are considered the best opportunity to conserve prairie dogs and their associated species. In most cases, prairie dogs will be allowed to persist without removal in Grassland Preserves. However, removal will be allowed for the purposes of maintaining existing irrigation facilities such as headgates, ditches, lateral ditches, reservoirs and irrigated fields. In addition, to ensure protection of habitat within Grassland Preserves, the need for limited removal from a Grassland Preserve will be assessed if prairie dogs occupy more than 26% of the Grassland Preserve (i.e. viability drops below “Good”) and indicators of vegetation composition fall below thresholds identified in the Grassland Plan. Inactive, previously occupied colonies within Grassland Preserves could serve as relocation receiving sites (where there is an existing burrow infrastructure) and if the area meets relocation criteria (identified in the Grassland Plan). However, prairie dogs will not be relocated into irrigated fields nested within Grassland Preserves. Following a die-off or other disappearance of prairie dogs from an area, they could be excluded to allow for habitat restoration or to protect existing habitat restoration projects.

Multiple Objective Areas

In Multiple Objective Areas, preservation of prairie dogs and their associated community is one of several management objectives. Prairie dogs will be allowed to persist without removal except for the purpose of maintaining existing irrigation facilities such as headgates, ditches, lateral ditches, reservoirs or irrigated fields. Multiple Objective Areas will not be used as receiving sites for relocated prairie dogs. Exclusion of prairie dogs attempting to re-colonize a Multiple Objective Area could occur to allow habitat recovery.

Prairie Dog Conservation Areas

Prairie Dog Conservation Areas are areas where the conservation of the prairie dog is the primary management objective and are managed opportunistically for associated species. These areas would serve as receiving sites for relocation with the requirements described in the Grassland Plan. No removal of prairie dogs would occur in Prairie Dog Conservation Areas except for the purpose of maintaining an existing irrigation facility such as a headgate, ditch, lateral ditch, reservoir or irrigated field. Prairie dogs will not be relocated into irrigated agricultural fields within Prairie Dog Conservation Areas.

Transition Areas

Transition Areas are grassland areas where the preservation of resources other than the prairie dog and associated community takes precedence. Prairie dogs may inhabit transition areas, but will be relocated away from the property when feasible (i.e. relocation receiving site is available). Following relocation, die-off or other natural events such as dispersal that leads to a reduction of the population and result in

uninhabited areas, re-colonization could be prevented or discouraged using barriers, re-seeding, grading, burrow destruction, passive relocation or other methods available to the department. After efforts are made to trap and relocate all remaining prairie dogs, removal through lethal control will be allowed in accordance with applicable regulations and policies, and if numbers do not exceed 20 individuals. Removal would be allowed at any time for maintenance of existing irrigation facilities such as a headgate, ditch, lateral ditch, reservoir or irrigated field. Continued irrigation will also be allowed in irrigated fields regardless of prairie dog occupancy.

Removal Areas

In removal areas, prairie dogs are incompatible with OSMP management objectives. The designation of a property as a Removal Area provides the option to remove prairie dogs from the property in accordance with applicable regulations and policies. Following removal, efforts would occur to prevent re-colonization including restoration or irrigation of the property, destruction of burrow system, exclusion structures, etc. Continued irrigation will be allowed in irrigated fields regardless of prairie dog occupancy.

Bobolink Management Areas

Existing Management Direction

OSMP’s goal of integrating agricultural management practices that support nesting habitat for bobolinks was established in the Grassland Ecosystem Management Plan (Grassland Plan). To this end, a select number of hayfields were to be identified that management was to be adjusted on, and mowing delayed until after bobolink fledging, July 15 unless otherwise determined by monitoring. However at the time the Grassland Plan was in development, complicated land use prevented the designation of enough hayfields to meet the standard identified in the Grassland Plan. The Agricultural Plan will pick up where the Grassland Plan left off, and identify a sufficient number of hayfields to be managed for bobolink nesting habitat to meet the standard identified in the Grassland Plan.

Class A Bobolink Management Areas

Class A Bobolink Management Areas are hayfields that are refrained from mowing every year until after bobolink fledging, July 15 unless otherwise determined by monitoring. Through the Grassland Plan, four top-tier hayfields were designated as Class A Bobolink Management Areas. No changes to the Class A Management Areas are proposed.

Class A Bobolink Management Areas			
Property	Field	Acres	Bobolink Habitat Rating
Church	355	96	Low ¹
Burke II	263	54	High
Van Vleet	315	92	Medium
Van Vleet	331	25	Very High

¹ Although Church 355 has a low density of bobolinks, it consistently supports one of the greatest numbers of individuals.

Bobolink Nesting Habitat

Bobolinks are ground-nesting songbirds that originally nested in tallgrass or mixedgrass prairie, but because of land conversion, have now increased their use of irrigated hayfields. Unfortunately, due to their affinity to breed late in the summer, haying/mowing often occurs before the young birds have left the nest. Biologists have documented a 90-100% failure rate of bobolink nests because of hayfield mowing. The consensus is that postponing mowing until July 15 allows for the majority of fledglings to be able to sustain flight and hence avoid mowing impacts. This use of hayfields as nesting habitat creates a potential management conflict as most operators would like to maximize yields, which translates to several harvests (i.e. mowings) each season.

Bobolinks are protected under the Migratory Bird Treaty Act and are considered “vulnerable to extirpation: (‘S3B”) by the Colorado Natural Heritage Program and “rare breeding species” by the Boulder County Comprehensive Plan.

Class B Bobolink Management Areas

*Class B Bobolink Management Areas are hayfields that are not mowed until after bobolink fledging, **one year out of three**. Fourteen hayfields were identified as candidates for Class B Bobolink Management Areas in the Grassland Plan; five were ultimately designated. The other nine remained as candidates due to the aforementioned complicated land use and prioritization of agricultural use. The standard set in the Grassland Plan was to manage 75% of the 14 hayfields (10.5 fields) as Class B Bobolink Management Areas in a given year.*

Staff chose to re-evaluate the Class B Management Areas (designated areas and candidates) identified in the Grassland Plan to take advantage of new information, informing staff of other OSMP hayfields with higher abundance and densities of singing male bobolinks, and reduce the complexities associated with tracking different fields each year. Using the new data, OSMP selected 18 fields, totaling 301 acres² to be designated as Class B Bobolink Management Areas (figure 1). The recommendations increase the land being managed as Class B Bobolink Management Areas from 172 to 301 acres. The recommendations aimed to cluster the fields so as to provide larger and contiguous habitat blocks.

Class B Bobolink Management Areas			
Property	Field	Acres	Bobolink Habitat Rating
Lewis	245*	4	Absent
Lewis	244*	13	Very High
Lewis	251*	10	High
Lewis	256	13	Very High
Baseline & 75 th	265*	10	Very High
Baseline & 75 th	267*	19	High
Baseline & 75 th	280	10	Very High
Baseline & 75 th	283	9	High
Baseline & 75 th	285	13	High
Deluca	14	27	High
Deluca	13	32	Very High
Deluca	19	18	Very High
Hester	18	25	Medium
Campbell	459	29	High
Swartz	254	8	Very High
Swartz	250	15	High
Swartz	247	17	High
Spicer	260	29	Low
Standard: 100% of Class B Bobolink Management areas mowed one year out of three after July 15 annually.			

* The entirety of Baseline & 75th 265 and 267 are to be managed as Class B until conversion of the northern 12 acres. After conversion, Lewis 251, 244, and 245 are to be added to the Class B management area.

² Staff determined that because the size of the fields varies significantly, acres would be a better measure. Staff determined a target range of acres by summing the largest 10.5 fields and smallest 10.5 fields of the Grassland Plan Candidate B fields; the target range is 223-316 acres.

Bobolink Management Areas

At a Glance: (summary statistics)

- Bobolinks have been observed on approximately 74% (n=2372 acres) of OSMP monitored sites from 2010-2014³

Lands Designated as Class A or B			
Density	Total Acres	Acres Designated Class A or B	% Designated Class A or B
Very High	214	183	85%
High	201	124	62%
Medium	400	117	30%
Low	1558	125	8%

- Implementation of the diversified vegetable farming recommendations will result in 142 acres of hayfields with a presence of bobolinks being converted to diversified vegetable farming.

Lands Recommended for Diversified Vegetable Farming		
Density	Total Acres	% of land in density class
Very High	3 (Baseline & 75 th)	1%
High	9 (Baseline & 75 th)	4%
Medium	27 (St. Wallburga)	7%
Low	103	7%

³ Sites monitored for bobolinks include hayfields and semi-native grasslands.

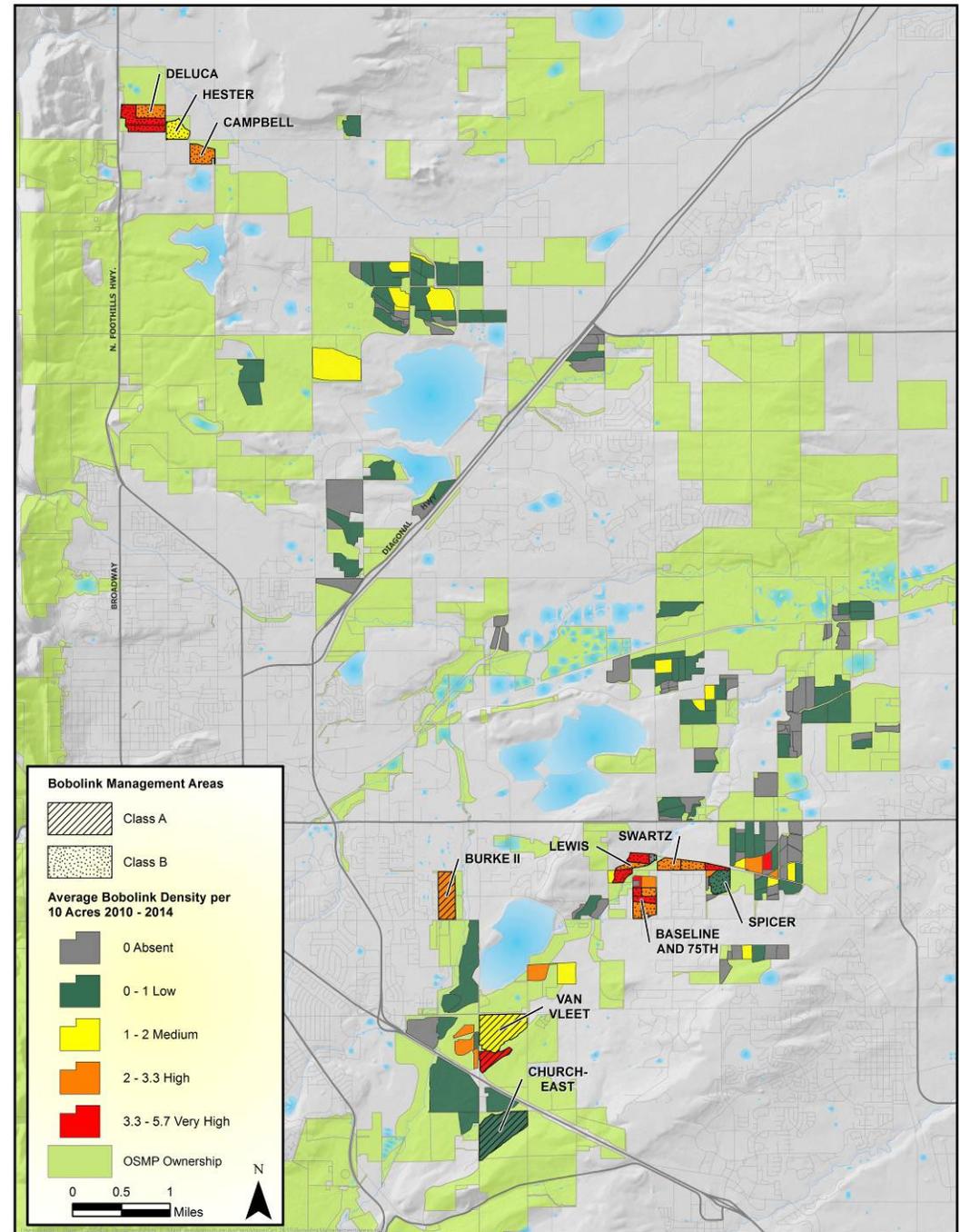


Figure 1: Class A and B Bobolink Management Areas & Bobolink Density

Alternative Agriculture Policy

Purpose and Need

An Alternative Agriculture Policy will provide direction on the types of agriculturally related activities/enterprises permitted on city open space. Examples of alternative agriculture are agritainment (corn mazes, petting zoos, etc.), farm stands, community gardens and farm dinners or events. A more complete list along with more detailed descriptions is provided below in the “Definitions” section.

Alternative agriculture can provide opportunities for agricultural producers to diversify their income and market their products. Providing farmers and/or ranchers with these opportunities may increase the success of local food producers and contribute to an increase in local food and/or vegetable production, consistent with Boulder Valley Comprehensive Plan policies. These activities also provide opportunities for members of the public to connect with the land and agricultural heritage of the Boulder Valley. These types of agriculturally related enterprises have also been increasing in popularity nationwide thus increasing the relevance of these activities to OSMP lands and the departmental need to assess their suitability. However, the umbrella term of alternative agriculture covers a wide range of activities/enterprises with substantial differences among them. This analysis will evaluate each type of alternative agriculture activity/enterprise to determine its suitability on OSMP lands.

Definitions

Agritainment (agritourism, agrotourism)

Agritainment refers to a variety of commercial enterprises that provide an opportunity for entertainment or recreation in an agricultural setting. The most common agritainment activities include pumpkin patches, corn mazes, u-pick enterprises, petting zoos and hay rides. These activities are often provided together, or in groups, as the combination of activities/entertainment options tends to attract more customers.

Farm Event

Farm events are defined by the Boulder County Land Use (BCLU) Code as a group between 26 and 99 people participating in an event where the farm is used as a venue. This includes farm to table dinners, weddings, wedding receptions, and any other gathering where eating and socializing occur and where the majority of the food served at the event is made with ingredients grown or raised locally often by the host farmer(s).

Farm Stand/Store

*Farm stands are places where agricultural and horticultural products are sold. Farm **stands** are defined by the BCLU Code as operating 42 days or less annually. Farm **stores** are defined as operating more than 42 days annually. The BCLU Code requires that agricultural and horticultural products must comprise at least 90% of annual sales.*

Demonstration Farm

A demonstration farm is a farm used primarily to demonstrate, teach, or evaluate various farming, ranching and agricultural techniques. Many demonstration farms not only have crops, but may also have various types of livestock. Participants often sign up for a series of classes or workshops. These farms may also offer programs to the general public to increase public awareness of food production and preparation practices. Demonstration farms are typically owned and operated by educational institutions or public agencies and the educational benefits are of greater focus than profits from agricultural production.

A farm camp (overnight camps not included) is similar to a demonstration farm however it is generally geared toward non-industry related participants such as youth or the general public. While providing an educational experience, the camps can also be for-profit ventures. Farm camps generally do not evaluate various techniques but instead focus on teaching or sharing basic farming practices.

Food Forest (aka forest gardens, edible forest gardening)

Food forests are similar to orchards, but modified in accordance with permaculture principles. Permaculture is a systems approach where agricultural systems are modeled from natural ecosystems. Food forests are primarily composed of perennial food-producing plants, including fruit and nut trees, vines and shrubs and perennial and annual vegetables, and are arranged in a way that functionally and structurally mimics woodland ecosystems. The diversity has been shown to improve resiliency and reduce maintenance when compared to traditional orchards. Food forests are open to the public and are seen as a way to transform unused lots or more typical ornamental-focused parks into food-producing areas that promote land stewardship and create ties between community members and food production.

Community Gardens

Community Gardens are composed of land divided into individual or shared plots for people to grow vegetables, fruits, nuts, grains and ornamental plants. Community Gardens are seen as a way to transform unused lots or more typical ornamental-focused parks into food-producing areas that promote land stewardship and create ties between community members and food production. Community gardens allow community members to play a direct role in growing food locally. Land for these gardens may be public or private and is often located near schools, hospitals, neighborhoods, or parks.

Policy Background

City Charter

Section 176 of the City Charter lists the purposes of open space which includes, “Preservation of agricultural uses and land suitable for agricultural production.” For the past 40 years, OSMP policy has been to limit the activities allowed under an agricultural lease to agricultural production and those activities necessary to support the operation.

The City Charter also lists “Preservation of land for passive recreational use, such as hiking, photography or nature studies, and if specifically designated bicycling, horseback riding, or fishing” as a purpose of open space lands. Agritainment, or its most common activities, were not listed among the passive recreational activities.

Visitor Master Plan

In 2005 City Council approved the OSMP Visitor Master Plan (VMP). The VMP introduced a management zoning system for all OSMP lands. Among the four zoning designations was the Agricultural Area designation. The goals for lands designated as Agricultural Areas are:

- Maintain the efficiency of agricultural production and operation.*
- Manage agricultural production and operation to ensure safety for operators and visitors in the vicinity.*
- Provide, where appropriate, public access and passive recreational opportunities that have minimal impacts on agricultural production and operation or other resources.*
- Manage visitor access in areas of intensive agricultural production or operation to ensure visitor safety.*
- Eliminate undesignated trails when they are redundant or damaging to resources.*

Passive recreation and the necessary infrastructure, i.e. trails, are permitted in all OSMP Management Area designations, including Agricultural Areas.

Assessment Methodology

In order to evaluate the various alternative agricultural activities and determine their suitability on OSMP lands staff applied a slightly modified version of the Passive Recreation Activity Assessment (Activity Assessment), as all of the activities with the exception of the farm stand/store are activities with a recreational/entertainment component. The criteria identified in the Activity Assessment have been used to evaluate potential activities since the adoption of the Visitor Master Plan in 2005, providing staff and the community with a consistent method of evaluation and starting point for the discussion on whether and how new activities should be considered passive recreation. The alternative agricultural activities were assessed with criteria in four categories:

Category	Criterion
Relationship to setting	Dependence on an agricultural setting and/or OSMP lands
	Ability to increase people’s appreciation of agriculture or understanding of Open Space purposes.
Compatibility with resource protection	Compatibility with the preservation of agricultural resources
Compatibility with existing facilities and services	Compatibility with a low level of existing facilities and services (e.g. parking, minimal maintenance, enforcement, monitoring, etc.)
	Compatibility with providing a safe recreational experience
Compatibility with other activities	Compatibility with other recreational activities and other visitor’s experiences

For each criterion, the activity was identified as having either “Considerations” or “No Consideration.” For criteria with considerations, staff identified potential mitigating strategies to determine if the activity could be made more compatible.

A distinction was made between activities that OSMP may provide and those that an agricultural producer or lessee may provide. Agritainment, farm events, farm stands/stores, and farm camps are activities that an agricultural producer or potential lessee may be interested in providing, as they could increase the profitability of their agricultural operation. When evaluating the activities that an agricultural lessee could provide, staff determined that in order to remain consistent with the charter purposes, agricultural production would need to remain the primary use of the property and these other activities would need to be accessory uses. Staff interprets the City Charter’s reference to “agricultural uses” as agricultural production and those activities directly supporting an agricultural operation. Staff believes maintaining agricultural production as the primary use on agricultural lands is aligned with the intent of the Charter, and that if other more recreation-oriented activities became the dominant use of agricultural land it would not be consistent with the intent of the charter. Therefore the activity assessments for agritainment, farm events, farm stores and farm camps are limited to evaluating those uses as accessory, occurring only on farms where agricultural production is the primary purpose.

Agritainment

Dependence on an agricultural setting and/or OSMP lands

Considerations:

- Agritainment depends upon an agricultural setting.
- OSMP lands are not the only agricultural lands in Boulder County.
- There are currently opportunities in Boulder County to participate in agritainment activities on private agricultural property.

Ability to increase peoples' appreciation of agriculture or understanding of Open Space purposes

Considerations:

- Agritainment may increase visits to open space; these visits may lead to an increased awareness of agricultural open space lands. However, these activities are generally not designed to be educational, they may or may not aid in a visitor's understanding of agricultural production or the agricultural importance of open space lands. The educational benefit may be limited to answering basic questions a small child may have about farming.
- U-pick operations may be different in nature from the other activities as visitors engage in an aspect, harvesting, of agricultural production which could foster an appreciation or understanding of the growing and harvesting of food/commodities and the types of food grown locally.

Compatibility with the preservation of agricultural and other resources

Considerations:

- With the exception of u-pick operations, agritainment is not directly related to an aspect of agricultural production - the growing, harvesting, or selling of agricultural products; it is not an extension of an activity directly related to agricultural production.
- Agritainment would require land, which could not simultaneously be used for agricultural production (e.g. corn or hay maze).
 - *U-pick operations would not take land out of agricultural production; on the contrary it is reliant upon lands remaining in agricultural production.*
- Depending on the activities offered and number of customers, agritainment could interfere with the efficiency of farming operations.

Mitigation Tools:

- Agritainment could be allowed only in areas unsuitable for agricultural production, in pasture areas, and/or in farmstead areas. However, limiting agritainment to farmstead areas might create more interference with the efficiency of farming operations.

Agritainment (cont.)

Compatibility with a low level of existing facilities and services (e.g. parking, minimal maintenance, enforcement, monitoring, etc.)

Considerations:

- Agricultural operations require a higher level of facilities/infrastructure than passive recreational activities. Agritainment does not require a higher level of facilities than agricultural operations, but requires a higher level of facilities than other passive recreational activities permitted on OSMP lands.
- Agritainment requires a parking area.
- Unlike the other types of recreational activities on OSMP lands which are free, agricultural operators would likely charge a fee. While commercial operators often charge a fee, participants and other OSMP visitors also have an opportunity to engage in the activity for free on OSMP lands without the services provided by the commercial outfitter.
 - *While u-pick operations would charge a fee, it would be in exchange for goods/produce.*

Mitigation Tools:

- Prohibit lessees from charging admission fees. However, diversifying income is the main incentive/purpose for the lessee.

Compatibility with providing a safe recreational experience

Considerations:

- If the activities are allowed in farmstead areas participants would be in an area with farmers operating equipment some of which is motorized and/or mechanical. The concentration of these two uses in a single area may not be safe for participants.

Mitigation Tools:

- Limit the hours of operation to times when activities related to agricultural production are not occurring. (e.g. weekends or evenings)

Compatibility with other activities/other visitor's experiences

Considerations:

- While OSMP farms are open to the public they are not currently popular destinations for OSMP visitors. The lack of visitor activity leads to the conclusion that there would not be a high level of visitor conflicts with participants in other activities. However, the concentrated nature of these activities would make it difficult for visitors to enjoy/engage in other activities.
 - *Visitors could still walk through u-pick agricultural operation as operations are not closed to the public, they would only be unable to take food/goods which is consistent with current regulations.*

Agritainment Recommendation and Rationale

U-pick operations are more compatible with agricultural production as this activity relies on land remaining in agricultural production. U-pick operations also do not require specialized infrastructure, and while they charge a fee it is in exchange for agricultural products. Any operations would be required to comply with the applicable sections of the Boulder County Land Use code which provides guidelines for parking requirements. All operations would also require the approval of OSMP staff.

Due to compatibility issues with agricultural production, i.e. land being removed from agricultural production and interference with the efficiency of farming operations and the high level of visitor facilities and services required, staff recommends that of the activities in the category Agritainment, only u-pick operations be allowed on OSMP lands, and only as an accessory use.

Farm Events

Dependence on an agricultural setting and/or OSMP lands

Considerations:

- Farm events are by definition dependent upon occurring on a farm.
- Most agricultural producers/lessees wanting to host an event do not own an alternative venue. However, some OSMP lessees operate farms on other lands they own, which could serve as alternative locales to OSMP lands.
- There are currently opportunities in Boulder County to participate in farm events on privately owned farms.

Ability to increase peoples' appreciation of agriculture or understanding of Open Space purposes

Considerations:

- Farm events may increase visits to open space. Depending on the type of event, they may or may not aid in a visitor's understanding of agricultural production or the agricultural importance of open space lands.
 - Events such as celebrations, corporate dinners and weddings may not offer a suitable platform for the farmers to market their products and/or CSA membership, nor for participants to engage with the farmer. Typically at celebrations/corporate dinners the main focus of the event is not the food/farm itself.
 - Events such as farm-to-table dinners are more likely to provide a better platform for farmers to share with participants information about the farm's agricultural operation and products, market their CSA, and more directly engage with participants. At farm dinners the main focus of the event is the food/farm itself.

Mitigating Tools:

- Create a distinction between the various types of farm events, farm-to-table dinners – hosted by the farmer, versus other events where the farm is mostly used as venue.

Compatibility with the preservation of agricultural and other resources

Considerations:

- Farm events are not directly related to an aspect of agricultural production – the growing, harvesting, or selling of agricultural products; they are not an extension of an activity directly related to agricultural production.
- Farm-to-table dinners, hosted by the farmer are directly related to the selling of agricultural production; they are an extension of an activity directly related to agricultural production.
- Farm events depending on the size and frequency could interfere with the efficiency of agricultural production.

Mitigating Tools:

- Confine farm events to farmstead areas.
- Limit the number of annual occurrences to avoid disruption of efficient agricultural operations.

Compatibility with a low level existing facilities and services (e.g. parking, minimal maintenance, enforcement, monitoring, etc.)

Considerations:

- Farm events would require parking and an event space.
 - The event space could be in an existing permanent structure such as a barn or farm residence or could be a temporary structure such as a tent.
- The level of facilities and services increases with the size of the event.
- Farm events would require some level of oversight by OSMP staff.
- While farm events charge a fee, it is not for access but in exchange for a meal with products grown on-site.

Mitigating Tools:

- Require lessee to provide all temporary facilities (e.g. tents).
- Limit the size of the events to reduce the level of facilities and services needed.
- Limit parking to the farmstead area or area approved by OSMP staff

Compatibility with providing a safe recreational experience

Considerations

- If the activities are allowed in farmstead areas, participants would be in an area with farmers operating equipment some of which is motorized and/or mechanical. The concentration of these two uses in a single area may not be safe for participants.

Mitigating Tools:

- Evenings and weekends, the times farm events and dinners are likely to occur, are not common hours of operation for farming.

Compatibility with other activities/other visitor's experiences

Considerations:

- While OSMP farms are open to the public, they are not currently popular destinations for OSMP visitors. The lack of visitor activity leads to the conclusion that there would not be a high level of visitor conflict with participants in other activities.
 - Visitors could still walk through the farm as operations are not closed to the public, they would only be unable to participate in the dinner/taking food without paying which is consistent with current regulations.

Farm Events Recommendation and Rationale

Due to compatibility issues with agricultural operations and the potential high levels of visitor facilities and services, staff is recommending allowing farm-to-table dinners, but no other farm events. Staff recommends that farm-to-table dinners be permitted with conditions since they offer educational benefits to the community and direct marketing opportunities for lessees.

Farm to Table Event Conditions:

- *Only permitted on properties with farmstead infrastructure appropriate for accommodating this use.*
- *All activities will be confined to within the farmstead area.*
- *OSMP leasees would be limited to two farm-to-table dinners annually.¹*
- *Dinners would be limited to 50 persons.*
- *Dinners with fewer than 26 people, and not considered events per the Boulder County Land Use Code, would still require compliance with these conditions as long as a fee is exchanged for goods.*
- *Rent must be up to date.*
- *All outstanding management issues (identified by OSMP staff) must be addressed.*
- *All events must be approved by OSMP staff.*
- *Events with 1-26 participants require OSMP staff approval and count toward the maximum (=2).*

¹ Agricultural Properties in Boulder County are permitted per the Boulder County Land Use Code, as a use-by-right, six farm events annually, and possibly 7-12 with additional review. A venue hosting 12 or more events is considered a Reception Hall or Community Facilities Meeting Use.

Farm Stand/Store

Dependence on an agricultural setting and/or OSMP lands

Considerations:

- Farm stands/stores do not require an agricultural setting (e.g. farmer's market).
- Most agricultural producers have alternative venues to sell their products such as CSAs and farmer's markets.

Ability to increase peoples' appreciation of agriculture or understanding of Open Space purposes

Considerations:

- Farm stands/stores may increase visits to open space. Their presence could aid in a visitor's, or persons passing by, understanding of agricultural production on OSMP lands and the locally grown products available.
- Farm stands/stores may connect people, who live near or frequently pass by the farms, to the agricultural production occurring in their surrounding community.

Compatibility with the preservation of agricultural and other resources

Considerations:

- Farm stands/stores are directly related to an aspect of agricultural production, i.e. selling; it is an extension of an activity directly related to and supporting agricultural production.
- Farm stands/stores provide farmers additional venues and opportunities to directly sell their products to consumers.

Compatibility with a low level existing facilities and services (e.g. parking, minimal maintenance, enforcement, monitoring, etc.)

Considerations:

- Farm stands/ stores would require a structure. The stand or store could be in an existing permanent structure such as a barn or other outbuilding existing on the farm or could be in a temporary structure such as a tent.
- The level of facilities and services increases with the size and frequency that the store is operated.
- Farm stands/stores would require some level of oversight by OSMP staff. The most staff time is anticipated during the initial Boulder County Land Use review/approval process and site set up.

Mitigating Tools:

- Require lessee to provide all temporary facilities (e.g., tents).

Compatibility with providing a safe recreational experience

No Considerations

Compatibility with other activities/other visitor's experiences

No Considerations

Staff is recommending permitting farm stands/stores on locations approved by staff and in compliance with the BCLU Code. Farm stands/stores are both compatible with agricultural production and may directly help connect the products to local consumers.

Demonstration Farms and Farm Camps

Dependence on an agricultural setting and/or OSMP lands

Considerations:

- Demonstration farms and farm camps require an agricultural setting.
- Boulder County Parks and Open Space staff runs a demonstration farm.
- Farm Camps, catering to youth, are offered on private farms in Boulder County.

Ability to increase peoples' appreciation of agriculture or understanding of Open Space purposes

Considerations:

- Demonstration farms and farm camps would aid in a participant's knowledge of agricultural production on OSMP lands, as the purpose is to share, teach, or evaluate farming practices or techniques.

Compatibility with the preservation of agricultural and other resources

Considerations:

- Demonstration farms are directly related to an aspect of agricultural production i.e. evaluating farming practices or techniques and teaching those techniques to farmers.
 - Farm camps are not directly related. Farm camps generally do not evaluate various techniques but instead focus on teaching or sharing basic farming practices to non-industry or youth participants.
- Providing farmers and/or interested people the opportunity to learn about farming techniques can contribute to the long-term sustainability of agriculture in the Boulder Valley, the success of local farms and engage the next generation of farmers or local food enthusiasts.
- Demonstration farms and farm camps would need suitable land and all the accompanying structures and infrastructure. It is unlikely a traditional agricultural operation could simultaneously operate as a demonstration farm or farm camp (using the same facilities/ outbuildings). The activities related to a camp or demonstration farm may interfere with the efficiency of agricultural operations and production.

Mitigating Tools:

- In order to keep land leased to agricultural operators in agricultural production, demonstration farms and farm camps on OSMP lands could be limited to those administered by the department and/or a department/educational institution partnership.

Compatibility with a low level of existing facilities and services (e.g. parking, minimal maintenance, enforcement, monitoring, etc.)

Considerations:

- Demonstration farms and farm camps would require parking.
- Demonstration farms and farm camps would require the typical farmstead/agricultural structures.
- Demonstration farms and farm camps, if administered by the department, would require a substantial amount of staff time. However, outreach and education is an established and important OSMP service provided to the community.

Compatibility with providing a safe recreational experience

No Considerations

Compatibility with other activities/other visitor's experiences

No Considerations

- While OSMP farms are open to the public, they are not currently popular destinations for OSMP visitors. The lack of visitor activity leads to the conclusion that there would not be a high level of visitor conflict with participants in other activities. Visitors could still walk through the farm as operations are not closed to the public; they would be unable to participate in the demonstration/camp without paying or registering which is consistent with current regulations.

Recommendation and Rationale

Due to demonstration camps' and farm camps' compatibility with agricultural production, interference with daily agricultural operations, staff is recommending these activities continue to not be permitted on OSMP leased agricultural lands. However, due to the educational benefits, support to the farming community and potential benefits to agricultural production, staff recommends that demonstration farms be permitted on OSMP lands/farmsteads operated by OSMP staff or in partnership with OSMP.

Community Gardens

Dependence on an agricultural setting/OSMP lands

Considerations:

- Community gardens do not depend upon an agricultural setting. The preferred locations for community gardens are locations in close proximity or adjacent to high/medium density residential areas. Participants are often seeking a convenient and proximal location to their residence.
- There are currently opportunities in the City of Boulder and Boulder County to participate in community gardening.

Ability to increase peoples' appreciation of agriculture or understanding of Open Space purposes

Considerations:

- Community gardens may increase visits to open space. These visits may lead to an increased awareness of open space lands and knowledge about gardening/growing food. However, it would not aid in a visitor's understanding of agricultural production or the agricultural importance of open space lands.

Compatibility with the preservation of agricultural and other resources

Considerations:

- Community gardens would require land to be taken out of traditional agricultural production.
 - Although the land used for community gardens might still be considered to be in agricultural production, as successful participants would harvest food, it is up to the participant's discretion to decide what to plant and not all participants will be successful in producing food.
 - The land will be removed from cultivation by an experienced/proven farmer and instead be cultivated by interested people with varying levels of skills, interests and time.
- The properties suitable for community gardens are limited by soil and water requirements and are the same as those suitable to be leased for diversified vegetable farming. Prime farmland which meets the soil and water requirements is uncommon on OSMP lands.
- Community gardens would remove prime farmland from traditional agricultural production.

Compatibility with a low level of existing facilities and services (e.g. parking, minimal maintenance, enforcement, monitoring, etc.)

Considerations:

- Community gardens would require a parking area and irrigation infrastructure.
- Community gardens would require a very high level of visitor services.
- Staff would have many "lessees" in a relatively small area. In more traditional forms of agricultural stewardship, a single

<p>lessee has responsibility for large areas. Establishing, operating and maintaining a program would require substantial and additional staffing.</p>
<p><u>Mitigating Tools:</u></p> <ul style="list-style-type: none"> • A site could be could be leased to a community group which could in turn, sublet garden plots and address the operation and maintenance of the program.
<p>Compatibility with providing a safe recreational experience</p>
<p><u>No Considerations</u></p>
<p>Compatibility with other activities/other visitor's experiences</p>
<p><u>Considerations:</u></p> <ul style="list-style-type: none"> • Community gardening would likely have no more impacts to other visitors than vegetable farms. The properties could potentially remain open to non-participating members of the public.

Recommendation and Rationale

Due to compatibility issues with agricultural production, i.e. taking prime farmland out of agricultural production, the high level of visitor facilities and services community gardens would require and preferable existing and potential locations on other lands, staff recommends that community gardens not be permitted on OSMP lands.

Food Forests

Dependence on an agricultural setting and/or OSMP lands

Considerations:

- Food forests do not depend upon an agricultural setting.
- There are currently no food forests in the City of Boulder or Boulder County. An edible educational demonstration garden is planned for City lands.

Ability to increase peoples' appreciation of agriculture or understanding of Open Space purposes

Considerations:

- Food forests may increase visits to open space. These visits may lead to an increased awareness of open space lands and knowledge about permaculture principles. However, such visits by themselves would not aid in a visitor's understanding of agricultural production or the agricultural importance of open space lands.

Compatibility with the preservation of agricultural and other resources

Considerations:

- Food forests would require either land to be taken out of traditional agricultural production or the conversion of other open space land with suitable soils and water.
- Although the land used for food forests might still be considered to be in agricultural production, the primary purpose is not agricultural production but recreational in nature.
- Converting a *non*-agricultural property into a food forest would require the planting of a garden of non-native plants on natural open space lands. One of the purposes of OSMP is the preservation and restoration of natural ecosystems.
- Visitors to the food forest are encouraged/allowed to pick and eat fruit which might require the visitor to travel off trail. Extensive or repeated off-trail travel could lead to areas denude of ground vegetation. Encouraging visitor to be off trail in some areas of OSMP would be contrary to direction in the VMP encouraging on-trail visitation.

Mitigating Tools:

- Create a trail system to serve the food forest. This would likely be a higher density of trails than found on other OSMP properties as the trails would need to wind through the forest to be effective in mitigating the ground disturbance created by visitors going to the base of the various trees and shrubs.

Compatibility with a low level of existing facilities and services (e.g. parking, minimal maintenance, enforcement, monitoring, etc.)

Considerations:

- Food forests would require a garden/orchard of perennial food-producing trees and shrubs. Typically the only visitor

infrastructure provided for passive recreation activities are trails and trailheads. Activities which require more infrastructure are not considered passive recreation.

- Food forests, depending on the site, might require irrigation infrastructure.
- A trail and/or access for visitors would be required.
- Food forests would require pruning and ongoing maintenance, a higher level of ongoing maintenance than the natural ecosystems comprising open space.

Mitigating Tools:

- Only permit food forests in areas that have adequate groundwater conditions to support perennial trees and shrubs without added irrigation infrastructure.
- The land could be leased by a community group that would be responsible for maintenance, similar to a structure often used by community gardens. However, leasing land to interested community groups in order to provide their desired recreational visitor experience (even if shared by OSMP) and maintaining the infrastructure is inconsistent with the department's past practices and operational policies.

Compatibility with providing a safe recreational experience

No Considerations

Compatibility with other activities/other visitor's experiences

Considerations:

- Visitors would typically be either hiking, biking, or riding a horse through a food forest. Food forests provide an alternative landscape/backdrop to the currently permitted passive recreational opportunities.

Recommendation and Rationale

Due to compatibility issues with the preservation of agricultural and natural resources and the high level of visitor facilities and services, staff is recommending that food forests not be permitted on OSMP lands.

Agricultural Structures

Purpose and Need

The City Charter allows for structures and other improvements on Open Space lands for permitted uses, as long as they are necessary for open agricultural use. The types of agricultural structures permitted, especially greenhouses and hoophouses, have come into question with more frequency as there has been an increased desire to diversify the types of agricultural operations on OSMP lands to include more diversified vegetable farming. In 2010 City Council directed staff to explore whether City Charter provisions related to structures on Open Space should be amended to allow for infrastructure to increase the length of the growing season.

This analysis is intended to provide clarity surrounding the agricultural structures permitted on city Open Space, including answering the question of the appropriateness of greenhouses and hoophouses on OMSP lands. This analysis also provides a framework for evaluating proposed new or replacement agricultural structures.

Existing Policy Guidance

The Boulder City Charter (Charter) Section 176 prohibits the improvement of open space land after it has been acquired by the city unless the improvements are necessary to protect or maintain the land or to provide for passive recreational, open agricultural, or wildlife habitat use of the land.

The City Council approved 1995 Open Space and Mountain Parks Long Range Management Policies (LRMP) also address agricultural facilities through the following policies:

- Facilities can be constructed on OSMP land if necessary to support approved activities as specified in an Open Space management plan (and in accordance with the Charter Section 176).*
- Structures should be consistent with Open Space purposes, be compatible with natural processes, functional, energy efficient and cost-effective.*
- Existing buildings will be considered before new construction is contemplated.*
- All facility costs including initial construction, refurbishment, or restoration, ongoing maintenance and operational costs should be considered.*
- Facilities will be integrated into the Open Space environment so as to result in minimum impact.*
- Facilities will be designed and developed to avoid competing with or dominating Open Space features.*

Definitions

Greenhouses (aka Glass Houses)

Greenhouses are used to extend the growing season earlier in the spring and later in the fall.

They are permanent structures. The frames are made of aluminum, galvanized steel, or wood. Glazings are glass, rigid clear plastic, or polyethylene. Greenhouses have heat, mechanical ventilation, artificial light, and irrigation systems. Greenhouses offer a controlled environment and plants are not typically grown directly in the ground.



Hoop Houses (aka High Tunnels)

Like greenhouses, hoop houses are used to extend the growing season. They are typically tall enough to allow walk-in access. The frame is PVC, aluminum, or galvanized steel, with wood for hip and baseboards. The frames are then covered in plastic. Plants are typically grown directly in the ground. Hoop houses lack the precision of an environmentally-controlled greenhouse, as they rely on passive heating and cooling.



Analysis

Open Agriculture

*While there is not a standard definition for open agriculture, OSMP staff interprets it to mean: **Agricultural production where the products are grown (or raised) in a manner in which they can interact with the environment.***

Staff considers hoop houses and the crops grown in them as open agriculture because the crops are grown in the ground and while the covering moderates temperatures it is not a tightly controlled environment. Using the same criteria, greenhouses do not meet the standard for open agriculture. However, the issue becomes more complex if crops are only started in a greenhouse and then transplanted to an open space field. The City Attorney's Office issued an opinion that crops started in a greenhouse and

then transplanted to Open Space could classify as open agriculture. In response, staff has included both types of structures in the evaluation.

Necessary for Open Agriculture

Under the most strict or narrow interpretation, neither hoopouses or greenhouses are necessary for an open agricultural operation. There are multiple types of agricultural operations such as livestock, hay or other perennial production that do not require hoopouses or greenhouses. Annual vegetable farms do not require hoopouses or greenhouses. The growing season is generally long enough in the Boulder Valley to produce a limited selection of vegetables. However, structures to extend the growing season are necessary for vegetable farms to be economically viable and competitive. The primary factors that contribute to the viability are the longer season of production and the broader diversity of crops. The value of these structures for agricultural production predates the current and increasing interest in local foods as the Charter seems to anticipate the need for improvements to support agricultural operations. In that regard and acknowledging the city's interest in increasing vegetable and local food production, staff considers hoopouses and under certain limited circumstances greenhouses consistent with the relevant sections of the Charter.

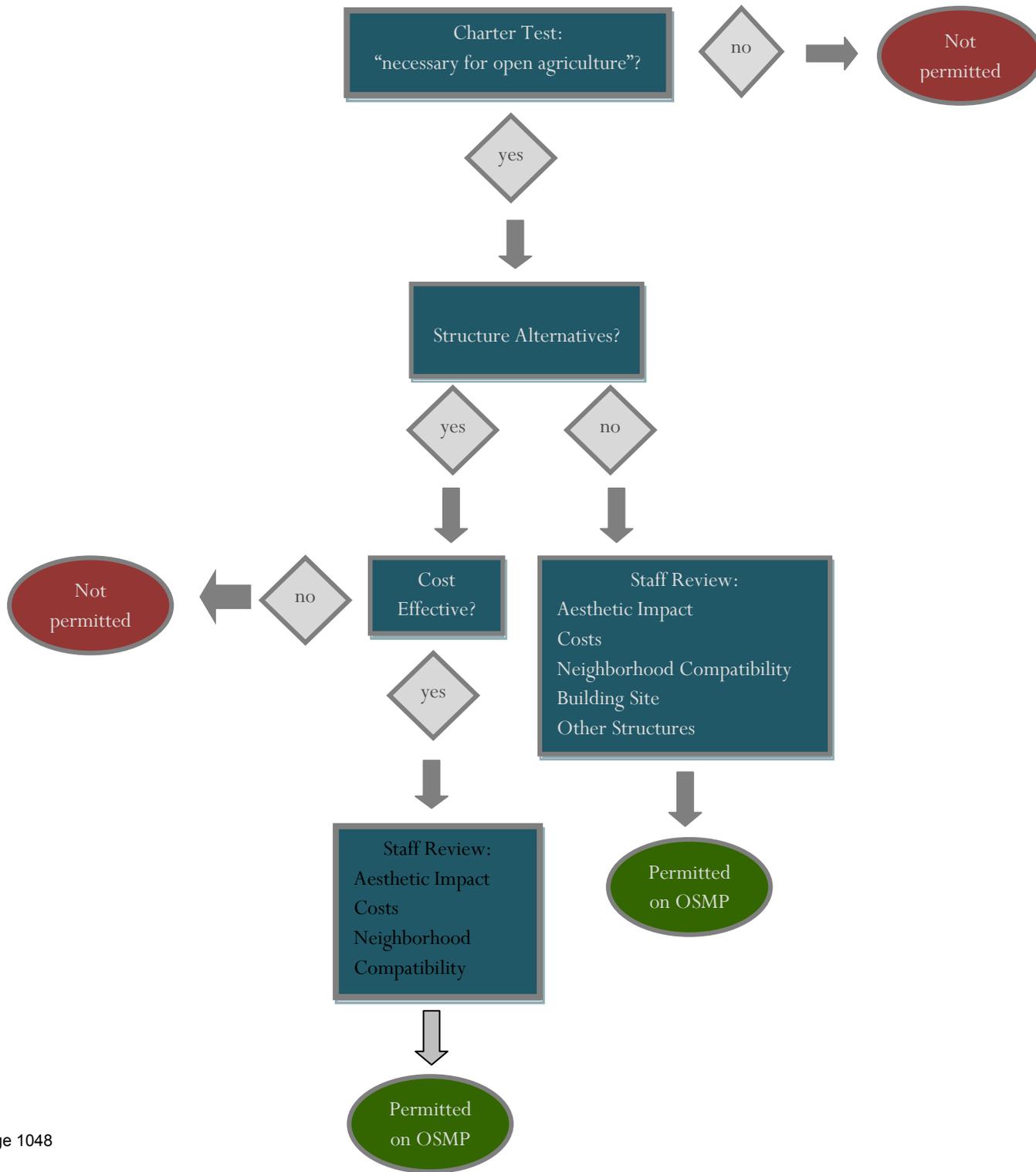
Alternatives Comparison

Recognizing the necessity of hoopouses or greenhouses for successful vegetable farms, staff focused next on selecting the most appropriate type of structure to meet the need. When choosing between alternative structure types, staff looked to the guidance provided by the Open Space LRMP, and determined that energy efficiency and cost effectiveness were the key criteria for comparing alternatives. In regards to hoopouses and greenhouses there are significant differences in both energy efficiency and cost effectiveness. Traditional greenhouses are notorious energy hogs,¹ both for heating and supplemental lighting, while passive solar and net zero greenhouses lack the production capacity of traditional greenhouses and cost 13 times more per square foot to construct.² The construction costs and energy used per unit area are much higher for greenhouses. One study estimated glass-panel greenhouse construction at over \$30.00 per square foot. Given the suitability of hoopouses to extend the growing season at much lower initial and ongoing costs including less energy, staff is recommending hoopouses be permitted on OSMP lands with staff approval and greenhouses be prohibited on OSMP lands. The following flowchart illustrates the process for determining if a type of structure is appropriate for OSMP lands.

¹ Kinney, L., Hutson, J., Stiles, M., and Glute, G. Energy Efficient Greenhouse Breakthrough: 2012 Summer Study on Energy Efficiency in Building, and Ladd, C. "Giant Greenhouses Mean Flavorful Tomatoes All Year." *New York Times*. 30 March 2010.

<http://www.nytimes.com/2010/03/31/dining/31tomato.html?pagewanted=all& r=0>

² Pena, J.G. Greenhouse Vegetable Production Economic Consideration, Marketing and Financing. <http://aggie-horticulture.tamu.edu/greenhouse/hydroponics/economics.html>



Agricultural Structures Policy

The types of structures permitted on OSMP agricultural lands must be consistent with Open Space purposes, necessary for open agriculture, and a cost effective and energy efficient way to meet the agricultural need.

The following types of structures are permitted on OSMP lands

- *Barns*
- *Corrals*
- *Loafing sheds*
- *Livestock shelter*
- *Hoophouses*
- *Outbuildings*
- *Storage sheds*
- *Irrigation water distribution structures*

The following types of structures are not permitted on OSMP lands:

- *New residences (residences on Open Space are limited to those existing on the properties at the time of acquisition)*
- *Greenhouses*

Replacement or new structures/facilities on agricultural properties may be allowed, but first require OSMP staff approval and be allowed per the Boulder County Land Use Code. OSMP staff will consider the following when making a determination on a case-by-case basis:

- *Structures/facilities shall not remove land from agricultural production.*
- *Structures/facilities will be integrated into the Open Space environment so as to result in minimum impact. Facilities will be designed and developed to avoid competing with or dominating Open Space features.*
- *All structure/facility costs including initial construction, refurbishment, or restoration, ongoing maintenance and operational costs.*
- *Neighborhood compatibility.*
- *Proximity to building sites.*
- *Number of and uses of existing structures.*



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
Tracy Winfree, Director, Open Space and Mountain Parks (OSMP)
Mark Gershman, OSMP Environmental Planning Supervisor
Deryn Ruth Wagner, OSMP Planner
Annie Noble, Greenways Program
Dave “DK” Kemp, GO-Boulder
Jeff Haley, Parks and Recreation

Date: December 15, 2015

Subject: Information Item: Rocky Mountain Greenway Trail

Executive summary

The purpose of this memo is to provide council with background information and project status for the Rocky Mountain Greenway Trail project, a cross-departmental, interagency effort being led by the Federal Highway Administration (FHWA) – Central Federal Lands Highway Division.

This memo includes:

- Background information on the Rocky Mountain Greenway Trail project;
- Study area and potential alignments under consideration in an ongoing feasibility study;
- Project details such as who is involved, current status and next steps
- Details on the proposed approach to engage the community and raise awareness
- Proposed timeline of outreach activities

What is the Rocky Mountain Greenway Trail?

As part of President Barack Obama’s America’s Great Outdoors initiative introduced in 2011, Colorado is embarking on the Rocky Mountain Greenway Trail (RMGT) project to help connect residents to the great outdoors. The project was first introduced by then-U.S. Secretary of the Interior Ken Salazar and Colorado Governor John Hickenlooper as a way to build and protect our natural heritage and connect Coloradans (particularly young residents) with this heritage.

The goal of the Rocky Mountain Greenway is to create an uninterrupted network of trails and transportation systems that connects three urban wildlife refuges with Rocky Mountain National Park. The trail would link the Rocky Mountain Arsenal National Wildlife Refuge (NWR) in Commerce City,

Two Ponds NWR in Arvada, and the Rocky Flats NWR before continuing through Boulder County and the City of Boulder toward Rocky Mountain National Park. The RMGT will – as much as possible – use existing trails to create this newly branded regional trail network. The project will also make initial recommendations for new trail segments needed to fill gaps. Although regional in nature, a primary intention of this trail is to create connections throughout Front Range communities, giving residents and visitors opportunities to enjoy the outdoors and move from one community to the next without getting in a car.

Overall project significance

The outdoor recreation industry provides a tremendous economic boost to the state, contributing more than \$10 billion annually to our economy while supporting more than 100,000 jobs in Colorado and generating \$500 million in state tax revenues.

Beyond these economic considerations, a regional network of interconnected trails provides benefits in terms of improving public health and conserving natural resources by offering alternatives to motorized transportation.

Former Interior Secretary Salazar characterized this project as “America’s next great urban park.” This project will reflect the overall mission of the America’s Great Outdoors initiative, which is to encourage and support local, consensus-based conservation and recreation projects that strengthen the economy and create stronger communities through greater access to open spaces and outdoor recreation.

Project teams

Project management and coordination is led by the **project team** for this feasibility study, which includes:

- Federal Highway Administration, Central Federal Lands Highway Division
- U.S. Fish and Wildlife Service, Region 6
- Atkins North America, Inc., Transportation Planning, Civil Engineering and Design, Water Resource Engineering
- PKM Designs, Landscape Architecture, Environmental Planning

With representation from federal, state and local levels, the **steering committee provides** overall leadership for the effort. This committee consists of representatives from the Colorado Department of Natural Resources, U.S. Fish and Wildlife Service, Jefferson County, Boulder County, City and County of Denver, City of Aurora, Trust for Public Land, and several private organizations. Locally, the City of Boulder and surrounding neighbors are represented on this Steering Committee by Boulder County Commissioner Deb Gardner.

As members of the **core team**, local agency representatives are playing a major role in the project’s development, particularly in the areas between the Rocky Flats NWR and RMNP where the trail alignment is not established and a feasibility study is underway to determine the best route. Agencies serving on the core team to assist with these efforts include:

- City of Boulder
- Boulder County
- City and County of Broomfield

- Colorado Department of Transportation
- Colorado State Parks
- Federal Highway Administration, Central Federal Lands Highway Division
- Jefferson County
- Town of Lyons
- Town of Superior
- U.S. Fish and Wildlife Service

Within the city, staff from several departments have collaborated to provide input, including Open Space and Mountain Parks, Parks and Recreation, Transportation/GO-Boulder, and the Greenways Program.

Study area

A previous trail study for one portion of the larger RMGT examined feasible connections between the Two Ponds NWR and the Rocky Flats NWR. The feasibility study for that project was completed in 2013, with construction for that section anticipated in 2016.

As an extension of those efforts, the current study area includes Rocky Flats NWR, the counties of Boulder, Jefferson, and Broomfield and the cities and towns of Superior, Louisville, Boulder, Longmont, and Lyons. The study area is roughly bounded by U.S. Route 36 (US 36) to the west, US Route 287 (US 287) to the east, State Highway 66 (SH 66) to the north, and Rocky Flats NWR to the south. An overview of the entire study area is shown in Figure 1.

Potential alignments

To better understand the defining characteristics within the project, the study area has been divided into the four segments (shown in Figure 2). Within each segment, all three teams have collaborated to develop two to three conceptual alignments for further exploration in the feasibility study. Those concepts will be further refined as the project proceeds and reviewed by the public, respective city boards and council. These segments include:

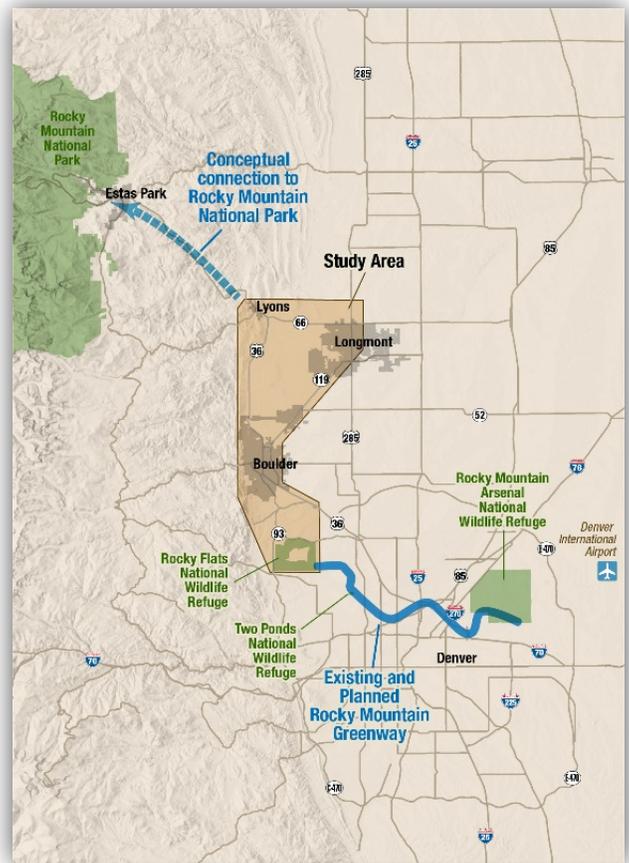


Figure 1: Study Area

Segment 1: Segment 1 starts at Rocky Flats National Wildlife Refuge and includes the proposed trail alignments within the refuge as well as the connections from the refuge into the City of Broomfield and Boulder County.

Segment 2: This segment encompasses the area between the Rocky Flats NWR and urban Boulder. This area is primarily open space and agricultural land that contains a number of existing unpaved trails. US 36 and the adjacent bikeway between Superior and Boulder also falls in Segment 2.

Segment 3: This segment travels through the City of Boulder and includes facilities through the urban areas. This section consists of an extensive existing network of both on-street and off-street facilities.

Segment 4: This segment is from Boulder to Lyons. This part of the project examines gaps in the various trail networks between the urban portion of the City of Boulder and the Town of Lyons.

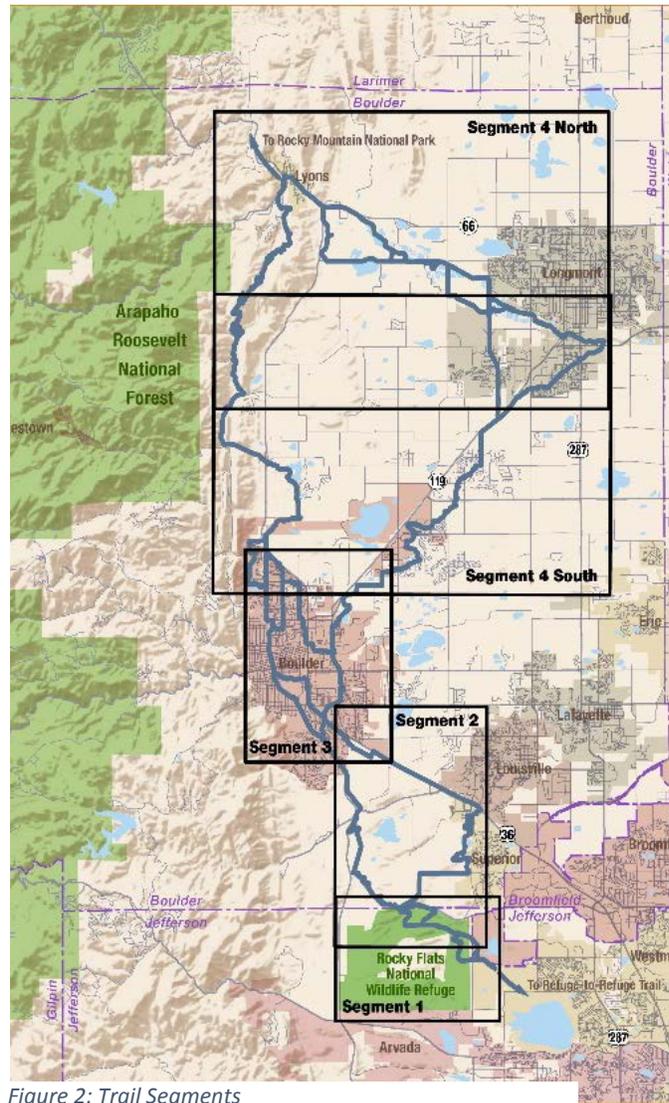


Figure 2: Trail Segments

Relationship to Open Space and Mountain Parks North Trail Study Area (North TSA) Plan

While the North TSA Plan deals only with OSMP-managed lands in the trail study area, the Rocky Mountain Greenway Trail project focuses on trail gaps or opportunities to connect OSMP lands with lands owned and/or managed by Boulder County and others. Potential regional trail corridors through this area have been identified and advanced through a variety of public processes in the past, some led by OSMP, some led by others departments or agencies. Relevant regional trail concepts put forward by these planning processes will be reconsidered in the North TSA planning process – specifically as they relate to alignments within OSMP-managed lands. The RMGT will consider those same ideas, and others, as they relate to opportunities *outside* OSMP-managed lands. The timing of public outreach for both the North TSA Plan and the RMGT are being coordinated to help clarify this distinction.

Project status

Three site visits were conducted earlier this year in the current study area with Core Team members from the U.S. Fish & Wildlife Service, Boulder County, City of Boulder, Town of Superior, and Town of Lyons. Each site visit included a look at existing trails, potential trail alignments and constraints within each jurisdiction.

Based on site visits, input from the core team, and an evaluation of existing facilities, a draft scoping report has been produced. This report will be further developed to incorporate public input, environmental considerations, and the overall feasibility of closing gaps in the regional network.

The next step is to introduce the concept of the RMGT to the public and gain input and incorporate public perspective into the study. Along with the feasibility study being conducted for the western section of the RMGT, the project is also undertaking a behind-the-scenes branding effort to help put a recognizable “face” on the project when it comes time to sharing information across multiple jurisdictions and communities. These efforts include developing a project logo, as well as designing a website that can be used to share information and, where appropriate, gather input on specific planning elements.

Community awareness and engagement

Because the trail alignment east of Rocky Flats NWR follows pre-existing trails, the outreach approach for this section of the RMGT is more focused on sharing information and raising awareness of the overall program. Through the Rocky Flats property and continuing on to the north and west, however, there is opportunity to not only raise awareness of the project, but to also engage the community in providing input on the proposed connections.

The overarching objectives of the outreach program are to raise overall awareness of this project in the communities through which the trail will be located, and to reveal specific concerns that could be useful when studying the feasibility of various trail connections with the Rocky Flats NWR.

Led by the FHWA project team and consultants, this approach will include engaging in multi-tiered communications that reach different stakeholders. Messages will first be shared with steering committee members before gradually expanding outreach efforts to reach project partners, key influencers, government agencies, non-government organizations and eventually all segments of the community.

Along with establishing a recognizable identity for the project, the outreach program focuses on consistent messaging in these four areas:

1. Project Vision

These messages will focus on the purpose of the program and how it aligns with the purpose of the America’s Great Outdoors initiative.

2. Project Progress

These messages will focus on the development of specific trail segments, including those that are already completed and those that are in the study or planning phase.

3. Project Education

These messages will focus on the overall benefits of outdoor recreation in general and the specific benefits offered by this project.

4. Project Scoping

These messages will focus on the logistics of how the trail integrates with other transportation systems and how trail users can navigate specific trail segments.

Outreach and engagement strategies

Stakeholders will vary in the type of information they need, when they need this information, and the amount of detail included in this information. For example, local government representatives will be interested in receiving updates on trail planning activities in their jurisdiction while trail users will want to know how they can access the trail once it opens.

To encourage broad dissemination of program information, the FHWA team will turn to individuals and organizations that can effectively share the project messages. This includes elected officials, government staff and the aforementioned project partner agencies and organizations. In developing these partnerships, the project team will assess the existing communication channels managed by these various organizations and determine the feasibility of using these channels to share RMGT information. These channels could include:

- Organizational newsletters
- Websites
- Standing meetings
- Email distribution lists
- Social media channels

Where there are opportunities for community members to offer input, FHWA will engage in more interactive, two-way communications. This will include the use of online collaboration sites like MindMixer and Nextdoor and possibly setting up a crowd sourcing site similar to walkbikeconnect.org.

Engaging the community also means going to where the people are, such as meeting with homeowners' associations or civic clubs, conducting site tours and hosting public meetings.

Proposed outreach tools and tactics

To maximize our effectiveness at reaching different stakeholder groups, FHWA will use a mix of printed, electronic and interpersonal outreach tactics to share information with the public and incorporate two-way communication methods to collect feedback when it is appropriate to do so. Some of our tactics will be passive in nature while others will be more dynamic, requiring stakeholders to be more engaged.

Outreach tools and tactics that could be implemented as the program budget allows include:

Printed Materials	Project fact sheet
	Answers to frequently asked questions
	Key messages document
	Direct mail pieces
	Trail maps
	Banners and signs
	Project brochure
Electronic Communications	Outdoor recreation education materials
	Project website
	E-mail updates such as <i>Friday Facts</i>
	Social media updates
	Project e-newsletter
	YouTube videos and simulations
	Information hotline recording
	Online crowd sourcing map
	Teleconferencing
	Online surveys
Interpersonal Communications	Small group presentations
	One-on-one meetings with key influencers
	Interactive information kiosk
	Focus group meetings
	Elected official briefings
	Citizens Advisory Committees
	Site tours and interpretive hikes
Special events such as ribbon cutting ceremonies	
Speaker's bureau	

Next Steps and timeline of outreach efforts

The project team is currently finalizing its logo and a project website. These resources will offer the basic messages and information to take into the community. This process will begin with key influencers including members of the Rocky Mountain Greenway Trail Steering Committee, elected officials, and partner or affinity organizations. FHWA will ideally begin this process in late 2015, continuing into early 2016.

From this core constituency, FHWA and other team members will start to identify other community members and organizations to involve in the process in order to host a series of public open houses/public meetings next spring to gather feedback on proposed alignments to narrow these options.

**CITY OF BOULDER
BOARD OF ZONING ADJUSTMENT
ACTION MINUTES**

**October 8, 2015, 5 p.m.
1777 Broadway, Council Chambers**

Board Members Present: Michael Hirsch (Chair), David Schafer (V. Chair),
Ellen McCready

Board Members Absent: Jill Grano

City Attorney Representing Board: Erin Poe

Staff Members Present: Brian Holmes, Robbie Wyler, Marcy Cameron,
Cindy Spence

1. CALL TO ORDER:

M. Hirsch called the meeting to order at 5:02 p.m.

2. BOARD HEARINGS:

A. Docket No.: BOZ2015-10

Address: 800 Arapahoe Avenue

Applicant: Historic Boulder

Setback Variance: As part of a proposal to construct a new single-car detached garage as well as construct a single-story addition to the existing historic house on a Landmarked property, the applicant is requesting a variance to the front (north) yard setback of the new detached garage and the rear (south) yard setback of the existing house. For the new detached garage, the resulting front yard setback will be approximately 46 feet where 55 feet is required and where no structure exists today. For the house, the resulting rear yard setback will be approximately 9.16 feet where 25 feet is required and where approximately 24.5 feet exists today. Section of the Land Use Code to be modified: Section 9-7-1, BRC 1981.

Staff Presentation

R. Wyler presented the item to the board.

Disclosures

All board members made a site visit (**J. Grano** absent).

Applicant's Presentation

No one addressed the board.

Public Hearing

No one from the public addressed the board.

Board Questions:

R. Wyler answered question from the board.

Board Discussion

- **M. Hirsch** stated that it would be a modest increase to the existing residence. The proposal emulates what has existed and what currently exists. The criteria has been met as staff presented.
- **E. McCready** and **D. Schafer** agreed.

Motion

On a motion by **D. Schafer**, seconded by **E. McCready**, the Board of Zoning Adjustment approved (3-0, **J. Grano** absent) the application (**Docket BOZ2015-10**) as submitted.

3. GENERAL DISCUSSION:

A. Approval of Minutes:

On a motion by **E. McCready**, seconded by **D. Schafer**, the Board of Zoning Adjustments voted 3-0 (**J. Grano** absent) approved the September 10, 2015 minutes as amended.

B. Matters from the Board

The Board inquired if staff knew of any new applicants for the vacant Board seat. Staff instructed the Board that they are welcome to recruit interested parties. **E. McCready** suggested the enrollment be opened again. **B. Holmes** informed the Board that City Council will have open enrollment for positions within the Board of Commissions in January/February 2016, with appointments in March. If there is an appointment of a new Board member, the first meeting that new Board member would attend would be in April. The Board expressed its concern that quorums may not be met while there is a vacancy. Staff is making sure the applicants are informed of the present board dynamics. Staff's preference is to have five members on the board.

C. Matters from the City Attorney

E. Poe informed the Board that she had consulted **J. Grano** regarding her recusal from tonight's Docket matter due to her relationship with Historic Boulder and the property.

D. Matters from Planning and Development Services

4. ADJOURNMENT:

There being no further business to come before the board at this time, BY MOTION
REGULARLY ADOPTED, THE MEETING WAS ADJOURNED AT 5:26 P.M

APPROVED BY

A handwritten signature in black ink, appearing to be "M. L. ...", written over a horizontal line.

11-11-15

DATE

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

Name of Board/ Commission: Library Commission
Date of Meeting: September 2, 2015 at the Meadows Branch Library, 4800 Baseline Road
Contact Information Preparing Summary: Carrie Mills, 303-441-3106
Commission Members Present: Paul Sutter, Joni Teter, Donna O'Brien, and Tim O'Shea Commission Members Absent: Alicia Gibb
Library Staff Present: David Farnan, Director of Library & Arts Jennifer Miles, Deputy Library Director Eileen McCluskey, Public Services Manager Hillary Dodge, Meadows Branch Manager Carrie Mills, Administrative Specialist II Dick Shahan
Type of Meeting: Regular
Agenda Item 1: Call to Order and Approval of Agenda [6:01 p.m., Audio min] The meeting was called to order at 6:01 p.m. An updated agenda was provided in the handouts, found here: https://boulderlibrary.org/wp-content/uploads/2014/12/2015-Sept-LC-Packet.pdf . Sutter noted that the major changes in the revised agenda were removing the Boulder County Farmers' Market presentation and adding the 2015 ballot issue discussion. Sutter added discussion of the Jaipur Literature Festival under the Library Commission memo.
Agenda Item 2: Public Participation [6:03 p.m., Audio min] Shahan thanked the commission for attending the staff appreciation ice cream social. He voiced one complaint from a colleague who arrived in the final 30 minutes of the event to discover that the event had ended earlier than expected. Further, Shahan shared staff concerns about the cleaning service at the Main Library. In reviewing the proposed budget for 2016, Shahan noticed one less staff position in eServices and a \$67,000 reduction in Access Services. Sutter replied that the commissioners were aware of the cleaning issues. Farnan explained that the administration is reviewing the contract and working towards a smooth transition to another service. In regards to the budget questions, Farnan noted that one position currently supervised by the City of Boulder Information Technology department will be transferred to the IT budget in 2016, such that the position will continue to exist in a new capacity. Farnan and Miles were unsure of the reason for the Access Services reduction but agreed to have an answer for the next commission meeting. Teter offered her apologies to the staff member who voiced her concerns regarding the ice cream social.
Agenda Item 3: Consent Agenda [6:09 p.m., Audio min] Item 3A, Approval of August 5, 2015 meeting minutes (p. 2-5) Teter clarified that the name of the group for the Egyptian programs in October is the Egyptian Study Society. Sutter recommended adding clarification on future action to the community information policy, noting that the commission asked staff to review the policy and return with a new draft. Teter motioned to approve the minutes with the recommended changes. O'Brien seconded. Vote 4-0, unanimous. Item 3B, Approval of Warner Charitable Trust donation (p. 6) Sutter read the resolution to approve the Warner Charitable Trust, found here: https://boulderlibrary.org/wp-content/uploads/2014/12/2015-Sept-LC-Packet.pdf#page=6 . O'Shea motioned to accept the Warner Charitable Trust donation. O'Brien seconded. Vote 4-0, unanimous. O'Brien recommended the Library Commission send a thank you letter to the remaining family members, as was done last year, and other commissioners agreed.
Agenda Item 4: Review updates to the Sponsorship of Programs and Events Policy [6:14 p.m., Audio min] Farnan introduced the revised draft, explaining that the original was well-intentioned, but staff needed to reconsider the ability to offer staffing. McCluskey noted that basic support was available, but staff could not maintain a reliable and adequate staff pool. She elaborated further, saying that the library leadership team was looking to staff events as needed to provide quality programs. McCluskey believed staffing abilities would be sorted out by 2016.

Commission discussion, questions, and comments included:

- O'Brien confused by recurring programs policy to clarify. Sutter agreed.
- Sutter recommended adjusting information to reflect order.
- Sutter wondered if situations would exist where library may provide staff service for free. McCluskey wanted flexibility to allow for capacity to offer staffing. Managers do their best to staff, but want to keep expectations low. Farnan asked if Sutter foresaw a problem. Sutter could see a problem with fluctuation. Miles recommended designation of availability as the qualifier regardless of content of program. Teter agreed – based on availability and staffing needs.
- Teter recommended a line about what the training consists of – not an intimidating training. Farnan recommended “attend a half hour audiovisual training”
- O'Shea wondered about the possibility of damage. Farnan noted inconsistency in quality of equipment as major problem.
- Sutter recommended adding “Prearranged staff assistance may be provided, usually for an additional fee to cover staff costs, for audiovisual equipment.”
- O'Shea wanted to know if all staff would be trained. McCluskey explained that all designated library staff known as “Persons in Charge” (P.I.C.) are trained.
- O'Brien motioned to accept the proposed policy revisions with additions to go forward. Teter seconded. Vote 4-0, unanimous.
- Teter commented on steering applicants towards sponsorship – worry of equity if Teter can book many rooms, but patrons are limited to once. Sutter recommended next agenda should include discussion. O'Brien would like to discuss with more information, including anecdotal. Farnan to put together small presentation on future steps prior to revising policy. Policy intended to prevent monopolization. Recommended to bring back in November if better timing.

Agenda Item 5: Status update of 2015 Library Commission priorities [6:34 p.m., Audio 32:55 min]

Sutter noted taking stock in preparation for future letter. Having Small Business Development Center (SBDC) move into Main Library was a huge opportunity. Culture programming. Labor intensive process for meeting room. Activation is increasing the dynamics. Gap on e-books to be filled. Do not anticipate waiting lists to decrease – may work with targeted title. Collection report to come soon. Hoping for all in library consortium to contribute more e-books. Most success is customer service model seen on first floor. Still without a call center. Process to begin in January – set up within 3-6 months. Staff in Access Services is thriving. Reynolds and Meadows hours restored. Remarkable return on investment. Staff shifted out. Farnan remarked on the success of NoBo Corner Library – layout, quality team. Impending nature play where the Pooh Garden is and beyond. Great addition. Considering access to garden to be open more hours and greater access to café.

Commission discussion, questions, and comments included:

- O'Brien remarked that the change is mind-boggling over past two years. Such a delight to come in. Farnan agreed that the disposition of the staff is amazing. Give them the tools to achieve a higher level.
- Sutter noted that all sorts of people visit NoBo and he was impressed by the amount of business.
- Sutter reviewed priorities and evaluated their process.
- In regards to supporting the idea of the community platform, Sutter asked if they can support further. Farnan appreciated their support of partnerships to help build the space and services.
- Sutter asked how the website was going. Farnan noted that they are working to maximize the space. Part of a larger conversation on the digital branch. Felt much can be incorporated into master plan.
- Sutter and Teter confirmed that opportunities to work on civic area planning have not yet fully begun.
- O'Brien noted that the commission is doing a great job in covering their priorities.
- Sutter asked if the space is welcoming still – Farnan explained that the library experiences minimal criminal activity and behavioral problems – addressing aggressively was effective.
- O'Brien asked if the next meeting will include looking at goals for the following year. To be discussed in October. All agreed.

Agenda Item 6: Discuss the 2015 Ballot Issue on Charter Amendment [6:54 p.m., Audio 52:39 min]

Sutter noted the flurry of activity to undo messiness from City Council readings when sections were merged. Response included new approach to funding which removed library fund. Mayor intervened to clarify. Back to final ballot language. Final reading is in handout, found here: <https://boulderlibrary.org/wp-content/uploads/2014/12/2015-LC-Handouts.pdf#page=2> . Discussion on whether Library Commission can make a statement. League of Women Voters (LWV) asked for position with pros and cons. Sutter asked if useful for the endorsement. Farnan noted that it seems as if you cannot – staff is waiting for final response. Can respond as individuals, but cannot present as Library Commission.

Commission discussion, questions, and comments included:

- Question about where on ballot – Miles did not get confirmation from City Clerk’s Office before meeting, but should be 2nd quarter.
- O’Shea asked if conflict if he spoke to Boulder Chamber of Commerce for endorsement.
- Sutter felt website is unclear on basic goal and background.
- Sutter recommended proposed draft statement may be a good list of talking points.
- O’Brien felt that in the past, endorsements were not a possibility.
- Sutter to follow up with LWV and the Daily Camera.
- Teter asked for way to make link more obvious.
- Sutter called break at 7:10- 1 hr. 8 min 29 sec.

Agenda Item 7: Library Master Plan update (p. 15-21)

[7:21p.m., Audio 1:08:29 hr]

Draft RFP, RFQ for consultants. Looking for community engagement options for scope of work. Farnan noted that many people are invested in the future of libraries. Key usage patterns of the public. Usage and demographic data is key. Find out any barriers to use. See how community feels about current services. Largely about “bricks and clicks” – buildings and the virtual services we provide. Renovations of current facilities. Survey from Gunbarrel folks. Better understanding who the virtual users are. Sit down to consider public computer provisions. High end technology and maker spaces? Primary reason for visits is books. Move towards virtual services. Collections providing movies and music. STEAM programming. How do we navigate fundraising, fee-based programs, volunteerism? Central question: What is the library’s role in the community? We are a trusted source. Is the library a place to convene a civic dialogue? Free and open access, net neutrality, early literacy, information literacy, computation literacy. Miles noted looking for input on the list. Anything missing? Feedback on community engagement ideas.

Commission discussion, questions, and comments included:

- Teter asked about the focus areas that will be narrowed down via community engagement. Miles answered that we’d like to narrow those down with community feedback.
- O’Shea noted overlap in planned marketing, wary of putting out a survey to folks who are not regular users and do not know what has been done. O’Shea would prefer surveys that algorithmically tune to the audience, based on their level of awareness, instead of a long form, impersonal survey. The survey can act as an additional marketing piece for libraries in educating about the services libraries provide. Educating while engaging. Align marketing with survey and outreach.
- Teter felt that the survey should come later in the process following significant outreach. O’Shea noted from past experience that he, and others, complete surveys when they value the service, but have a limit on how long a survey can be. Noted non-users are hard and expensive to reach, and not always useful.
- Master plan steering committee to be established later in the year and may assist on how to do it.
- Sutter summarized that the commissioners would like to see some groundwork before a broad survey is sent out to the community – largely the commission and leadership to steer the results of the master plan.
- Sutter hoped to find the relationship between master plan advisory and the Library Commission. Sutter asked if it is the core committee or just one vehicle.
- O’Shea asked for budget for outreach; Miles noted that there is an overarching budget but total has not been parsed out yet.
- Teter felt that it was not the best use of funds and time to bring consultants to the meeting. Miles intended to bring them first as an introduction, and later to provide feedback on the process.
- Teter thinks it is best to hold open houses in other locations instead of simply asking for people to attend at the library. O’Brien recalled impressive turnout during renovations – noted many populations showed up with sending out invitations and all provided invaluable feedback.
- O’Brien noted not against surveys when done properly. Wants to avoid poorly written hook statements. Appreciated previous surveys that allowed for flexibility based on responses.
- O’Shea asked about the turn around for phone surveys that try to reach non-users.
- Importance of understanding the community embedded in the survey response – how to balance, how different is Boulder – get the consultants to explain how they intend to address that balance. Sutter dynamic, innovative, playful process.
- Farnan remarked that the greatest discovery with surveys is the realization that staff’s ideas deviate from that of the public – interesting to see what the community has moved past or beyond.

Agenda Item 8: Library Commission update (from handout)

[8:12p.m., Audio 1:59:37 hr]

Item 8A, Future Agenda Items

This item can be found in the Library Commission memo, found here: <https://boulderlibrary.org/wp-content/uploads/2014/12/2015-LC-Handouts.pdf#page=9> . Regarding proposed meetings, accept regular meeting dates and locations as shown on revised handout as schedule for 2016 – retreat to be determined at a later time. Approved

without conflict.

Item 8B, Discussion of Library Commission job description

O'Shea presented preliminary job description. Sutter appreciated inclusion of the mission, but would prefer a more mechanical document. (ends 2:30 hr)

Item 8C, Boulder Library Foundation update

Commissioners will receive email from O'Brien in the next week with a flier for Oct. 16, 2015 event and cover letter to be sent to respective spheres of influence. Considering a paid executive director who is paid through the library.

Item 8D, Update on patron email responses from the Library Commission

Item 8E, Update on Jaipur Literature Festival

Jaipur Literature Festival at Boulder begins in 16 days, for those who have not yet registered.

Agenda Item 9: Library and Arts Director's Report (p. 22-26)

[8:45 p.m., Audio 2:32:17 hr]

Item 9A, Citizenship Ceremony

Item 9B, Youth Services

Item 9C, Outreach

Item 9D, Maker Space

Item 9E, Discover Earth Workshop

Item 9F, 2015 Jan. – July Library statistical summary

New statistics provided in handout, found here: <https://boulderlibrary.org/wp-content/uploads/2014/12/2015-Sept-LC-Packet.pdf#page=24>

All numbers pointing in the right direction. Finally showing an increase as of July. Matching pre-renovation numbers. Many new card holders – remarkable number. Door counts up, likely reflective of extended hours. Sutter asked if change in hours at Carnegie has caused consternation. Teter commented that value is not driven by point-in-time use – value resides in use over time; an investment in the future.

Item 9G, 2016 Library holiday closures

Closures are customary. Staff training day is not on there, but we do intend to do one in 2016 as well. Oct. 16 is All-Staff Day and commissioners will be receiving invitations – lots of great information to share, including Wendy Hall to demonstrate how to spin wool out of dog hair.

Agenda Item 10: Adjournment

[8:29 p.m., Audio 2:29:50 hr]

There being no further business to come before the commission at this time, the meeting was adjourned at 8:29 p.m.

Date, Time, and Location of Next Meeting:

The next Library Commission meeting will be at 6:00 p.m. on Wed., Oct. 7, 2015, in the Canyon Meeting Room at the Main Library, 1001 Arapahoe Ave., Boulder, CO 80302.

Commissioner Sutter approved these minutes on Nov. 4, 2015; and Jennifer Phares attested to it.

An audio recording of the full meeting for which these minutes are a summary, is available on the Library Commission web page at <http://boulderlibrary.org/about/commission.html>



CITY OF BOULDER
Boards and Commissions Minutes

NAME OF COMMISSION: Open Space Board of Trustees			
DATE OF MEETING: November 16, 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, Juliet Bonnell, Phil Yates, Deryn Wagner, Heather Swanson, Lynne Sullivan, Kelly Wasserbach, Annie McFarland, Leah Case Alycia Alexander			
GUESTS: Val Matheson, Urban Wildlife Conservation Coordinator; Lesli Ellis, Comprehensive Planning Manager			
TYPE OF MEETING:	<u>REGULAR</u>	CONTINUATION	SPECIAL
SUMMATION:			
AGENDA ITEM 1- Approval of the Minutes			
Tom Isaacson moved the Open Space Board of Trustees to approve the minutes from Oct. 14, 2015 as amended. Shelley Dunbar seconded. This motion passed unanimously.			
AGENDA ITEM 2- Public Participation			
Ray Bridge, on behalf of the Boulder County Audubon Society, said staff and the Board need to consider wildlife and the Open Space and Mountain Parks (OSMP) Charter when planning trail and recreation opportunities. He said trail studies need to take place before drawing lines on the map.			
Karen Hollweg, Boulder, said the reroute on the Towhee Trail exemplifies what should take place on all natural areas throughout the system. It is possible to build a trail while still protecting other natural resources.			
AGENDA ITEM 3- Matters from Staff			
Val Matheson, Urban Wildlife Conservation Coordinator, gave a presentation to the Board on a recent Bear Study			
Lesli Ellis, gave an update on the Boulder Valley Comprehensive Plan for 2015			

AGENDA ITEM 4- Matters from the Board

Shelley notified the Board that in December the Open Space Board of Trustees (OSBT) will be asked to provide feedback to council for their 2016 Retreat.

ADJOURNMENT: The meeting adjourned at 6:53 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. Dec. 9 at 6 p.m. at 1777 Broadway in the Council Chambers

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
October 29, 2015
1777 Broadway, Council Chambers

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PLANNING BOARD MEMBERS PRESENT:

Aaron Brockett, Chair
Bryan Bowen
John Putnam
John Gerstle
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

STAFF PRESENT:

Karl Guiler, Senior Planner
Sam Assefa, Senior Urban Designer
Susan Richstone, Deputy Director of Planning, Housing & Sustainability
Edward Stafford, Development Review Manager for Public Works
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Specialist III
Lauren Holm, Administrative Specialist II

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 6:07 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **B. Bowen** and seconded by **J. Gerstle** the Planning Board voted 7-0 to approve the October 15, 2015 minutes as amended.

3. PUBLIC PARTICIPATION

No one spoke.

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS

5. PUBLIC HEARING ITEMS

- A. Public hearing to receive feedback on the draft pilot Form-Based Code (FBC) for the Boulder Junction Phase I area and the potential review process.

Staff Presentation:

K. Guiler and **Leslie Oberholtzer**, with **Coda Metrics**, 5412 N. Clark St., Suite 209, Chicago, IL, the consultant, presented the item to the Board.

Public Hearing:

1. **Catherine Hunziker**, 3100 Carbon Pl. #103, spoke in support of the project.

Board Questions:

K. Guiler, **S. Assefa** and **L. Oberholtzer** answered questions from the Board.

Board Comments:

FBC Review Process: What type of review process should be used to implement the FBC?

What should the level of staff and board discretion be based on the FBC's content?

Three Types: 1) No call/Staff level review; 2) No call/Staff level review with mandatory DAB review; 3) Call Up based on specific areas of concern/discretion.

- **C. Gray** stated that she would like to have the opportunity to call up or review projects to see exactly how they have been applied. It would be helpful to have the option to call up the item to see if the project meets the FBC requirements.
 - **L. Oberholtzer** stated that it would be possible to do a call up, but the key would be to have very specific regulations defined in the Code and in place. If not, then changes would not be able to be done unless the Code was changed.
- **L. Payton** stated that her concern lies with the accountability on projects. Currently, the public views that the accountability lies with City Council and Planning Board. But with the proposed FBC, there would be no call up (under options #1 and #2). She questioned who would be accountable if the public does not like the results. In addition, she had questions regarding the Minor Modifications process and the accumulation of many Minor Modifications. She stated that she supports Victor Dover's recommendation that if a project is above three stories, for example, then the Planning Board could review or call up the project.
 - **L. Oberholtzer** stated that with FBC, the Code can be modified rather than trying to have a project meet the criteria during the Site Review process.
- **B. Bowen** stated that in regards to updates on FBC, he would prefer to see a formalized review of the FBC process and placed within the document. In terms of the review process presented, he stated that option #1 is reasonable; however option #2 makes more

sense. He suggested a process in which people could opt out of the FBC process and into a discretionary review process. Perhaps make something that would be more adaptable over time for the rest of the city.

- **K. Guiler** stated that they did consider giving people the choice of a FBC review or more of a Site Review process. They moved away from that because it might create too much inconsistency between buildings.
- **H. Pannewig** added that the current FBC is supposed to be a pilot and the concern would be that the pilot could not be tested if people choose not to do it.
- **B. Bowen** stated that in regards to the pilot phase for a distinct area, that perhaps giving people the option to opt out for the future, especially if it was adopted for the entire city. In regards to Use Review, during Phase I, the Use Review tables would still be in place, however he questioned if after the adoption of the FBC, would the Use Tables still be in place or relaxed.
 - **K. Guiler** stated that they had not intended to add uses into the FBC. Uses were not seen as a problem that needed to be addressed. However, if in the long term, FBC is found to be successful (better than Site Review), they could integrate them into the Code and perhaps replace parts of Code. At this time FBC is a pilot.
 - **L. Oberholtzer** stated that FBC would not ignore uses. FBC has categorized the uses. Most FBC incorporates uses and a set of zoning districts with use information included.
- **B. Bowen** stated that the FBC would help to discuss the arrangement of uses on the site which would be valuable. The current Use Table could be improved on. He stated that a neighborhood impact, on a case by case basis, review would be needed. He stated that he would support the #2 option.
- **A. Brockett** stated that if FBC would be adopted, people would not be allowed to opt out. He questioned how FBC would impact those projects that have already begun the process (Site Review). He stated that in regards to the review process, the goal would be to not have endless discretionary reviews. Given that FBC is a pilot, and a limited number of parcels involved, it would be reasonable to have feedback or consultation with City Council and Planning Board. He stated that the best path would be between options #1 and #2. He stated that it is important to have governing bodies involved in the public process. He stated that not just a call up would be needed, but a report for feedback would be needed to explain what worked and what did not.
- **L. May** stated that he would be in support of option #3 with triggers such as projects that are over three stories with a call up option. Where significant impact on a site would be present, he would like to see a call up option.

- **J. Gerstle** stated that he would be interested in maintaining input on designs and sites yet to be developed, and he thought that the Planning Board should have the ability to call up those sites. He stated that option #3 seems appropriate. He stated that with options #1 or #2, the Planning Board would lose the ability to deal with those issues. Planning Board's history of restraint and moderation should be considered with respect to call ups. Planning Board has shown restraint. Option #3 would retain the call up option but would ensure that it is not abused.
- **A. Brockett** stated that he hopes the FBC would be written to be prescriptive.
- **J. Putnam** stated that if the city would use a FBC, then the city would need to provide the room for it to be a real FBC. If the city were to follow the FBC prescriptions, then FBC would work. He stated that he would support between options #1 and #2. He is not sure if he would have Planning Board and City Council involved in the decision making role, but in a feedback role. He would recommend regular informational items to Planning Board and City Council to provide feedback, but it would not be an approval or veto. He suggested that the city should allow the FBC to move forward but observe the outcomes. He stated that he is confused regarding the relationship between modifications to buildings and modifications to already approved developments. A provision should be in place in which the principles should apply. Should not have something in place that would be radically different than what is attempting to be accomplished with the FBC when trying deal with consistency. In regards to the alteration piece, he questioned how that would fit within the FBC. He stated that any major design deviations should go to Planning Board and City Council or at least the ability to call up. In addition, regarding efficient sustainable and adaptable buildings, the FBC is mimicking the language in the current Site Review criteria; however it mimics criteria that are currently not working in Site Review.
- **C. Gray** agreed with **J. Putnam** regarding the need for an evaluation of the FBC (i.e. 5 years) and suggested putting it on the schedule. She questioned if more staff with a design orientation to implement the FBC would be needed. She stated it would be helpful to have an evaluation of current projects in order to see how they would have worked out differently or perhaps the same. Finally, in regards to community benefit, specifically affordable housing and other sustainability issues, she asked how these items would be woven into FBC.
 - **S. Richstone** stated that the city is looking at adopting a community benefits program for affordable housing. If this would be adopted, there may be several sections of the FBC that would need to be reviewed to identify if in conflict with the Code. In regards to the FBC pilot, it would be an idea of understanding the frustrations with the current structure of the Code. She explained that the idea of piloting the Code would be to try a different approach to the Code. She explained that it may lead to how we comprehensively restructure the Code. In addition she stated that since it would be a pilot, we would want to make sure that we would be learning from it and to be prepared to be flexible.

- **C. Gray** stated that since this would be a pilot, it would take away the anxiety of the FBC being perfect. In addition, she stated that historic resources would need to be addressed if FBC was applied to other areas.
 - **S. Assefa** explained that as the FBC expanded, it would be applied according to very site specific conditions and areas. He stated that some aspects of the FBC might be very common to spread city-wide, but it could be written to be very specific to unique areas.
- **L. May** stated that it would seem appropriate to use a similar trigger for call up processes. For this FBC pilot, since very large projects would be involved, it would be a learning experience for the Board if a project were to be called up.
- **A. Brockett** stated the pilot nature would be unique. He stated that it would make sense to have a high level of scrutiny while developing the pilot phase. He suggested keeping the call up plan and that it would be helpful to have as an added step and part of the pilot. Then he suggested adding the call up process as part of the pilot.
- **J. Putnam** stated that there are pieces of FBC which would be subjective. He stated that he would rather have the FBC limited in location and if it would be found to not work, then a different approach could be implemented.
- **A. Brockett** suggested not adhering to the traditional criteria during Site Review, but would allow it to be called up if the project did not comply with the criteria. He stated that he would advocate this for the pilot only.
- **L. Payton** stated that the pilot could be a costly experiment from the community's perspective. She stated she would prefer to keep a threshold on the criteria (i.e. over three stories).
 - **H. Pannewig** added that the staff would want to know the Planning Board's specific concerns and why they would want the opportunity to call up an item. She stated that this would aid staff in drafting standards into the Code so that they would be discretionary.
- **C. Gray** stated that the "exceptions" listed in the FBC (page "X") vs. the standards that are outlined, may not be conforming to the regulatory plans. For this reason, she stated that she would prefer to preserve call ups.
 - **H. Pannewig** informed the Board that staff is working on the standards for exceptions to be granted.
- **B. Bowen**, in regards to what the trigger would be to call up an item, he stated that it would be a good idea to define this and have a call up process built in. He explained that the Site Review criteria would be set up along with questions. The FBC would answer those questions then there would be no need for a call up. In addition if the trigger for

call up would be a project over three stories, then the current zoning that is in place for building types two-five stories on buildable lots would all be subject to a call up.

- **J. Putnam** added that he would rather have the trigger line up with what would be reviewed by the Planning Board. He stated that the piece that is most flexible and vague would be a design quality element and the trigger should be linked to that. He stated that height should not be the only consideration.
- **A. Brockett** proposed to make a call up test within the pilot which either fails one of the prescriptive measures in the FBC or the applicant has asked for an exception which they would like Planning Board to review. This might assist staff to draft what type of event could be called up and might be used with any building, not just ones over three stories.
- **L. May** suggested that rather than having a specific trigger (i.e. height) for a call up, that perhaps it could just be part of the FBC criteria that will be met. It was suggested that everything could be subject to call up.
- **A. Brockett** stated that in regards to a call up, the Planning Board would need a set of criteria with which to evaluate the project. Therefore, he proposed the criteria being the FBC, specifically plus any exceptions asked for.
- **J. Gerstle** explained that the pilot phase would involve only two or three projects which might result in a maximum of two or three call up memos from staff. He felt that this would not require an unreasonable amount of staff time, and that it would be similar to current procedure.
- **J. Putnam** clarified that he would not be in favor of a call up process and would agree with option #2. However, if the Planning Board would like to have a call up process, then he would prefer to have it in the proposed structure suggested by **A. Brockett**.
- **A. Brockett** re-stated his proposal which was within the pilot phase, that any project be subject to Planning Board call up. The criteria under which Planning Board evaluated those call ups would be in compliance with the FBC itself along with any exceptions that were asked for.
- All Board members were in favor of **A. Brockett's** proposal.
- **B. Bowen**, in regards to the section entitled "Memo to Incorporate into Existing Sections" (M-0), in terms of sign and lighting plan requirements, stated that if the FBC would be replacing the sign code, it would need to be addressed. Otherwise he stated that the sign plans should be reviewed at a later review. He stated that the lighting plans should not be a part of the FBC since it would be a very high level engineering review. In addition, in regards to shadow analysis, he stated that it may need to be included if the Planning Board is telling applicants what the height should be of the building. In regards to the natural features section, the FBC asked for a ground water plan, which he stated he is unclear what exactly that would be. He stated also that it would be un-reasonable to

ask for a tree inventory with the proposed typography. It would be better served if received with the Site Plan. Finally, he proposed removing sections B & C.

Overview (M-1):

- **J. Putnam**, in regards to the energy related issue, questioned how the minimization of energy use and maximization of renewable energy would fit within the specific standards (i.e. roof types) outlined. He also questioned if it could be considered as criteria not meeting the FBC. He expressed concern that currently nothing is written in the FBC that would be a driving goal in terms of energy. To the extent that the FBC is meant to replace Site Review and Site Review currently has those criteria, and it should be in the FBC.
 - **L. Oberholtzer** informed the Board that these guidelines would be intended to be the “stated intents” behind the regulations as written and not regulatory requirements, such as in Site Review. The FBC would be both energy as well as IGCC.
 - **K. Guiler** informed the Board that staff is working on energy code updates. What was originally proposed in the FBC was what might work as of today. Staff would move toward changes and they may render what is currently written in the FBC obsolete. He stated that it felt more appropriate to address energy issues to the city as a whole presented as Code rather than putting a portion of the energy issues in the FBC which would need to be updated eventually.
 - **S. Richstone** informed the Board that staff would be getting a consultant to help support the staff in terms of how to get to the goal of Net Zero by 2031. This will require taking the current energy code and continuing to get move towards the Net Zero goal. One item that will be evaluated is adopting the IGCC. Energy codes will be addressed as well.
- **B. Bowen** stated that he would like to see energy code and IGCC implemented across the board within the city and be addressed on working buildings. In addition, he stated that solar access is not being dealt with (i.e. roof or solar panels) in the FBC.
- **A. Brockett** questioned how the adoption of new energy codes affects this FBC pilot.
 - **K. Guiler** informed the Board that if a new code was adopted, and a project had not begun, then it would be subject to the new code. The new code would be too specific and would be in conflict with the FBC; therefore the language was removed.
- **J. Putnam** expressed concern that it would be some time before the new energy related issues are in place. He stated that he thought it could be dealt with by a condition or by a future modification of the code. He stated that not referring to the energy issues within FBC would be a mistake.
- **J. Gerstle** agreed that the energy issues should be included.

- **A. Brockett** agreed that energy issues should be included; however section C-4 would not be the correct location. The energy issues would be goals, not regulatory matters. He stated that he would prefer section C-4 not repeat the Site Plan criteria. He stated that they should be more aspirational since they are goals. He agreed with other Board members to include criteria in the FBC regarding energy and solar. In addition, regarding the variety of housing types, which include detached housing units, the projects that would be involved with the FBC do not have single-family housing proposed. He suggested that item be removed from the document, since this would only be for Phase I of Boulder Junction.
- **B. Bowen**, regarding the section entitled “Human Scale Design” (C-2), he suggested that “human scale” would need to be defined as it could be interpreted differently by different people.
 - **L. Oberholtzer** stated that 5’6” would be the definition of “human scale”. She stated the space should be appropriate to a human.
- **L. Payton** stated that she believed 5’6” would be too tall for a reference person when evaluating view corridors. A definition of "human scale" should be included in the FBC. Regarding the Regulating Plan, she stated that a variety of building types had been defined in the FBC, however currently only the "General" building type is projected to be used in the undeveloped portions of Boulder Junction. Because those buildings are allowed to go up to 55 feet, they will likely either be apartments or mixed use. They won't be townhomes, which require a "Row" building type specification in the Regulating Plan. There are no opportunities left in the Regulating Plan for the "Row" building type, which is unfortunate because that is the building type most likely to provide housing for in-commuters with families. She suggested that the north side of Goose Creek would be a good location for townhomes, that is, the "Row" building type.
 - **L. Oberholtzer** stated that the TVAP would need to be modified, which currently is calling for “high density residential” use.
 - **K. Guiler** added that if TVAP were to be modified from a “high density residential”, it would be rezoned as RH-7.
- **B. Bowen**, in regards to the M-3 building types section, stated that the plans show the entrance configuration along Goose Creek facing Carbon Place, Junction Place and 30th Street. He clarified that this plan would orient the buildings in terms of elevation. He stated that in terms of entrance configuration, they should come from a Type A frontage closest to the street and need to face a Type A frontage such as Goose Creek. He suggested making the language clearer.
 - **K. Guiler** could make connection changes to TVAP.
- **B. Bowen** suggested having primary residences along the Goose Creek.

- **A. Brockett** suggested for the “general building type” adding a stipulation having each unit at ground level if residential with their own access available.
- **L. Payton** suggested locating a "Row" building type in the Regulating Plan to achieve a variety of housing types.
 - **S. Assefa** added that there may be a potential of putting a row house into the Pollard site.
- **J. Putnam** questioned if the terminated vistas requirements (G2 and G4) are too restrictive for creativity and thinking more broadly. They would not allow for Denver Union Station, which is the best terminated vista in the area. He suggested broadening the specific elements that provide more subjective intent and are more interesting.
- **B. Bowen** agreed with **J. Putnam** and added that the scale would be wrong for that view.
- **A. Brockett** agreed with **J. Putnam** and suggested not being prescriptive on how the vista would be terminated.
- **C. Gray** suggested reevaluating the view corridors from Goose Creek. She suggested the location of where Goose Creek would meet 30th Street.
- **B. Bowen** mentioned that it would be beneficial to acknowledge other views besides the Flatirons. He added that the example of the porch roof in the renderings would be too low and the porch landing would not be typical for a traditional porch. He suggested replacement of the graphic. On the next graphic, an example of a commercial entry, a handrail would be required and the stoop reference would be more residential.

PLANNING BOARD TOOK A SMALL BREAK

Overview (M-1) Continued:

- **C. Gray**, regarding the view corridor, stated she prefers the variance in heights of the buildings along 30th Street. The view corridor should be designated.
 - **K. Guiler** informed the Board that there would be a step-down in height with each building along 30th Street.
 - **L. Oberholtzer** reviewed the building heights with the Board as proposed in the plan. She proposed to modify the language to state that the 30% step-down height requirement should be along a street.
- The Board agreed that the view corridor should remain present along a street.

- **C. Gray** questioned why store frontages on the corner of Pearl and 30th Street are not present on both sides of the street. The zoning would require the entire ground floor.
- **J. Putnam** suggested that while it would be implied by staff, it would be helpful to show every use on the regulatory map. All Board members agreed.

Public Realm (M-2):

- **L. Payton**, regarding the public outdoor space, questioned staff about play areas in the specifications for public outdoor space. She stated that she would like to see an indication of play grounds. She stated that the FBC does not get specific about family-oriented amenities in the public spaces
- **A. Brockett** stated that something more specific might make sense. He suggested that an opportunity for a play area would be pocket park.
 - **L. Oberholtzer** stated that they could require a type of park and/or playground.
- **C. Gray** agreed to designate specifically a park or play area, perhaps Meredith Park.
- **A. Brockett** stated that public open spaces are fully defined in this plan except for the pocket park along Junction Place and the Pollard Open Space. He suggested changing the structure to define those spaces specifically and call out the recreational amenities that are missing in TVAP. He suggested not getting overly prescriptive but to call it out to have it included. In addition, he suggested calling out the Pollard Park and what the Board would be looking for specifically in that location, in particular family oriented recreational facilities.
 - **S. Assefa** defined the language located in TVAP regarding the Pollard Open Space area for the Board. He explained that the city will be building that as a park.
 - **E. Stafford** informed the Board that the pocket park is currently city owned. He stated that construction will hopefully begin 2016 and carry into 2018.
 - **S. Richstone** informed the Board that there are guidelines within TVAP specifically regarding the pocket park.
- **A. Brockett**, in regards to public outdoor space types, he stated that the term “public” would imply everyone from the general public could access the space.
 - **H. Pannewig** recommended not using the term “public”.
- **B. Bowen**, regarding the minimum block configurations, stated that they should be reduced. He stated that the level of cross-sections in the right-of-way would be beneficial. He suggested putting traffic in the drawings. Regarding the shared street, he stated that it would make more sense if the diagram showed tree grates on either side of

the street rather than a parking stall at the end. He suggested framing the intersection with trees rather than parking. He stated that he would submit an email with details to **L. Oberholtzer**.

- **E. Stafford**, regarding the narrowing of the streets, stated that those designs had not been implemented yet into FBC.
- **B. Bowen** stated that it is disappointing that it had not been done. He stated that the streets should be as narrow as possible. He stated that they do work fine in other areas. In regards to the paseo, he stated that art should be required rather than encouraged. In addition, if trees would be required in the wider paseos, he stated the tree diagram should change (i.e. spacing). He suggested that an exception to the dark skies be written for paseos specifically. He stated that storm water structures in the green spaces should be required and designed to be habitable. Finally, he observed in the Plaza requirements, the minimum size declared would be 1.4 acres and that those numbers would be incorrect.
 - **L. Oberholtzer** stated that she lowered the minimum size of the Plaza requirements. She stated that it is important to set some minimums in order to achieve small scale parks. She stated that small scale parks mixed with large scale parks work better.
- **B. Bowen**, regarding the park greenway piece, stated that access to the water should be required.

Building Types (M-3):

- **A. Brockett** expressed concern with the suppression of creativity in building/roof types by being overly specific in the FBC. He stated that the purpose of the FBC should be to get higher quality designs and more predictability. He added that this section in the FBC may take away options. He stated that he thought some of these guidelines could be removed, and the result would still be quality design and innovation (in particular the slope of the roofs).
- **L. May** stated that the reason for doing a FBC would be because there have not been satisfactory design results in the past. The FBC would serve as a method to provide a prescription to get better designs. He stated that the level of specificity in the FBC would be appropriate.
- **J. Putnam** stated that this may be the place where the amendment and exception process would start to work. He stated that the constrictive language would be in place so that if a design would be straying from the conservative, then the project could be subject to review.
- **J. Gerstle** agreed with **A. Brockett** stating if the design criteria are too specific, that creativity might be inhibited. He stated that he is not in favor of an arrangement resulting in uniform building designs.

- **B. Bowen** agreed. He stated that the generalities need to be correct, but not the detailing. He stated that he is unsure if this should be defined in a pilot FBC project.
- **L. Payton** agreed with **L. May**. The proposed FBC would be only for Boulder Junction. The proposed FBC offered quite a number of roof types. If this FBC would be adopted city wide, she stated that more types could be allowed. She stated that uniformity is not a bad thing. She stated that there is value to some level of uniformity, especially on the cap type of a roof. She stated that she would be in support of the M-3 section.
- **C. Gray** agreed with **L. Payton**.
- **A. Brockett** explained that he would not be suggesting that design elements are not specified. He suggested that the specificity should be reduced in the FBC. For example, he agreed with **L. Payton** regarding the flat cap type, but questioned why other types would be forbidden.
- **B. Bowen** suggested that the pitch of butterfly roofs should be clarified.
- **L. May** reminded the Board that there would be an exception process built in to the FBC. Therefore the options would not be precluded. The applicant would need to go through a review process. He stated that the point of the FBC would be to provide a prescriptive pathway for a project without a review.
- **B. Bowen** stated that there are at least two roof types that should be included and currently are not. He suggested that roof deck or guard rails and shade structures should be allowed. In addition, under flat cap roof type, he stated that a shed roof should be allowed.
- Some members of the Board disagreed with allowing a third story shed roof.
- **B. Bowen** stated he would email his additional comments to **L. Oberholtzer**.
- **C. Gray**, in regards to the allowable lengths and heights of the buildings, she questioned why the lengths of 150 feet were chosen.
 - **L. Oberholtzer** stated she observed lengths and scales of buildings and the blocks along Pearl Street. She stated that she felt 150 feet (a half block) would be comfortable.
- **L. May** questioned how towers would be addressed as an accent point to give relief for the buildings. He clarified the tower issue would be mute at this point.

Site & Building Design (M-4):

- **J. Putnam** stated that, in terms of the building mass section, under section H-2, which applies to multiple buildings under one site, nothing is included that would refer to only one building on the site. He stated that it feels as if something is missing. The

applicability of H-2 could only happen when there would be more than one building. In addition, he questioned the section regarding building proportion and the “golden ratio/rectangle”. He stated that would be a very pleasing element, however there may be an over emphasis on the “golden ratio”.

- **L. Oberholtzer** stated that she would remove it so it applies to all single buildings.
- **A. Brockett** agreed with **J. Putnam** regarding the language referring to the “golden ratio”. He suggested that the language be changed so that the “golden ratio/rectangle” could be a tool or recommendation to be considered.
- **L. Payton** suggested that the language should be applied to elements logically perceived as individual components of the building as opposed to combinations of components (i.e. 1.5 window openings).
- **L. May** stated that the FBC would be offering people a prescriptive way to gain approval. He agreed that the “golden rectangle” would not be the only means to design a building; however it would be offering a direct pathway to approval without discretionary review.
- **J. Gerstle** agreed that the “golden rectangle” would be a suggestion and not a requirement of FBC.
 - **L. Oberholtzer** informed the Board that the “golden rectangle” would be applied to the building design and not the unit design.
- **B. Bowen** stated that he does not see it as something that would need to be outlined.
 - **L. Oberholtzer** stated that the “golden rectangle” would be used as a comprehensive tool, however not all buildings would need to conform it. The FBC would not require a specific percentage. The “golden rectangle” would not be used as a regulatory rule in other places.
- **L. May** stated that the FBC is meant to give clues and hints about how to create a good building.
- **A. Brockett** questioned staff if the “golden rectangle” has precedence in other jurisdictions or cities using this as a prescriptive regulatory tool.
 - **S. Assefa** answered stating that the “golden rectangle” has been a proven method to obtain good proportions within architecture. He agreed that there could be other ways to achieve that. He stated that by including it in the FBC, the intent has been to test it. In addition, he added that it would aid in the review process. He stated that the FBC would be new, a test, so it might be appropriate to include.

- **H. Pannewig** stated that she interpreted the language that the “golden rectangle” would need to be used at least twice, once in massing and the other in the façade. If it were used during those times, then the requirement would have been met.
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- **A. Brockett** stated that some Board members were in disagreement on whether the “golden rectangle” should be a suggestion or requirement.
 - **B. Bowen** suggested that as a follow-up on that topic, staff could review it as an example when looking at massing. He stated that it would need to be proven that it does work. Staff was asked to supply examples to the Planning Board.
 - **L. May** addressed porches and balconies as an integral part of the building. He stated that he did not want to discourage them. He stated that they could be included as a prescription. In addition, he suggested that alleys could have the street facing material extend along the back. In addition, in regards to setbacks as opposed to building drops, that could be used more often. He stated that he approves of the 30% building drop off as was proposed and that it could be effective. Finally, in regards to the scaling of ground level, an effective scale reducing element might be a setback of the upper floor.
 - **A. Brockett**, in regards to the façade materials, thought that the wood that would be specified as “already aged locally or from a similar climate” seemed very specific. He stated that there must be other types of wood that would work as well. Additional board members expressed concern.
 - **L. Oberholtzer** stated that the wood would be aged locally, not grown locally (i.e. adapted to this weather). She stated that she consulted with other architects for additional wood types. She stated that IPE wood could be considered however it would be considered non-sustainable.
 - **A. Brockett** suggested that the attributes of the wood, rather than wood types, be called out.
 - **B. Bowen** agreed. He stated that there would be many sources of wood and suggested to not define the species or type necessarily, but rather the performance. He stated he would email **L. Oberholtzer** additional material information. He clarified that the use of stucco is important and should be made specific. He suggested that the language would need to be clearer regarding the ethos system.
 - **L. May** stated that stucco can be clean and desirable as well.
 - **A. Brockett** stated that in the area of stucco installation and how it should be done, that techniques change and that the language should not be too specific.

- **L. Payton**, in regards to limited use of minor materials, questioned why fiber cement shingles and lap siding would be allowed on upper stories when that has been identified as a problem in some of the current construction.
- **B. Bowen** also questioned if the language would be allowing wood, then why the language would be limited to lap siding and shingles. He stated most architects would be looking to use a rain screen insulation which would give a more modern feel. He stated that it should not be prohibited.
- **L. May** explained that perhaps the FBC should “suggest” this material, rather than state it would be “preferred”.
- **B. Bowen** stated that he would email comments regarding materials to **L. Oberholtzer**. He added that in his opinion it would be a mistake to limit color pallets to only historic pallets to manufactures. **A. Brockett** agreed. In addition, he stated that the awning system should allow light shells, rather than only awnings.
- **J. Gerstle**, regarding the prohibited major materials section, stated that exposed concrete could be nice. He stated that concrete may not want to appear in the explicitly permitted materials section, and suggested that it not be prohibited.
- **A. Brockett** explained that the builders could do what is permitted by right, but not what would be prohibited.
- **J. Gerstle** suggested that concrete be removed from the prohibited major materials section.
- **L. May** stated that glass block should not be prohibited as well.
- **C. Gray**, regarding roof top mechanical equipment, stated that she liked that the FBC is written to encourage the equipment be within the building and screened. She encouraged that the roof top mechanical equipment be thought about and to minimize these structures more than is currently done.
- **B. Bowen** stated that the way the FBC is currently written, it prohibits solar systems. He stated that this language would need to be changed.
- **J. Gerstle** suggested the restriction or use of noisy A/C units and require central air within the FBC. He suggested placing the condensing unit on roof.
- **A. Brockett**, regarding building articulation and building façade variety, stated concern that the FBC section would be working against the search for simple buildings. The past concepts have been that the city would not want buildings that are overly busy. He stated that he understands the desire to break up the massing of buildings; however the written section may work against the desire for simple buildings.

- **K. Guiler** explained that the intent was to require some design changes between buildings and that some believed FBC to be too rigid.
- **L. Oberholtzer** stated that in previous discussions with the working group, it was determined that the length of 150 feet was too long. She stated that the desired length would be closer to 90 feet for a building; however making all the building widths 90 feet would be too short. She stated that the requirements would be fairly simple, as well as different roof types on the different building segments, could be encouraged. The building articulation would break a 150 foot building into segments and would not result in a simple building.
- **A. Brockett** stated that it would be possible to have a building of that length with a single façade type.
- Most of the Board members voted to keep the façade variety requirement vs. making it simpler.
- **L. Payton**, in regards to community benefit, inquired if the city would ever be able to require on-site affordable housing.
 - **H. Pannewig** stated there are one or two sections in the Code where on-site affordable housing is required and it has been drafted in the form of a bonus condition. If on-site affordable housing would be required, then it should not be part of a discretionary review.
 - **S. Assefa** explained that the underlying assumption in terms of the community benefits through the FBC would be more of the design performance as it relates to building design. The issue of other community benefits had not been addressed through the FBC. The focus of this had been on the design outcomes and better buildings. The assumption would be that when FBC is done, then the product would be a more predictable building.
- **L. Payton** stated that it would be beneficial to study and have affordable housing on-site.
- **J. Putnam** stated that the primary community benefit at this time would be to develop TVAP and the manner in which it was planned. He stated that the FBC would do that.
- **J. Gerstle** stated that he would strongly support the investigation of on-site affordable housing benefits as well.
- **A. Brockett** closed the discussion regarding FBC.

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

A. Suggestion of Revisions to the Application for Planning Board Applicants

- **A. Brockett** instructed the Board to review and to email any proposed revisions to the Planning Board Secretary by November 2, 2015.

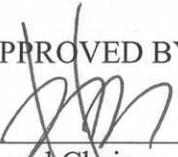
7. DEBRIEF MEETING/CALENDAR CHECK

- **L. Payton** stated that the Board must all arrive on the same page of the memo/packet to have an adequate discussion. She suggested that the Chair state how page numbers would be referred to at the beginning of the meeting.

8. ADJOURNMENT

The Planning Board adjourned the meeting at 11:00 p.m.

APPROVED BY



Board Chair

12.3.15
DATE

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
November 5, 2015
1777 Broadway, Council Chambers

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

PLANNING BOARD MEMBERS PRESENT:

Bryan Bowen, Acting Chair
John Putnam
John Gerstle
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

STAFF PRESENT:

Susan Richstone, Deputy Director of Planning, Housing and Sustainability
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Specialist III
Sloane Walbert, Planner I
Jessica Stevens, Civil Engineer II
Chandler Van Schaack, Planner I
David Thompson, Civil Engineer - Transportation

1. CALL TO ORDER

Chair, **B. Bowen**, declared a quorum at 6:09 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **C. Gray** and seconded by **L. Payton** the Planning Board voted 5-0 (**J. Gerstle** abstained) to approve the October 22, 2015 minutes as amended.

3. PUBLIC PARTICIPATION

No one spoke.

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS

A. Informational Item: ACCESS EASEMENT VACATION for the vacation of two public access easements at 901 Pearl Street. The project site is zoned Downtown 2 (DT-2). Case number LUR2015-00054.

- B. Call Up Item: Wetland Permit (LUR2015-00052), IBM Connector Trail
- C. Call Up Item: Wetland Permit (LUR2015-00095), Dowdy Draw Bridge Replacement
- D. Call Up Item: Floodplain Development Permit (LUR2015-00096), Wonderland Creek Channel Improvements – Winding Trail to Foothills Parkway
- E. Call Up Item: Floodplain Development Permit (LUR2015-000100), 3689 Paseo Del Prado

C. Gray, in regards to Item 4B, suggested that staff provide a more detailed map to define the location of the trail for future Call-Ups.

None of the items were called up.

5. PUBLIC HEARING ITEMS

- A. AGENDA TITLE: Concept Plan (case no. LUR2015-00071) for redevelopment of the 15.77-acre Boulder Community Health site at 311 Mapleton Ave. with a Congregate Care Facility consisting of a total of 16 buildings connected by pedestrian walkways or bridges, including 67 dwelling unit equivalents, with 150 independent living units and 83 single assisted living areas, short-term rehab/skilled nursing rooms, and memory care rooms. Proposed parking to be a mix of 199 structured garage spaces and 208 surface parking spaces (407 spaces total).

Applicant: Michael Bosma

Property Owner: Mapleton Hill Investment Group

- **L. Payton** recused herself from this discussion.

Staff Presentation:

C. Van Schaack presented the item to the Board.

Board Questions:

C. Van Schaack answered questions from the Board.

Applicant Presentation:

Michael Bosma, with AGR Building, Inc., 1035 Pearl St., #205, and Gary Berg, Managing Director of the Academy, 311 Mapleton, the applicants, presented the item to the Board.

Board Questions:

M. Bosma and G. Berg, the applicants, answered questions from the Board.

Public Hearing:

1. **Ford Brown, 505 Pine St.**, spoke in support of the project.
2. **Mary Hey (pooling time with Maria Krenz), 1919 Grove St.**, representing the Sanitas Project, spoke in support of the project, specifically because of the therapy pool.
3. **Laura Mayo, 1507 Pine St.**, spoke in support of the project and she mentioned concerns about it being for only the wealthy and supported varied income housing.
4. **Jerry Shapins (pooling time with Ann Moss), 644 Dewey Ave.**, spoke in opposition of the project due to site design and use issues and suggested a village concept as opposed to a campus concept. He said it should be more walkable, Mapleton Ave. should be treated as a space, the walls and smoke stack should be preserved, the building heights varied and had comments on the architectural design.
5. **Christopher Foreman, 835 Juniper Ave.**, spoke in support of the project with suggestions of the applicant's development plan and said he sent a detailed letter.
6. **Mark Gosbin, 3980 N. Broadway St., Ste. 103-102**, spoke in support of the project and suggested additional uses.
7. **David Sachs, 2680 3rd Street, Lot 17 Trailhead**, spoke in opposition of the project and cited noise, traffic and massing of the buildings.
8. **Amy Howard (pooling time with Mary Kenney and Allen Kenney), 2980 Washington St.**, spoke in support of the project and specifically in support of the therapy project.
9. **Gary Kushner, 445 Maxwell**, spoke in support of the project but expressed concerns regarding traffic.
10. **Blair Murphy, 3186 Big Horn St.**, spoke in support of the project but expressed concerns regarding the project and cited a concern about lighting.
11. **Phil Delamere, 2740 4th St.**, spoke in opposition of the project and cited concern about demolition of the existing buildings, lack or multiple uses and concern about transition to Open Space. He mentioned lack of renewables on site.
12. **Alan Delamere, (pooling time with Norm Jacobs, Sheila Delamere, and Sue Dublec), 525 Mapleton Ave.**, spoke in opposition of the project and cited concern about construction truck traffic, specifically speed and noise. He was concerned about demolition of existing buildings and lack of sustainability for the site. He also showed a PowerPoint of his concerns.
13. **Kevin Lambert, 403 Mapleton Ave.**, spoke in support of the project but expressed concerns regarding the project. He supported the wall by the trail, variable heights, a village concept and suggested more sustainability.
14. **Betsey Jay, 429 Mapleton Ave., Unit B**, spoke in opposition of the project.
15. **Catherine Schweiger, 628 Maxwell Ave.**, spoke in support of the project. She said there was a need for additional memory care from what is planned. She suggested allowing local neighborhood residents to also participate in the support services that will offered so they can better "age in place" in the neighborhood.
16. **Lynn Segal, 538 Dewey**, spoke in opposition of the project and said it should have a better connection to nature and she would like to have a Chautauqua North located there..
17. **John Steward, 2693 4th St.**, spoke in support of the project but expressed concerns regarding the project specifically the construction noise and height.

Board Comments:

Key Issue #1: Is the proposed concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?

- **J. Gerstle** stated that there is a need for the proposed facilities, but he is concerned that it may not completely satisfy some BVCP objectives, specifically to provide a variety of housing. The project is clearly oriented to upper-end, senior housing. The project should serve a variety of socio-economic levels and this should be considered. With respect to the layout of the project, he expressed concern regarding the lack of continuity of the roads to the Trailhead development. Finally, he stated that permeability in the project is lacking.
- **L. May** agreed that the secondary roads into Trailhead (north/south) should continue. There should be a focus on the need for a variety of housing due to the current shortage. He stated that the Concept Plan overall seems appropriate, especially for this site.
 - **D. Thompson** informed the Board that the parcel to the north is actually an alley that is shared. It is the only connectivity that exists. In regards to 3rd Street aligning between the two developments, he stated that the grade difference would need to be evaluated.
- **C. Gray** agreed with the staff analysis. Some areas of the plan meet the BVCP, in terms of facilities and housing for seniors, but other areas do not meet the BVCP goals because it does not address a range of incomes that would be served. It generally meets the concept of providing senior care.
- **J. Putnam** stated that the plan does generally meet the purpose and goals of the BVCP. It serves a needed role for senior housing and care. Although density exists, it has historically existed on the site. He stated that he too has concerns regarding the layout and design. In addition, he stated concern that the plan seems too over-parked. The use of the site for cars should be de-emphasized. Almost all the area facing the community is devoted to car transportation and this should be reviewed before the Site Plan. In regards to a possible connection to the Trailhead development, that should be reviewed, but not necessarily as a vehicle connection. He stated that if this project returns to the Planning Board, he would like to see thought put into TDM in regards to parking and access issues. He stated this would be a good opportunity to focus on shared/unshared parking and unbundled parking. He suggested careful integration with the Open Space be incorporated (i.e. access points). In regards to the historic issues, he stated that there should be some kinds of incorporation of the existing stone wall and he appreciates the retention of some of the existing cottages and buildings in the proposal.
- **C. Gray** suggested to the applicants to pay attention to the points where staff has stated the proposal is inconsistent with the BVCP. She stated that she is in favor of incorporating the existing rock wall and smokestack as well as some of the existing cottages. In regards to hillside protection, she stated that a study should be done and attached to the proposal soon to disclose if there are any geological hazards on site.

- **B. Bowen** agreed with the previous statements and thought the staff's memo adequately addressed the BVCP issues. In regards to the diversity of housing types, he stated that it is important to create a "for sale" product on site, or find a partner that could institutionally provide senior affordable housing. He stated that the permeability and connectivity of the site are very important. In addition, he suggested features to draw the eye up to the mountains and view corridor. He thought that the proposal moving away from a large campus model to a village concept made sense.
- **J. Putnam** added that the affordability issue should be addressed. He agreed that there could be an opportunity with public/private partnerships or private/private non-profit partnerships. He suggested that the parking next to the existing church be buried and/or include some mixed use (i.e. coffee shop).
- **C. Gray** seconded **J. Putnam's** comments. She suggested a more elegant and walkable public ground. A village concept might be more compatible with the Planning Board's concerns. She suggested that the Planning Board make recommendations to the housing staff regarding a variety of housing types on site to meet lower income seniors. She stated that the site design seems confusing. There are two entrances (off Maxwell and off Mapleton) and there does not seem to be a "front door" to the site.
- **J. Gerstle**, regarding the old 201 bus line, stated that perhaps a bus line could be reestablished to the site. In addition, he stated that there is no existing sidewalk along 4th Street where it connects with Pine or Spruce. He suggested a review to see if a secured pedestrian path along 4th Street could be established. He agreed with previous comments regarding too much area being devoted to surface parking and underground parking should be considered.
- **J. Putnam** stated that he supports looking at the re-establishment of the bus line. He suggested the Board review that when reviewing the TDM plan.
- **C. Gray** stated that 4th Street is currently a walking and bike corridor. She would encourage a HOP bus line as opposed to reestablishing the larger buses (201 bus line) that used to service the area.

Site Design (Streetscape, Parking):

- **L. May** stated that the continuing fabric of the Trailhead neighborhood should be considered. The neighborhoods should be integrated; therefore it is essential that the road network continue through. In addition, he stated that the proposed plan needs to have more of a "front door" to the neighborhood and streets.
- **B. Bowen** stated that in terms of street grid and organizing the proposal differently would give a less campus oriented approach. He suggested creating an emphasis on public realm and walk ability. The site design currently inserts a car environment. In addition, creating connections to the Trailhead development is a good idea. It is important for the

residents to have a good indoor/outdoor experience. Restorative value of nature should be implemented by creating natural corridors that draw up into the mountains.

- **J. Putnam** stated that in addition to no front door to the site, there is no engagement with 4th Street and Mapleton. The plan is proposing too much parking. That location would seem better served if it had a pedestrian friendly streetscape. The concept of a central green is a good one, but currently in the plan, that space is smaller than the proposed parking area. It is currently a car dominated space and not inviting. That balance should be changed. A Site design issue was raised regarding the Wildland Urban Interface which the city should be thinking about. Critical facility regulations should be looked at. In terms of the site layout, the applicant should look at the link of buffers, defensible space, shelter-in-place and good exit strategies. He stated that a good escape plan should be an explicit part of design.
- **L. May**, in terms of parking, stated that the site seems over-parked. He asked staff if there is a parking requirement for this site.
 - **C. Van Schaack** stated that for congregate care facilities, the code stated that the parking meets the anticipated needs of residents and visitors. It is up to the applicant to show the city the expected usage. There is no parking maximum or minimum. It is a case by case basis. A parking study at Site Review will be needed.

Mass & Scale:

- **C. Gray** stated that she agrees with the village concept and to break up the buildings. She expressed concern that as proposed, the buildings do appear as large masses compared to the neighborhood. The proposed cottages also seem large compared to the buildings on 4th Street. The scale is currently really large.
- **J. Gerstle** agrees with **C. Gray's** points. He added that if this project is to be similar to The Academy development, he suggested some greater variety in the individual houses. He stated that the impacts of buildings C, D, and E on the neighbors in the Trailhead development would intrude on their views and he asked the applicant to revise the design to intrude less.
- **J. Putnam** stated that he is torn on the mass and scale issues only because the historic buildings have had some real mass. To some degree, he agrees that mass and scale is appropriate for the type of use. The buildings need to be helpful and useful for the senior residents. He suggested more mixture between small vs. large facilities and perhaps more buffering between the larger buildings and the neighborhood. He would like to see more analysis regarding shadowing for buildings C, D and E. Some balance between the historical use and how things have evolved is needed.
- **L. May** stated that some of the public and Board comments regarding mass and scale are appropriate. He stated that when the building begins to read as a wall or monolith (i.e. buildings A, C, D, and E) and they have difficulty integrating with the neighborhood and

transitioning to Open Space. The buildings will be imposing and they need to be re-thought. He stated that if the model evolves to a village concept and less of a campus model, it will impact massing.

- **C. Gray** stated that buildings C, D and E read as a large mass.
- **L. May** stated that a 3D model of the project would have been helpful at Concept Review.
- **B. Bowen** stated that in regards to mass and scale, if the project had a village feel with an extension of the streets and alley grids, then it would be a benefit. Given the current nature of the site and where the current building is placed, there seems to be a logical place for a larger building. He stated that the street frontage and public realm needs to be correct.
- **C. Gray** questioned if buildings B and C were two or three stories.
 - **C. Van Schaack** stated that the front (east) is three stories, and the back (west) is 2 stories as it goes into the hill. The height limits for the public zone are 35 feet or three stories.
- **B. Bowen** suggested continuing the rhythm of houses along 4th Street rather than having a parking lot. The plan should mimic the other side of the street and have a street frontage.
- **L. May** stated that the massing is inappropriate. The plan needs to break up the buildings more in terms of breaking them into chunks.
- **J. Gerstle** agrees with the village concept, rather than the campus model. He stated that large buildings would be more acceptable away from 4th Street and Mapleton. The charm to the Mapleton neighborhood is the variety of houses and should be reflected.
- **J. Putnam** stated that not all the roofs are gabled as noted in the historic photos. He pointed out that some structures have flat roofs. He suggested finding places to skip a gabled roof for the view corridors.
- **C. Gray** mentioned that the elevations of the cottage to the farthest west seem out of scale with the neighborhood.
- **B. Bowen** mentioned he appreciated the hiding of the mechanical systems with the roof forms.

Building Materials, Fenestration, Roof Forms:

- **L. May** stated that the pallet of material and patterns appear simple in the historic photos. The current renderings include a lot of materials and patterns. He suggested a small pallet of materials to be consistent with the Mapleton neighborhood.

- **J. Putnam** stated, regarding fenestration, that while the intent was perhaps for strategic views for the residents, he encouraged the applicant to think about places to break from staff's recommendation to something smaller and with more historic fenestration and pattern. He suggested that the applicant review the Historic District Guidelines for design elements.
- **C. Gray** agrees with **J. Putnam** and staff comments.
- **B. Bowen** stated that a design challenge is working with existing grades.

Other:

- **C. Gray**, in regards to the demolition of the existing buildings, she asked the applicant if they had considered keeping any parts of them.
 - **G. Berg** stated that they did consider keeping them in the beginning. As they looked at history of the building, there had been many additions and safety codes that would need to be addressed. He stated that it is their goal to have each residence licensed for assisted living therefore they moved away from using the existing buildings.
- **C. Gray** clarified that two pools are proposed. One pool would be open to membership and that would be in Lodge building on the south side. The therapy pool would be located in the Wellness Center (buildings C, D, and E).
 - **G. Berg** stated that they may be open to Having the therapy pool being more public.
- **L. May** asked for clarification regarding the calculation of proposed parking spaces.
 - **G. Berg** stated that the proposal is for 150 spaces ideally, one for each resident. Parking is not needed for Wellness Center residents. Parking would be needed for independent units and family visiting. He stated that they would be open to keeping it underground and having more green space available.
- **C. Gray** stated that traffic and its impacts need more analysis at site review and need to be addressed. She stated that if there is a major project, construction trucks should conform to lower speed limits for a period of time. She asked the hours that construction is allowed to occur.
 - **C. Van Schaack** stated that the applicants would be required to do a parking and traffic study. However, regarding construction, the Transportation Department does not have much preview as to how or when the construction trucks are getting to the site. In addition, the project is currently in the P-Zone (public use) district, therefore in regards to the therapy pool and restaurant, if it is considered an "accessory use", then it would be allowed (open to residents, visitors). However, if the therapy pool would be open for public use, then it becomes a "second principle use". In the P-Zone district, it would not be a permitted use. If the

Board is in support of the therapy pool and the restaurant being open for public use, then staff would like to get Planning Board's feedback for a legislative action, because it would take an Ordinance as part of the Site Review.

- **B. Bowen** questioned if there might be more benefit if looked at on a case by case basis to modify Use Table and Land Use changes. The Board was in agreement to possibly modify the Use Table to allow privately operated pools and other commercial uses to a public use. It would be helpful to keep people feeling integrated into the community and more in line with the BVCP objective.
 - **H. Pannewig** stated that the Use Table distinguishes between public use facilities and private recreational facilities. Private recreational facilities are not allowed in the P-Zone.
- **J. Putnam** stated that the construction traffic cannot be controlled as part of the Site Review criteria, however, at Site Review, it would be helpful to know how cut and fill are being addressed, which affects construction impacts. In addition, sustainability and environmental issues are part of the Site Review criteria and should be addressed. We will be looking for ways that the applicant can minimize energy use and maximize renewable and sustainable resources.

Architect's Presentation:

Michael Mulhern, with The Mulhern Group, 1730 Blake St., #435, Denver, architect for the project gave a brief presentation and explanation of site layout.

Board Summary:

B. Bowen gave a summary of the Board's recommendations. Since this is a Concept Review, no action is required on behalf of the Planning Board. Overall, the Board expressed support for the proposed use given the site's history and context, but expressed a desire to see more diversity of housing and incomes by perhaps obtaining a partner institutionally, more permeability to make it desirable to the public, more of a "village" as opposed to a "campus" feel, better connectivity and improving access to Open Space, and less emphasis on surface parking. The Board also expressed an interest in keeping with the historical context in terms of massing and materials. Having a strong design focus on the public realm was encouraged. In addition, there was an interest on behalf of the Board to continue the street grid and to having build that front along 4th Street in the historic pattern. A strong interest was encouraged in a TDM plan. There was a willingness to consider height modifications. The Board also expressed strong support adding community service uses such as a new therapy pool and potentially other amenities such as a coffee shop and/or restaurant. Environmental sustainability with the buildings should be considered and analyzed.

- **L. Payton returned to the meeting.**

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

A. Letter to Council

- **C. Gray** proposed including a proposal to adopt a Construction Management Impact Plan to outline construction traffic and hours. The Board agreed that each member will begin to make a list of items to include in the upcoming letter. **C. Spence** will send previous Letters to Council to the Board to review what City Council had taken action on and/or what the Board would like to see more of. Each member will compose a list of three to four ideas to include in the 2016 Letter to Council. The Board will email their ideas prior to the November 19, 2015 Planning Board meeting. The Letter to Council will be discussed at that meeting under Matters. After the discussion, members will be assigned to work on specific tasks and the final Letter to Council will be completed by the December 17, 2015 Planning Board meeting.

B. Appointment of Interim Chair and Vice Chair to Planning Board due to the appointment of **A. Brockett** to City Council.

- **C. Gray** nominated **B. Bowen** to be appointed as the Chair to Planning Board. The nomination was seconded by **L. May**. **B. Bowen** accepted the nomination.
- **C. Gray** made a motion, seconded by **L. May**, to close the nominations. The Board voted 6-0 to close the nominations. The Board voted 6-0 to appoint **B. Bowen** as Chair of the Planning Board.
- **C. Gray** nominated **L. Payton** to be appointed as the Vice Chair to Planning Board. The nomination was seconded by **J. Putnam**. **L. Payton** accepted the nomination.
- **C. Gray** made a motion, seconded by **J. Putnam**, to close the nominations. The Board voted 6-0 to close the nominations. The Board voted 6-0 to appoint **L. Payton** as Vice Chair of the Planning Board.

7. D1EBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 10:06 p.m.

APPROVED BY



Board Chair

11.19.15

DATE

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
November 19, 2015
1777 Broadway, Council Chambers

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PLANNING BOARD MEMBERS PRESENT:

Bryan Bowen, Chair
John Putnam
John Gerstle
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

Leonard May

STAFF PRESENT:

Charles Ferro, Development Review Manager
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Specialist III
Sloane Walbert, Planner I
Jay Sugnet, Senior Planner
Jeff Yegian, Housing Division Manager

1. CALL TO ORDER

Chair, **B. Bowen**, declared a quorum at 6:12 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **J. Gerstle** and seconded by **J. Putnam** the Planning Board voted 5-0 (**L. May** absent) to approve the November 5, 2015 minutes as amended. The October 29, 2015 minutes were tabled for approval until the December 3, 2015 Planning Board Meeting.

3. PUBLIC PARTICIPATION

A. Jeremy Epstein, 4790 8th St., spoke in regards to call up Item D, 820 Lee Hill Dr. and requested to allow a six-foot cedar privacy fence.

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS

A. Call Up Item: Floodplain Development Permit (LUR2015-00033), 2930 Pearl Street

B. Call Up Item: Floodplain Development Permit (LUR2015-00097), 1739 Broadway

- C. Call Up Item: Floodplain Development Permit (LUR2015-00098), 1270 Old Tale Road
- D. Call Up Item: Approval of an Amendment to Approved Site Plans to amend the approved fencing standards for the Trail Crossing at Lee Hill residential development to allow privacy fences in specific areas. The proposal would allow 6-foot cedar privacy fencing on Outlot A, 5-foot solid cedar fencing with 1 foot of latticework above (6 feet total) on Lots 1 and 17 and solid 3'-10" cedar fencing on Lots 18, 24, 25 and 31. Visually permeable 3'-10" high split rail fences would remain in all other locations. The project site is zoned Residential - Low 2 (RL-2). Case No. LUR2015-00094, 820 Lee Hill Drive.
- E. Call Up Item: Approval of an Amendment to Approved Site Plans to demolish the former Olive Garden restaurant and construct an approximately 16,600 square foot Natural Grocers by Vitamin Cottage grocery store. Included in the development proposal are various site improvements, including new site and parking lot landscaping and storm water improvements. The project site is zoned Business – Community 2 (BC-2). Case No. LUR2014-00099, 2685 Pearl St.

Board Comments:

- **C. Gray** requested to call up Item D, Case No. LUR2015-00094, 820 Lee Hill Drive.
- **J. Putnam** requested to have more information from staff regarding the access and turning radius relating to the site criteria for Item E, Case No. LUR2014-00099, 2685 Pearl St.

5. PUBLIC HEARING ITEMS

- A. Public hearing and Planning Board consideration of the following related to an approximately 3.2 acre property located at 4525 Palo Pkwy:
 1. Recommendations on an application for Annexation of the property with an initial zoning of Residential Mixed – 2 (RMX-2) (case no. LUR2015-00081); and
 2. Request for citizen, staff and Planning Board comment on a Concept Plan to develop the property with 100% affordable family housing development by Boulder Housing Partners, in partnership with Flatirons Habitat for Humanity. Proposal includes 44 triplexes, townhouses and apartment units in nine buildings (case no. LUR2015-00080).

Applicant: Lauren Schevets, Boulder Housing Partners
 Property Owner: City of Boulder

- **B. Bowen** recused himself from this discussion.

Staff Presentation:

- C. Ferro** introduced the item.
- S. Walbert** presented the item to the Board.

Board Questions:

- S. Walbert, C. Ferro** and **H. Pannewig** answered questions from the Board.

Applicant Presentation:

Betsy Martens and Lauren Schevets, with Boulder Housing Partners, 4800 Broadway, the applicant, presented the item to the Board.

Board Questions:

Susan Lythgoe, B. Martens, L. Schevets, and Chris McGranahan, the transportation engineer with LSC Transportation Consultants, 1889 York St., Denver, representing the applicants, answered questions from the Board.

Public Hearing:

1. **Harold Hallstein, 3664 Pinedale St.,** spoke in opposition of the project and expressed concern regarding density, traffic, and possible relocation of citizens to a flood zone.
2. **Susan A. Lythgoe, 1455 Dixon St., #210, Lafayette,** spoke in support to the project.
3. **Sara Toole (pooling time with Dolores Sargent, Harvey Sargent, Shayna Stillman, Dorsey Delavigne), 3159 Ouray St.,** spoke in opposition of the project and expressed concerns regarding the proposed traffic, zoning and that the affordable housing meets the BVCP.
4. **Judy Langberg, 3166 Palo Pkwy,** spoke in opposition to the project due to density, safety, parking and traffic issues.
5. **Shannon Cox Baker, 3845 Elmhurst Pl.,** on behalf of Better Boulder, spoke in support to the project and asked for a parking reduction.
6. **Pamela Griffon, 700 Walnut St., #312,** spoke in support to the project.
7. **Barb Verson, 3830 Howe Ct.,** spoke in support of low density. Spoke in regards to the multi-use path and not necessary anymore.
8. **Ben Blazey, 3735 Ridgeway St.,** spoke in support to the project but expressed concern regarding the parking estimates advocated for not having a thoroughfare.
9. **Judy Langberg, 3166 Palo Pkwy,** spoke in opposition of the project.
10. **Jan Morzel, 2075 Upland Ave.,** spoke in support of the project.
11. **Willa Williford, 2567 Vine Pl.,** spoke in support of the project.
12. **Claudia Sanchez, 313 Pearl St., #2,** spoke in support of the project.
13. **Harvey Sargent, 3269 Ouray St.,** spoke in opposition of the project and stated that people that may live in affordable housing would not be required to work in Boulder.
14. **Judy Holleman, 3288 Palo Pkwy,** spoke in support of the project but expressed concern that the proposed design would not create a grid system in regards to the proposed streets.
15. **Elizabeth Mirowski, 3853 Fredricks Ct.,** spoke in support of the project and expressed concerns regarding the traffic and reducing the density.

Board Comments:

Key Issue #1: Is the proposed annexation consistent with city policies pertaining to the annexation of a property into the City of Boulder? Does the proposal meet the level of community benefit outlined in the BVCP?

- All Board members agreed that the proposal would be consistent with the Annexation Agreement and policies.

- **H. Pannewig** advised the Board that the Annexation Agreement could be drafted with some flexibility in terms of the multi-use path.
- **L. Payton** stated, regarding the condition within the Agreement requiring the multi-use path that she would prefer to have that removed.
- **J. Putnam** agreed with **L. Payton** regarding the multi-use path. He stated that he would be open to leaving the condition in the Agreement at this time, but re-evaluate it at Site Review when the final configuration would be done.
- **J. Gerstle** stated that he would prefer the multi-use path to remain a condition of the Annexation Agreement.

Key Issue #2: Is the initial zoning of Residential Mixed – 2 (RMX-2) appropriate as the initial zoning for the subject property?

- **J. Putnam** said that the language of the medium land use designation states that the land use would generally be located on major arterials. He stated that the BVCP designation would be appropriate and consistent. He added that the designation would only be appropriate with the limitation of 14 units/acre per the Annexation Agreement.
- **L. Payton** agreed with **J. Putnam's** comments supporting a density limit of 14 units/acre or fewer.
- **C. Gray** stated that the RMX-2 zoning would be more appropriate on transit corridors. She stated that the project would conform to underlying BVCP land use. She stated that the safety, traffic and density were major concerns of the public.
- **J. Gerstle** stated the RMX-2 zoning would be appropriate.

Key Issue #3: Is the proposed concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?

- **J. Gerstle** stated the proposed plan would be compatible. He stated that it would have clear community benefit and help provide a variety of residential opportunities and would be in accordance with the BVCP.
- **C. Gray** stated that the biggest problems with the project would be located offsite. Traffic through the area would be problematic. She suggested that the city should complete the Palo Park sub-area plan. Regarding the Concept Plan, she stated that one of the strengths would be the mix of homeownership and rentals. She stated that more homeownership than what is proposed would be a benefit to the project. In regards to the density, she suggested to combine some of the single-family units into multi-family units and create an opportunity for more families. In addition, regarding the widths of the streets, she stated that a smaller interior circulation would be better.

- **L. Payton** stated that the mix of rental and ownership units would be a nice mix. In regards of the parking and sidewalks, she stated that she agreed with staff's comments in the memo and presentation. She stated that this location would be a great site for families and would have opportunity for nature play for children. She suggested the consolidation of one-bedroom units into three-bedrooms. She stated that it would reduce the number of units for the project, but it could create a benefit for the families and would reduce the number of vehicles and required parking. In regards to the access of emergency vehicles, she stated that if projects would be designed for emergency vehicle access, the result would be wider streets and people would tend to drive faster.
- **J. Putnam** stated that the project would be compatible with the goal and objectives of the BVCP. In regards to unit configuration, he stated that it would be important to have a mix of unit types to accommodate a full range of families. He stated that if all the units would be three-bedrooms, it would exclude many people. In addition, if the number of units were reduced, he stated that it would not address the safety or traffic concerns raised by neighbors.

Key Issue #4: Would the project be compatible with the character of the surrounding area? Are the architectural and site design consistent with the Site Review criteria in terms of quality and compatibility with the surrounding neighborhood??

- **J. Putnam** stated that the design elements within the project would fit within the surrounding neighborhood overall. Regarding the traffic issues and parking, he did have some suggestions. He stated that a proper traffic study would need to be done. He stated that the traffic study would not have to limit density. He stated that he would like to see weekend traffic counts on the traffic study. In regards to the entrance connection, he stated that he is less convinced it needs to be aligned with Ridgeway. He suggested that the entrance should loop back towards the west however he stated that the final decision should be linked to additional traffic analysis. He stated that he would like to see in the Site Review more information regarding the level of traffic assumed in the Northfields Commons traffic study. In regards to the internal design and whether it should be the "lollipop" or a grid system, he stated that there would be benefits of a common park area however he suggested designing the street to be more pedestrian and bicycle friendly. In regards to parking, he stated that it appears over parked; however it may be appropriate to have more than otherwise due to the soccer park and public concerns. He stated that it would be important to deal with the parking sensitively. He stated that the proposed parking by the multi-use path would not be the best transition on the east side of the property. He suggested the applicant review tuck-under carports or garages. He suggested incorporating electric vehicle charging stations. He suggested that if there is more parking that perhaps creating a design that some of the parking could be bought back or shared. He stated that a strong TDM would be needed. In regards to the path connection, he stated that he would be less convinced that a full ten-foot path on west side of the property would be needed. He stated that he would rather see better connection through the property such as street and sidewalk connections to obtain a better integration with the neighbors to the south and west.

- **L. Payton** stated that the portion of the Site Plan facing Palo Parkway is well done. She stated that the interior would have too much asphalt and parking. She suggested that the applicant, Parks staff and Transportation staff, address the weekend soccer field parking issue. She stated that this could reduce the number of parking spaces requested. If the parking spaces were reduced, then the plan could potentially have more park area in the center. She stated that she supports staff's recommendation of parallel parking with detached sidewalks and tree lawns. She stated that she likes the central park idea. She stated that she appreciates the idea, however, the area is small and a grid may not achieve much and that the central park would be a nice amenity for the neighborhood. She did not support the MU path because there is an existing path across the creek. She stated that the diagonal parking would be too much asphalt.
- **C. Gray** agreed with **J. Putnam's** comments regarding the TDM Plan. She stated that providing Eco passes would be a benefit as it would reduce the cost for homeowners. She stated that she would like to hear more about the sustainability plan. In regards to recycling, she stated that only two areas would be designated on the Site Plan currently. She agreed that the interior of the project seemed to have a lot of asphalt. She suggested softening that. She expressed a concern that with no proposed garages or basements on the plan, that there would be no place for residents to store their items (i.e. bikes, sports equipment, etc.). She suggested the applicant review that. She stated that a traffic study would be important. She suggested a north connection through the project to the path. She stated that the north end impinges on the wild land feeling, therefore she suggested reviewing the Site Plan and to preserve the wild lands area.
- **J. Gerstle** expressed concern that the proposed plan treats the neighborhood as a separate campus with only one point of entry. He stated that he would prefer several points of entry and integrate the project with the surrounding neighborhood with points of entry and streets continuing as possible. He stated the neighborhood should not feel as though it were secluded and private. He stated that a grid layout would help address that issue. In addition, he stated that the path would help to make the area more permeable in general. He stated that there should be some public transit through the project rather than around. He stated that this would assist with the integration within the city. He stated that the current plan would be over parked and that too much area would be devoted to parking. He agreed that the traffic along Palo Parkway would be a concern and it should be considered. He stated that parking on the weekends could be a problem due to the existing soccer field however this development should not be burdened to supply extra parking since the problem currently exists.
- **C. Gray** stated that the proposed parking would be crowded. She suggested not reducing the parking but perhaps putting in garages. She stated that currently parking is an issue within neighborhood. She stated that she would want to make sure that the new residents would have place to park.

- **L. Payton** stated that a useful analysis for site review needs to be done in order to know how much of the parking issue would be due to the existing soccer fields. She suggested that the applicant or staff could provide useful solutions to the soccer field parking issue to assist the existing residents and new neighborhood.
- **J. Putnam** suggested looking at a neighborhood parking program. He stated that due to the nature of the site and existing concerns, it would require creativity on how to deal with the parking issue. He stated that traffic calming at this location would be a big issue. He stated that studies have shown with streets that have perceived narrowness; the roads would be safer and can slow traffic. He suggested that the city help with the traffic engineering. He stated that the traffic study and costs of calming should cover other neighborhoods as well such as Northfield Commons. In regards to the path, he stated that there is clearly a social path crossing diagonally from southwest to the northeast. He stated that people would continue to cut along this to gain access. He stated that this access would need to be a hardened path otherwise people will be crossing and destroying the existing grassland. He stated that perhaps a ten-foot concrete path may not be the answer, but at least a naturalized, dirt path and it must be addressed.

Additional Key Issues: Architecture, Proposed Materials, and Grid Layout

- **C. Gray** stated that she would be open to looking at a grid layout.
- **J. Putnam** stated that the architecture is good and consistent.
- **J. Gerstle** stated that he would like to see more of a variety of architecture. He stated the style is fine. He stated that the attractiveness of the project would be increased if there were a variety of different designs.
- **C. Gray** agreed. She stated that she likes the adopted concept and that that it would be reflective of the surrounding neighborhood.
- **L. Payton** agreed with the previous comments. She stated that this project could benefit from some guidance of the FBC. She stated that some elevations seemed top-heavy and the proportions seem a little off. She suggested using natural stone in the materials and wood or clad windows instead of vinyl windows. She stated that the tower depicted in one of the elevations did not fit with rest of proposed architecture. She stated that she would be in support of the proposed symmetry, balance, fenestration, porches, and gables.
- **J. Putnam**, regarding materials, stated that he would like to see the suggestions that were made by **L. Payton**, however this would be a cost constrained project and that if more money spent on those materials, other things may be lost. He stated the mission would be to provide affordable housing and the project should not push too far as to jeopardize that mission.
- **L. Payton** stated that some of the materials she suggested would have lower maintenance and be more durable, therefore in the long run be more cost effective.

- **C. Gray** stated that PHP has used durable, true and attractive materials at Red Oak and it looks like a quality project and that quality should be replicated here.
- **L. Payton** expressed concern with the existing shallow ground water.
 - **C. Ferro** explained that the project would not be proposing basements and therefore would not be penetrating the ground water and water table.

Motion:

On a motion by **J. Putnam**, seconded by **J. Gerstle**, the Planning Board voted (4-0, **B. Bowen** recused himself, **L. May** absent) to recommend to City Council approval of the proposed annexation with initial zoning of Residential Mixed –2 (RMX-2) pertaining to request No. LUR2015-00081, incorporating the staff memorandum as findings of fact, subject to the recommended conditions of approval for the annexation as provided for in the draft annexation agreement in Attachment C, but making the placement of a multi-use path conditioned on an approved site review and city manager discretion.

Concept Plan Summary:

L. Payton gave a summary of the Board’s recommendations. Since this is a Concept Review, no action is required on behalf of the Planning Board. The Board was unanimous regarding Key Issue #1 that the proposed annexation would be consistent with city policies and that the proposal would meet the level of community benefit outlined in the BVCP. The Board was unanimous regarding Key Issue #2 that the zoning of Residential Mixed – 2 (RMX-2) would be appropriate. The Board was unanimous regarding Key Issue #3 that the proposed Concept Plan would be compatible with the goals, objectives and recommendations of the BVCP in general. In regards to Key Issue #4 site design, in general the Board supported the proposed density. In regards to traffic, the Board supported the need for a robust TDM plan and more analysis regarding a weekend traffic count and traffic calming devices. The Board was mixed regarding if the site proposal would be over parked. In regards to the site plan, the Board was in unanimous support for detached sidewalks. The Board was mixed regarding whether a grid layout would be a better solution. **J. Gerstle** added to make sure that the proposed site would not be a closed campus and to be fully integrated with the rest of the neighborhood. **L. Payton** continued in regards to the proposed central park, stated that the idea would be supported by the Board. She stated that the Board made comments regarding the provision of more storage and more covered parking. In additions the addition of EV charging stations and sustainable elements were suggested. In regards to the proposed path, the Board stated it was not so concerned if it runs along the boundaries but it could be used, on a different alignment, to ensure some permeability. Regarding the point of access and Ridgeway, the Board agreed that they would like more traffic safety analysis. The Board had mixed opinions on whether the access should line up with Ridgeway. The Board’s concern would be to have the proposed site integrate into the rest of the neighborhood.

- **B. Bowen** returned to the meeting.

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

A. Letter to Council Discussion

Board Comments:

- The Board members proposed their individual items to include in the Letter to Council.
- **J. Putnam** proposed the following:
 - Need to get the BVCP and Design Guidelines correct
 - To look at the Site Review Criteria
 - Look at Neighborhood parking
 - He suggested keeping a tight focus and to do a few items really well, rather than focus on too many items.
- **L. Payton** proposed the following:
 - To urge City Council to launch some sub-community or neighborhood plans
 - Prioritize the Broadway corridor
 - Revisit inclusionary zoning to require to affordable housing be integrated into every development
 - To look at resiliency in terms of the Flood Plain and FEMA maps such that our planning should reflect climate change, potential for more extreme events, etc.
- **C. Gray** proposed the following:
 - Community benefit
 - To look at the Site Review Criteria
 - Climate commitment
 - To support the Landmarks Board to give them more flexibility to look at subdivisions to assist in small house preservation
 - DUDG and the lacking of urban design plans
 - Neighborhood area planning
 - Parking
 - Inclusionary zoning and Annexations and would like to 20% (market rate) /30% (middle income) / 50% (affordable housing)
- **J. Gerstle** proposed the following:
 - Agreed with previous suggestions and that more focus would be needed
 - Community benefit
 - BVCP update
- **B. Bowen** proposed the following:
 - Agreed with previous suggestions and that more focus would be needed
 - Climate change
 - Support municipilization
 - EUI building code focus
 - DUDG very high in prioritization

- Community engagement especially with DUDG
- Affordable housing (widening to 150% AMI, adequate funding, moving the goal from 10% to 20%)

- **B. Bowen** asked the Board who they would like to approach the Letter to Council. He stated that there seems to be a consensus regarding the items to include. He suggested a prioritization exercise
- **C. Gray** suggested each board member organize their own items. She reminded the Board that **L. May** is absent and will have items of his own. She stated that the small/tiny house issue often is lost under Housing.
- **J. Putnam** suggested to the Board that one member takes all of the items suggested and bundles them together and the outcome would be four-six headings. For example, he suggested combining “community benefit” with “Site Review criteria”. In addition, under a “Housing” category, the items of affordability, small houses, and land marking could be grouped.
- **L. Payton** stated that the December 3, 2015 agenda would be shorter.
- **B. Bowen** designated that **J. Putnam** compile projects and stated that all board members email project ideas to him directly. **J. Putnam** will send the list to **C. Spence** and include it in the next Planning Board meeting packet.

B. DUDG Updated Schedule

Board Comments:

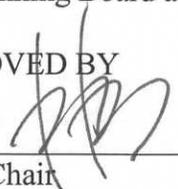
- **B. Bowen** stated that the DUDG has had seven meetings to date. He stated that the persons involved felt the results of those meetings were positive and successful. He explained that within those meetings there were many places revealed where there is no agreement. He stated that the focus would be on community engagement and design plans. The idea was neither to drastically alter the intent of the DUDG nor to craft new policy. He stated the focus was no positive reformatting and simplification of the guidelines. He explained that the DUGD will come to Joint Board meeting scheduled for December 10, 2015 with a draft of the new DUDG sent out beforehand. He stated that there is a need for a coherent Urban Design Plan.
- **C. Gray** added that a Public Open House is scheduled for December 8, 2015.
- **B. Bowen** stated that after the open house and joint meeting, the draft will be edited. In February 2016, the DUDG will go in front of all the boards for sign off. The Planning Board will be charged with adopting sections 2-6. He then stated that the entire DUDG would go to City Council for approval.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 9:59 p.m.

APPROVED BY



Board Chair

DATE

12.3.15