

Additional Feedback on BVCP Draft Plan from Website, Letters, and E-mail

Overview

Feedback on the BVCP draft plan was received from March 25, 2017 – April 28, 2017 from the following sources:

- **City Website** – a feedback form was available for comments on the draft plan from March 24th – April 21st
- **E-mails** received by City Council, BVCP Changes, or planning staff
- **Letters** received from community organizations or landowners
 - Members of the Community
 - Back Porch Group
 - Macerich
 - PLAN Boulder

Key Themes

Community members offered feedback on a range of topics with much of the feedback focusing on several key policy areas including:

- **Housing Affordability and Diversity**
 - Changes in housing policy elicited a range of responses from supporting more intense efforts for additional housing, particularly affordable housing, to comments opposing changes that would result in adding housing.
 - Concern about housing policy changes and a need to retain policy language for affordable housing to be “compatible, integrated and dispersed throughout the community” (Policy 7.13)
 - Desire for affordable housing to be incorporated into market rate developments (not segregated) and eliminate cash in-lieu option for developers
 - Accessory Dwelling Units (ADU) supported by some areas, but not everywhere
 - Concern about Policy 2.16 (mixed-use and higher density) – desire to keep and strengthen neighborhood protection and character of lower-density neighborhoods
- **Growth and Jobs**
 - Support for reductions in the amount of job growth – concerns that the job growth rate exceeds the housing growth rate
 - Concerns that the increasing number of commuters are intensifying traffic congestion
- **Design Quality and Placemaking**
 - Keep height limits and protect mountain views

- Support for quality architectural designs
- **Resilience and Climate Commitments**
 - Reduce air pollution by encouraging alternatives to single-occupancy vehicles including carpooling, biking and walking facilities, mixed-use development, electric car facilities, and public transportation
 - Support for flood mitigation efforts
 - Support for the city's recycling/waste reduction efforts
- **Small Local Business**
 - Provide protections and policies that encourage small local businesses
- **Subcommunity and area planning**
 - Support for more subcommunity and area planning, in general
 - Need for area planning in Gunbarrel
- **Amendment Procedures: 4-Body Review**
 - Strong desire to keep the 4-body review

Other comments focused on topics including:

- **Natural Environment**
 - Ensure protection and restoration of natural resource areas
 - Support and recommended revisions for soil carbon sequestration policy
- **Trails, Bike Facilities, and Transportation**
 - Support for additional trails & safe bike facilities
 - Concern with interface between trailheads and neighborhoods
 - Measure transportation impacts of new development
- **Hazard Mitigation**
 - Include information for Urban Wildland Interface Zones
 - Ensure adequate flood protection measures (floodplain building restrictions, appropriate flood mitigation modeling & designs)

Feedback Comments

The comments received from all sources are provided and organized by key themes below.

Housing Affordability and Diversity
Affordable housing is ruining Boulder and driving up costs in town for those who actually do pay taxes. We need to switch back to a free market solution. The proposed 50% affordable housing creates a miss balance in true market forces and a house of cards that could easily topple.
Don't allow developers to buy their way out of including affordable housing. We need a mix of alternatives in one location instead of concentrations of affordable and "un-affordable" housing.
I think it best to let the market place determine housing and diversity. It seems like the city is trying to force Boulder into certain direction in favor of greedy developers. Stop allowing tall buildings and increased density.
I would like to see concrete measures of how we will provide more affordability by when. This problem has yet to be solved by any community faced with it and I think that demands bolder moves to see the change we want, e.g. significantly increased density for more affordable housing. We also need to include a statement about it being everyone's responsibility to solve this problem and start to change the opposition to more housing. Supply and demand is key.
7.02 I believe that it is not realistic to believe that we can accommodate everyone who wants to live in Boulder. The crowding, congestion, stretching of resources will degrade the quality of life. We need to be able to put a "no vacancy" sign on the door. We need to put more pressure/incentive on developers for affordable housing. We should not change zoning in order to accommodate "house behind the house" infill. That said, I believe the affordable housing imperative should include those with middle income
Need more affordable housing assuming traffic is not materially impacted. I feel like we are at a breaking point regarding traffic.
Policy "7.13 Integration of Permanently Affordable Housing: Permanently affordable housing, whether publicly, privately or jointly financed will be designed so as to compatible, dispersed, and integrated with housing throughout the community." PLEASE DO NOT CHANGE IT WOULD HAVE NEGATIVE EFFECTS ON BOULDER AS A COMMUNITY.
Agree, but not in every part or city
1. Please retain language to encourage design of affordable housing to be "compatible, dispersed, and integrated throughout the community" as was stated in the prior version of the plan. A whole development of affordable housing is not ideal - it's much preferable it incorporated into new and existing developments on a more reasonable scale and distributed. 2. Stop allowing developers to pay their way out of including affordable housing units. Or make it cost prohibitive to do so.
Policy 7.13 should NOT be changed. This is an affront to existing neighborhoods.
Building more housing and increasing density doesn't increase affordability or diversity.
While affordability and diversity are very important, I believe, to most residents, the city somehow thinks that this equates with an interest in density - which it doesn't. Calling "height" a community benefit when it provides more density for affordable housing, for example, shouldn't be the best tool that the city can devise. "View of the flatirons" should be a community benefit.
High density housing is NOT a good solution, for affordably/diversity reasons or other. In particular, children do not thrive in high density, which is why so many families have chosen to move to Boulder from cities. Work instead on improving means of transporting people to/from outlying low density areas into Boulder. On the other hand, do whatever it takes to support new CU faculty housing on CU's South Boulder land.

E-mail to BVCP Changes, April 12, 2017

I am against altering the BVCP so that developers can change the look and feel of residential, single family home-type neighborhoods. If there needs to be high density housing, please put it at or around WillVill, or in the more urban areas of Boulder, which serves a purpose. Please do not change the BVCP so that neighborhoods can be altered, and the high density housing is squeezed into quiet neighborhoods with single family homes. Please do not do that to us when there are other options out there for creating high density housing.

2.11 - I do not want to see a massive growth of accessory units. This adds a significant density to neighborhoods, undermines community and puts strain on services - e.g. local schools already at capacity - where will kids in these units go to school? what stops these simply becoming Airbnb rentals. This can vastly increase noise in quiet neighborhoods. It is not unreasonable for me to expect to live in a SF 2.13 "The city and county will protect residential neighborhoods from intrusion of non-residential uses by protecting edges and regulating the impacts of these uses on neighborhoods." - it's hard to have a lot of faith in the city doing this given the lack of consideration of traffic and the variances on parking and such the city is allowing in the fantasy that people will magically start using public transit at higher rates than they already are 2.16 - this is being used to override character of neighborhoods in areas where neighborhoods are adjacent to transit corridors. Not ok that neighborhood character gets pushed to the bottom of the list vs other plan goals.

do not change the wording in the comp plan--housing should be integrated. We do not need to compromise the very things that make Boulder appealing to so many others or our longtime residents who have invested themselves in their neighborhoods. We should not plan for the benefit of developers. There is more than enough development lately. Building more has not reduced prices, let's slow down and think of other strategies.

At Section III-7, I support the reasoned decision to not include suggested draft language on community benefit due to lack of support.

Housing 'affordability' should not be used as an excuse to promote higher density in Boulder! There is already affordable housing available in Boulder, perhaps not overly abundant in the form of 3 bedroom 2 bath single family homes, but there are many affordable apartments, rooms for rent, shared rental houses, mobile homes, etc. Boulder is not shutting anyone out! There is a 2bdrm apartment down the street from me in N Boulder (nice) for \$1000 per month right now. That's \$500 per bedroom! Which is about what it was 20 years ago when I moved here to Boulder! Sure, home purchase prices have gone up considerably, but rents are reasonable and not everyone needs to own their own home. And people surely may need to compromise their 'dream' living wants if they are serious about living in highly desirable areas like Boulder. Yes, is valuable to have economically and socially diverse residents in Boulder, but not at the expense of higher density, more traffic, more pollution, and more crowded trails and parks. I believe humans in general need a certain amount of physical space to co-exist in a socially responsible and healthy manner. Any species, when over concentrated in population, becomes stressed and then suffers. In my opinion, the density in Boulder has already exceeded its healthy limit. Like climate change, once Boulder's density is too high, there is no reasonable way to reverse it. And we will more than likely not realize the full negative impact(s) increasingly higher density has until it is too late. If someone really wants to live here, they can do so by working hard and achieving their goals. Diversity just for diversity's sake is not necessarily a good thing, it needs to be controlled, balanced, and fair. Mountain View, California recently passed rent control laws to address housing affordability, despite many studies that show the severe negative impacts of rent control on municipalities.

Reinforce the need to have integrated affordable housing

Stop trying to fill in every single square inch of Boulder with affordable housing, unwanted retail development, and high density above the height law buildings!!!! We are not Portland and we don't want to be!!!

We need to integrate low income into our society rather than building communities of low income people. There are only two ways to do this: the government owns housing, and then gets a mixture of wealthy and poor in each building; or the City ((County) sets rules in place that every apartment building (of more than 10 units, etc.) must have a set percentage of regular (free market) housing, subsidized housing (for kids starting out, etc.,) and free housing (homeless). We can continue the charade that we have a useful system now, or we can look honestly at our situation and conclude that things have not worked well. We need to see that failure and make changes.

Policy: 7.06 Mixture of Housing Types The city and county, through their land use regulations and housing policies will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities, to meet the housing needs of the full range of the Boulder Valley population. The city will encourage developers to provide a mix of housing types within each development. My concern: As a modular home owner in Boulder (Vista Village) I would like to see affordable housing that is actually affordable for seniors/disabled folks like me and young families/single parent units. I grew up here and the prices are now unaffordable except for Modular homes. Even then you have a house payment and lot rent by investors with no care about residents and some are bullies. We need assistance to keep our homes. Thank you for the ordinances you are providing as of NOW and keeping up on that with the HOA's from the park. These parks could be the answer you need! Buying a home that is affordable and having land to put it on are so important. I want to own my lot to avoid the hassle and constant threats, but that is not in this plan for sure.

affordability is long gone not just in boulder stop trying to force it boulder enjoys tremendous diversity but African Americans struggle to get a toe-hold why

Development Impact Fees. YESTERDAY.

As government and the community seek to address housing affordability, it is enormously important to involve citizens and affected communities at all stages of the process, including the earliest stages of formulating proposals or investigating the acquisition of land for potential projects. Well-meaning policies should be careful not to risk harming the goose that lays the golden egg in Boulder Valley when it comes to quality of life and the many factors that make our community a great place to live and work. Comprehensive and core values in the existing BVCP are responsible for our outstanding quality of life. Those values include careful, comprehensive planning; fostering citizen and citizen group/community participation in decision-making, and a commitment to environmental preservation. Other top tier values in the BVCP are open space preservation, great neighborhoods and public spaces, and environmental stewardship and climate action. "Early, meaningful and comprehensive community engagement" should be a core commitment in "Good Governance," and given greater emphasis than in the current draft section on "BVCP Policies" at page 7. Commitments to "early, meaningful, and comprehensive community engagement and governmental transparency" should be affirmed in Section 10.2, Community Engagement. As with any housing project, or commercial or industrial development proposals, affordable housing should be subject to comprehensive analysis that takes subcommunity concerns into account. Appropriate projects will win widespread community support, whereas subcommunity's voices should be respected when serious concerns are raised as with any development proposal. Respecting the will of the community, and ensuring a given project is appropriate for the proposed location are important components to any project. Lyons and Nederland are among communities in Boulder County that have recently decided that specific proposals may not be suitable for their community. All subcommunities should have a similar voice, and choice, on major land use and development decisions that would alter the

character of the community. It may be appropriate to heed the wise observation of the County Planning Commission Chair that a higher level look at the various issues surrounding new housing development may be needed. To some extent, past policies could be perceived as painting ourselves into a corner where some projects may be proposed for reasons of practicality rather than the proposed development being an ideal use for the proposed site, or consistent with the overall BVCP. Moving forward, we should focus on reasoned decisions, heeding the concerns of affected residents and subcommunities, and taking the time to get major land-use decisions right. Attempting to force square pegs into round holes will detract from the comprehensive planning and environmental ethic for which the Boulder Valley is deservedly recognized. Perhaps the community should have a discussion that addresses some of the hard issues such as 1) how much land is currently available for development or re-development to address housing and other proposals; 2) where that land is located and the suitability of the potentially available sites; 3) how to ensure any new development is directed to locations that make the most sense, consistent with BVCP factors. One principle is clear: as we debate future development, 4-body review is one of the best checks and balances we have to ensure good decision-making. 4-body review needs to be fully retained. The Housing Section might note that the cost of living is not only dependent on housing costs, and that costs such as internet and utilities are major parts of household budget for low-, middle- and fixed-income residents. This reality should be acknowledged as the City and County aspire to meet other goals, and the BVCP should recognize that governmental policies with regressive impacts on lower income residents generally conflict with equity goals. Overall, neighborhood choice should be fostered and respected as the City and other governmental entities explore policies addressing housing issues. (Section 7). On "Residential Categories" (Ch. IV Page 2), I recommend stating: Ensuring that any new development will be consistent with existing densities is important to many neighborhoods or subcommunities, especially in Area II or unincorporated areas of the Boulder Valley where residents highly value rural residential characters.

1. Policy 7.01. The policy of allowing cash-in lieu for affordable housing units within a new development must be terminated, and the Comp Plan should state that in this or another appropriate policy. 2. Policy 7.02. The goal of 10% affordable housing should be revised downward, or this goal should be stated less emphatically. Also, a timeframe should be given by which to attain this goal. 3. Policy 7.05. Efforts to strengthen regional housing should include a wider list of entities, including nearby city (Longmont, Erie, Lafayette, Louisville, Superior, etc.) and county (Boulder, Weld, Larimer, etc.) entities. This policy should be emphasized. 4. Policy 7.06. This policy should be revised to state that the mix of housing types must be compatible with the existing type, size, height and density within existing neighborhoods. It should also state that there will be a preference against new housing that is larger than existing homes. [There has been a proliferation of super-sized homes in many neighborhoods and this should stop!] This policy should also state a preference for owner-occupied and local landlord housing. 5. Section 8, page 3; New Policy on Tolerance and Respect. The text should also address the transient homeless population, for which there should be a statement of less tolerance of these individuals for using City facilities and land that might be in violations with all laws, regulations and policies of the City. 6. Section 8 page 4, New Policy for City Parks. The presence of transient homeless should be addressed here also. Currently they are a strong disincentive for tax-paying neighbors and community members from using these spaces and their presence should not be encouraged. There should also be a statement against illegal camping due to the public health hazard it creates.

My comment concerns policy 7.13, "Integration of Permanently Affordable Housing." In the current (2010) BVCP, 7.13 reads: "Permanently affordable housing, whether publicly, privately or jointly financed will be designed as to be compatible, dispersed, and integrated with housing throughout the community." In the draft revision, that policy has been changed to read: "Permanently affordable

housing, whether publicly, privately or jointly developed and financed should be dispersed throughout the community. Where possible, the city will encourage new affordable units to be provided on the site of and integrated into new housing developments." The new language completely guts this important policy by dropping the specific requirements that affordable housing "will be designed so as to be compatible, dispersed, and integrated with housing throughout the community." To make things even worse, the new language also uses three highly-watered-down phrases "should be", "where possible", and "will encourage" "that further undermine the policy such to the extent that it becomes entirely ineffective and meaningless. Policy 7.13 as written in the 2010 BVCP is strong, concise, and effective. That policy should remain as it is currently written.

Please do not concentrate public housing (BCHA) on the outskirts of the city. Public housing should be dispersed and integrated in the broader City and should be in places that are especially convenient (transportation wise) for residents.

2.16 Mixed Use and Higher Density Development - I don't like the idea of higher density in neighborhoods to add more affordable housing. Each of Boulder's neighborhoods has a unique character that should be preserved.

Cash-in-lieu as a rule for affordable housing rather than exception serves to congregate/segregate lower income populations. It is more desirable to integrate units/ low-moderate income populations into new construction.

Boulder City will continue to struggle with these issues as long as the city limits growth and height. Both limits are correct for this area of finite resources; we must provide for better transportation and interchange between classes and ethnic groups.

Affordable housing needs to be integrated into the community! Buy existing units in apartment buildings and convert them or actually have the developers integrate them rather than the way too cheap buy out (cash in lieu)

Yes let's! Housing affordability is being diminished by the development approaches being taken -- building, building, and more building without including affordable units. This needs to stop. You cannot build out of this problem, at least not the way Boulder has been doing it. It can only be addressed by aligning the policies and approval practices and refurbishing of existing properties so that they work together to ensure that middle income housing is centered in Boulder -- not pushed out to the edges. Let's not build up a big fund of cash -in- lieu dollars that concentrate the affordable housing in one place (which is against the policy). It also makes the market rate housing even more expensive and drives prices up overall by allowing developments to pay fees instead of putting in affordable housing units. We all want and need integrated affordable housing, middle income developments, middle income refurbishing. Lean towards small condos and homes that can be purchased and build equity for their owners. No more luxury apartments! BVCP, 7.13 includes good guidance: "Permanently affordable housing, whether publicly, privately or jointly financed will be designed as to be compatible, dispersed, and integrated with housing throughout the community." This makes sense to me and is exactly what Boulder should have been doing, but hasn't been. The cash-in-lieu and other developer-friendly approaches have sold our integration and affordability to profiteers -- leaving our community fragmented, and worse off in so many ways. This is exactly what the BVCP is supposed to prevent. The change proposed: "Permanently affordable housing, whether publicly, privately or jointly developed and financed should be dispersed throughout the community. Where possible, the city will encourage new affordable units to be provided on the site of and integrated into new housing developments." Does NOTHING to help the situation. I cannot see a good reason to include this change. It moves backwards instead of forwards. Was this written by developers? If not, then why would City and County officials allow this?

<p>I believe these should be planned as units in new developments so they are dispersed throughout the community and not "housing projects" like what is being done on 95th & S Boulder Road. Those are an eye sore.</p>
<p>I would like the housing department to require developers to turn over a percentage of units that the proper authority could manage as affordable units. In all developments!</p>
<p>The proposed change in Section 7.13 from "...will be designed so as to be compatible, dispersed, and integrated throughout the community" to "...Where possible, the city will encourage..." effectively guts the requirement. Essentially, this means that "anything goes". There will be NO criteria. Decisions will be based on personal opinion, politics, and financial influence. Where is the protection for Boulder's neighborhoods?</p>
<p>Two comments: 1. The news has recently covered the fact that prices are coming down, for apartments in Boulder. Many are staying vacant and property managers are having to lower prices. That's the inconvenient to all the people that glorify the so-called housing crisis. It's actually getting better, but they never talk about that. 2. The City needs to end the practice of allowing developers to pay cash in lieu payments. The City needs to insist that the original intent of inclusionary housing laws be actualized, on site of new rental housing developments. Double the inclusionary requirement from 20 to 40%, but INSIST THAT THE AFFORDABLE UNITS MUST BE ON SITE. Don't hide behind flimsy excuses that this would constitute rent control. Figure out a way to get it done. That's what we pay you for. Or, just increase the cash in lieu to be 150% of how much it would cost the developer to do it onsite. Use the market pressures you are legally able to use, through your ability to set fees as you see fit, to get developers to do the right thing.</p>
<p>Chapter III, Section 7. Housing trends are factually incorrect: Statement: "Loss of middle income households in the community". Fact (from census): Between 2010 - 2015, the City of Boulder saw a net increase of 1,180 households comprised of upper income +1,555 middle income +909, lower income - 1,284. The same holds true for City of Boulder rental units. Per BHP data, between 2000-2012 the only category of net loss of rentals in City of Boulder was for units affordable to 50% or below AMI (lost 5,559 units). All other income categories saw an increase in the # of units on the market, including +1,190 for middle income (80-120% AMI). Therefore, we suggest revising the identified housing trends to include: * Dramatic loss of affordable housing available to lower income households; and *Home ownership more difficult for middle income households due to rising costs. General comment: There is nothing in the housing section that seems to be bold enough to address the goal of retaining income diversity in Boulder. It seems kind of business as usual without recognizing that even with tools like inclusionary housing, the loss of affordable units has been dramatic. We would like to see consideration of such policies as: waiving fees and streamlining administrative review for affordable housing projects; inserting automatic density bonuses for development of affordable housing units into zoning codes, consideration of prioritization of annexation and development for affordable housing of parcels in Area II and the Area III PRA.</p>
<p>You have butchered policy 7.13 and such rewording is illegal and should not be allowed to be changed without the vote of the people and citizens in the community of Boulder. This is how a corrupt government works and we hope you will acknowledge this mistake and correct it before you proceed further. We the citizens of Boulder are watching you and the injustices you knowingly produce toward a means that only suits your needs not the needs of the citizens. KEEP IN MIND THAT YOU WERE VOTED INTO THIS OFFICE BY THE CITIZENS WHO "TRUST" YOUR JUDGEMENT ... AND YOU CAN BE VOTED OUT JUST AS EASILY! DON'T BETRAY THE COMMUNITY THAT CHOSE YOU!</p>
<p>Trying to review, cross reference and give feedback was too confusing for me to be able to complete this questionnaire. The Draft was too long and two cumbersome to work through without having specific "go to" pages that correlate to these questions. I'm sure others probably had loads of time to</p>

do this, but that was not the case for me. My primary concern is addressing areas in and around the City of Boulder where Co-op housing could be zoned for and developed so that established Residential neighborhoods do not have to accommodate or deal with the impacts created by density increases that come with Co-ops.

Co-op housing ordinance The co-op housing maximum square footage needs to be increased. 12 people per 2000 square feet is way too low a number in a regular neighborhood. This puts undue stress on existing families based on available parking (there is no way to enforce parking the way the ordinance is written), noise levels, and general congestion.

Housing needs to be addressed. There is favoritism for the wealthy and developers. This also impacts community, well-being, food, land use, and everything. Slow down! Put human priorities and citizen input ahead of growth and development.

Why weren't there affordable housing units put into all of the apartments that were built in Gunbarrel in the last three years? They are next to shopping, banking, restaurants, and the bus line. Someone really messed up with this opportunity.

8.08 - rather than expanding schools, the past ten years has seen closure of schools in the city. This is ridiculous that schools have been replaced by housing. Other "public" zoned areas that could be used as school spaces are instead being turned to housing. Housing is overriding community services, and commercial is trumping all. These have to be balanced better

Email to CC April 10, 2017

City Council members,

Of the issues being addressed by the City Council that concern the growth and livability of Boulder, there are a few that are of particular interest to me.

1. Truly affordable housing
2. The growing age of population (aging in place)
3. Accessibility of physically challenged individuals
4. Community growth with natural/ organic diversity built in i.e.: mixed use options, people first
5. Traffic in and out of Boulder
6. Support for and protection of mobile/manufactured housing that already exists in Boulder

Land in Boulder is obviously in short supply. Resources are enviable by most other cities this size.

There seems to be an imbalance favoring non-local big money investments over the people who actually make up this community.

Property values are skyrocketing and very soon Boulder will turn into a "money gated" community. Traffic in and out of Boulder will continue to increase because the people that provide services to those who can afford to live here will have to commute from more affordable areas outside of Boulder. The unbelievably high rent in this city decreases disposable income that would normally be put back into the community producing organic economic growth. If your workforce lives outside the city, that is where they pay their taxes, buy their groceries, send their children to school etc. If the people leave, the city stagnates and dies.

With this in mind, I propose a very close look at land that is available to the city and consider re-purposing toward sustainable, people first considerations. Such as the Municipal Airport land. I believe it is over 100 acres. A veritable gold mine in Boulder standards. Yet it is serving less than 200 people for recreational purposes. Quite a luxury for very few. The Longmont airport is a mere 10 miles away. What is that ...3 seconds in in airtime? So emergency use wouldn't be compromised.

100 + acres of land with mixed use zoning could certainly add much needed permanently affordable housing, open space with dual recreation and emergency use. A community built with all of the above concerns addressed (1-5) or more. It could be set aside for smaller footage homes, smaller resident owned lots with public space, accessibility and transportation addressed for physically challenged and seniors, young families, middle to low income population, manufactured or modular homes on foundations.

Manufactured or modular built homes

- a. have the same longevity as stick built.
- b. They can be customized for challenged circumstances.
- c. They are much more affordable.
- d. More energy efficient.
- e) And putting them on foundations on resident owned land allows better financing options for the buyers.

I urge the City Council to seriously consider such creative use of the resources available to serve all of the people of Boulder. There really is no community without people in all their beautiful diversity.

I would like to see an end to cash-in-lieu, and affordable housing built in the existing city: between 4th and foothills, in areas like the Armory, Pollard, etc.

Email to city staff from Back Porch Group April 24, 2017:

BVCP 2015 update suggested language:

1. The City will develop regulations and policies to ensure that: A) development and redevelopment do not result in a net percentage or numerical loss of housing units affordable to 150% AMI households and lower and B) new residential development is predominantly permanently affordable to 150% AMI households and lower.

2. Community benefits: The City will ensure that significant additional community benefits are derived when development potential is increased beyond that which is allowed by-right according to zoning. These benefits should be durable and prioritize permanently affordable mixed income housing. Additional benefits for consideration include affordable business space toward retaining local small businesses and affordable arts space.

My comment concerns policy 7.13, "Integration of Permanently Affordable Housing."

In the current (2010) BVCP, 7.13 reads:

"Permanently affordable housing, whether publicly, privately or jointly financed will be designed as to be compatible, dispersed, and integrated with housing throughout the community."

In the draft revision, that policy has been changed to read:

"Permanently affordable housing, whether publicly, privately or jointly developed and financed should be dispersed throughout the community. Where possible, the city will encourage new affordable units to be provided on the site of and integrated into new housing developments."

The new language completely guts this important policy by dropping the specific requirements that affordable housing "will be designed so as to be compatible, dispersed, and integrated with housing throughout the community."

To make things even worse, the new language also uses three highly-watered-down phrases—“should be”, “where possible”, and “will encourage”—that further undermine the policy such to the extent that it becomes entirely ineffective and meaningless.

Policy 7.13 as written in the 2010 BVCP is strong, concise, and effective. That policy should remain as it is currently written.

Growth and Jobs – Balance of Future Jobs and Housing

Why bring all these jobs to Boulder if the labor force has to live outside of Boulder? Just make development that brings jobs pay for more affordable housing.

Focus across city. Should not have large rental areas to the exclusion of low density areas.

Let the market place determine these things. Stop trying to influence Boulder into more development to accommodate jobs and housing. Boulder is a small-town university town with families. Many commuters would not choose to live here. Sadly, commuters are using Foothills Blvd, Hwy 57, simply as a pass-through road to Longmont, Niwot, IBM, and who knows where else. The traffic on Foothills at rush hour backs up from Valmont to the exit ramp onto Hwy 36. Don't make this worse by accommodating growth. Denver and Golden and Lakewood are so close and there is plenty of housing there. Please stop the destruction of Boulder

This section should tie into the climate change goals better. Housing workers who drive here each day is key to lowering our carbon footprint.

I would like to see a head tax that goes to affordable housing I would like to see development pay for itself (not just sewers but the need to build more schools and rec centers).

Time to slow down growth. We are starting to feel the strains now, especially in Gunbarrel where a tremendous number of new units have been built in the last several years.

This comment is based on the 3/24/17 track change draft. Chapter I Introduction 2. Growth - Balance of Future Jobs and Housing The use of the term "offset" in this focus area description seems inaccurate. The addition of housing in commercial and industrial areas and the reduction of nonresidential land use potential in the BVRC would both reduce the imbalance of jobs and housing. The latter would not offset the former; rather, they would complement each other. Suggested revision: "Therefore, land use related policy changes (and corresponding regulatory changes) in this plan aim to reduce future imbalances by recommending additions of housing in commercial and industrial areas and reductions of nonresidential land use potential in the Boulder Valley Regional Center."

Forcing those that work in Boulder out of town to live because they can't afford to live here and make too much to qualify for affordable housing create many more commuters than there would be otherwise and goes against the goal of a walkable community. We need to stop the affordable housing mandates to allow those who work here in higher paying salary jobs to actually live here.

You will not be able to house all the 60K commuters into Boulder. Some people, believe it or not, don't want to live here. So focus on commuter transportation in and out of Boulder instead of housing.

Personally, I'd like to slow growth and have all efforts be for affordable housing and creative tools to accomplish it. I bet that residents have lots of good ideas if you'd just ask them.

If the choice is to increase jobs inside Boulder city limits, housing will need to be elsewhere, not in Boulder. Otherwise, support business development outside city limits where more housing is available.

Please severely limit growth in Boulder. Slow growth is best. No more building height exceptions. No buildings above 35 feet.
thank each and every one of you for your tireless efforts where will we reach build out? when residents say "what happened to my dream" when citizens say "what happened to my dream" many many many think we are there stand up to the "more is better" mentality we all know "better"
likely there will be plenty of jobs it's not likely we will have adequate housing stop fighting it where's RTD
Need less commercial zoning and more residential
*The focus on compact/contiguous development is making some areas far too congested *There is insufficient focus on protecting the character of established single-family home neighborhoods *There seems to be more focus on making Boulder work for people who want to live in Boulder than those that already do - quality of life for existing residents is not appreciated as a real and important value *There is an unwillingness to acknowledge that the demand to live in Boulder is fairly inelastic and the goals of this plan seem to be on pushing growth so far that it will turn Boulder into many other overpopulated/overcongested cities bringing more problems **The re-zoning of property that is increasingly being considered in or adjacent to quiet family neighborhoods is undermining the vision of the plan and the quality of life for current residents. Neighborhood viewpoints should be more strongly valued in assessing changes to zoning. Enhanced community benefit is being manipulated by builders as a way to get plans through over objections of current neighbors and the negative effect on neighbors - the benefits of high density low-cost housing is not a sufficient reason to over-ride the negatives of violating zoning density/mass considerations in established neighborhoods. Residents are not unreasonable to choose to live in a quiet neighborhood and expect it to stay that way. The urban examples that are being held up as models (e.g. Portland, Vancouver) are large urban areas with major social problems, these are not examples the majority of residents are looking to follow - if we did, we would have chosen to live in those cities. Current policies re: homeless people are encouraging more to come to Boulder. Want to see services that are supporting them but stop turning Boulder into a homeless destination - the mall, the library and the creek have become unsafe and unwelcoming to families.
There is nothing inherently wrong or negative about large numbers of people in-commuting to Boulder. Universities have successfully operated this way for decades, but many campuses tend to limit and discourage on-campus traffic and driving. In-commuters voluntarily choose to work here, and they decide whether to take the bus or drive. Vehicles will soon be self-driving and electric, making commuting and traffic flow much more reasonable. Providing more housing in Boulder for these people will not reduce the congestion on Boulder's streets to any appreciable level. Almost all people who already live in Boulder drive to work. That will not change by encouraging commuters to move here by increasing housing density, except perhaps in very limited circumstances. If driving to a restaurant for lunch is easy for people, they will do it. If traffic is horrible, they probably won't. That doesn't justify widening all the roads in Boulder.
Limit the pace of job growth further to mirror housing
City gov't brought this imbalance on us. Do not approve new business growth without a housing strategy. Greedy for business taxes? I don't see how you didn't see this coming, maybe you hoped the business cycle would even things out.
The City Council and Boulder's city government seem to be under the impression that all growth, no matter the cost to our quality of life, is good and must go forward. But, that is wrong! We need to be trying for sustainability instead of constant growth. Cancer is a growth, too, and is akin to your current policies.

<p>Please keep Boulder to a reasonable size. In 15 years, the traffic has become a headache and Boulder infrastructure clearly cannot accommodate unchecked development.</p>
<p>We need to get minimum wage up to \$25/hr. for ALL jobs in Boulder. Cads who want to pay less should just leave, and employ elsewhere. We do not want "jobs", we want GOOD jobs. We want coops where employees own businesses. We want to sell local stuff. Like blue jeans. Imported fancy jeans come into the US with a "value", the number given to the Feds, of about \$10. They sell in Boulder for \$ 50 or more. We need to start clothing manufacture, that Boulder look, made in Boulder, wore in Boulder. They can sell for \$ 50 here, and be made by employees making \$35/hr. Obviously clothing made to fit a particular person, not that 34 x 32 nonsense. Same with food. How do we do this? We need to use public money, and give innovative startups enough cash to start. We, the People, take an ownership position, and profits just enter our tax base.</p>
<p>Balance jobs with housing. CUT JOBS!!!!!!!!!!</p>
<p>Policy: 5.13 Responsive to Changes in the Marketplace The city recognizes that development regulations and processes have an impact on the ability of business to respond to changes in the marketplace. The city will work with the local business community and residents to make sure the city's regulations and development review processes provide a level of flexibility to allow for creative solutions while meeting broader community goals. This could involve modifying regulations to address specific issues and make them more responsive to emerging technologies, and evolving industry sectors. My Concern: I am not sure I have the correct category as this slides between them, but I am understanding that GOOGLE is bringing approximately 150,000 employees to town in two surges. We have a huge building going up to house them at Pearl and 30th Streets. The problem is that we have approximately 6,500 open housing opportunities in this city at this time. Prices are very high and unaffordable for some of us. This surge in people/employees will fill many cities around Boulder/Boulder County. This will affect everything. The building is closer to down-does the city have a plan to help this surge fit the needs of the citizens in our city? CU also has an impact to our community. The population is approximately 105,000 humans and I do not know if that is permanent tax paying or including students. Over doubling that will certainly affect the city/businesses/citizens and infrastructures.</p>
<p>1. Growth management, Policy 1.16. Please add 'environmental' to the list of assets to preserve and enhance. 2. Policy 1.18. Define or describe what is meant by 'significant' in its use in 'significant value' and 'significant community benefits'. 3. Chapter 3 page 3, Enhanced Community Benefit. This needs to be defined in far more detail than beyond what is permitted by underlying zoning, addressing the community objectives listed. Allowing land use or zoning changes in which the height, size, density or intensity of development exceed underlying zoning should be extremely rare but has become the norm in recent years. 4. Policy 1.30. New development must include funds to pay for more than the items listed in the final sentence, particularly the 'equitable share of services'. Growth often requires expansion of services and this is at a disproportionate cost compared to utilizing existing services. Growth must pay for this. 5. If there are too many jobs relative to housing, there will always be an issue with traffic and congestion.</p>
<p>1.19 Jobs: Housing Balance - Instead of encouraging new housing to be build, I would like the city to put a moratorium on new office buildings outside of the industrial parks in East Boulder. The Google campus in the center of town is going to cause more congestion, more pollution, more global warming, and a lower quality of life for all of the other residents of the city.</p>
<p>Existing commercial and industrial zones should be re-designated multi family.</p>
<p>Boulder will never have enough housing to support all the people who work here; it's important to consider that continual growing of business/jobs is not the right approach. So, let's strive to consider</p>

<p>the impact of continual growth. There is a finite amount of land and water; there should also be a finite number of jobs/businesses.</p>
<p>We need more housing within the City of Boulder and CU South is an option. Please pursue this.</p>
<p>I would like to see balanced growth that includes lower-income people living in the downtown area versus high-rent apartments, expensive businesses, and gentrification.</p>
<p>Boulder needs to slow down on jobs growth. No amount of height and density if going to improve affordability if jobs keep increasing faster than housing. The new google office is basically turning boulder in to the San Francisco bay area.</p>
<p>The explosion of intensification has sharply changed city character... The real estate spree is the kind of activity that government exists to manage, not facilitate.</p>
<p>Please keep Boulder to a reasonable size. In 15 years, the traffic has become a headache and Boulder infrastructure clearly cannot accommodate unchecked</p>
<p>What has created the so-called housing crisis is this: Boulder had, for decades, "growth control." But it was only on the residential side. Meanwhile, on the commercial side, the City of Boulder, acting like a wholly-owned subsidiary of the Chamber of Commerce, partied like there's no tomorrow. They continue to, to this day. Boulder has tens of thousands of more jobs than work-force age adults to work them. The solution to our 60,000 daily in commuter problem isn't to add 60,000 people to Boulder! It's to take the foot off the gas pedal, regarding commercial growth. The City had absolutely NO BUSINESS APPROVING A GOOGLE HQ HERE! Don't do things like that, and then turn around and bemoan the fact that you have a "housing crisis." You brought that on yourselves. Do not bring one more business to Boulder. Let natural attrition start to correct the problem. And, asses true cost pricing commercial linkage fees of the real costs to the City of \$75/sq. ft. That will simultaneously adequately fund affordable housing, and perhaps have a cooling effect on commercial growth here. Both outcomes would remarkable aid our situation here. But....the City has to stop acting like a wholly-owned subsidiary of the Chamber of Commerce.</p>
<p>Section 5 Economy: The Comp Plan should acknowledge that the prognosis for future wages is worrisome. The largest areas of predicted future job growth over the next ten years in Boulder County are in food preparation and service and retail sales, both categories with relatively low wages. To provide housing for this type of job growth, the Com Plan Housing section will need to be more aggressive on the housing target and policies for lower income households.</p>
<p>Don't change the wisdom that was put in there over decades to accommodate high growth and business. Slow and steady, stick to key community values, no rush.</p>
<p>Let's keep the values of Boulder as we go through this and not over build or grow without good plans. I fear we are on the road to looking like Colorado Springs if we are not careful</p>
<p>This is a very sustainable document and I am impressed with the amount of work and thought that went into it. I hope we can keep our small town appeal while growing respectfully within our environment. We need to keep Boulder-Boulder!</p>
<p>Not enough requirements on businesses to assist employee's needs when they move here.</p>
<p>I've been notified it is being "gutted." Below are the proposed changes and my comments. Notification about change to the BVCP: ...the City and County is racing ahead at full speed to advance their pro-growth, pro-traffic, pro-congestion, pro-annexation, pro-pollution agenda at the expense of our natural resources. My comment: Stop advancing pro-GROWTH/TRAFFIC/CONGESTION/ANNEXATION/POLLUTION. Things have gotten more unpleasant in the City of Boulder over the last 20 years as a result of this nonsense agenda of "growth" which leads to traffic, congestion, inflow of urban bad habits and ordinances that impose urban practices (yielding to pedestrians in crosswalks, rude auto driving behavior, crowded streets,</p>

and bicyclists everywhere with no accountability). Boulder used to be pleasant college town - quiet, peaceful, balanced. Now it is a haven for trust funders with arrogant ideals and practices who hail from cities they have left due to the low quality of life. We do not need to advance the agenda for the monied elite. They can go live elsewhere and ruin the peace/tranquility with their need for GROWTH; and take their obnoxious Land Rovers with them.

Thank you for taking comments to the BVCP draft. I'm so pleased to see the inclusion of the small local business focus area. Below are my comments on the draft; they focus on sections 2 and 7.

Section 2.16 - Mixed-Use and Higher Density Development

I think this section requires some definitions so as to leave as little as possible open to interpretation: Higher density than what? What exactly is meant by substantial affordable housing?

BRVC Guiding Principals, New policy 2.xx: "...with buildings potentially up to four or five stories when housing is provided." I think this should specify how much of this housing will be low- and middle-income, if any.

Section 2.31 - New Policy: Building Height: In reference to "areas anticipating change," this could be interpreted to mean most, or even all, areas of Boulder. How is "anticipating change" defined, and who is anticipating it?

Section 2.37 b - Area Planning: I notice the inclusion of "...as city work plan and resources allow." I wonder if this means that some citizens will get to be involved in area planning while others will not. If that's accurate, this does not seem equitable.

Section 7 -- Relating to goals, there's this statement: Integrate Growth and Community Housing Goals. I couldn't determine where growth goals (if this is what is meant) could be found. What are our growth goals? Or, if that's not what is meant by this phrase, perhaps re-word it?

Section 7.08 -- Preservation and Development of Manufactured Housing: "If an existing mobile home park is found to have health or safety issues, efforts will be made to reduce or eliminate the issues, when feasible, or to help mitigate for the loss of housing through rehousing of affected households." This language is vague enough that it could be used to effectively force residents out of mobile home parks. "Health or safety issues" can likely be found in every household in Boulder, and this policy does not state who exactly would be making the efforts to reduce or eliminate the issues, or who would rehouse affected households. As mobile home parks tend to be in desirable locations for redevelopment, I think it's critical to their preservation to be as clear as possible about the protections they'll receive.

Section 7.13 -- Integration of Permanently Affordable Housing: The text reads, "Where possible, the city will encourage new affordable units to be provided on site...." Where would this not be possible, and who determines whether or not this is possible?

Design Quality and Placemaking

Current policy seems to have encouraged blandness or sometimes atrocity. We should provide opportunity for architecture to be art. Reward architects who are especially creative.

So far architectural quality has not been a standard in the city. All there is, is large blocks of rental buildings. No condos.
Plans to reduce the "block of bricks" effect of large buildings are good. Keep building heights low. Views are being lost right and left now in the 28th/30th street area and elsewhere.
The lack of specificity is very confounding. City staff work very hard to develop solid criteria but the Council goes ahead and does whatever it wants.
Please enforce the height limit so that Boulderites don't lose any more of the mountain backdrop that is valued so highly by locals and Colorado natives. Please stop ruining our town. Please do not approve any more boxy, flat-roofed, ugly buildings. Boulder is losing its beauty and charm because of greed. Is money being exchanged "under the table"? Is this why all this ugly development is being allowed? Stop it
Have planning approve development that has a thoughtful design, not the terrible "Lego " designs going up. They are awful to look at. There is no thought going into aesthetics. NO HEIGHT EXEMPTIONS!
Don't break your own zoning codes just because something is feel good or meets some sort of goal you have set. Even feel good projects must follow zoning rules! i.e. Pine St transitional young adults homeless shelter.
Is it a prison complex or a new Boulder housing development? Hire a design review board if you do not have the skill or time to do this.
You have corrupted the original words on Policy 713. Correct as it is in the original policy 713.
Increase developer requirements to avoid another boulder junction
A year ago I was horrified to see in the US census reports that Boulder was more dense than Denver. If residents want an urban environment they should move to Denver, or Portland. Boulder is unique and should stay that way. I resent city council members who live in single family neighborhoods against the foothills, protected from high density development, ruining the ambiance of other city and county areas under pressure for development. Rezone your own neighborhoods. NIMBY
Any new commercial or industrial construction should not have flat faced 3-story (or greater) exterior walls that face the street.
not sure what design quality and "placemaking" mean but if you're asking about the 28th St. corridor terrible west pearl street canyon corridor planners have failed us failed the visionaries who gave them their opportunities what happened to the boulder cafe now a bank
2.37c "should not block access to sunlight, and should be sensitive to important public view corridors." - this is 100% right but has been blocked in so much new development in Boulder - needs to stop 2.37f - sufficient parking is critical, even if it effects design. assuming public transit uptake at higher than current rates is naive and leads to more congestion. new development needs to support its own parking needs
LESS IS MORE!!!
Face it: our "City Hall", Canyon and Broadway is a DUMP. A quality town has quality government buildings. We need ceremonial space. We need "plazas", museums, concert halls. The correct concept for the old hospital space is a City Government/Social Programs center. We have a "legal center". We need a civic center, fully focused on good living and good government. We do not need more housing.
Please enforce height limits and design quality that works in our local environment.
The city should sponsor community visioning exercises. Solicit inputs on how the community would like to see itself. Incorporate results into design standards.
Consider the area/neighborhood. NO MORE BOX APARTMENTS--can't we have some architectural interest. And consider setbacks...some new buildings are so close to the street that they are making canyons, destroying potential solar opportunities.

I would like height restrictions and density restrictions to remain in place
The loss of views and sun has not brought the boom in solar roofs, green spaces, and solar parking lots that we expected - the race to the bottom development of dull overlarge buildings is Broomfield... not the real Boulder.
Policy: Section 2: Green, Attractive and Distinct: i, Comfortable, safe, and attractive places to live, work, learn and recreate that have a distinct, memorable character and high-quality design and that promote healthy, active living. ii, A public realm that is beautiful, well-used and enriched with art, trees and landscaping. iii, Buildings, streets, utilities and other infrastructure that protect natural systems, minimize energy use, urban heat island effects and air and water pollution, and support clean energy generation. iv, Preservation of agriculturally significant lands, environmentally sensitive areas and historic resources. Inclusive: My concern: I love how boulder has always been at the foot of the mountain range. Since 1968 I could see the range from most anywhere I lived. We had the DANISH plan; where it was not perfect, it kept the buildings at a certain height and the number was set per year for development-as I recall. If we let these huge tall buildings go up in Boulder the beauty of the mountains will be harder and harder to see until it is too late to change it. Developers from other areas of the country/world may have different visions that we do here in this city.
1. Policy 2.20. It is appropriate to say something about keeping the creek, tributaries and ditches free of refuse and human waste from illegal camping, and that additional efforts will be taken with the transient population to stop degrading these features. 2. Policy 2.30. The text should include a statement about preserving the look and feel of a community when considering infill and redevelopment, including architectural design, building size, building height, and setbacks. 3. New Policy on Building Height (Section 2 page 17). The first sentence needs to be revised to say the City 'may' or 'will consider' buildings taller than the permitted height. It also should delete the phrase 'when anticipating change', since this is too vague a term (who anticipates? how documented? over what time period?). 4. Policy 2.37. The enhanced design criteria should include compatibility with existing nearby structures.
New Policy: Building Height - I don't want the city to permit buildings taller than 35 feet. Adding taller buildings will increase the urban heat island intensity leading to additional global warming. That goes against the city's climate commitment.
Please put design first by moving toward a design-focused system for planning growth. Design quality is a MOST important value to me. Some of Boulder's newer projects (like Boulder Junction) represent big missed opportunities from a design point of view and, in my opinion, have served to raise people's anxiety about change in Boulder.

Resilience and Climate Commitment
It's positive to continue to protect our air quality. Please develop ways to encourage commuters to car pool or use the bus. These 60,000 cars passing through Boulder are occupied by ONE person - the driver. This is a vile threat on Boulder Valley's air quality. The people who don't live here, don't care about Boulder. Work on initiatives to decrease this pass-through traffic on Foothills.
OK
Would love to see this tied to providing more housing to eliminate some of the unintended consequences of our land use planning.
What Boulder does will not solve global warming problem. Rather than shove stuff down people's throat, off financial incentive to go green. Money talks!
development should be around transit corridors.

Continued and improved ecological restoration efforts of native ecosystems will be important to a resilience commitment.
Removing affordable housing and allowing salary (but not executive) workers who work here to live here would reduce climate change and traffic.
Efforts to reduce single passenger automobile use are bound to fail. They will also backfire in the future when small electric/solar powered vehicles become the norm. For the sake of the increasing population of elderly/infirm/injured, for parents transporting children, and for the multitudes of very busy people who do not have time to bicycle everywhere, do not penalize them by making driving more difficult.
I am disappointed you did not join other county cities in antifracking measures. There is no research to show the newest pollution measures are safe or livable. As a high quality, renewable-supporting, pollution discouraging city, Boulder should join with other cities in the county to fight fracking here. While I do support renewable energy development, I feel it may be time for a compromise and coalition with Xcel. IBM wants no part of the financial or reliability aspects of Boulder's utility planning and I don't think this is a political decision-just realistic, also for residents. I appreciate that Boulder has tried to be a leader, but the costs so far have showed other communities that this is unaffordable for them, so that leadership has backfired. Boulder can't make a difference in world climate change by itself so I am wondering what is the point. Maybe working with Xcel to leverage change is where Boulder can make a difference and set an example.
without question creme de la creme
Close off more streets (i.e., West Pearl St) to automobile traffic.
Resilience and climate policies should take account of the fact that great neighborhoods are designed to keep residents out of cars. Consistent with statewide initiatives, in the Boulder Valley that means offering adequate high-quality opportunities to recreate, exercise, and experience nature in biking or walking distance from where we live. Protecting, improving, and expanding existing open space within communities or right on the outskirts can be an important strategy to further this goal. Lifelong habits are formed at young ages. Thus, children who grow up using open space, parks and attending schools in walking or biking distance from their homes are going to be far more likely than those accustomed to driving everywhere at a young age to drive less as adults. This means that both the City and the County should redouble efforts to ensure that outstanding open space and parks are part of our urban fabric, both within city limits and unincorporated communities. On the school side, while school choice is a good thing, the benefits of attending a neighborhood school are such that the City and County should work with communities and BVSD to ensure that school children across Boulder Valley have the option of attending good schools within walking or biking distance from their homes "at least through middle school and preferably all the way through high school. Schools are often the heart of communities, and something is missing and lost when the schools attended by a community's children are outside the community. I recommend that the BVCP acknowledge and affirm that "healthy starts for children" should include the "opportunity to attend a neighborhood school, fostering community and other desirable outcomes." Ch. III Sec. 8 Page 1 is one potential place for this language. The overall importance of "readily accessible open space for all residents" should be reflected in the Environmentally Sustainable Community section of the BVCP, and referenced in the "Livable Community" section (perhaps among Indicators).
Resilience is too grey a word and should be avoided
If you can't keep energy costs at or below what Xcel offers, get out of the muni fight.
Maintain the commitment to lower carbon use, fewer cars, better public transportation *Including light rail, which residents have been paying for and getting petro-fueled buses instead. Change fuels or go for light rail connecting the county cities and Denver.

I would like boulder to stop wasting money on the muni and instead invest in solar panels for all public, residential, and businesses. Let's just make our own green energy! The amount spent on muni already could have funded hundreds of solar panels!
The task is really simple. We need to understand that humans are animals, and need a clean environment to thrive. That means some things just are not allowed. Water supplies need constant vigilance to assure quality. We need air quality standards. (Wood burning, etc.) We need to restrict polluting trucks from our city. This is much more than just CO2. We need to understand that the eastern part of Boulder is a natural wet lands. That area needs to be restored and be rebuilt as a "swamp". A swamp can readily and cheaply restore water, the result of healthy organisms. The idea, of course, is to restore the swamp (can be used for recreation, etc.), and then take the cleaned-up water and use that for irrigation, and other purposes. This means chasing some businesses and homes away,
Policy: Section 4: Waste Minimization, Recycling, and Sustainable Purchasing My feedback: I am proud to live in Boulder where we actually look at these items in this section! I just want to say that the City of Boulder is tops in this area. I wish to see it continue, especially when it comes to air pollution, recycling, reuse and city employees being aware of HOW to recycle. I have been involved as BPW Boulder President with Laurie Dameron who is an expert in this field. She has brought many speakers to us and done her presentation (she also schooled with Al Gore) for many organizations. I think Boulder should educate the employees and anyone else who will participate on the actual recycle system and how it works. Too many folks recycle wrong and it is contaminated and cannot be used or reused. So much for all of us to learn. Boulder would be the BEST place to show that documented improvement off.
The city is on the right track I believe.
Reduce population.
New Policy, Chapter 3 page 4. Item 5, final clause, should also state these environments will reduce the potential for catastrophic flooding.
Really like the electric car program and energy smart program.
Please continue the City's efforts to support resilience and flood preparation. I am skeptical that the climate commitment produces good policy and think it may even be resulting in bad policy (like City forester's recommendation to treat EAB infested trees with systemic pesticides rather than cull and replace with healthy trees).
Please support flood mitigation to help protect the health and safety of our neighborhoods. Please enforce/encourage renewable energy and environmentally friendly building materials.
Agree
The farming on the open space must be supported through transition to more sustainable forms. This is no rocket science - the farmers trapped in equipment and input-intensive farming systems have to be helped out of the trap of commodity competition and supported in transition toward sustainability.

Small Local Business
Continue to encourage small, local businesses by encouraging property owners to keep the lease levels to reasonable levels. Lots of small companies have left Boulder due to greedy property owners - many out of state property owners. This is shameful.
I would like to promote small businesses, whatever that looks like. I do not want to see Boulder become another Westminster-with a sea of franchise businesses

It is a great concern. Small businesses are being driven out by large companies. I support any actual tools that will help small local business.
No more Banks! Too many already, and they will be obsolete soon due to the internet of things.
Small business listen listen listen they are our pulse our energy the little guys need a leg up help them
Support local businesses in downtown district - limiting banks is a good start.
If you really want to help small local businesses, do something about the rental prices downtown. None of you were probably here when Pearl Street Mall was being discusses and built. There was an ordinance against national chain stores being allowed on the mall. Now, the exact opposite has happened. No small business/local mom and pop store can afford the mall. There are very few stores left that actually attract tourists.
Subsidize small local business, but first decrease subsidies for BIG BUSINESS.
Policy 5.12. The policy should also include tax breaks or tax incentives for home-based occupations.
I'd like to see policies that allow small mom and pop-style businesses stay in place. I'd also like to see a lot of the creative, warehouse-type locations where some of Boulders' most interesting small businesses operate (East Arapahoe, NoBo and Sterling Drive) stay viable.
I support policies that support small business throughout Boulder County. We have seen too many local mom and pop shops get shoved out due to large corporate and high rent rates.
Email to CC – April 19,2017 Dear Council Members, Per your request, below is a list of some policy solutions that other cities have pursued to address the issue of commercial affordability. <ol style="list-style-type: none"> 1. Institute a "Buy Your Building" program to help local businesses buy their own commercial property. Salt Lake City has created such a program through their Economic Development Loan Fund (http://www.slcgov.com/edlf). 2. Create policies that foster community ownership of commercial property. This could include the creation of urban community land trusts. The big role for the city here would be to spread information about such ownership structures and steer capital towards them. 3. Create tax incentives for landlords that lease to qualified local businesses. This could include tax credits for landlords that agree to only modest rent increases or who cap rent altogether. This was one of the recommendations put forth by the Seattle Commercial Affordability Advisory Committee. 4. The county could tie property tax assessments to a property owner's building income rather than the market value of the surrounding area. Once again, this was a recommendation proposed through Seattle's commercial affordability initiative. 5. The city should proactively work with developers to ensure that local businesses have access to new buildings. For example, the city could encourage the development of small retail designed for local start-ups or the city could offer tax incentives for the sale of retail condominiums to local businesses.
Thanks so much for your time. I hope these policy suggestions are useful.
There needs to be some kind of program to help small local businesses adjust to rising rent rates. 13000 per month for a tiny store front on pearl is not conducive to a diverse and eclectic local business community
Are there any left? Sometimes I feel they are almost all gone, except the ephemeral cookie-cutter short-term store-fronts that compete each other to death and then fail when the landlord gets a better offer for another one... Retail ownership is a very big need and the banks are apparently unwilling to help. Boulder City and County should be leading efforts to change DOLA policies to reprogram the next block grants to create revolving funds for retail support.

I would like to see more small, local business, and less big company presence. We have lost a lot of gems, from Dots on Pearl years ago, to the Ethiopian restaurant, independent music and clothing stores and restaurants.
One thing I find troublesome is the number of delivery trucks that come to my street. A constant, night and day, stream of delivery vans. A better plan would be to have a Boulder distribution center, where all stuff is collected and then, daily, ONE van comes to my street, and gives me the Milk, the Paper, the Mail, the Amazon order. That would be an electric vehicle. This would remove thousands of vehicles from Boulder's streets, and thousands of tons of CO2 and NOx from our Boulder atmosphere. Would do much to change our horrid traffic flow. We need to plan our communities. We need to say, "we need a bakery here for fresh bread", and we would then lease a city building to someone who wants to operate a bakery, etc. In our present system, we just see a race to the bottom. The Home Depot gets a spot in the limelight, but suddenly Harbor Freight comes in, and the Depot disappears. We need local stores. Our newly arrived residents from Central America have the correct idea: a vegetable store, a meat store, etc. Local stores create local jobs for local people.
Policy: New Policy: Affordable Business Space and Diverse Employment Base The city and county will further explore and identify methods to better support businesses that provide direct services to residents and local businesses in addressing rising costs of commercial space that affects them. The city will consider strategies, regulations, or new programs to maintain a range of options to support a diverse workforce and employment base. My concern: I speak to many business owners in this city on a regular basis. The main concern is the cost of renting/leasing in Boulder. The developers seem to have an open reign on what they charge w/o any consequence to how the city is perceived. I like this category and how it is worded, as it looks like the city is going to try to keep it to a minimum so that it does not go through the roof and small businesses can actually be here and thrive! I am afraid we will become a city of franchises and developers than can afford to be here rather than small to medium businesses that can contribute to families, housing and a better feel in living here. Being proud to live here has always been one of my bragging points to other communities.
Encourage them in any way possible so long as they are not adding to the traffic/housing problems. Encourage large institutions to buy locally and use local service companies; perhaps some sort of tax benefit could accrue for such efforts.

Subcommunities and Area Planning
You cannot build your way to accommodate all who want to live here. Housing styles should not be placed across the city.
Limit plans to places that actually need to be changed. Stop wasting money on trying to change the City park area along Canyon. It's been just fine for the past 50 years. Locals like it just the way it is.
I do not yet want Area 2 to become developed. If it does, it should be affordable housing designed in the New Urbanism
I am a homeowner in Knollwood. and would like to have the option of being annexed into Boulder. Therefore, I would like Knollwood to be changed from Area III to Area II. Since the Blue Line changed and Knollwood is now inside the Blue Line, I believe that we need to be in Area II to be considered for annexation.
This may be the greatest area where the comp plan staff have good ideas for neighborhood protection but the Council does whatever it wants. It would be nice if there were a built in mechanism to actually work with neighborhoods at the outset of all developments. It would save everyone a lot of time and heartache.

<p>City Council should not be allowed to change the rules to monopolize the decision-making process regarding re-zoning, annexation, etc. Planning Dept. and Boulder County should remain in the approval loop.</p>
<p>Plan for city of Boulder in Gunbarrel. So far it is Boulder's utility area, including dumping unwanted prairie dogs. I believe the housing finished a year ago is half occupied it is so ugly, dense and noisy. And you want county residents to annex?</p>
<p>Subcommunity and area planning is enormously important on many levels. As states above, Gunbarrel is overdue for a new comprehensive subcommunity plan. Convening the process to formulate a Gunbarrel Subcommunity Plan should be a top priority once the Update is complete. Residents can work with elected officials and staff to provide input on the scope and goals of such planning. A Gunbarrel Subcommunity Plan should be added to the Draft Action Plan "Key Implementation Item" chart, and reflected in Section V, Subcommunity and Area Planning. Because Gunbarrel is being considered (or targeted) for a wide range of significant changes, prior comprehensive planning with full community involvement should be affirmed as an urgent priority in this BVCP Update.</p>
<p>The people of East Boulder already told you NO in relation to Envision East Arapahoe. But, you didn't like that answer, did you? So, you have split that plan into two parts - East Arapahoe Transportation Plan and Boulder Valley Comprehensive Plan. Taken together, you have the same goals as Envision East Arapahoe had. We said NO 2 years ago and WE SAY NO AGAIN!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! We don't want a walking neighborhood. We don't want increased population density. We REALLY don't want tall building destroying our views. Basically, we don't want to live in town. That is why all of us bought houses in East Boulder!!! Stop trying to ruin our quality of life.</p>
<p>Set up subcommunities and area plans. YESTERDAY!!!</p>
<p>All subcommunities should be encouraged to develop area plans. These plans should guide future development within those areas.</p>
<p>Please allow residents of Gunbarrel to have a say in what their neighborhood will look like. In Ballot issue 300 and 301, Gunbarrel was the only Boulder neighborhood that overwhelmingly voted in favor of this initiative. Please let us believe that we still can uphold democracy in Boulder.</p>
<p>Area planning should include the following: building the flood berm along Hwy. 36; enabling neighbors in areas agreeable to them to construct to the maximum permitted footprint, which includes a linked or separate building that can be rented--expand the potential for ADU rentals. Limit the number of FRBO and Air B&B rentals, as those bring in more traffic; we need long term rentals that are smaller and can house workers at a reasonable cost. I say this as the former owner of a home in which I built a permitted ADU; it was always rented at a reasonable price and never unoccupied. My neighbors wanted to construct an ADU, perhaps a mini-house, on their property but the number of ADUs in a given area is limited...this may not be necessary, or the number could be expanded to more than 3 within the 100 meter radius or whatever it is in the code.</p>
<p>I would like Gunbarrel and other county areas to have sub community plans and have an actual say in development and planning. The current public process is a farce where people speak out and officials pretend to listen while just going ahead with whatever they want</p>
<p>The infinite explosion of expensive condominiums shows the absurdity of the legislative efforts to decrease responsibility. The City and County should, in my opinion, be establishing more frequent transit along outlying streets such as 55th and 95th and acquiring easements on the best farmland and establishing mobile-housing parks on the worst land (though not the creek bottoms).</p>
<p>Removal of the 4-body review of Area II properties in favor of a review body consisting of organizations from the city is removing representation from county residents. County residents utilized the Planning Commission to express their feelings on development of Area II areas. Removing</p>

<p>these bodies that accurately represented the voice of those most affected by the proposals is disingenuous and underhanded. Please retain the current 4-body review process.</p>
<p>Give neighbors greater voice in zoning decisions in their neighborhoods.</p>
<p>Yes. All urban planning in Boulder ought to be based on neighborhood plans, written by the people who best know the neighborhoods - the actual residents themselves, similar to Madison, WI. But you must do neighborhood plans. Sub community and area plans lack the level of granularity necessary to address individual neighborhood issues, which are typically fine-grained, and unique to specific neighborhoods. Sub community and area plans will NOT be supported by neighborhoods. They'll see them for what they are....a cop-out attempt to lump a whole bunch of neighborhoods together (to save time) and fool the neighborhoods into thinking their individual issues will be addressed. They won't be, and people are smart enough to know that. The assumption that people who live in neighborhoods are going to be oblivious of the need to help address community-wide concerns is simply, well, a very narrow minded form of prejudice. If you believe that, you are selling thousands of progressive, conscientious, community minded citizens short. Frankly, I trust Boulder's citizens to be able to truly address community wide concerns, more than I do City of Boulder staff or elected officials. Automatically assuming that people are going to be selfish NIMBY's is an ugly form of prejudice. Somehow Madison, WI has figured out how to trust its neighborhood residents, and understand that they understand community wide concerns, and the need for neighborhoods to help solve those. It'd be the same here. Shame on Boulder for selling its citizens</p>
<p>I feel we need to understand there is a limit to what we can do and back off before all of boulder becomes the 28th street corridor drive in on Hwy. 36 crest the davidson mesa and see the spectacle you are charged with I saw the unbelievable nest boulder sat in it's going away</p>
<p>I am one of the neighbors of 3303 Broadway who support MXR, as staff recommended. If, however, the Council and Board move in another direction, it will be very upsetting to not have had a public hearing.</p>
<p>With respect to Chautauqua, consider a parking permit system like the one used at Sunrise amphitheater on Flagstaff Rd. Boulder license plated cars don't pay; however, non-Boulder resident vehicles must purchase a permit to park at Chautauqua and/or surrounding neighborhoods. Don't limit parking to 2 hours. Priority must be given to Boulder residents -- we are the ones whose tax dollars are paying for Chautauqua. Consider purchasing any available land near Chautauqua to build a parking lot with a shuttle system. This location could also house a facility (with an employee) who can sell daily parking permits to non-Boulder residents. <i>These issues will be addressed in the Chautauqua Parking Project, not the BVCP update.</i></p>
<p>In general, the vision seems OK, but the plans are weak and mindless. We need some real changes, and we simply endorse the status quo. We need to understand in a good community public funds are used to create a good community. As is apparent, a society built around real estate racketeers ends up a very sorry place.</p>
<p>WE WILL NOT LET YOU VIOLATE THE HEIGHT LAW!!!!!! Stop trying to fill in every single square inch of open ground in the city limits!!! East Boulder does not want to become a walking neighborhood. We don't want your strip malls, your tall buildings, or your city infrastructure (streetlights, sidewalks, gutters, etc.).</p>
<p>Do not allow any structures (piers, boardwalks, etc.) to be built on Wonderland Lake, as the underwater sound from people walking on the structure will negatively impact the birds and fish in the lake.</p>
<p>I am strongly opposed to ongoing and continued development in South Boulder. There are already major traffic issues with the businesses and residences in the area. Adding another CU campus to this area would be a disaster.</p>

<p>On the Civic Center area, I like the configuration that keeps the bikes on Canyon and the sidewalk just for pedestrians. This is the one part of town where this is especially important. For the Alpine-Balsam area, I hope that efforts are made to preserve the Ideal vicinity character.</p>
<p>As the community considers growth and the future balance of jobs and housing, Gunbarrel must have a voice and a seat at the table. Significant levels of growth, development, and population increases have been proposed for Gunbarrel -up to several thousand or more new residents. Subcommunity planning appears to be urgently needed for Gunbarrel. As has been done by City Council in recent years to address too much change across Boulder on a city-wide or smaller scale, it may be worth considering a moratorium on major projects in Gunbarrel to allow for completion of a subcommunity plan.</p>
<p>Need to accommodate flood control in the South Campus.</p>
<p>I have been a property owner in Gunbarrel since 1994. In recent years developers have built multiple small (unattractive) apartment buildings in the area. They have all PAID to NOT include affordable units. There is so much traffic now you cannot even park @ King Soopers any time of day or night. DO NOT RUIN what is left of our neighborhood by destroying our paths / open spaces and animal habitats. And WHY does Boulder CITY Council have any say about what happens in Gunbarrel (Boulder COUNTY) when we cannot even VOTE for them</p>

<p>Amendment Procedures: 4-Body Review</p>
<p>All policies that refer to land use changes on BVCP map: Any upzoning to accommodate new housing development, be it affordable or market-rate, needs to directly involve the input of the neighbors as well as the City or County representatives. This is especially important for lands in Area 2 or Area 3 Planning Reserve that is currently county land. The Four Body process must remain to ensure citizens who live in the county have representation regarding any proposed annexation of county land to city land.</p>
<p>I am firmly against doing away with the 4-body approval requirement.</p>
<p>Keep the 4-body review process in the BVCP. If the developer can't convince two citizen panels then their plan needs to be changed</p>
<p>4-body review should be at the top of the "Outline of Priorities" as a first-tier "Key Implementation item." 4-body review should continue to be a cornerstone of BVCP planning. It is essential to achieving the community's vision and giving subcommunity's and residents a voice. Whether lands proposed for changes are in Area III or Area II, the Boulder County Planning Commission serves an essential role in considering proposals for all currently unincorporated lands. Under new circumstances should the role of the County Planning Commission be in any way reduced or altered at the expense of the citizens who choose to live in unincorporated areas of the County. Residents of unincorporated areas of the County are not represented on City Council or the City Planning Board. Thus, it is essential that the County Commission and County Planning Commission continue to exercise their fundamentally important historical role in 4-body review on land use and development matters that impact unincorporated communities</p>
<p>As a long time Gunbarrel resident, I'm concerned about the proposal to eliminate 4-body review of land use changes in Area II (most of Gunbarrel is in Area II). This would strip the Planning Commission of any say in land use changes for these unincorporated lands and give the City unilateral power, without checks and balances. The 4-body review and amendment procedures of the BVCP need to remain as they are in the 2010 BVCP.</p>
<p>Maintain 4 body voting on land use planning.</p>

<p>Do not let future development gobble up the beauty of rural Boulder County. Keep preservation of wildlife and open space as a *priority* in the BVCP. We have already purchased these enhancements to Boulder lifestyle with our taxes for open space throughout the years. These taxes were not sold as / voted on as land bank purchases for future development. Also -- Do NOT eliminate the 4-body review of land use changes. Boulder County needs a voice in the BVCP process. The City has already picked the pockets of County taxpayers by not repairing/repaving our neighborhood roads, rather using our funds for City purposes instead. The City does NOT have the right to bully and encroach its way into Boulder County areas for continued development sprawl. The 4-body review and amendment procedures of the BVCP need to remain as they are in the 2010 BVCP.</p>
<p>The 4-body review process must remain intact. County citizens need to have representation for land use change policies.</p>
<p>Please do not change Boulder's comprehensive plan to support pro-growth, pro-traffic, pro-congestion, pro-annexation, pro-pollution agenda at the expense of our natural resources. The 4-body review and amendment procedures of the BVCP need to remain as they are in the 2010 BVCP. You have been entrusted with our future. Do not violated our trust! Thank you.</p>
<p>The 4-body review and amendment procedures of the BVCP need to remain as they are in the 2010 BVCP. Thank you</p>
<p><i>e-mail to council, PB, county, staff 4/21/17</i> Please keep the 4-body review process for decisions concerning unincorporated areas. Otherwise citizens residing in these areas will have no representation regarding their neighborhoods and their lives. The city council and planning board are acting on behalf of the city's interests, which are not always the same as those outside the city, yet the decision could impact them even more, for example in annexation. Yes, democracy, representative government, checks and balances-this is inefficient and messy. Concentrated power and the control of the city outside its boundaries is totally inappropriate and over-reaching. I am surprised the question is coming up. Some areas were placed in Area II decades ago; that doesn't mean the city should have free rein in ever-changing conditions. County officials have a job and that is to represent their constituents, not to facilitate the city or bow out completely.</p>
<p><i>e-mail to council, PB, county, staff 4/21/17</i> Dear City and County Officials: I am writing to request that you retain the 4-body review and approval process for all land use changes in unincorporated areas under the Boulder Valley Comprehensive Plan. This is extremely important to preserve a sense of democratic process, justice and promote peace within communities. Mistakes can happen in land use decisions. The 4-body review process and its system of checks and balances has worked well over time to prevent irreversible mistakes. No one body should have unilateral power without checks and balances. A democratic process must be kept to preserve just and peaceful relationships. Without a democratic process, those in power will force bad policies and agendas on people and the environment causing irreparable damage. Without representation, those unjustly harmed will see the process as warfare upon them. That kind of situation could very well happen if the city decides to forcibly annex up the rest of Area II Gunbarrel/Twin Lakes and county residents have no representation. Please keep the 4-body review process and work with the Gunbarrel community to promote peace and preserve the Twin Lakes Open Space ecosystem for future generations.</p>
<p><i>e-mail to council, PB, county, staff 4/21/17</i> PLEASE keep the 4-body review process for all land-use changes in unincorporated areas of Boulder County, including Area II. The review process should remain as it was in the 2010 BVCP. Like any good</p>

<p>democracy, we need to have some checks and balances so that the City doesn't have unilateral power over these types of changes. The country is already polarized enough - let's not also polarize Boulder County as we deal with our growth issues.</p>
<p>Please eliminate the 4-body review for area 2.</p>
<p>The 4-body review process is essential to ensure that all voices are heard in community planning discussions. Taking away the vote of the city planning board</p>
<p>As Planning Area II is already identified in the BVCP as within Boulder's "service area", we recommend that the County bodies have only an advisory role in review.</p>
<p>I would like to see a better balance of planning boards, continued 4-party system, and less conflict of interest between planning boards and committees, i.e. segregating commissioners.</p>
<p><i>e-mail to council, PB, county, staff 4/21/17</i> Dear Local Government, In response to the proposed BVCP draft update, I find myself completely shocked. I am absolutely appalled by the proposed changes and do believe that the BVCP should remain as it has, since 2010. I decided to move to Boulder, Colorado, from the east coast, to purchase my first home here and to create my new life here. Much of the reason, was in regards to the communal responsibility and care for nature, the environment, wildlife, agriculture and a more natural lifestyle. The proposed BVCP contradicts what is important to so many of us, that have made our home and lives here in Boulder. I am ADAMANTLY AGAINST the proposed changes. For shame, even to consider such a devastating deviation! I ask that you DO NOT SUPPORT this proposition!!!</p>
<p><i>e-mail to council, PB, county, staff 4/21/17</i> Dear Four Governing Bodies, Thank you for the opportunity to send a few thoughts on the 2015 BVCP Update:</p> <ul style="list-style-type: none"> • Please keep 4-body review! Just because an area is <i>intended</i> for annexation doesn't mean it is annexed yet. Annexation occurs at the will of the people. Unincorporated residents deserve to have a voice and representation through the County Commissioners and the County Planning Commission for land-use changes. • Please designate all of the CU South area as Open Space. This land was always meant to be Open Space! • In the Community Engagement section, I find it troubling that Boulder would presume to represent certain segments of people. You can't speak for those people—you don't know what they want, and it's arrogant to presume that you do. As a family who has been on Medicaid and food stamps and went to great pains to attend public meetings, the Housing Authority's and staff's position on the Twin Lakes was the POLAR OPPOSITE of my own belief. This policy change seems designed to green-light the government lobbying for itself.
<p><i>e-mail to council, PB, county, staff 4/21/17</i> I have recently heard concerning news of your intentions proposed in the changes to the BVCP. I have lived in Boulder my entire life and have been proud of how our city stood for growth caps and preserving wildlife sanctuaries. Unfortunately, these wonderful values and attributes are all but a thing of the past. Boulder is slowly losing what made it unique and special and eliminating the 4-body review of land use is yet another damaging blow. These actions will have irreparable damage to our ever dwindling open space by losing its voice to question short sighted and hasty expansion. Please stop and think of how changing the BVCP will be another step in ruining the great city of Boulder and our wonderful way of life. Stop the changes to the BVCP and do not eliminate the 4-body review.</p>
<p>I want to comment on the outrageous discussion of removing the 4-body review for Area II lands in the BVCP. There is a reason why this has been in place for so long, and it needs to remain as it is. It is</p>

ludicrous to think that only a majority on City Council - a handful of people - would wield such power over County lands they want pulled into the City. The local Boulder government is currently suffering from a lapse in democracy, and shutting the County's voice out of decision-making for County lands, even though these three commissioners are willing to acquiesce, would be a step towards something resembling a dictatorship. These three commissioners have offered close to no representation to their county residents; instead, they have used their office to promote pet policies. Their willingness to once again drastically reduce representation for county residents by offering up the County's vote on Area II lands is inconceivable. Our local officials should be ashamed to have introduced this notion to begin with, and by doing so, they're sending a clear message to voters that a regime change is in order.

e-mail to council, PB, county, staff 4/21/17

Hello,

I am writing to express my deep concerns with some of the proposed changes to the BVCP. First, every single section of the plan designed to protect our natural resources are being diminished and weakened. For example, to 'preserve wildlife' is now stated as 'if convenient' or 'where appropriate, wildlife should be considered...' This leaves no clear guidelines, no protection, and no doctrine to stand behind.

Second, I am completely against eliminating the 4-body review of land use changes in Area II. This would give the City unilateral power, without checks and balances, and leave the residents of Area II with no voice (including myself and my husband, and our family who have lived in this area for decades). The 4-body review and amendment procedures of the BVCP need to remain as they are in the 2010 BVCP.

Finally, I join the flood of concerns from Boulder residents (especially seen in the 2016 BVCP Survey) of infill, rezoning, high density, building height, traffic congestion, lack of preservation of open space and wild life, over development in general, and the seemingly lack of care or focus on the concerns of current residents. These are all concerns of the slow elimination of what fundamentally makes Boulder the place we have loved and been proud residents of.

I am a third generation Boulder native. I understand that growth is unavoidable, and I am for healthy growth that does not thwart the protective policies or the voices of resident. I adamantly stand by all policies that limit building height and over development, protect open space and wildlife, and give residents a meaningful voice and say in any future decision.

Thank you for your service, for standing by your representation of your fellow Boulder residents, and for your time and consideration.

e-mail to council, PB, county, staff 4/21/17

We strongly object to the elimination of the 4-body review of land use changes in Area II. This Elimination will take away from the Planning Commission any say in land use changes for unincorporated lands and will give the City unilateral power with no checks and balances over all lands. The 4-body review and amendment procedures of the BVCP MUST remain as they are now and should NOT be changed. The City should not be given all power over all parcels of land.

Please eliminate 4-body-review on Area II properties. Area II properties slated for annexation should be allowed to be annexed to achieve a range of community goals including flood mitigation, preservation of open space and limited development at CU South.

It is shocking to me that you would consider removing the 4-body review process, not having a subcommunity in Gunbarrel and also not dealing with the crumbling infrastructure in this area while adding more development at the same time. There are tax paying citizens out here you have left out and given no voice to. The listening sessions were clear about what residents want and need, but no action is being taken on those issues. Where do you think this will lead unless there is some partnership and collaborative communication? This disregard only creates a more combative and

<p>disruptive relationship between the City and Gunbarrel. Don't do this! Let's work together instead to address the needs of this area in a sensible way. We cannot treat the community of Gunbarrel as if its only purpose is to serve the needs of the City. Those who live in the County have no voice without the 4-body review, and it seems politically motivated to eliminate it. Like retaliation for citizen's getting involved. I thought the BVCP was to help get citizens involved?!!</p>
<p>Currently, whether or not 4-body review for Area II lands is being discussed. If the resistance that the neighborhood organization TLAG put up was not an indication that Area II neighborhoods desperately need 4-body review to be HEARD, I don't know what is! I am frankly shocked that this is being discussed at all given the recent outcome.</p>
<p>I believe the 4-party review should remain as it was and should be required for any land use changes in Boulder County. I don't know the policy number.</p>
<p>The BVCP should continue to use the "4-body review" for urban development outside the city, but in Boulder's planning area. The "4-body review" has served the city and county well and should continue.</p>
<p>Let the 4-party IGA sunset, then renegotiate with the county commissioners. Area II should be the sole preview of City Council. It is even defined in the comp plan as part of the city service area. Area III decisions can be part of a 2-party agreement between the 2 elected bodies. Appointed boards should be advisory only.</p>
<p>Do NOT eliminate the 4-body review. The entire U.S. system of government is built upon the idea of checks and balances. The 4-body review provides this. The City of Boulder, being unhappy with the Twin Lakes decision, now wants to eliminate the checks and balances. It reminds me of Trump trying to eliminate the EPA, because of their inconvenient rules.</p>
<p>The City wants to eliminate 4-body review of land use changes in Area II (most of Gunbarrel is in Area II). This would strip the Planning Commission of any say in land use changes for these unincorporated lands and give the City unilateral power, without checks and balances. The 4-body review and amendment procedures of the BVCP need to remain as they are in the 2010 BVCP.</p>
<p>Trying to get rid of the 4-body review process is an incredible assault against checks and balances in democracy. The pro-development takeover of Boulder's govt is very disturbing. I have lost all trust in our local govt with their sinister ways of subverting the public's wishes for their own interests and the interests of lining the pockets of developers. If this beautiful, progressive, mountain town cannot have a govt that actually respects the rights of nature rather than building over nature every chance it gets then this country and world is quite doomed.</p>
<p>Please keep the 4-body review for Area II land change proposals.</p>
<p>the City wants to eliminate 4-body review of land use changes in Area II (most of Gunbarrel is in Area II). This would strip the Planning Commission of any say in land use changes for these unincorporated lands and give the City unilateral power, without checks and balances. The 4-body review and amendment procedures of the BVCP MUST remain as they are in the 2010 BVCP.</p>
<p>Ladies and Sirs: The 4-body review and amendment procedures of the BVCP have enabled thoughtful processes that have maintained much of what made Boulder so special -- the race to destruction and intensification is simply wrong and these changes are a sneaky way to let them happen. I am deeply disturbed at these attacks and the big-money take-over of a city that led the nation with integrity and foresight. NO to the procedural subterfuge and the risk of subversion of so much quality of life and needed diversity.</p>
<p>Do NOT eliminate the 4-body review. The entire U.S. system of government is built upon the idea of checks and balances. The 4-body review provides this. The City of Boulder, being unhappy with the Twin Lakes decision, now wants to eliminate the checks and balances. It reminds me of Trump trying to eliminate the EPA, because of their inconvenient rules.</p>

<p>The policy as it stands now works. Annexation or change to a piece of property should have the 4-body review This is for Area II. We need to protect and respect the wildlife and the land in the area. I don't see the draft plan doing this. I am not politically active but what is being proposed in the draft plan concerns me.</p>
<p>The BVCP should MAINTAIN the 4-body review of land use changes in Area II. Eliminating 4-body review would strip the Planning Commission and County Commissioners of any say in land use changes for these unincorporated lands and give the City unilateral power, without checks and balances. DO NOT make this change! The 4-body review is important so that all perspectives are considered.</p>
<p>IV Land Use Designation Changes - Really? So increase Density is the goal from the changes.; Increase neighborhood density 80% and reduce VMT - therefore URBANIZE but then speak about Greenways - again this is an assessment and judgement - Who is representing the county? VII - Amendment Procedures the table changes suggest the removal of representation for the County Residents see last table row - Urban is CITY ONLY. So let's Build a high rise! So it continues as the "city" this and "city that".</p>
<p>DO NOT ELIMINATE THE 4-BODY PROCESS! The county needs representation from its planning commission</p>
<p>UNBELIEVEABLE - A shame that all these are grouped together! Intergovernmental Cooperation Section: - The statements are "suggestions" and not measurable because they are open to interpretation. "Will Assess" - what is the criteria? This whole section smacks of Affordable Housing and Muni - residents of the County Have NO Say be it was assessed the "CITY Knows best in their assessment" Growth Management - 1.15 "develop an urban design" so in Rural Resident County such as Area II today (Gunbarrel) - this will now be URBAN? 1.16 as expands - city and county will increasingly emphasize preservation and enhancement of physical -> again how does URBAN enhance a rural residential for those who have purposely selected Rural Residential 1.18 - Use of "for urban form" ... further housing and community growth - Again Rural Residential - NOT URBAN 1.19 - Jobs/House local is not a realistic - people change employment or in multiple person homes - percent of same employer is low; also this states the CITY, there are COUNTY employers; Enhanced Community Benefit; this is "ALL BY THE CITY" so where is the County. Change to increase the DENSITY and SIZE and HEIGHT? What happened to our core values? Later Open Space, Gathering Places - but how is that decided? So Rural Residential becomes URBAN where is the Open space and balance for the Gunbarrel Area? This whole section is very disappointing as generally it reads that City is taking over, County representation is gone along with rural residential. 1.22 basically reads the removal of the 4-body review, again no County representation?</p>
<p>I have recently heard concerning news of your intentions proposed in the changes to the BVCP. I have lived in Boulder my entire life and have been proud of how our city stood for growth caps and preserving wildlife sanctuaries. Unfortunately, these wonderful values and attributes are all but a thing of the past. Boulder is slowly losing what made it unique and special and eliminating the four-body review of land use is yet another damaging blow. These actions will have irreparable damage to our ever dwindling open space by losing its voice to question short sited and hasty expansion. Please stop and think of how changing the BVCP will be another step in ruining the great city of Boulder and our wonderful way of life. Stop the changes to the BVCP and do not eliminate the four-body review.</p>
<p>As a property owner in Gunbarrel, I do not support the elimination of the 4-body review procedures of the BVCP in Area II. I also do not support the revisions that loosen the mandate to preserve wildlife. A robust wildlife population is the single most important factor to me in this area, and the wildlife zones need to be protected fiercely. It would be a huge detriment to Boulder Valley to roll</p>

back these protections and procedures that were put in place for the benefit of the human and wildlife populations alike.
I am writing to express my concern over the proposed elimination of the four-body review of land use changes in Area II. This is simply wrong, and would be detrimental. Do the right thing: The four-body review and amendment procedures of the BVCP should remain as they are in the 2010 BVCP.
Please do not change the 4-body review and amendment procedures of the BVCP. They need to remain as they are in the 2010 BVCP.
Please do NOT eliminate four-body review of land use changes in Area II (most of Gunbarrel is in Area II). This would strip the Planning Commission of any say in land use changes for these unincorporated lands and give the City unilateral power, without checks and balances. The 4-body review and amendment procedures of the BVCP need to remain as they are in the 2010 BVCP. I am strongly against further destruction of open land and bypassing residents' voices against such roughshod development. Boulder is in danger of losing its charm and rural open spaces. PLEASE STOP!!!!
Please keep the 4-body review as is. We need Planning Commission input into land use changes for our unincorporated lands. You should not have unilateral power without checks and balances. Leave the 4-body review and amendment procedures in the BVCP as they are in the 2010 BVCP.
I believe, very strongly, that the four-body approval process for land use changes in Area II should be maintained. Careful control and planning of Boulder's open areas is the major factor in why Boulder and the County are so unique and beautiful. I believe the great majority of residents are strongly against high density expansion.
We strongly object to the elimination of the four-body review of land use changes in Area II. This Elimination will take away from the Planning Commission any say in land use changes for unincorporated lands and will give the City unilateral power with no checks and balances over all lands. The 4-body review and amendment procedures of the BVCP MUST remain as they are now and should NOT be changed. The City should not be given all power over all parcels of land.
To the City Council, Planning Board, Planning Commission and the Board of County Commissioners: Please, please, do not eliminate four-body review of land use changes in Area II. This would strip the Planning Commission of any say in land use changes for these unincorporated lands and give the City unilateral power, without checks and balances. This is not in the interests of the residents of Area II who need to have this voice remain as another important input into the process. The 4-body review and amendment procedures of the BVCP need to remain as they are in the 2010 BVCP.
We strongly object to the proposed changes to the BVCP! Retaining the 4-body approval process is especially important now that Boulder is being subjected to increasing pressure from developers and special interests. These changes will obliterate any semblance of the democratic process where Boulder and Boulder County residents and smaller business and NGO community members presently have at least some say in developments and changes to the Comprehensive Plan that so many citizens and past government officials worked so hard to establish. Please do not proceed with this proposal!

Comments on Other Policies	
Topic	Comment
Parks and Recreation	At Policy 5.09, "Parks and Recreation Amenities" are rightly recognized as important to "economic vitality and quality of life" in the Draft Plan. This section should be amended to recognize that all the listed amenities are important "to the city's and

	<p>county's economic vitality and quality of life." people's sense of community and quality of life At section 8.11, the Plan should recognize that urban parks and open space are important to people's sense and community and quality of life, and as gathering places, in both the city and the county.</p>
<p>Economy Community Well-Being & Safety</p>	<p><i>E-mail to CC, April 11, 2017</i> Dear Council, As you review the update to our Comprehensive Plan in today's study session, please consider these suggestions for new policies.</p> <p><u>Section 5 - Economy</u> <i>New Policy: Identifying and Eliminating Implicit Bias</i></p> <p>The city and county acknowledge that instances of implicit bias is a problem that affects government agencies and non-profit organizations throughout the country and will therefore actively work towards identifying and eliminating implicit bias in its hiring, training/education, and promotion practices.</p> <p>This is in response to policies 5.14 and 5.17, it guides the city and county to go beyond simply encouraging and supporting diversity in employment, training, education and advancement opportunities, but to actively search, identify and eliminate barriers.</p> <p><u>Section 8 - Community Well-Being and Safety</u> <i>New Policy: Culturally and Linguistically Competent Communication</i></p> <p>The city and county are committed to creating an inclusive and welcoming environment for all residents. A critical component to this commitment is ensuring a high quality of language services in order to communicate effectively with Limited English Proficient (LEP) residents and provide meaningful access to resources, services, and engagement.</p> <p>This is in response to the difference in the quality of English-language and Spanish-language communication coming from various agencies within both the City of Boulder and Boulder County. Documents in English are very rarely confusing and typically don't include typos, they are also written at an appropriate reading level (5th to 8th grade, depending on the topic and/or audience). In contrast, documents in Spanish, in the best case scenario, read awkwardly, have various typos or are at a very high reading level, and in the worst scenario one needs to read the English version to understand the Spanish version. Additionally, there is a belief that being bilingual is akin to being trained and/or qualified to correctly translate a document.</p>
<p>Community Well-Being & Safety</p>	<p>These comments/suggestions apply to a variety of sections, but I'll put them directly under Sec. 8. Community Well-Being and Safety for the same of clarity. While inclusion is important, I believe we need to take a closer look at what constitutes a community member in Boulder. "Residents" and "Visitors" are too generally considered in today's world of transients moving through communities around the world. Increasingly our resources (Police, Fire, Policy, Courts, etc.) and infrastructure are being committed to people that have no vested interest in our community as we've considered it thus far. Also, transients often avoid the housing and aid services we make available, and instead opt to live in openly public areas (Boulder</p>

	<p>Creek... surrounding foothills, our parks, etc.). Doing so adversely impacts public health (feces in public areas, wildfires) and safety. Increasingly our community is comprised of individuals that have had no positive economic impact on our community, are only "passing through," and as a longtime resident (tax paying) I'm finding it challenging to support this type of "resident" or "visitor"; especially when public safety is involved. I'm ready willing and able to provide respect and generosity and inclusion to "Boulderites" in all shapes and sizes and forms, however, when that respect is not reciprocated, continuing to go out of our way in the in the name of inclusion seems counterproductive.</p>
<p>Hazard Mitigation</p>	<p><i>Email to city staff April 28, 2017:</i> As promised the attached word document contains the wording that we feel needs to be added to the BVCP. There are two issues in the wording - our recommendation of identifying the Urban Wildland Interface on the Land Use Map and locating the wording in an appropriate place in the BVCP. While we agree that the boundary line is somewhat dynamic and will change a little with time, the public should be made aware that such a boundary exists. We are sure that you will find the right place in the BVCP for the wording.</p> <p><u>Urban Wildland Interface</u></p> <p><i>1. Definition</i> The Urban wildland interface is the fire hazard area between wildland, Open Space, and urban dwellings and buildings. It is a defined by a dynamic boundary a few hundred yards from the wildland. This defining line normally follows city streets. This area should be marked on the BVCP land use maps.</p> <p><i>2. Policies</i></p> <ol style="list-style-type: none"> a. The guiding document for establishing policies and procedures is the International Wildland-Urban Interface Code (current version 2012). b. Implementation of this code shall be modification of existing codes. c. The primary purpose is to protect life and the secondary purpose is to protect structures. d. Evacuation areas within the Urban Wildland Interface shall be clearly shown e. The public shall be made directly aware of the risks of living within the evacuation areas. f. Approval of new developments within the Urban Wildland interface shall be subject to rigorous risk analysis of the fire defense plans
<p>Urban Form Natural Environment Hazard Mitigation</p>	<p>1. Sustainability needs to be better defined in Chapter 1-page 3. 2. Sustainable Urban Form (Section 2 page 6) needs to acknowledge the low-density residential neighborhoods that comprise large portions of the City. These could be described under a new heading of 'Rejuvenating, Peaceful'. As a long-standing resident I strongly disagree with the stated goal of evolving the city into the urban format described. If I wanted that I would move to Denver and so should its proponents. 3. Policy 3.10. The policy should state specifically that the creeks, tributaries and ditch corridors are particularly sensitive to impacts and the extra efforts will be made to</p>

Transportation	<p>preserve and enhance the environmental quality of those areas. 4. Policy 3.20. Regarding flooding, (a) the 2nd sentence should state that both observed and projected flooding are more frequent and severe as a result of climate change, rather than 'is not yet known'. (b) The 2nd paragraph (and Policy 3.23) should state that future development within the 500-year floodplain may need to be restricted to protect existing structures and residents. (c) It should also state that development within floodplains should be restricted so as to not cause additional flooding to existing structures. 5. Policy 6.03. The transportation optimization should also include efforts to make traffic flow more efficient, including better timing of streetlights, reduction in the duration of flashing lights at pedestrian cross-walks, and more full-lane pullouts for buses at bus stops. 6. Policy 6.08. The text should be modified to state that transportation impacts from new development shall be fully studied before new development is approved, and that the available carrying capacity of roads near new development will be a factor in determining the size and density of new development. 7. Land use change for the CU-South property. The CU-South land use change being considered as part of the BVCP and the associated annexation into the City is based on the Option D flood mitigation design. As a professional hydrologist I have identified that Option D could have serious adverse impacts on the residents of the West Valley area, including Frasier Meadows. Impacts include that they are at great risk of severe flood impacts for a flood larger than the 100-year event, and may not be as protected as they think even for the 100-year event due to development that has occurred since the flood modeling was conducted. Other flood mitigation designs that use land further upstream (south) on the CU-South property appear to mitigate flood risk more fully and at lower cost than Option D. It is important to get the SBC flood mitigation right in order to avoid unexpected and costly consequences. Therefore, please do not approve any land use change for CU-South property until these significant flood mitigation issues can be resolved. 8. Chapter 8, Stormwater and Flood Management, Item (3)9d)(ii). There should be allowance for more sophisticated methods to determine stormwater runoff other than the two methods listed. Other methods should be allowed if approved by qualified staff and by the Water Resources Advisory Board.</p>
New Urban Development Natural Environment	<p>These comments are based on the 3/24/17 track change draft. Chapter III Policies 1.22 Definition of New Urban Development. In b), change "inconsistent" to "consistent". Chapter III Policies 3.05 Maintain and Restore Natural Ecological Processes and Natural Disturbances. This subsection title is confusing. How would the city and county maintain and restore natural disturbances? Suggested title revision: Natural Lands Management</p>
Natural Environment	<p>I am suggesting two small language changes to section 3.13 and section 9.04. Natural Environment: 3.13 "New policy: Soil Carbon Sequestration" "For the natural environment, the CURRENT capacity of native grasslands and forests to sequester carbon will be important in city and county soil carbon sequestration efforts. Native grasslands and forests will be maintained and protected following resource management plans. Opportunities to manage soil carbon levels in such areas if and when appropriate need to be consistent with adopted plans and policies." In the above quoted section, please delete the word "CURRENT". We have no idea what the current capacity of our native grasslands and forests to sequester carbon is, because we have no soil test baselines for them, and have done absolutely no investigation about how much carbon they are actually sequestering. It is quite</p>

	<p>possible that our current capacity to sequester carbon on these lands is sub-optimal, since the soil on these lands has been abused in the past and may still be severely depleted. It is also possible that the soil on these lands is extremely healthy and is sequestering large amounts of carbon. However, we have no way of knowing for sure right now, since no soil tests have been done. When the word "current" is included in this language, it implies that however much carbon is being sequestered in our grasslands and forests right now is exactly the right amount. This is an implication that has no basis in fact, and is merely opinion and speculation. Please remove the word "current".</p> <p>New Policy 9.04: Soil Health and Soil Carbon Sequestration "The city and county will consider strategies to enhance soil health and will explore and evaluate strategies to sequester soil carbon on certain agricultural lands. The city and county recognize that there is baseline work to be done, such as conducting research and literature reviews, identifying relevant information gaps, and determining if and how Open Space Mountain Parks (OSMP) and county Parks and Open Space tilled lands best offer opportunities to address carbon sequestration, beginning with limited experimentation in tilled lands." In the above quoted section, please add "conducting baseline soil health tests of OSMP and BCPOS soils" to the list in the second sentence, so that it reads: "The city and county recognize that there is baseline work to be done, such as conducting research and literature reviews, identifying relevant information gaps, conducting baseline soil health tests of OSMP and BCPOS soils, and determining if and how Open Space Mountain Parks (OSMP) and county Parks and Open Space tilled lands best offer opportunities to address carbon sequestration, beginning with limited experimentation in tilled lands." Before we make any determinations about which lands offer the best opportunities, or which techniques sound the most promising in the literature, or which researchers sound the most qualified to fit our needs, we first need to know the current state of our soils. That is key, and has to happen before anything else. It is so important that it deserves to be in the BVCP, in this list. Please add "conducting baseline soil health tests of OSMP and BCPOS soils" to the list in the second sentence of New Policy 9.04.</p>
<p>Natural Environment</p>	<p>The Natural Environment section should recognize the increasing importance of restoring habitat and providing for community restoration partnerships. Section 3.03, Native Ecosystems, should be strengthened. Restoration goals and objectives should be as ambitious as possible, including ecosystem functioning, buffers, and migration corridors that will better allow fauna and flora to adapt to stresses including development and climate change. Among the priorities for recreation should be wetlands, rivers, streams, ditches, greenways, and riparian areas. Section 3.06, Wetland and Riparian Protection, should state that the increasing scarcity and degradation of these lands regionally requires a local response that prioritized protection, enhancement, and restoration of wetland and riparian lands. Whenever feasible, the City and County should aspire to landscape and ecosystem scale preservation and restoration consistent with science establishing the enormous ecological value of these habitats, as well as their importance for flood mitigation, wildlife viewing, and nature enjoyment. Section 3.04, Ecosystem Connections and Buffers, is a good starting point to inform future efforts. Affirming that Urban Environmental Quality will be "maintained and improved" (Section 3.10) is an important change that should be retained. Grasslands ecosystem planning should pursue restoration of short and long-grass prairie grasslands when the opportunity</p>

	<p>presents. Native grasslands provide a great range of ecosystem functions including flood mitigation, habitat, soil retention, soil quality, and learning laboratories. In the Economy section (III-5), adding "natural environment" to factors that contribute to Boulder Valley's economic success is an obvious and important addition, one that recognizes what makes the Boulder Valley unique and special.</p>
<p>Arts & Community Benefit</p>	<p>Mon, Apr 10, 2017 at 7:21 AM, e-mail: Dear City Council....</p> <p>We want to offer our thanks to the Comp Review Team for its tireless efforts in creating the draft for the Comprehensive Plan for 2017.</p> <p>We are particularly grateful for the inclusion of art and culture as community benefit as noted in items:</p> <ul style="list-style-type: none"> • New Policy: Enhanced Community Benefit • 5.1 The Public Realm • 2.37 Enhanced Design for all projects • 5.07 Funding City Services and Urban Infrastructure • 5.09 Role of Arts and Cultural Historic and Parks and Recreation Amenities Programs • 8.18 The Arts and Community Culture • 8.19 Public Art <p>In each of these sections art and culture are highlighted as critical to community building, inclusiveness and economic vitality for the city and county. Community benefits that are inclusive of art and culture create pathways to actualize the cultural plan and highlight the diversity and economic vitality within Boulder's sub communities.</p> <p>The community benefits identified throughout the revised comprehensive plan reinforce and sustain a new approach to planning, development and redevelopment of spaces. An expanded definition of community benefit is relevant across multiple zones and across multiple financing options. These are the needed incentives for builders and communities to create win-win site designs.</p> <p>Art and culture are historically misunderstood and undervalued...we are proud and grateful that Boulder is stepping forward to promote these values for our community.</p> <p>Sincerely...</p> <p>North Boulder Creative Community</p>
<p>Local Food</p>	<p><i>E-mail to CC, April 11, 2017</i> Thanks for the opportunity to provide input. There are a couple of points I think could benefit from clarification. One is the term "community markets". The term isn't common and is somewhat unclear in regards to structure and what is sold. Since the topic is "access to healthy food", it would imply farmers market or food market. I've suggested language that attempts to specifically define the idea. Also, the year-round farmers market is one aspect of food access and the other I would suggest is supporting (legitimate) seasonal farmers markets. Seasonality is an aspect that can be both celebrated and embraced without a lag in healthy eating habits. A smaller number of year-round markets could supplement seasonal offerings. Calling out both could lead to consideration of some of the</p>

	<p>current practices for seasonal markets such as taxing food (Boulder is one of the few municipalities in the nation that taxes farm sales at markets- Lafayette will soon be another) and infrastructure support (unlike Boulder and Boulder County, few established markets are charged rent). I'm not attempting to open negotiation on these points but it would be nice for the city and county to clearly state intentions.</p> <p>I also moved the last sentence to make it the first sentence. I feel it is a very clear statement that sets the tone and contexts for the other statements. Suggested language is in orange below.</p> <p>9.05 Access to Healthy Food</p> <p>The city and county support increased growth, sales, distribution and consumption of foods that are healthy, sustainably produced and locally grown for all Boulder Valley residents with an emphasis on affordable access to food and long term availability of food. The city and county will support cooperative efforts to establish locations throughout the community and region where these vegetables, fruits, and meats can be sold directly to residents. Such efforts include working to identify a location(s) and develop facilities to allow one or more year-round farmers' markets, developing policies that support existing markets meeting BVCP objectives, supporting sales of produce from small community gardens and working with local partners on food programs.</p>
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Other Comments	
Topic	Comment
Zero Waste	Keep recycling strong in this area, and continue to work toward zero waste (may be impossible, but it's a good goal that keeps us working to reduce waste.). The vision for the county should include the notion that growth cannot be unlimited; we have finite resources in this county and must conserve/preserve them by recognizing that growth must be limited. Glad the GMOs are going away; let's also get rid of the Neonicotinoids and Glyphosate--all of those pesticides are dangerous. Encourage solar and wind energy; but more, encourage good insulation, conservation of all resources in the home/office (e.g., turn off lights, turn down the heat, don't refrigerate so coldly, etc.)
4-Body Review Natural Resources Neighborhood Character Community Benefits	<p>Dear Planning Board members</p> <p>I note with disappointment that despite public hearings and meetings, the changes to the BVCP are remain vague and often unacceptable. To whit:</p> <p>1) The continued attempt to eliminate the 4-body review and amendment procedures, giving the City unilateral power. The 4 party review and amendment procedures were established to provide the checks and balances that should exist in a democracy (we still have one). These should remain precisely as stated the 2010 BVCP</p> <p>2) Environmental protection should be non-negotiable, not "when practical" or "to the extent possible."</p>

	<p>3) The provisions of the Comp Plan that state the importance of "preserving neighborhoods' unique character" should be strengthened rather than weakened, as with the changed version.</p> <p>4) There is still no definition for "community benefits", which should be clearly defined before these changes move another step. Involve neighborhoods in defining such benefits, not just special interest groups.</p> <p>5) There should be no alternative review process to those who "provide community benefit--" or anyone else-- for that matter. Nor should there be any revision or elimination of regulatory barriers, and even the suggestion of the same should embarrass the entire staff.</p>
<p>Natural Environment</p>	<p>Resident of Boulder County for more than 15 years, I value the location and all that Boulder is. That is, Boulder has to stay small, as tall as the tallest tree in the city, and traffic controlled. Keep Boulder that way we like it for.</p> <p>We do not need a Silicon Valley, we don't need more traffic, more jobs, more people, more congestion, more highways...i.e more concrete surfaces around. That destroys all that Earth is about, and what we like about Boulder County (already too developed). We need more wildlife, more trees, more streams and rivers, more open space and parks. We should all be enjoying the blossoms of spring growth. Go outside and take a deep breath.</p> <p>Don't go outside and make more money. Money destroys the human being that you are, that we all are.</p> <p>Take time to think about the Boulder valley Comprehensive Plan...Take time to think how to REDUCE growth, traffic, congestion, annexation, pollution. Take time to think how to EXPEND our natural resources and green spaces.</p> <p>The plan should read "to preserve wildlife...", "to preserve our open spaces...", "for the benefit of human beings, we need to keep Earth"...</p> <p>We DON'T need to go to work (this is a choice) as much as we NEED to breath air and eat "real" food (this is a necessity). We need to care for the Earth more than anything.</p>
<p>Natural Environment</p>	<p>I feel instantly sickened by the proposed update to the BVCP. While reading through the various sections, my heart sank. So much of why I relocated to Boulder, Colorado from the northeast, to purchase my first home, is the sense of environmental, agricultural and wildlife responsibility. When I read through the proposed updates and draft, I understand that the local government does not seem to honor or respect the environment, agriculture or wildlife. This is NOT okay. Boulder has an amazing variety of wildlife and natural spaces. I feel that the BVCP draft will threaten what is important to me, my neighbors and fellow Boulderites. I DO NOT support changes to the BVCP and feel as though it should remain intact as in 2010.</p>
<p>Natural Environment</p>	<p>Hello, as a homeowner in Gunbarrel is has been brought to my attention that there are changes in the works for the Boulder Valley Comprehensive Plan. I have chosen Boulder as my home because it is a progressive community. I expect our representatives to reflect this progressive mindset. This means doing everything possible to protect open space lands, wildlife and unincorporated areas. I urge you to NOT eliminate the four-body review of land use changes in Area II. This checks and balances in necessary to ensure that big business and economic gain does not</p>

	<p>override intended land use and natural resources. In addition, I understand that language ensuring care of preserving wildlife is being changed to soften those guidelines as follows. to 'preserve wildlife' is now stated as 'if convenient' or 'where appropriate, wildlife should be considered...' There are NO teeth. There is NO guidance, and NO doctrine to stand behind.</p> <p>Again, I am not in favor of this and ask you to do your job of protecting the less developed areas around Boulder.</p>
<p>Natural Environment 4-Body Review</p>	<p>I hear that every single section of the plan designed to protect our natural resources are being watered down and gutted. For example, to 'preserve wildlife' is now stated as 'if convenient' or 'where appropriate, wildlife should be considered' There are NO teeth. There is NO guidance, and NO doctrine to stand behind. I am very disappointed to see these proposed changes. Please strengthen, not weaken environmental protections. And foremost, I am strongly against any growth in the city and county. Growth is simply not sustainable, our area is already overpopulated. Stop greed on the part of developers and their cronies, stop development, period. Importantly, the City wants to eliminate 4-body review of land use changes in Area II (most of Gunbarrel is in Area II). This would strip the Planning Commission of any say in land use changes for these unincorporated lands and give the City unilateral power, without checks and balances. The 4-body review and amendment procedures of the BVCP need to remain as they are in the 2010 BVCP. Thank you for considering my comments.</p>
Natural Environment	do not water-down the existing language that protects our Natural Resources. These changes appear everywhere throughout the BVCP and I am FURIOUS that you are giving up hard-fought ground on environment, wildlife, Nat resources!!!
Natural Environment	I have lived in Boulder county since 1987 and have always supported the "unified" effort of Boulder and Boulder County to respect their core values as published: "Open space preservation". The effort to derail the Twin Lakes decision is counter to the respect for open space preservation. This area is one of the MOST pristine wildlife areas in the county and does not warrant being ruined by any change in the zoning or governing body overlooking the zoning. Please reconsider FORCING Boulder county residents to sacrifice such precious land. And look in the mirror Commissioners. Are you being hypocritical? You are ADAMANTLY opposed to GMOs (Great!) and fracking (Excellent!) but against wildlife and open space preservation? How can that be? Please do not make the EASY decision ... find the RIGHT solution that does not destroy our precious Colorado landscape. Yes, I was a Bernie Sanders delegate. I am a Democratic socialist. I believe in our government and leaders. I am asking you to simply work harder and not take the perilous path of least resistance.
Natural Environment	Thank you very much for including Soil Heath and Soil Carbon Sequestration in the BVCP Update. Our soils are one of the 3 pillars of life, the other two being water and air. We tend to forget about the soil, but our lives depend on it just as our lives depend on clean water and air. Thank you for acknowledging the importance of soil to all of us in the Boulder Valley.
Natural Environment	Keep agricultural land undeveloped. We do not know what the future holds as far as population growth and pollution. We should have these reserves, as well as the peaceful landscape they provide.
Natural Environment	Please do not dilute the BBC especially regarding wildlife conservation. Changing to protecting Wildlife when convenient is not appropriate. Thank you

Natural Environment	We need to focus on conservation. Only redeveloping run down areas with infill and updates and quit paving over undeveloped land!
Natural Environment	Please do not change the plan to support pro-growth, pro-traffic, pro-congestion, pro-annexation, pro-pollution agenda at the expense of our natural resources. You have been entrusted with our future. Do not violated our trust! Thank you
Natural Environment	<p>So much for having elected officials who protect Boulder County! This is a nasty plan to go in the back door and sell out to special interests! It is so obvious that this is a sell out and you are doing this because we have fought you and won against your devious plans and their illegalities!</p> <p>It is literally sickening that you would sell out Boulder and Boulder Country! You want to destroy all that we have worked for held close and all that has made us special and a desirable place to live!!!!'</p> <p>I am so ashamed of the County Commissioners and The City Council – obviously there is a great deal in it for you to do this! You should be ashamed of yourselves! I find it especially troubling that you no longer want to “preserve wildlife” but will sell our wildlife out if is convenient and profitable to do so! You have tailored this plan so there is not review process and so that we have no say in what happens – only you do! THAT IS UNACCEPTABLE! It is also unfortunate that some of you have just been re-elected so now you feel free to do what you want to do! The Boulder I grew up in and love is now in the hands of greedy tyrants and that is the saddest thing of all!</p>
Natural Environment Bike Facilities	Please support our environment by limiting growth around existing animal habitats. Also increasing safe bike areas for all (including children) between Gunbarrel and Boulder proper. More biking makes for a healthy less polluted community. Thanks in advance for your careful consideration.
Bike Facilities & Trails	Continued improvement in cycling infrastructure, particularly improvements that reduce conflicts between cyclist and motor vehicles (underpasses, separate off street paths, etc.) is highly encouraged. City-connecting trail systems (e.g. LOBO trail) are also encouraged.
Trails	Trails Map - where is it? I've looked extensively and cannot find it. However, what I can find does not adequately address protection of neighborhoods near trail access points. Note that if you remove traffic from Chautauqua, it will simply move to other neighborhoods. And verbiage about reducing "trail abuse" is useless unless there is a means of enforcement. The best thing we could do for Open Space is to institute a usage fee - as we do for rec centers - and use the income for additional rangers and better enforcement of open space rules.
Trails	I really like all the bike/ walking trails that this city has created. They are truly wonderful.
Transportation	Views on transportation and parking seem nice, but not based in reality. While the goal of discouraging single car use is nice, the reality of most people's lives in Boulder often require it, and limiting parking simply adds to congestion and cars circling the streets looking for parking. Need to ground these decisions in what can realistically be achieved not just a pollyanna vision of what would be ideal. Has a huge impact on quality of life when need for parking isn't addressed in new development.
Transportation	City seems uni-focused on affordable housing and NOTHING else. There are some roads we need fixed and transportation issues that needs solving. Like getting rid of the bike lanes on Folsom, which are still causing a tremendous amount of traffic

	whenever you turn left on Spruce (off Folsom) or make a right off Mapleton onto Folsom.
Homelessness	As a life-long bicyclist and non-car owner, I enjoy the elaborate paths but would much more appreciate facilities for the homeless and services for the profoundly recalcitrant. This part of our national population must be expected to grow dramatically under present policies -- enough now on underpasses and more on emergency shelters and sanitary facilities!
Homelessness Recreation	I cannot believe people feel unsafe here. I would love to see the homeless problem addressed more in this document. I want an emphasis on recreation on open space.
Arts	We must include provisions for the arts to be considered as community benefits. Encourage developers to provide studio, live work space and arts oriented public spaces in exchange for loosening of restrictions.
Blue Line	I would ask you to consider updating the Comp Plan Area I, II, III designation map to reflect the recent change to the "Blue Line". There are several properties on the west edge of Boulder that were previously "above" the Blue Line, reside in the County and have City provided services (water). These properties all have an Area III designation. The new Area map maintains this designation. Given the recent Blue Line change bringing these properties "under" the Blue Line, an Area II designation would seem more appropriate. The designation change would allow us to engage the City and discuss options for expanding our existing water service to include new / larger water taps for fire suppression systems. Living on the western boundary of "town" we are at the highest risk for catastrophic loss due to wildland / forest fires. The recent fire has provided a strong reminder of how vulnerable we are. The City, even with the voter approved Blue Line revision will not consider any modification, change or alteration to existing water service for a property in the County unless it is annexed. Unfortunately, properties with an Area III designation are not eligible for annexation. With an Area II designation, those of us that wish to consider annexation would have the ability to do so and upgrade our existing City water service to better protect our homes and property. Thank you for your consideration.
Blue Line	Last Fall the blue line around the city was changed. There are now homes that are below the blue line that previously were above. The 2010/11 Comp Plan Area Designation Map had the same boundary as the previous blue line, which separated Area 3 from Areas 2 and 1. Now the Designation Map and the blue line do not match. You have houses below the blue line, but in Area 3 designation which makes things like city services and development rules uncertain. I would like to see the Designation Plan modified to reflect the new blue line.
Blue Line	Last Fall a ballot initiative changed the blue line. The 2010/11 Comp Plan Area Designation Map has always followed the same boundary as the blue line, which separates Areas 1, 2 and 3. Now the Designation Map and the blue line do not match. I believe they should match so that confusion around development and services does not exist. Thank you. *** (3 entries of same info)
Blue Line Height Limit	Please protect the Blue Line as earlier established. Retain the original height limit. Listen to Boulder property owners (single family home owners) and locals about what they want --- not developers located out of state. Protect Boulder for Boulderites.

Height Limit	The direction this city is taking is scary. If you would of told the citizens in 1976 that you would be throwing out the height restriction that they so caringly passed, they would think they were in opposite world. I am just waiting for open space to be taken over for housing. It is coming at the rate you are going!
Health and Safety	All policies in the BVCP should be viewed through the lens of health and safety. At this point, health and safety appears to take a back seat. As both the City and County have a fundamental responsibility to protect the health and safety of residents, this issue should be factored significantly into any policy decisions.
Intergovernmental Cooperation	The BVCP should not be in place of a city comp plan as is the case with most US local jurisdictions. In the IGA renegotiation, repurpose the BVCP for Area III lands and to inform the City comp plan. One other thing, charterwise, the BVCP should have an overarching or "super policy" of Protecting Health, Safety and Welfare. All plan changes should have to pass through a super policy evaluation. There should also be a ballot issue to amend the Open Space charter to include this super policy. While health and safety is cited in half a dozen places in the city charter, it is nowhere to be found in the open space charter and does not have to be considered in OSBT decision-making. This creates a conflict within the city especially with the reference in the utilities charter that states that all city lands shall be available for protecting against floods and protect health, safety and welfare. However OSBT who administers "city lands" have no such requirement...
Growth	Targets need to be set that match the vision. One target is a maximum population. We may need to encourage older people (that is me) to sell out and make their property available for younger people.
Change	Stop gutting The Boulder Valley Comprehensive Plan.
Change	40+year resident boulder is disappearing at the foot of an amazing opportunity spectacular spot on this planet please don't lose sight of your responsibility remember the boulder you first saw
Change	NO! NO! NO!!!!!! to your planned changes.
Enforceability	The latest BVCP is all fluff, grand words and no means or ability enforce it. It cedes all interpretation to the city council and/or the county commissioners
Public Input	The city doesn't listen to citizens. I don't really know how you can change that other than electing other officials.
Boards and Commissions	Stop gutting our Boulder environment . I have been looking into the members of the boards that have a great monetary stake in current and potential expansion. This body is a SWAMP..... greedy and deaf to the populous.
Inclusion Redevelopment	As above, the most stupid idea is to park all your poor people in a "community". We need a fully integrated society, rich and poor, Jewish and Muslim, Democrats and (a few) Republicans in one community we know as Boulder. We need to keep local schools. We need to tear down houses and build public space. We need to reclaim the creeks, and take all structures down that are less than 50 ft. from a creek. The creeks can form a perfect set of exercise and bike paths.
Tolerance and Respect	Policy: New Policy: Tolerance and Respect The city and county value all residents and visitors and promote tolerance and respect. The city and county strive to ensure community members are safe from discrimination and physical violence. My concern: I very much want to see the City of boulder work within the HRC to make sure that women and girls are treated fairly here. This might start with the City employees and move to the actual city businesses that come here/open and thrive

	<p>here. I know a gender analysis has been done recently. We await the results, but would like to see fair and equitable treatment, via pay equity, sexual violence (especially on campus) and safety and security. These can be addressed with an Ordinance for Cities for CEDAW. Such an Ordinance has been presented several times to City Council and HRC. I would like to see it addressed and let non profit organizations help meet to move it forward. BPW Boulder, Zonta, UNA BC, Mesa and others are ready to help!</p>
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Letters From Community Members and Organizations

Dear 2015 Boulder Valley Comprehensive Plan Update Staff,

Thank you for all the time and effort you have put forth over the last two (or more) years in working on updating the Boulder Valley Comprehensive Plan. I have attended many meetings concerning this plan over the last couple of years and I know it has been a great deal of work putting this plan together. Your time and experience put forth on this is very much appreciated.

The changes in the 2015 BVCP update are numerous. As someone who has been following this update closely it is a lot to take in and review and I am sure this is even more so for most of the general public who have not been as involved as I have in this update. It is important to me as a citizen that the general public is aware of the changes in this plan and what those changes will mean for their community.

I have listed below my comments and suggested changes for specific Chapters and Policies. Thank you for your time in reviewing my comments and incorporating them into the update.

Chapter I – Introduction:

Page 1 – first bullet – “The policies also inform decisions about the manner in which **urban** services are provided... **Delete urban – this was not in the 2010 plan and these services are not just in urban (city) areas – they are also offered in county and rural areas. This plan is not just a city plan it is a joint plan with the city and county.**

Page 1 – [Interpreting Core Values and Policies of this Plan](#) – **not sure if you need this section as it is implied.**

Page 3 – last paragraph [As a result, the city and county are committed to institutionalizing resilience alongside sustainability.....](#) – **What do you mean by institutionalizing resilience?**

Page 5 – [Relationship of this Plan to Sustainability and Resilience and The 2015 Major Update – Focus Areas](#) – **Do we need these sections?**

Chapter II – Plan Organization and Implementation:

Page 1 – first paragraph [The policies also inform decisions about the manner in which urban services are provided.....](#) – **Delete urban as in comment of Page 1 first bullet.**

Page 2 – first paragraph [have been remarkably successful in working together to implement the vision set forth in the 1977 Comprehensive Plan, most notably in channeling growth to the city’s service area,.....](#) – **add to this list – protecting lands through Open Space acquisition, protecting neighborhood character.**

Chapter III – Policies

Sec.1- Intergovernmental Cooperation and Growth Management

Page 1 – second paragraph – [this interdependence is a legacy of the Boulder Vallley Comprehensive Plan which has resulted in the urban form, environmental preservation, and neighborhood character, that all enjoy today.](#) Add part in red.

Page 3 – [New Policy: Enhanced Community Benefit](#) – We need to be careful on how this policy will be implemented and play out. I can understand that if the city/county permit additional height or intensity for a development that there should be some community benefit from that. However, we want to be careful that the “benefit” received outweighs the “cost” of the additional intensity or height. Also, this could result in certain areas receiving the “impact” of the additional variance while other areas of the valley reap the “benefits” of the variance.

Sec. 2 – Built Environment

Page 3 – Include Twin Lakes Open Space in the Rural and Open Space Lands on the Boulder’s Natural Setting Map. The green in the map can indent up through Rural Residential lands up to and including the Twin Lakes Open Space lands. There is a similar indent including City of Boulder Open Space lands north of Baseline Road and just west of the creek. There should be a similar indent on this map to include the Twin Lakes Open Space.

Page 10 – [The city will also work with neighborhoods to identify areas for additional housing, libraries, recreation centers, parks, open space, or small retail uses that could be integrated into and supportive for neighborhoods.](#) Add the part in red.

Page 18 – [New Policy: Building Height](#) – the effects of larger and higher buildings will be the same on the community whether those buildings have affordable housing or market rate housing – we need to be careful that we do not give up our views and aesthetic built environment in exchange for community benefit. If these height variances are allowed they need to be vetted well with the surrounding community so that they complement it and are not just allowed because they provide a community benefit. We need to be careful that a new policy such as this is not abused.

Page 19 – [b\) Area planning.](#) – Delete the part [as city work plan and resources allow.](#)

Sec.3 – Natural Environment

The first three paragraphs of the 2010 BVCP 3. Natural Environment section should be included here.

Sec. 6 – Transportation

Page 6 – Municipal Airport – [The airport will continue at the appropriate scale to ensure it meets the needs of the community](#) – change appropriate scale to small-scale. The 2010 BVCP stated: The Boulder Municipal Airport will continue as a small-scale general aviation airport. Why has this been changed to “appropriate scale” – are they planning on expanding the airport and if so how will this affect the community?

Sec. 7 – Housing

Page 2 – 7.03 Populations with Special Needs – ~~Keep the wording from the 2010 BVCP – it does not need to be changed. The cash-in-lieu component is to be looked at and questioned.~~

Page 3 – 7.06 Mixture of Housing Types – The city will encourage developers to provide a mix of housing types within each development where appropriate and in balance with the surrounding development.
~~Add the part in red.~~

Page 3 – 7.08 Preservation and Development of Manufactured Housing – ~~If an existing mobile home park is found to have health or safety issues, every reasonable effort will be made to reduce or eliminate the issues.... Keep every reasonable in there.~~

Page 3 – New Policy Permanently Affordable Housing for Additional Intensity – ~~The implications of this policy need to be looked at before including it. It sounds good but may not play out as desired or intended. The additional intensity and height may not result in permanently affordable housing built on-site in a private market rate development but rather the public housing authorities will get these waivers and increased height and density may occur in areas not suitable for it.~~

Sec. 8 – Community Well-Being and Safety

Page 3 – New Policy: Youth Engagement – ~~Not sure this is needed. It is covered in the previous paragraph. If this policy goes through would they also have policies for senior citizens or other diverse community members?~~

Page 5 – City Parks and Recreation – ~~Why was City added? Can it just say Parks and Recreation? Also keep in this sentence: Park and recreation facilities and service of the city or other service entities will provide an adequate range of exercise and recreational opportunities for residents.~~

Sec. 10 – Local Governance and Community Engagement

Page 1 – 10.2 Community Engagement - The city and county support better decision-making and outcomes that are achieved by facilitating open and respectful dialogue, seeking the involvement of those potentially affected by or interested in a decision and representing the views or interests of those less able to actively participate in the public engagement process, especially vulnerable and traditionally under-represented populations. ~~Delete the part in red here. It reads as if the city and county will represent a particular population and not other populations.~~

~~In one of the meetings Liz Payton suggested to add ethical rules to this section. I agree that this is a good addition.~~

Chapter IV – Land Use Map Descriptions

Page 3 – Medium Density Residential – Characteristics and Locations: Medium Density Residential is characterized by a mixture of housing types – ~~delete this sentence. There can be medium density residential developments that are of all one housing type. This was not in the 2010 BVCP~~

Page 3 – Mixed Density Residential – Why was the 6 – 18 du/ac for newer areas changed to 6 – 20 du/ac?

Chapter V – Subcommunity and Area planning

Gunbarrel needs a subcommunity plan for the entire area not just the Gunbarrel Community Center Plan, 2004 (which by the way was not followed). This should be a priority and no new development should take place in Gunbarrel until one is in place.

Chapter VII – Amendment Procedures & Referral Process

The Amendment Procedures in the 2010 BVCP (II. Amendment Procedures) should continue to be in place. The 4-body review for land use changes in Area II and Area III should remain and the amendment procedures in place in the 2010 BVCP should remain in place for the 2015 BVCP.

Thank you all for your time reviewing my comments and thanks again for all your hard work in preparing this update.

Donna George

4661 Tally Ho Court



February 21, 2017

City of Boulder
Attn: City Council, Planning Board, Department of Planning, Housing & Sustainability
P.O. 791
Boulder, CO 80306

Re: Boulder Valley Comprehensive Plan (BVCP) Update

Dear Boulder City Council, Planning Board and Department of Planning, Housing & Sustainability:

On behalf of the Twenty Ninth Street Center, located between Arapahoe Avenue, and 28th, 30th, and Walnut Streets - in the Boulder Valley Regional Center (BVRC) - Macerich is pleased to provide comments for consideration to the BVCP update, since policy changes are being considered that would impact the BVRC and non-residential land uses.

I. Boulder, Macerich & Twenty Ninth Street

Macerich is a longtime major property owner in the BVRC. Macerich has owned the original Crossroads Mall site since 1979 and has owned other major properties in the BVRC in the past (e.g. Boulder Plaza on the west side of 28th Street). The 60.6 acre site – with 854,991 square feet of commercial buildings - is 18% of the BVRC. Almost four decades of serving Boulder has given Macerich the unique insight and experience to meet the needs of the local and regional community.

Twenty Ninth Street is a crucial economic generator of City of Boulder revenue. The property is the largest single sales tax revenue generator in the City of Boulder (about 7% of the total). Twenty Ninth Street's critical role in the budget was particularly apparent during the transformation of the property from the former Crossroads Mall to Twenty Ninth Street. Prior to the redevelopment, retail sales tax revenues to the city had declined, resulting in loss of city services and elimination of staff positions. Revenue, tax, and employment figures in 2016 were healthy:

- Property taxes paid: \$3.7M
- Total mall sales: \$226M
- Estimated sales taxes paid: \$19.9M
- Portion of sales that tax comes back to the city/county: \$10.9M

Twenty Ninth Street is constantly evolving. Macerich has made significant investments in the property from the 1983 development of the enclosed mall to the 2006 redevelopment and repositioning. Under our watch the property has evolved to meet the demands of the community.

Macerich continues to bring in new tenants in response to the market and the Boulder community's needs. With a current occupancy rate of 99%, the center hosts a wide variety of commercial uses, including the popular Trader Joe's, Apple, and H&M stores, Boulder's only movie theater complex, and a first class fitness club with indoor and outdoor pools. Among the office tenants is Zayo, the broadband powerhouse which is expanding its headquarters at Twenty Ninth Street. The center's recent milestones:

- 2006: Apple, Home Depot, Staples
- 2007: Century Theatres
- 2009: Colorado Athletic Club
- 2011: Nordstrom Rack
- 2013: H&M
- 2013: Zayo
- 2014: Trader Joe's
- 2016: West Elm

Twenty Ninth Street's housing site was successfully developed. To reflect the Mixed Use Business land use BVCP designation of the property, a housing site was designated on the northeast corner of the 2004 approved site review plans. In 2008, Macerich secured a deal with Second Level Investors paving the way for Two Nine North apartments (238 units) which were constructed and opened in September 2011. These units successfully serve Boulder professionals, retirees and students who can walk, bike and bus to work, shop, and play.

II. The role of the Boulder Valley Regional Center in the BVCP

The comprehensive plan identifies the city's Activity Centers (page 20). The BVRC is one of the city's three regional centers at the highest level of intensity. The plan also identifies the role of the Central Area (page 29):

2.18 Role of the Central Area

The central area will continue as the regional service center of the Boulder Valley for office, retail, financial, governmental, medical, cultural and university activities. As such, it will remain the primary activity center and focal point of the Boulder Valley. The central area includes distinct, interrelated activity centers such as the Downtown Business District, University of Colorado, Canyon Boulevard Cultural Corridor, and Boulder Valley Regional Center. A variety of land uses surrounds these activity centers, and transportation alternatives provide direct connections between them.

One of the five categories of business land use in the BVCP is Regional (page 66):

The two major Regional Business areas of the Boulder Valley are the Downtown and the Crossroads Area. Within these areas are located the major shopping facilities, offices, financial institutions, and government and cultural facilities serving the entire Boulder Valley and neighboring communities. These areas will continue to be refurbished and upgraded and will remain the dominant focus for major business activities in the region.

The Boulder Valley Regional Center is described in the BVCP as follows (page 74):

The **Boulder Valley Regional Center (BVRC)** is a primarily commercial area, providing retail at a range of scales, restaurants, offices, and hotels in the geographic center of Boulder. There is also some high-density housing, two parks and the Dairy Center for the Arts. The BVRC was established as an urban renewal district in 1979 to revitalize the area, with public improvements financed by bonds that were paid off in 2002.

BVCP Policies that Support the Boulder Valley Regional Center

Boulder's current comprehensive plan includes key policies that relate to and support the success of the Boulder Valley Regional Center. These policies address a Diverse Economic Base (page 43), Quality of Life (page 43), Housing Choices (page 50), and Diversity (page 50):

5.04 Vital and Productive Retail Base

The city will develop and implement a retail strategy that will address the market opportunities and shopping needs of the community, ensure an appropriate mix of retail and identify strategies to improve the retail base and the city's sales tax revenues including affordable retail.

5.05 Support for Local Business and Business Retention

The city and county recognize the significant contribution of existing businesses in the local economy and will work to nurture and support established businesses and maintain a positive climate to retain businesses. Business retention and expansion is a primary focus for the city. The existing jobs that are in Boulder are the city's most important jobs.

5.07 Funding City Services and Urban Infrastructure

The city will encourage a strong sustainable economy to generate revenues to fund quality city services for the public that are consistent with community goals and character...

7.06 Mixture of Housing Types

The city and county, through their land use regulations and housing policies will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities, to meet the housing needs of the full range of the Boulder Valley population.

7.09 Housing for a Full Range of Households

The city and county will encourage preservation and development of housing attractive to current and future households, persons at all stages of life and to a variety of household configurations. This includes singles, couples, families with children and other dependents, extended families, non-traditional households and seniors.

7.10 Balancing Housing Supply with Employment Base

Expansion of the Boulder Valley housing supply should reflect to the extent possible current employer locations, projected industrial/commercial development sites, variety of salary ranges, and the demand such developments bring for housing employees. Key considerations include housing type, mix, and affordability. The city will explore policies and programs to increase housing for Boulder workers by fostering mixed-use and multi-family development proximate to transit, employment or services and by considering the conversion of commercial and industrial zoned or designated land to residential use.

III. Input from Macerich to the BVCP Update

Macerich has read with interest the city staff memorandum for the January 24 City Council / Planning Board study session on the BVCP Update and heard the Council and Board comments at the meeting. The company was surprised to learn about the draft policy of "slightly reducing nonresidential potential" in the BVRC. However, Macerich generally agrees with the city's goals to incentivize housing in the overall BVRC while still maintaining a healthy economy. In order to achieve these goals, Macerich recommends that the City of Boulder consider the following in its BVCP Update process:

1. Focus on supporting Twenty Ninth Street as the retail and office core of the BVRC

The City of Boulder should support Twenty Ninth Street site as the retail and office core of BVRC and Boulder. The property is truly the "vital and productive retail base," with strong sales tax revenue generation to support the city's budget and its many desired services to the community. The site has also proven as attractive to local office tenants, with covered parking and easy walkable access to shopping, dining, and recreation opportunities. Macerich believes that the zoning district use tables for the property underlying Twenty Ninth Street should *not* be changed to limit nonresidential square footage at this vital core.

2. Incentivize the considerable potential for housing along 28th and 30th Streets

There is substantial development – and redevelopment - potential on the 270 acres of properties adjacent to 28th and 30th Street north of Twenty Ninth Street. These properties would allow for residential or mixed use concepts that would help to improve the balance of jobs and housing in the city and specifically in the BVRC. New residents in this area would have good access to transit, employment opportunities, and a wide variety of shopping and services.

3. City building height limits significantly limit future housing at Twenty Ninth Street

Based on the city's height limits and the lowest point measurement on the property, there are significant limitations on potential locations for new building construction or additions, including locations for future housing. As an example, the two-story buildings along 29th Street measure 55 feet in height per city code. Also, the existing buildings were not structurally built to accommodate additional height.

4. The approved Twenty Ninth Street housing site has been developed with 238 units

To address the underlying Mixed Use Business BVCP land designation, the Twenty Ninth Street site review was approved with a housing site at the northeast corner, along 30th Street. The successful development of the Two Nine North apartments fulfilled the site review housing requirement and provides a housing site close to the Boulder Transit Village / bus depot, the adjacent new Google campus, and extensive BVRC shopping.

Macerich agrees with the benefits of adding more housing to the BVRC area surrounding Twenty Ninth Street, while ensuring that Twenty Ninth Street is supported to continue its role as the vital and productive retail base that ensures the health of Boulder's economy.

Warm regards,



EVP Real Estate
Macerich

The Back Porch Group

A pragmatic, informal think tank

Update: April 11, 2017



Back Porch Group exists to bring forward innovative solutions that can be tried, evaluated and inform further, larger efforts to provide durable affordable housing options. We will help to move these ideas forward by developing a strong, diverse coalition to build the political will to ensure the Boulder area remains a healthy community for generations of today and tomorrow.

Our Vision: Let's build on the Boulder area's best resource, our innovative people, who previously inspired the world by investing ~\$1B to protect 150,000 acres of community open space land to now make a similar ambitious investment in our people. Let's protect and build enough permanently "attainable" homes for workforce and middle income residents to ensure a healthy, diverse community.

Our Premise: The City of Boulder must reverse the current annual affordable housing "net annual shed rate" of ~2000 units (out of a total of 45,000 units with 3700 permanently affordable and a goal of 4500) and create more housing for those earning under 150% of the Area Median Income (AMI). This ensures a vibrancy, a cross-section of demographics and a spectrum of diverse residents that makes Boulder one the best places to live in the world. **Summary of Back Porch recommendations:**

1. The City will develop regulations and policies to ensure that: A) development and redevelopment do not result in a net percentage or numerical loss of housing units affordable to 150% AMI households and lower and B) new residential development is predominantly permanently affordable to 150% AMI households and lower.

2. Community benefits: The City will ensure that significant additional community benefits are derived when development potential is increased beyond that which is allowed by-right according to zoning. These benefits should be durable and prioritize permanently affordable mixed income housing. Additional benefits for consideration include affordable business space and affordable arts space.

This problem is NOT overstated:
*By 2020, Boulder Housing Partners projects there will be **ZERO** properties accessible for purchase by those making \$100,000 (100% Area Median Income) or lower – this equals thousands of current residents and employees in Boulder. In 2016, the average single-family home price topped \$1 million.*
BHP Study

Innovate for Impact 24 Month Challenge: In the next 24 months, working co-creatively, Boulder neighborhoods, businesses and affordable housing developers will be empowered to experiment to build 200 permanently attainable units (AMI 60-150%) over and above "business as usual" (projects in the pipeline currently or soon to be included). These will be pilots from which to learn and that are capable of being scaled. Proposals from neighborhoods are especially encouraged.

Other Recommendations and Actions:

- Submitting language for consideration in the Boulder Valley Comprehensive Plan Update
- Promoting changes to Boulder's Land Use Code eg flexibility for Accessory Dwelling Units (ADUs) or other density bonuses in return for permanent affordability/additional auto-parking restrictions
- Build political will for an ambitious goal to retain workforce and middle income housing eg 50%+ all housing in the City be permanently attainable to 60%-150% AMI especially public workforce.
- Get area cities to develop an online "dashboard" updated monthly to show progress towards overall permanent affordable housing goal/movement away from goal



At the "Back Porch" of Vic's Broadway Leslie Durgin on KGNU about Back Porch

About Us: We are a diverse group of area leaders with varied backgrounds who began meeting in June 2016. We are not formally representing the groups we are professionally affiliated with; however those connections and our personal perspectives all combined to find common cause in championing the need for viable workforce-middle-income housing options.

- Roger Lewis, formerly with Thistle, the City and the National Community Land Trust Network.
- Leonard May, Boulder PLAN-Boulder County Board and former Boulder Planning Board
- Dan Powers, Director of Boulder Tomorrow and ED of CO-LABS
- Leslie Durgin former Boulder Mayor and active with Boulder Housing Partners, the Boulder County Consortium of Cities
- Scott Holton, Element Properties, a for profit affordable housing developer
- Karen Klerman, Boulder Housing Partners board chair, commercial lender with Wells Fargo
- Doug Parker former energy efficient builder, County sustainability examiner and now active with BoCo Strong on affordable housing
- Diana Caile, Community Oriented Real Estate owner (realtor) with background in urban planning and community organizing
- David Adamson: formerly with The Nature Conservancy, veteran of several green building product company start ups, co-founder Goose Creek Community Land Trust, a non-profit permanently affordable mixed income housing developer and advocate.

Contact Back Porch: David Adamson david@goosecreekclt.org 303 545 6255

From: Karen Hollweg <khollweg@stanfordalumni.org>
Sent: Wednesday, April 5, 2017 9:39 AM
To: City of Boulder Planning; Ellis, Lesli
Cc: 'Dave Kuntz '; 'allyn s feinberg'; 'Ray Bridge'; Billig, Pat
Subject: RE: BVCP Sec. 3 Natural Environment -- Suggestions for revisions - pdf attachment shows 6 places with track changes
Attachments: Sec. 3 Natural Environment, 2015 BVCP Update, revision suggestions 4-2-17.pdf

Planning Board members and staff,

Attached is a track changes document containing the last round of revisions we are suggesting on the **BVCP Update Sec.**

3. Natural Environment

We are pleased with much of Sec. 3 as it now stands. On the attached doc you will see colored track changes with the suggestions we are making in 6 places – e.g., the paragraphs at the top & bottom of page 2 . (Please let me know if your computer does NOT show these in a different color, since our intent is to make it easy for you to focus on these remaining places which we feel need attention.) In some cases our revisions are to make the draft reflect the current science; in others our suggestions are to clarify the language and/or make it consistent with current policies and practices. In a couple of places, we have suggested eliminating redundancy.

Please contact one of us, should you have questions or want additional background information. (see phone numbers below)

Thank you for your continuing attention to the update of this important policy and planning document.

Karen Hollweg 303-494-2016

Dave Kuntz 303-449-1672

Allyn Feinberg

Ray Bridge

Patricia Billig

BVCP Sec. 3 Natural Environment -- Suggestions for revisions to March 24 draft - see attachment

Lesli and Nicole,

It has been a pleasure working with you on Sec. 3 of BVCP over the last the last 8 months. Because of our work with you and the staff members from several city and county agencies, we know Sec. 3 has been improved and that we have crafted policies for the Natural Environment that are much more well-grounded in plans and policies that have passed through public review and in current science – and quite frankly, that are clearer and can be more easily understood.

As you prepare the final draft for adoption, we hope you will find our suggestions we have for improving the text in 6 specific parts of Sec. 3 useful. They are highlighted in a different color of track changes (red typeface on my computer) and begin at the top of page 2 on the attached doc. The base document in which our changes are added is the March 24, 2017 Track changes/red line version.

In a couple cases, our revisions are to make the draft reflect the current science; in others, our suggestions are to clarify the language and/or make it consistent with current policies and practices or internally consistent within Sec.3. In a couple of places, we have suggested eliminating redundancy. [We have included explanations for our suggestions in brackets.] The material in brackets is NOT meant to be part of the BVCP text.

Please contact one of us, should you have questions or want additional background information. (see phone numbers below)

Thank you for your continuing attention to the update of this important policy and planning document.

Respectfully,

Karen Hollweg 303-494-2016

Dave Kuntz 303-449-1672

Allyn Feinberg

Ray Bridge

Patricia Billig

Chapter III—Policies

Sec. 3. Natural Environment

In this section, the “natural environment” includes the city and county owned open space lands as well as environmental components (like air, water, geological features) and remnants of the natural environment within the urban area. Preservation and protection of the natural environment that characterizes the Boulder Valley is a core community value that has defined Boulder since the end of 19th century. Within the Boulder Valley’s complex ecological system, there are inextricable links among the natural environment, the built environment, the economy and community livability. Changes to the natural ecosystems within the Boulder Valley can have a profound effect on ecosystem viability and the quality of life desired by Boulder Valley residents.

(Note: Show this next section as a graphic.) A mixture of wildlands and urban lands exist throughout the Boulder Valley, often referred to as the wildland-urban interface, and within a continuum or gradient. High quality ecosystems containing primarily native plants and animals occupy one end of the natural environment gradient. Land that is not dominated by native species but that is in a natural condition without buildings or development is found further along the gradient. On the other end of the gradient are lands that contain mostly non-native plants and animals and are used primarily for developed recreation, transportation or other purposes (e.g., parks, greenways) in an urban environment. These lands are managed differently for different purposes.

Over many decades, with the initiative and financial support of local citizens, the city and county have actively protected and managed open space around the urban area, and existing city and county open space plans and policies apply to those public lands acquired and managed as habitat conservation areas, natural areas, recreational areas, and agricultural areas.

As in the rest of the world, the Boulder Valley climate is experiencing local and regional climate change within the larger global climate regimes. Anticipated further changes and intensified weather events and warming heighten the need for the city and county to proactively reduce risk and protect resources.

Boulder has been a ~~t~~the forefront of leader in environmental protection and preservation for many years. Sixty-three percent (63%) of the Boulder Valley has been protected by the city and county as open space for habitat for native plants and animals, agricultural productivity, and ~~The vast amount of natural land protected by the city and county~~ contributes to the high quality of life for residents for recreation, relaxation, and connection with nature. The community’s historic and on-going emphasis on clean air and water, and preservation of natural habitats has resulted in significant progress toward a sustainable, resilient and healthy urban environment.

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

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

- Protecting Native Ecosystems and Biodiversity and Native Ecosystems

- [Enhancing](#) Urban Environmental Quality
- [Protecting](#) Geologic Resources and [Reducing Risks from](#) Natural Hazards
- [Sustaining and Improving](#) Water and Air Quality

Reaching these goals requires an overall planning and management strategy that incorporates an understanding of ecological systems and implements adaptive management principles. [Reason for deleting remainder of this sentence: “adaptive management principles” includes: for “monitoring and course corrections” so that is redundant; and the implementation of adaptive management principles is needed for multiple reasons, not just “given uncertainties of climate change”. Also, redundant, see 3.02 below]. Plans listed at the end of this section provide important guidance and strategies for ecosystem protection and restoration and dealing with potential impacts of climate change..

3.01 Incorporating Ecological Systems into Planning

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

3.02 Adaptive Management Approach

The city ~~and county~~ will employ an adaptive management approach to resource protection and enhancement. An adaptive management approach involves [establishing objectives](#), [conducting](#) ongoing monitoring of resource conditions, ~~assessing~~ [assessing](#) the effectiveness of management actions, ~~revising~~ [revising](#) management actions based on new information from research, and learning from experience what works and what does not.

[Protecting Native Ecosystems and Biodiversity](#)

3.03 ~~Natural~~ [Native Ecosystems](#)

The city and county will protect and restore significant native ecosystems on public and private lands through land use planning, development review, conservation easements, acquisition and public land management practices. The protection and enhancement of biological diversity and habitat for [state and federal endangered and threatened species](#) ~~and state, as well as county critical wildlife habitats, migration corridors, environmental conservation areas, high biodiversity areas, rare plant areas, and significant natural communities~~ and [county and local species of concern \(i.e., resources identified in the Boulder County Comprehensive Plan\)](#) will be emphasized. Degraded habitat may be restored and selected extirpated species may be reintroduced as a means of enhancing native flora and fauna in the Boulder Valley.

3.04 Ecosystem Connections and Buffers

The city and county recognize the importance of preserving large [habitat areas, especially](#) of unfragmented habitat in supporting the biodiversity of its natural lands and viable habitat for native species. The city and county will work together to preserve, enhance, restore and maintain ~~undeveloped lands~~ [identified as critical and having significant ecological value](#) for providing ecosystem connections [\(e.g., wildlife corridors\)](#) and buffers [to support the natural movement of native organisms between ecosystems. Connected corridors of habitat may extend through or along the edges of the urban environment and](#) ~~often serve as~~ [may provide vital links between natural areas for native plants and animals.](#)

~~both wildlife and humans. They~~ [Corridor connections are often at the greatest risk of degradation and development. City plans and thus should be identified such corridors for protection, for planning and, where appropriate, for acquisition, restoration, and/or management.](#)

3.05 Maintain and Restore Natural Ecological Processes and Natural Disturbances

Recognizing that natural ecological processes, such as wildfire and flooding, are integral to the productivity and health of natural ecosystems, the city and county will work to ensure that, when appropriate precautions have been taken for human safety and welfare, ecological processes will be maintained or ~~mimicked~~ replicated in the management of natural lands.

3.06 Wetland and Riparian Protection

Natural and human-made wetlands and riparian areas are valuable for their ecological and, where appropriate, recreational functions, including their ability to enhance water and air quality and reduce the impacts of flooding. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish and wildlife. Because they have historically been so scarce in the Front Range and because of continued degradation, ~~t~~The city and county will continue to develop and support ~~develop~~ programs to protect, ~~and~~ enhance, and educate the public about the value of wetlands and riparian areas in the Boulder Valley. The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction, or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided. Management of wetland and riparian areas on city open space lands is described in the OSMP Grasslands Ecosystems Management Plan.

3.07 Invasive Species Management

The city and county will cooperate and promote efforts, both public and private, to prevent the introduction and spread of invasive and non-native plant and animal species ~~and seek to control their spread~~. High priority will be given to managing invasive species that have, or potentially could have, a substantial impact on city and county resources or ecosystem function. City and county resource management plans will provide direction and guidance for identifying priorities for management and control of invasive non-native species.

3.08 Public Access to Public Lands

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

~~3.13~~ xx Integrated Pest Management *(note: moved from below)*

While the city and county approaches to this policy differ in their management strategies, both work to aggressively manage invasive species. The city and county aims encourage efforts to reduce and eliminate, where possible, the use of pesticides and synthetic, inorganic fertilizers on public properties and also provides outreach and education to encourage the public to use a similar approach on private property. ~~In its own~~The city's practices carefully consider when pest management actions are necessary

and focus on creating healthy and thriving ecosystems to lower pest pressure by natural processes. When pest management is necessary, the city commits to the use of ecologically-based integrated pest management principles, which emphasizes the selection of the most environmentally sound approach to pest management and the overall goal ~~of reducing or eliminating the dependence on~~ using non- chemical pest-control strategies. When public or environmental health risks are identified, the city and county will balance the impacts and risks to the residents and the environment when choosing ~~management~~ management ~~control~~ measures. The county will strive to reduce the use of pesticides and synthetic, inorganic fertilizers where use does occur.

New Policy: Climate Change Mitigation and Adaptation and Resilience

The city and county are working to help mitigate climate change globally and recognize that climate change adaptation is an important area for consideration. Preserving large ecological reserves enhances the resilience of native ecosystems, and reduces the loss of native biodiversity, ecological processes, and ecosystems as the climate changes. Additionally, the city and county will use an adaptive management approach to assess potential impacts from changes in the local climate. Open space management plans guide other strategies related to climate change. [The next phrase makes no sense; delete; -such as visitor experiences on open space.] Overall strategies may include:

- ~~1. [Moved to follow #1 below, because it needs to follow that~~ Actively identify and monitor ecosystems most vulnerable to climate change using biological indicators of sensitivity and response.]
- ~~1.2.~~ Actively improve our understanding of the effect of climate change on local ecosystems and of actions that may help maintain or restore the ecological functions of natural systems under a changing climate. Such actions may include identifying and monitoring ecosystems most vulnerable to climate change using biological indicators of sensitivity and response.
- ~~3.2.~~ Protect large reserves of open space land to support the long-term viability of native plants and animals.
- ~~4.3.~~ Conduct restoration of degraded environments and management of natural ecosystems to enhance their resilience in the presence of climate change, using existing management plans and the best available science. In some cases, this may involve ~~ecosystems~~² transitionings to novel ecosystems, [Reason for change: the literature refers to “novel ecosystems” -- if the term “novel states” is used, it needs to be defined by a footnote] (e.g., to ecosystems now found at different elevations, to variations of current ecosystems, or ecosystems changing in other ways that cannot be forecast with certainty today).
- ~~5.4.~~ On-going attention to the wildland-urban interface environments to better manage both natural resources and human-wildlife conflicts and to reduce the potential for catastrophic wildfire.
- ~~6.5.~~ Addressing-Including specific management guidance and direction regarding climate change mitigation, adaptation, and resilience when city and county agencies prepare master plans.

Enhancing Urban Environmental Quality

3.09 Management of Wildlife-Human Conflicts

The Boulder Valley sits within a wildland-urban interface, and tThe city and county recognizes the intrinsic value of wildlife in both ~~its~~the urban and rural ~~setting~~areas. The city and county will promote wildlife and land use management practices to minimize conflicts with residents and urban land uses while identifying, preserving and restoring appropriate habitat for wildlife species in the urban area. When a wildlife species is determined to be a nuisance or a public health hazard, a full range of alternative wildlife and land use management techniques will be considered by the city and county ~~in order~~ to mitigate the problem in a manner that is humane, effective, economical and ecologically responsible.

(Note: move this policy to after 3.12 in final draft.)

3.10 Urban Environmental Quality

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

3.11 Urban Forests

The city will support, promote and, in some cases, regulate the protection of healthy existing trees and the long-term health and vitality of the urban forest in the planning and design of public improvements and private development. Urban canopy plays an important role in ameliorating the effects of climate change; therefore, the city will guide short- and long-term urban forest management that encourages overall species diversity ~~native~~ and low water demand tree species ~~where appropriate.~~

3.12 Water Conservation

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

New Policy: Soil Carbon Sequestration

The city and county recognize that soil carbon sequestration may have a range of potential benefits, including water retention, soil health and soil stabilization. Soil health is especially important for both the natural environment and agricultural lands. Section 9 (Food and Agriculture) includes a description of soil carbon sequestration policy for tilled agricultural lands.

For the natural environment, the current capacity of native grasslands and forests to sequester carbon will be important in city and county soil carbon sequestration efforts. Native grasslands and forests will be maintained and protected following resource management plans. Opportunities to manage soil carbon levels in such areas if and when appropriate need to be consistent with adopted plans and policies.

Protecting Geologic Resources and Reducing Risks from Natural Hazards

3.14 Unique Geological Features

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

3.15 Mineral Deposits

Deposits of sand, gravel, coal and similar finite resource areas will be delineated and managed according to state and federal laws and local government regulations. ~~Mineral deposits and other non-renewable resources will be used with the greatest practical efficiency and the least possible disturbance to existing~~

~~natural and cultural resources. The impacts of extraction or uses of such resources will be balanced against other community values and priorities, including environmental and cultural resource protection, health concerns and carbon emission reduction. The city and county will work together to acquire mineral rights as appropriate.~~

3.16 Hazardous Areas

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

3.17 Erosive Slopes and Hillside Protection

Hillside and ridge-line development will be carried out in a manner that, to the extent possible, avoids both negative environmental consequences to the immediate and surrounding area and the degradation of views and vistas from and of public areas. Regulations should address the risk of earth movement and/or mud slides to guide planning, design and construction of any development on, adjacent to, or at the base of hillsides.

3.18 Wildfire Protection and Management

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

3.19 Preservation of Floodplains

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

3.20 Floodplain Management

The city and county will protect the public and property from the impacts of flooding in a timely and cost-effective manner while balancing community interests with public safety needs. ~~[Delete: Recognizing that the impact of climate change on the magnitude and frequency of significant flood events is not yet known Extreme Event Attribution science is moving forward rapidly; see <http://nas-sites.org/americasclimatechoices/other-reports-on-climate-change/attribution-of-extreme-weather-events-in-the-context-of-climate-change/>.]~~ The city and county will continue to monitor the effects of climate change on floodplain delineation and management and amend regulation and management practices as needed for the purpose of protecting life and property.

The city and county will manage the potential for floods by implementing the following guiding principles: a) Preserve floodplains; b) Be prepared for floods; c) Help people protect themselves from flood hazards; d) Prevent unwise uses and adverse impacts in the floodplain; and e) Seek to accommodate floods, not control them. The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi-hazard mitigation and flood response and recovery plans. ~~[In addition, the city and county will prepare for, respond to, and manage flood recovery by implementing multi-hazard mitigation programs and projects, preparing flood response and recovery plans and regulating the siting and protection of critical facilities in floodplains Duplicates previous sentence and "siting in floodplains" contradicts previous statements.]~~

3.21 Non-Structural Approach to Flood Management

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

3.22 Protection of High Hazard Areas

High hazard areas are the areas of the floodplain with the greatest risk to loss of life due to floodwater velocity. The city will prevent redevelopment of significantly flood-damaged properties in high hazard areas. The city will prepare a plan for property acquisition and other forms of mitigation for flood-damaged and undeveloped land in high-hazard flood areas. Undeveloped high hazard flood areas will be retained in their natural state whenever possible. To reduce risk and loss, Compatible uses of riparian corridors, such as riparian corridors, natural ecosystems, wildlife habitat and wetlands will be encouraged protected in these areas wherever appropriate. ~~[Delete next sentence OR Revise to reflect policies and practices following 2013 flood so it reads: Trails construction in these areas should be avoided or designed to avoid the hazard areas. or other open-recreational facilities may be feasible in certain areas.]~~

3.23 Larger Flooding Events

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

Sustaining and Improving Water and Air Quality

3.24 Protection of Water Quality

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

3.25 Water Resource Planning and Acquisition

Water resource planning efforts will be regional in nature, consider climate change and incorporate the goals of water quality protection, ~~and as well as~~ surface and ground water conservation. The city will use a variety of strategies, such as water conservation, demand management, reuse and acquisition of additional water supplies to meet the adopted municipal water supply reliability goals while balancing instream flow maintenance and preservation of sustainable agriculture. ~~The city will continue to obtain additional municipal water supplies to insure adequate drinking water, maintain instream flows and preserve agricultural uses.~~ The city will seek to minimize or mitigate the environmental, agricultural and economic impacts to other jurisdictions ~~in its acquisition of additional municipal water supply and seek to further the goals of maintaining instream flows and~~ preventing the permanent removal of land from agricultural production elsewhere in the state in its acquisition of additional municipal water rights. The city and county may continue to acquire water rights for Open Space purposes.

3.26 Drinking Water

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

3.27 ~~In-stream~~ Minimum Flow Program

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

3.28 Surface and Groundww-Water

Surface and groundwater are part of an integrated environmental system that will be protected as a resources will be and managed to prevent their degradation and to protect and enhance aquatic, wetland and riparian ecosystems. Land use and development planning and public land management practices will consider the interdependency of surface and groundwater and potential impacts to these resources from pollutant sources, changes in hydrology, drilling, mining, and dewatering activities. The city will consider additional regulation of activities impacting groundwater that may create nuisances to other properties. Such regulations should be balanced with other comprehensive plan policies and address how to minimize subsurface construction requiring ongoing dewatering to limit environmental impacts and mitigate impacts of dewatering on surface water quantity and quality, groundwater recharge, wells, and ecosystems and associated energy use. Dewatering systems should be designed to protect life, safety, property, and environment.

3.29 Wastewater

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

3.30 Protection of Air Quality

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

Relevant Plans and Policies include:

- Grasslands Ecosystem Management Plan, OSMP
- Forest Ecosystem Management Plan, OSMP
- Boulder County Comprehensive Plan Environmental Resources Element
- Visitor Master Plan, OSMP (Note: ~~Change to or new name of Master Pplan as updated once it is reviewed by public and approved by Council~~)
- Water Utility Master Plan
- Water Efficiency Plan

- Boulder's Climate Commitment (Add once public review of natural environment open space section is completed and received Council approval)
- City of Boulder Resilience Strategy (Add after completion of public review process and Council approval)
- Greenways Master Plan
- Integrated Pest Management Policy

From: Raymond Bridge [<mailto:rbridge@earthnet.net>]
Sent: Friday, April 21, 2017 11:44 PM
To: Ellis, Lesli <EllisL@bouldercolorado.gov>
Subject: PLAN-Boulder County Comments on BVCP Draft

Lesli,

Thanks for all your work on this BVCP revision, and for your serious consideration of citizen input. PLAN-Boulder County fully supports the suggestions forwarded by Karen Hollweg on Section 3—Natural Environment. The PBC board approved the earlier drafts, and we are grateful for staff's careful attention to them.

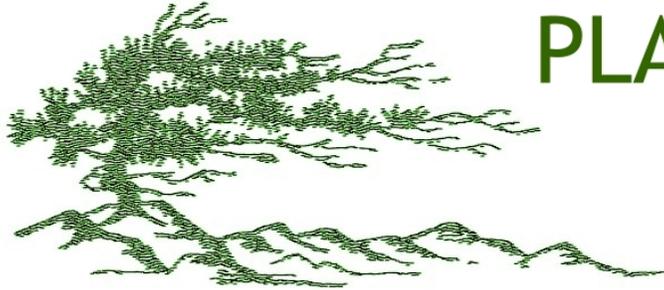
Three members of the PBC board also participated in drafting those suggestions, so they are not duplicated in the attached comments, which cover other aspects of the BVCP.

Best regards,

Ray Bridge and Allyn Feinberg, co-chairs of PLAN-Boulder County.

"Natural selection does not design, it tinkers with what is available."

--François Jacob



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PLAN-Boulder County 2015 BVCP Update Comments, 4/21/2017

First and Foremost, PLAN-Boulder County strongly supports retaining 4 Body Review as it currently exists in the Comp. Plan. This system has been the critical agreement between the City of Boulder and the County of Boulder and has resulted in a compact city, and rural-level development in most of the County. This vision of our community has been supported in many different votes, public input on development projects, and for Comp. Plan updates to this point.

Second, PLAN-Boulder County strongly recommends that consideration of CU-South Campus be dropped from this iteration of the Boulder Valley Comprehensive Plan. We are grateful that staff raised the question, because public input at several meetings made it clear both that flood mitigation should be the highest priority in planning for this area and that City Council should reconsider the adoption of the South Boulder Creek Flood Mitigation Plan, since option D has major deficiencies, and it may well put residents of the Frazier Meadows and Keewaydin neighborhoods at greater risk than they experienced in the 2013 flood. This deserves a high priority on Council's schedule.¹

In any case, flood mitigation should have priority, and it should not be tied to land-use changes, nor to annexation of the property.

Annexation requires a separate public process, in conjunction with detailed proposals by CU on the uses proposed for the area. There is no need to revise current land-use designations in the absence of a plan, and if they are necessary prior to the next BVCP revision, they can be considered in connection with annexation. Without plans from CU, it is impossible to decide what land-use changes are required or appropriate.

¹ Many problems with the adopted plan were raised. One very important one is that the design work considered only a 100-year event. This is grossly inadequate, particularly in view of the fact that all climate-change models predict higher frequency of severe weather events. Second, all the presentations for adoption of the plan clearly specified that option D was to be an earthen berm, and presentations during the BVCP public meetings emphasized this same design. However, during public questioning in the last few months, the project engineer maintained that it would actually include a portion that would be a high-hazard dam, anchored to bedrock. Several hydrologists and engineers have pointed out that this would radically change the groundwater flow, which would require detailed studies that have not been done, and which would degrade the city open space wetlands to the south. Finally, no study was done of a plan that would actually follow the BVCP specifications of use of floodplains and other natural features (and the abandoned gravel pits) as a more effective, environmentally sound, cheaper, and faster alternative.

Specific section comments

Chapter III, Section 1, P. 2, Policy 1. — New Policy on Coordination with CU; no language in the draft. The language may become very important in relationship to the current questions about the flood control on CU South.

P. 2-3 Policy 1.19 Jobs: Housing Balance— Solutions proposed here are not likely to move the needle on the imbalance. There should be clear focus on lessening the number of future jobs, not just how they are arranged.

P. 3, New Policy: Enhanced Community Benefit — This policy should be tied clearly to the Community Benefit requirements in the code. This policy should emphasize that significant and real community benefit that is equivalent to the benefit being received by the development must be given for additional building height or development intensity.

P. 7 Policy Growth to Pay Fair Share of New Facility Costs — PLAN-Boulder County strongly supports this principle, but we do not support pretending that we have policies that are actually fairy tales. The latest study and implementation of extractions to make growth pay its cost fell so far short of being adequate, that this policy may as well not exist. Either get serious about this, or remove it from the Comp. Plan.

Chapter III, Section 2 Built Environment, P. 9 Policy 2.12: — Preservation of Existing Residential Uses – Residential uses should be preserved, period. There should be clearer language about only allowing very limited areas to be converted to non-residential uses and that policy should then be defined in the code.

P. 9 Policy 2.16 Mixed Use and Higher Density Development: — If mixed use is being considered in exchange for “a substantial amount of affordable housing”, substantial has to be defined in the code. Mixed use development should not be allowed until there is an area or neighborhood plan on which it can be based.

P. 10 Policy 2.17 – Variety of Centers: — Language should be added to say that new or expanded Neighborhood Centers will be based on Neighborhood or Area Plans, to match up with New Policy 2.xx on P. 12.

P. 13 Policy 2.18 Role of the Central Area: — PLAN-Boulder County will have comments on the Central Broadway Corridor Design Framework, which isn’t included in this review draft. Please notify us when this Framework is ready for review.

P. 14 New Policy 2.xx Light Industrial Areas: — Pursuing regulatory changes to better allow for housing infill in these areas should be undertaken with the greatest care. Housing provides much higher returns on investment and increases property

values such that industrial uses can easily be driven from industrial zones. Industrial zoning needs to be preserved, and trying to achieve the goal of more infill housing and preservation of industrial uses may be in conflict.

P. 17 Policy 2.30 Sensitive Infill and Redevelopment: — This policy hasn't changed, but the measures that this policy specifies to achieve the policy are mostly missing in action, and are the measures required for citizens to be assured of the outcomes. The fact that none of these measures have been established leads to citizens having to resist every proposed project. The priority for establishing the measures specified in this policy should be elevated to **high**.

P. 17 – New Policy Building Height: — It isn't clear that height up to 55 feet will be allowed in “areas anticipating change”, or where there are subcommunity or area plans, or design guidelines without any community benefit required or if any additional height above 35 or 38 feet will require community benefit. This should be clarified, and it should say defined community benefit is required for any additional building height or intensification of land use.

P. 18 Policy 2.37 Enhanced Design for All Projects: — Are buildings in the Transit Village considered “quality architecture?” The hotels at 28th and Canyon? Much of the outcry against new development is related to what citizens consider “ugly buildings.” There is a large leap to be made from the kinds of buildings that we have been getting recently and something that most would agree is “quality architecture”. Until there is clarity around this issue, this policy is, *at best*, a placeholder.

Chapter III, Section 3: — PLAN-Boulder County supports the draft comments forwarded by Karen Hollweg.

Chapter III, Section 4, P. 2 Policy 4.04: — Energy-Efficient Land Use – What does “co-location of developments that are surrounded by open space.” mean? There must be more to say about this than increasing mixed use and co-location of developments that are surrounded by open space.

P. 3 Policy 4.04 Energy-Efficient Building Design: — Is this a location for a policy on Net Zero development?

P. 3 Policy 4.07 – Waste Minimization and Recycling: — Given the new city policies regarding universal recycling and composting, is there not more to say about Waste Reduction efforts in this section? Some mention should be made of developing the infrastructure needed for Zero Waste.

Chapter 3, Section 5, p. 1, Policy 5.01: — Revitalization of Commercial and Industrial Areas – See previous comments about allowing housing in industrial areas that will displace the industrial uses. This policy notes that displacement

should be minimized, but this needs a real plan and action items to control displacement.

P.4 Policy 5.10 Communications Infrastructure: — PLAN-Boulder County encourages the City Council to revisit the decision to allow private industry to develop or be a partner in the development of community broadband. This is an area where huge amounts of money could be saved for Boulder consumers and the City should reinvestigate creating a city utility for communications.

Chapter III, Section 6 - Transportation

PLAN-Boulder County wants to offer some overall policy concepts for this Section, rather than comments on each policy. None of the changes made to the language of the Comp. Plan Transportation policies will actually deal with solving the problems we face.

- The critical acknowledgement that has to be made is that in order to achieve any of the laudable goals of the comp. plan around transportation, more money will be required.
- Capital costs should be allocated according to impact generated by types and sizes of new development, and use both impact fees and TET to collect these costs.
- The transportation operating budget for O&M should be funded by user fees, like parking charges, to replace as much as possible the sales tax, because sales tax has no effect on driving, whereas, e.g., parking charges can have a very significant effect in reducing unnecessary driving, but without limiting necessary trips. This is in contrast to things like parking limits that can actually lead to more driving and more congestion as people drive around endlessly looking for spaces.
- The Transportation Master Plan should be revised such that it reasonably maintains LOS measures given the expected impacts of new development.
- Both the capital and operating components should be analyzed, with costs split out between those that are growth-related and so necessary to maintain LOS, and those that maintain the existing system even without growth.
- LOS measures should include travel times on arterials measured at one hour intervals from 7 AM to 6 PM, and projected CO₂ emissions (surrogate is overall total VMT).
- The city should design operating programs (Eco Pass, car pooling, van pooling, ride sharing, delivery services, work from home etc.) so that new development can buy into them and not have to each generate its own programs.

- In order to meet the LOS requirements, new development will need to invest in operating programs both on- and off-site in nearby locations, since it's impossible to reduce traffic generation at a given site to zero. So the goal here is net zero increase in trips and traffic from every new development.

P. 5 New Policy Transportation Infrastructure to Support Walkable 15-Minute Neighborhoods: — Before this becomes a Comp Plan policy, a real definition of what a 15-minute neighborhood is, and what changes would be required to achieve such a thing has to be clarified. The goals expressed for this concept sound good, but what will it mean to actually make it work? Is there any reason why it couldn't be a 20-minute walkable neighborhood? Could the seams between neighborhoods part of this concept? There needs to be a lot more work on this, perhaps in relationship to neighborhood plans (maybe a pilot?) before this becomes a policy.

Chapter III, Section 7 Housing p. 3, Policy 7.07 Preserve Existing Housing Stock: — This should read "Require preservation of existing housing stock." This is of the highest priority for addressing affordable housing issues.

P. 3 Policy 7.09 Housing for a Full Range of Households: — There has to be focus on units that are adequate for families. There are fewer and fewer units of this type, and if we will meet diversity of housing type goals, this has to be a priority.

P. 3 New Policy Permanently Affordable Housing for Additional Intensity: — We have been making these decisions on a kind of ad hoc basis. We have to have a clear definition in the code of how much and what kind of affordable housing will be given for what the developer is giving. **It needs to be in the code, and there need to be enforcement mechanisms tied to it.**

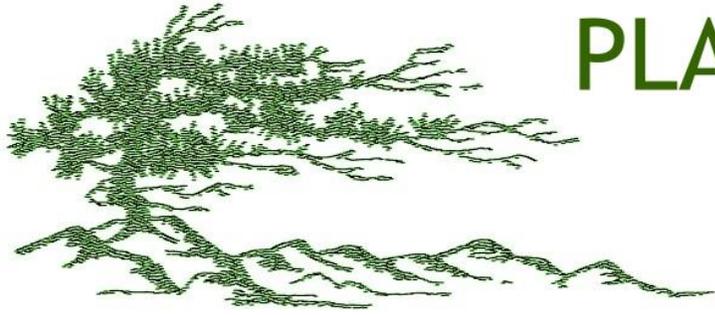
P. 4 Policy 7.13 Integration of Permanently Affordable Housing: — There is currently a conflict between integrating affordable housing into a development and paying cash-in-lieu for the housing to be placed elsewhere. There are arguments for both, but the pros and cons need analyzing and clear policies have to be created.

P. 7 Policy 7.14 Minimizing Displacement: — This should be moved to a high priority along with preservation of existing housing, since they go together. Relocation options as a strategy is inadequate in the extreme.

P. 7 New Policy Market Affordability: — The city's middle income housing strategy remains a concept. It has not been clarified, nor agreed to by the community.

Chapter III, Section 8 Trails Network Policy 8.13: — Needs a more cautious tone in talking about striving to connect trail systems. There are many environmental impacts in connecting to OSMP trails, for instance, and this need careful evaluation.

Chapter III, Section 9 – Agriculture and Food Policy 9.04: — Soils Sequestration on Open Space land should be reserved for already tilled land. It is not appropriate for native grasslands.



PLAN-Boulder County

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Planning Board Members:

Plan-Boulder County recommends that you include a recommendation to City Council that the new BVCP include the following affordable housing policies:

1. Increase affordable housing as a percentage of overall housing: The city will develop regulations and policies to ensure that: A) development and redevelopment does not result in a net percentage (of overall housing) loss of housing units or numerical loss of housing units affordable to 150% AM I households and lower AND B) new residential development is predominantly permanently affordable to 150% AMI households and lower.
2. Community benefits: The City will ensure that significant additional community benefits are derived when development potential is increased beyond that which is allowed by-right according to zoning. These benefits should be durable and prioritize permanently affordable mixed income housing. Additional benefits for consideration include affordable business space toward retaining local small businesses and affordable arts space.
3. Enhanced Permanent Affordable Housing for Additional Residential Development Potential: The city will develop regulations and policies to ensure that when additional density is provided through changes to zoning, the additional development potential for the residential use will be predominantly permanently affordable housing for low, moderate, and middle income households.
4. Annexation agreements should include requirements that any housing planned for annexed land should include 50% permanently affordable housing and 50% permanently middle-income housing.

Best regards,

Allyn Feinberg and Raymond Bridge, Co-chairs

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April 21, 2017

Submitted to planning@bouldercolorado.gov and through online portal

Re: Comments on BVCP Update

Dear Planning Staff:

Thank you for considering the following comments.

1. Housing Affordability and Diversity (Please list policy, what you like or would change and why)

As government and the community seek to address housing affordability, it is enormously important to involve citizens and affected communities at all stages of the process, including the earliest stages of formulating proposals or investigating the acquisition of land for potential projects.

Well-meaning policies should be careful not to risk harming the goose that lays the golden egg in Boulder Valley when it comes to quality of life and the many factors that make our community a great place to live and work. Comprehensive and core values in the existing BVCP are responsible for our outstanding quality of life. Those values include careful, comprehensive planning; fostering citizen and citizen group/community participation in decision-making, and a commitment to environmental preservation. Other top tier values in the BVCP are open space preservation, great neighborhoods and public spaces, and environmental stewardship and climate action.

“Early, meaningful and comprehensive community engagement” should be a core commitment in “Good Governance,” and given greater emphasis than in the current draft section on “BVCP Policies” at page 7. Commitments to “early, meaningful, and comprehensive community engagement and governmental transparency” should be affirmed in Section 10.2, Community Engagement.

As with any housing project, or commercial or industrial development proposals, affordable housing should be subject to comprehensive analysis that takes sub-community concerns into account. Appropriate projects will win widespread community

support, whereas sub-community's voices should be respected when serious concerns are raised – as with any development proposal. Respecting the will of the community, and ensuring a given project is appropriate for the proposed location – are important components to any project.

Lyons and Nederland are among communities in Boulder County that have recently decided that specific proposals may not be suitable for their community. All sub-communities should have a similar voice, and choice, on major land use and development decisions that would alter the character of the community.

It may be appropriate to heed the wise observation of the County Planning Commission Chair that a higher level look at the various issues surrounding new housing development may be needed. To some extent, past policies could be perceived as painting ourselves into a corner where some projects may be proposed for reasons of practicality – rather than the proposed development being an ideal use for the proposed site, or consistent with the overall BVCP.

Moving forward, we should focus on reasoned decisions, heeding the concerns of affected residents and sub-communities, and taking the time to get major land-use decisions right. Attempting to force square pegs into round holes will detract from the comprehensive planning and environmental ethic for which the Boulder Valley is deservedly recognized. Perhaps the community should have a discussion that addresses some of the hard issues such as 1) how much land is currently available for development or re-development to address housing and other proposals; 2) where that land is located and the suitability of the potentially available sites; 3) how to ensure any new development is directed to locations that make the most sense, consistent with BVCP factors.

One principle is clear: as we debate future development, Four Body Review is one of the best checks and balances we have to ensure good decision-making. Four Body Review needs to be fully retained.

The Housing Section might note that the cost of living is not only dependent on housing costs, and that costs such as internet and utilities are major parts of household budget for low-, middle- and fixed-income residents. This reality should be acknowledged as the City and County aspire to meet other goals, and the BVCP should recognize that governmental policies with regressive impacts on lower income residents generally conflict with equity goals.

Overall, neighborhood choice should be fostered and respected as the City and other governmental entities explore policies addressing housing issues. (Section 7).

On “Residential Categories” (Ch. IV – Page 2), I recommend stating:

Ensuring that any new development will be consistent with existing densities is important to many neighborhoods or subcommunities, especially in Area II or

unincorporated areas of the Boulder Valley where residents highly value rural residential characters.

2. Growth- Balance of Future Jobs and Housing (Please list policy, what you like or would change and why)

As the community considers growth and the future balance of jobs and housing, Gunbarrel must have a voice and a seat at the table. Significant levels of growth, development, and population increases have been proposed for Gunbarrel – up to several thousand or more new residents.

Sub-community planning appears to be urgently needed for Gunbarrel. As has been done by City Council in recent years to address too much change across Boulder on a city-wide or smaller scale, it may be worth considering a moratorium on major projects in Gunbarrel to allow for completion of a sub-community plan.

3. [***]
4. Resilience and Climate Commitment (Please list policy, what you like or would change and why)

Resilience and climate policies should take account of the fact that great neighborhoods are designed to keep residents out of cars. Consistent with statewide initiatives, in the Boulder Valley that means offering adequate high-quality opportunities to recreate, exercise, and experience nature in biking or walking distance from where we live. Protecting, improving, and expanding existing open space within communities or right on the outskirts can be an important strategy to further this goal.

Lifelong habits are formed at young ages. Thus, children who grow up using open space, parks and attending schools in walking or biking distance from their homes are going to be far more likely than those accustomed to driving everywhere at a young age to drive less as adults.

This means that both the City and the County should redouble efforts to ensure that outstanding open space and parks are part of our urban fabric, both within city limits and unincorporated communities. On the school side, while school choice is a good thing, the benefits of attending a neighborhood school are such that the City and County should work with communities and BVSD to ensure that school children across Boulder Valley have the option of attending good schools within walking or biking distance from their homes – at least through middle school and preferably all the way through high school. Schools are often the heart of communities, and something is missing and lost when the schools attended by a community’s children are outside the community.

I recommend that the BVCP acknowledge and affirm that “healthy starts for children” should include the “opportunity to attend a neighborhood school, fostering community

and other desirable outcomes.” Ch. III Sec. 8 – Page 1 is one potential place for this language.

The overall importance of “readily accessible open space for all residents” should be reflected in the Environmentally Sustainable Community section of the BVCP, and referenced in the “Livable Community” section (perhaps among Indicators).

5. Subcommunities and Area Planning (Please list policy, what you like or would change and why)

Subcommunity and area planning is enormously important on many levels. As states above, Gunbarrel is overdue for a new comprehensive sub-community plan. Convening the process to formulate a Gunbarrel Subcommunity Plan should be a top priority once the Update is complete. Residents can work with elected officials and staff to provide input on the scope and goals of such planning.

A Gunbarrel Subcommunity Plan should be added to the Draft Action Plan “Key Implementation Item” chart, and reflected in Section V, Subcommunity and Area Planning. Because Gunbarrel is being considered (or targeted) for a wide range of significant changes, prior comprehensive planning with full community involvement should be affirmed as an urgent priority in this BVCP Update.

6. Small Local Business [* * *]

7. *Comments on other policies: Vision and Core Values; Plan History and Key Issue Areas; Intergovernmental Cooperation and Growth Management; Built Environment; Natural Environment; Energy; Climate; Waste; Economy; Transportation; Housing; Community Well-Being; Agriculture and Food; Governance and Community Engagement; Land Use Map Designation; Trails Map (Please list policy, what you like or would change and why)

Four Body Review should be at the top of the “Outline of Priorities” as a first-tier “Key Implementation item.” Four Body Review should continue to be a cornerstone of BVCP planning. It is essential to achieving the community’s vision and giving sub-community’s and residents a voice.

Whether lands proposed for changes are in Area III or Area II, the Boulder County Planning Commission serves an essential role in considering proposals for all currently unincorporated lands. Under new circumstances should the role of the County Planning Commission be in any way reduced or altered at the expense of the citizens who choose to live in unincorporated areas of the County.

Residents of unincorporated areas of the County are not represented on City Council or the City Planning Board. Thus, it is essential that the County Commission and County Planning Commission continue to exercise their fundamentally important historical role

in Four Body Review on land use and development matters that impact unincorporated communities.

The Natural Environment section should recognize the increasing importance of restoring habitat and providing for community restoration partnerships. Section 3.03, Native Ecosystems, should be strengthened. Restoration goals and objectives should be as ambitious as possible, including ecosystem functioning, buffers, and migration corridors that will better allow fauna and flora to adapt to stresses including development and climate change.

Among the priorities for recreation should be wetlands, rivers, streams, ditches, greenways, and riparian areas. Section 3.06, Wetland and Riparian Protection, should state that the increasing scarcity and degradation of these lands regionally requires a local response that prioritized protection, enhancement, and restoration of wetland and riparian lands. Whenever feasible, the City and County should aspire to landscape and ecosystem scale preservation and restoration consistent with science establishing the enormous ecological value of these habitats, as well as their importance for flood mitigation, wildlife viewing, and nature enjoyment. Section 3.04, Ecosystem Connections and Buffers, is a good starting point to inform future efforts.

Affirming that Urban Environmental Quality will be “maintained and improved” (Section 3.10) is an important change that should be retained.

Grasslands ecosystem planning should pursue restoration of short and long-grass prairie grasslands when the opportunity presents. Native grasslands provide a great range of ecosystem functions including flood mitigation, habitat, soil retention, soil quality, and learning laboratories.

In the Economy section (III-5), adding “natural environment” to factors that contribute to Boulder Valley’s economic success is an obvious and important addition, one that recognizes what makes the Boulder Valley unique and special.

At Policy 5.09, “Parks and Recreation Amenities” are rightly recognized as important to “economic vitality and quality of life” in the Draft Plan. This section should be amended to recognize that all the listed amenities are important “to the city’s and county’s economic vitality and quality of life.” people’s sense of community and quality of life

At section 8.11, the Plan should recognize that urban parks and open space are important to people’s sense and community and quality of life, and as gathering places, in both the city and the county.

At Section III-7, I support the reasoned decision to not include suggested draft language on community benefit due to lack of support.

8. Please share any other general comments you have on the draft BVCP.

Sincerely,

/s

Mike Chiropolos