

**OPEN SPACE BOARD OF TRUSTEES**  
**Wednesday, September 14, 2016**  
**Council Chambers, 1777 Broadway**

**MEETING AGENDA**

*(Please note that times are approximate.)*

- 6:00 I. Approval of Minutes**
- 6:05 II. \*Public Participation for Items Not Identified for Public Hearing**
- 6:15 III. Matters from Staff**
- a. Boulder Valley Comprehensive Plan review
  - b. Boulder County joint ownership/management IGA renewal briefing
  - c. Raptor monitoring update
- 8:00 IV. Matters from the Board**
- 8:30 V. Adjournment**

\* Public hearing

**Written Information Items (no presentation):**

- a. Redesigned bike-friendly cattle guards in North Trail Study Area
- b. Mt. Sanitas
- c. NCAR-Bear Canyon Update

**Open Space Board of Trustees**  
**2016 Tentative Board Items Calendar**  
(prepared Sep. 1, 2016)

September 14	October TBD	November 9
<p><b>Action Items:</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>Matters from Department:</b></p> <ul style="list-style-type: none"> <li>• Boulder Valley Comprehensive Plan review</li> <li>• Boulder County joint ownership/management IGA renewal briefing</li> <li>• Raptor Monitoring Program Update</li> </ul> <p><b>Written Reports:</b></p> <ul style="list-style-type: none"> <li>• Redesigned Bike Friendly Cattle Guards in NTSA</li> <li>• Mt. Sanitas</li> <li>• NCAR-Bear Canyon</li> </ul>	<ul style="list-style-type: none"> <li>• City Council Subcommittee (tentative)</li> </ul> <p><b>Action Items:</b></p> <ul style="list-style-type: none"> <li>• Boulder Valley Comp Plan</li> <li>• Boulder County joint ownership/management IGA renewal</li> <li>• Property acquisition placeholder</li> </ul> <p><b>Matters from Department:</b></p> <ul style="list-style-type: none"> <li>• Update on Disposal Policy and N. Colorado Water Conservancy District (NCWCD) pipeline easement briefing (disposal)</li> <li>• Conservancy concept update/concur to move to step 3 (create LOI)</li> </ul> <p><b>Written Reports:</b></p> <ul style="list-style-type: none"> <li>• Projects Update</li> <li>• CAMP Process</li> <li>• Ag Plan Update</li> </ul>	<p><b>Action Items:</b></p> <ul style="list-style-type: none"> <li>• Disposal Policy and NCWCD pipeline easement (disposal)</li> </ul> <p><b>Matters from the Department:</b></p> <ul style="list-style-type: none"> <li>• Review of Ag Plan</li> <li>• Update on 2013 Flood Recovery</li> </ul> <p><b>Written Reports:</b></p>
December 14	January 11, 2017	February 8
<p><b>Action Items:</b></p> <ul style="list-style-type: none"> <li>• Ag Plan and recommend to City Council</li> </ul> <p><b>Matters from the Department:</b></p> <ul style="list-style-type: none"> <li>• Update on Inventory for Master Plan</li> <li>• Wildland Fire Planning</li> <li>• Camera traps (optional)</li> </ul> <p><b>Written Reports:</b></p>	<p><b>Action Items:</b></p> <p><b>Matters from the Department:</b></p> <ul style="list-style-type: none"> <li>• Community Ranger Program</li> </ul> <p><b>Written Reports:</b></p>	<p><b>Action Items:</b></p> <p><b>Matters from the Department:</b></p> <p><b>Written Reports:</b></p>

## OPEN SPACE BOARD OF TRUSTEES

Action Minutes

Meeting Date August 10, 2016

*Video recording of this meeting can be found on the [City of Boulder's Channel 8 Website](#). (Video start times are listed below next to each agenda item.)*

### BOARD MEMBERS PRESENT

Frances Hartogh   Molly Davis   Kevin Bracy Knight   Tom Isaacson   Curt Brown

### STAFF MEMBERS PRESENT

Tracy Winfree   Jim Reeder   John Potter   Abbie Poniatowski   Phil Yates  
Lauren Kilcoyne   Luke McKay   Topher Downham   Don D'Amico   Lisa Dierauf  
Mark Gershman   Cole Moffatt   Dave Sutherland   Keri Davies   Leah Case  
Alycia Alexander   Brian Anacker

### GUESTS

Lesli Ellis – Comprehensive Planning Manager, PHS  
Peggy Bunzli – Executive Budget Officer, Finance  
Devin Billingsley – Budget Analyst, Finance  
Eric Parish – Executive Vice President, MGT

### CALL TO ORDER

The meeting was called to order at 6:02 p.m.

### AGENDA ITEM 1 - Approval of the Minutes (16:00)

Tom Isaacson moved that the Open Space Board of Trustees approve the minutes from July 27, 2016 as amended. Curt Brown seconded. This motion passed unanimously.

### AGENDA ITEM 3 – Public Participation for Items not Identified for Public Hearing (23:49)

Austin Lear, Boulder, said prairie dogs are an important part of the ecosystem. He requested that 10 acres of Open Space land be designated for the relocation of the Armory prairie dogs.

Olivia Thompson, Boulder, said Open Space land is needed in order for the Armory prairie dogs to be relocated. She asked the Board to write a letter to City Council with their support for providing land for this purpose.

Carse Pustmueller, Boulder, asked the Board to write a letter to City Council stating their support to relocate the Armory prairie dogs onto Open Space property. If the city does not accept this colony the prairie dogs will be killed, which is unacceptable.

### AGENDA ITEM 4 – Review of and recommendation regarding the 2017 Open Space and Mountain Parks Department Operating Budget (33:24)

Abbie Poniatowski, Central Services Manager, presented this item.

### Public Comment (1:30:50)

Pat Billig, Boulder, asked about the cost allocation for Open Space expenditures and if purchases such as land acquisitions, which are unique to Open Space, would affect the ratio.

Kirk Cunningham, Sierra Club Boulder County, said Open Space is used by more people than other areas in the city. Boulder Citizens pay taxes specific to Open Space; there needs to be more explanation for why a portion of the Open Space budget is going into the general fund.

James Crain, Littleton, said citizens chose to tax themselves for maintenance of this program and funds should only be used for acquisition, maintenance, and preservation of Open Space. He asked the Board to look at the budget in more detail.

**Motion**

**Frances Hartogh moved the Open Space Board of Trustees make the following statement to City Council: the OSBT appreciates the data and other information provided in connection with the calculation of the cost allocation but wishes to express concern over the sudden increase in cost allocation. Future increases may become detrimental to the mission and purpose of the Open Space program. Curt Brown seconded. This motion passed unanimously.**

**Tom Isaacson moved the Open Space Board of Trustees to approve, and recommend that City Council approve, an appropriation of \$25,331,999 in 2017 for the Open Space and Mountain Parks Operating Budget from the Open Space Fund as outlined in this department memorandum and related attachments. Kevin Bracy Knight seconded. This motion passed four to one; Molly Davis dissented.**

**AGENDA ITEM 5 – Matters from Staff (2:09:58)**

Lesli Ellis, Comprehensive Planning Manager, and Mark Gershman, Environmental Planning Supervisor, gave an update on the Boulder Valley Comprehensive Plan (BVCP) on Initial Policy Edits to Natural Environment Chapter and on CU South Site Suitability assessment process. (2:09:58)

Lisa Dierauf, Outreach, Education and Volunteer Supervisor, gave a presentation on Education and Outreach program inclusion efforts: accessibility brochure release and outreach to the Latino community. (3:11:49)

Mark Gershman, Environmental Planning Supervisor, gave an update on the Blue Line. (3:28:35)

Jim Reeder, Trails and Facilities Manager, gave updates on several trail projects. (3:45:58)

**AGENDA ITEM 6 – Matters from the Board (3:55:10)**

The Board reiterated their concern about the Armory prairie dogs and their hope that the city finds space for their relocation.

**ADJOURNMENT** – The meeting adjourned at 9:57 p.m.

These draft minutes were prepared by Leah Case.

## MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks  
John Potter, Resource and Stewardship Manager  
Don Damico, Ecological Systems Supervisor  
Mark Davison, Community Connections and Partnerships Manage  
Mark Gershman, Environmental Planning Supervisor  
Steve Armstead, Environmental Planner  
Susan Richstone, Deputy Director of Planning, PH&S  
Lesli Ellis, Comprehensive Planning Manager, PH&S  
Jean Gatza, Senior Planner, PH&S

DATE: September 14, 2016

SUBJECT: Boulder Valley Comprehensive Plan Update – Policy Integration (Revisions to Policies in Sec. 3 and 9), Trails Map, and CU South Site Suitability Study

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### **Purpose and Background**

The purpose of this item is to provide an update to the Open Space Board of Trustees (OSBT) on the Boulder Valley Comprehensive Plan (BVCP) update and receive feedback or answer questions about the following items:

1. The revised Natural Environment policies, (**Attachment A**),
2. The revised Agriculture and Food policies, (**Attachment A**),
3. The trails memo and draft map (**Attachment B**), and
4. The draft CU South Suitability Study, which staff will present to the Board at the meeting.

Staff will also give a brief update on the preliminary scenarios, key policy choices and other next steps related to the BVCP that will conclude in early 2017, as presented at the Joint Board meeting/public open house on Aug. 29 (**Attachment C**) and will be prepared to discuss those topics with the board on Sept. 14.

The BVCP update was discussed with the OSBT at the Aug. 10, 2016 OSBT meeting. More information about the Board's role, project and schedule is contained in that previous Aug. 10 memo, so the project "background" in this memo is abbreviated. The webpage also contains up-to-date information about the project: [www.bouldervalleycompplan.net](http://www.bouldervalleycompplan.net).

### **Policy Integration: Natural Environment, Agriculture and Food**

At the Aug. 10 meeting, OSBT reviewed and provided feedback on an earlier draft of the Natural Environment policy section and received an earlier draft of the Agriculture and Food policies. **Attachment A** contains updated drafts of those chapters. Based on feedback received in

September, staff will refine another draft of policies in early October, including any further comments or suggestions that OSBT provides.

### **Initial CU South Site Suitability**

At the time of this memo, consultants are finalizing the initial site suitability maps and study. Staff will provide a draft to the board before the meeting on Sept. 14 and present an overview of findings at the session. A public open house about CU South will be held on Sept. 26, 2016.

### **Trails Map**

Each BVCP update includes a new version of the Trails Map. **Attachment B** contains a trails map and memo explaining the changes. No major changes or policy shifts are suggested by it. **Attachment D** provides details of these changes as they pertain to OSMP lands. **Exhibit A** to the attachment provides a reference map of changes. All changes are updates, reflecting actions reviewed and approved by the OSBT and City Council since the last BVCP update in 2010-2011. Staff will be returning at the October meeting to request the OSBT's review and recommendation on these trails map changes to City Council.

### **Next Steps:**

**Sept. 26** Public open house regarding CU South (check [www.bouldervalleycompplan.net](http://www.bouldervalleycompplan.net) for further schedule updates)

#### **Oct. OSBT Meeting (October Date TBD)**

Gather board feedback on:

- CU South.
- Land use map changes reflecting open space acquisitions

Formal review and recommendation to City Council on:

- Natural Environment policies
- Food and Agriculture policies
- Other policies identified by OSBT as being "open space related".
- Trails Map Changes

**Oct. 20** Planning Board review and approval of Policy Integration (tent.)

**Month of Oct.** Local meetings around different areas of Boulder

**Nov. 10** Joint Study Session of the City Council and Planning Board

### **Attachments:**

- A. Revised Sections 3 (Natural Environment) and 9 (Food and Agriculture) ([link to all revised chapters](#))
- B. Trails memo and map
- C. Joint Board and Commission Memo for Aug. 29 and schedule of upcoming events
- D. OSMP Changes to BVCP Trails Map Since Last 2010-2011 Update

## Core Values and Sustainability Framework

*Note: This section is a part of the current Chapter 1 and will become part of a refreshed introductory section which will include a vision statement, the longstanding core values, and the overview of sustainability and resilience as an organization framework for the plan's policies. It will also later contain Boulder's Planning History and information about how the plan is organized. The section will become more graphic to better convey the community's values and vision. Changes noted here reflect input from the 2015 BVCP survey and other input from public, boards, and elected bodies. **The values will continue to evolve, incorporating ongoing feedback.** Also please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary*

*The Boulder Valley Comprehensive Plan is a joint plan between the City of Boulder and Boulder County to inform and guide their shared responsibility for planning and development in the Boulder Valley. This section of the plan sets forth the plan's core values and sustainability framework.<sup>i</sup>*

***The Boulder Valley community honors its history and legacy of planning for a livable community surrounded by open space and rural lands while striving together to create and preserve a truly special place that is sustainable, resilient, equitable and inclusive – now and for future generations.***

### Core Values

Many of the key policies in the Boulder Valley Comprehensive Plan stem from long-standing community values and represent a clear vision of our community and our commitment to:

- **Sustainability** as a unifying framework to meet environmental, economic and social goals
- A welcoming, **inclusive, and diverse** community
- Culture of creativity and **innovation**
- Strong **city and county** cooperation
- Our unique community **identity and sense of place**
- **Compact, contiguous** development and infill that supports evolution to a more **sustainable urban form**
- **Open space** preservation
- Great **neighborhoods** and **public spaces**
- **Environmental** stewardship and **climate** action
- A vibrant **economy** based on Boulder's quality of life and economic strengths
- A diversity of **housing** types and price ranges
- An all-mode **transportation** system to make getting around without a car easy and accessible to everyone
- Physical **health and well-being**<sup>ii</sup>

***Interpreting Core Values and Policies***

Applying a sustainability framework to decision-making in Boulder means considering the issues of environment, economy and social equity together. An action or decision in any one of these areas will have consequences on the others. The policies in this plan outline the future vision of the community, focusing on the built environment and its relationship to environmental, economic and social well-being and overall community livability. At the intersection of all these areas is the community’s ability to sustainably meet its needs now and in the future, to adapt successfully to chronic stresses and rebound quickly from disruptive shocks, and to ensure that everyone in our community is able to thrive in a changing environment.

The policies of the Boulder Valley Comprehensive Plan contained in the subsequent sections of the plan define and expand upon the vision and values expressed above and provide guidance and direction for achieving this plan’s vision. The city and county strive to balance the values noted above, recognizing that achieving all the values may not be possible in any circumstance. Careful consideration of tradeoffs among the plan’s policies is necessary when implementing the Boulder Valley Comprehensive Plan.<sup>iii</sup>

***Aligning Plan Organization with City Sustainability Framework<sup>iv</sup>***

The city’s sustainability framework addresses environment, economy and social equity goals and is used in master plans, decision-making and budgeting process. The notion of resilience has increasingly become important in the community – being ready to bounce back in times of emergency or disruption and to adapt over time to chronic stresses. That thread is now woven throughout the plan, including in the newer policy sections of “safety and preparedness” and “governance and engagement,” as noted below. The policies in this plan are generally organized according to the sustainability framework to achieve values toward:

- 1. Livability and a High Quality Built Environment**
- 2. Environmental Sustainability**
- 3. Economic Vitality**
- 4. Accessibility and Connectedness**
- 5. Housing**
- 6. Healthy, Socially Thriving Community**
- 7. Safety and Preparedness**
- 8. Good Governance and Community Involvement**

Sections to follow in this chapter:

- Boulder’s Planning History (carried forward from current plan with better illustrations and description)
- About This Major Update – Current Conditions and Focus Topics and Emerging Themes

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<sup>i</sup> These topics will be carried forward under separate cover.

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- ii In addition to these long-standing values that the community largely affirmed in the 2015 survey, community members have suggested mentioning new values including: The ability to be safe everywhere in the community; Engaging the community in all civic matters; Representative and responsive government; and well-maintained infrastructure (and assets). These values are all addressed in the refined policies. They may or may not need to be added to the core values.
  - iii Planning team has heard input that this section needs clarification about how values and policies are to be interpreted. This might need a bit more work.
  - iv As proposed in draft plan organizational outline.

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### 3. Natural Environment<sup>i</sup>

*Proposed new section title: **Environmentally Sustainable Community.***

*Note: This may be combined with other policies around energy and climate in addition to agriculture and food policies relating to land and environment. Also please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.*

The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. Within the Boulder Valley's complex ecological system, there are inextricable links among the natural environment, plants and animals, the built environment, the economy and community livability. These natural and human systems are connected to the region and world, and changes to the ecosystems within the Boulder Valley can have a profound effect on their viability.

Over many decades, the city and county have actively protected and managed open space around the urban area, and city and county open space plans and policies apply to those public lands acquired and managed as natural areas or used for other purposes, such as agriculture.<sup>ii</sup>

The climate of the Boulder Valley has warmed and dried over the past three decades, and the potential for further changes and intensified weather events because of climate change heighten the need for the city and county to proactively strengthen intervention and investment in natural resources (e.g. urban forestry, wetland and groundwater protection, and natural hazard mitigation) to reduce risk and protect resources. The more the community can assess risks of changes due to climate change and be prepared to preserve and protect environmental resources, the better prepared the community can be for mitigating the causes and impacts of those changes to the natural environment.

Boulder has been at the forefront of environmental protection and preservation for many years. The predominant amount of natural land protected by the city and county contributes to the high quality of life for residents and critical habitat for native plants and animals. The community's historic and on-going emphasis on clean air and water has resulted in significant progress toward a sustainable, resilient and healthy urban environment.

The city 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 implement state-of-the-art environmental policies both community wide and within the city government organization to further 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 resilience:

- Native Ecosystems and Biodiversity
- Urban Environmental Quality

- Geologic Resources and Natural Hazards
- Water and Air Quality

### **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 airsheds and watersheds are considered and incorporated into planning.

### **3.02 Adaptive Management Approach**

The city will employ an adaptive management approach to resource protection and enhancement. An adaptive management approach involves ongoing monitoring of resource conditions, assessment of the effectiveness of management actions, revision of management actions based on new information from research, and learning from experience what works and what does not.

### ***Native Ecosystems and Biodiversity***

#### **3.03 Natural 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, as well as critical wildlife habitats/migration corridors, environmental conservation areas, high biodiversity areas, rare plant areas, and significant natural communities and local species of concern will be emphasized.<sup>iii</sup> 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 areas 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 land identified as critical and having significant ecological value for providing ecosystem connections and buffers to support movement of native organisms between ecosystems.

*(Note: Suggest adding new policy language to “Built Environment chapter” to address conservation and design of open space connections and buffers in urban areas, recognizing that urban lands can also be important for supporting biodiversity and maintaining wildlife habitat.)*

#### **3.05 Maintain and Restore Natural Disturbance and Ecological Processes**

Recognizing that 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 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. The city and county will continue to develop programs to protect and enhance 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.

### **3.07 Invasive Species Management**

The city and county will promote efforts, both public and private, to prevent the introduction or growth of invasive and non-native plant and animal species and seek to prevent 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. Management of both non-native and non-local native species will be based on weighing impacts vs. benefits that includes documented threats to species of concern specific to each site, acknowledging that some non-native species may have become naturalized. Management decisions should also take into account changing species composition due to climate change and other human impacts, as well as the role in the ecosystem provided by each organism based on the best available science.<sup>iv</sup>

### **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. Public lands may include areas for recreation, 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.

### **New Policy: Climate Change Preparation and Adaptation**

The city and county are both working on climate mitigation and recognize that adaptation plans will be necessary as well. To prepare open space lands and natural areas for climate change, the city and county will consider allowing or facilitating ecosystems' transition to new states in some sites (e.g., newly adapting plants and wildlife) and increasing the stability and resiliency of the natural environment elsewhere. Biological indicators can help to identify high risk species for monitoring and/or relocations and may conduct restoration projects using arid-adapted ecotypes or species. Open space master plans guide other topics related to climate change, such as visitor experiences to open space.<sup>v</sup>

## ***Urban Environmental Quality***

### **3.09 Management of Wildlife-Human Conflicts**

The city recognizes the intrinsic value of wildlife in both the urban and rural setting. The city 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.<sup>vi</sup>

### 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 influence such as agricultural and urban lands and will balance human needs and public safety with environmental protection. The city will develop 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.

### 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 role of climate change; therefore the city will guide short- and long-term urban forest management.<sup>vii</sup> that encourages overall species diversity and 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 appropriate water usage. 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.

### 3.13 Integrated Pest Management

The city and county will discourage the use of pesticides and synthetic, inorganic fertilizers.<sup>viii</sup> In its own practices, the city and county will 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 emphasize the selection of the most environmentally sound approach to pest management and the overall goal of reducing or eliminating the dependence on chemical pest-control strategies. When public or environmental health risks are identified, the city will balance the impacts and risks to the residents and the environment when choosing management measures.<sup>ix</sup>

### **New Policy: Soil Carbon Sequestration**

The city recognizes that soil sequestration has a range of potential benefits, including water retention, soil health and stabilization. The city and county will consider soil sequestration strategies, including land management practices that may be used to sequester carbon out of the atmosphere, and explore opportunities to incentivize carbon sequestration.<sup>x</sup>

*(Note: This policy will continue to be refined.)*

## ***Geologic Resources and 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. The use of mineral deposits and other non-renewable resources will be evaluated considering the need for these resources and other community values and priorities such as natural and cultural resource protection, community and environmental health and carbon emission reduction. The city and county will work together to acquire mineral rights as appropriate.<sup>xi</sup>

### **3.16 Hazardous Areas**

Hazardous areas that present 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 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. Due to the risk of earth movement and/or mud slides under adverse weather conditions, special attention needs to be paid to soil types and underlying geological strata before and during planning, design and construction of any development on or at the base of hillsides.<sup>xii</sup>

### **3.18 Wildfire Protection and Management**

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, 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 Flood Management<sup>xiii</sup>**

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. 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.

### **3.21 Non-Structural Approach**

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**

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. In urban areas, compatible uses of riparian corridors, such as natural ecosystems, wildlife habitat and wetlands will be encouraged wherever appropriate. Trails or other open recreational facilities may be feasible in certain areas.<sup>xiv</sup>

### **3.23 Larger Flooding Events**

The city 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 will seek to better understand the impact of larger flood events and consider necessary floodplain management strategies, including the protection of critical facilities.

## ***Water and Air Quality***

### **3.24 Protection of Water Quality**

Water quality is a critical health, economic and aesthetic concern. The city and county will protect, maintain and improve water quality within the Boulder Creek watershed as a necessary component of existing ecosystems and as a critical resource for the human community. The city and county will seek to reduce point and nonpoint sources of pollutants, protect and restore natural water system, 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 and incorporate the goals of water quality protection as well as surface and ground water conservation. The city will continue to obtain additional municipal water supplies to ensure 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 to further the goals of maintaining instream flows and preventing the permanent removal of land from agricultural production elsewhere in the state.

### **3.26 Drinking Water**

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water quality from sources waters to the water treatment plant and throughout the water distribution system.

### 3.27 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 Ground Water

Surface and groundwater resources will be 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 and dewatering activities.

*(Note: Additional policies and regulatory standards will be analyzed to strengthen this language about groundwater to identify risks and potential impacts.)<sup>xv</sup>*

### 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

Air 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.

*(Note: Suggest adding language in “Built Environment” chapter about the important role of street trees and vegetative plantings in mitigating air quality and reducing exposure to pollutants at the street level.)<sup>xvi</sup>*

### Potential New Policy: Natural Environment Investments for Resilience

The city and county recognize natural environment investments contribute toward resilience by reducing risk and promoting stability. Additionally, urban forestry, tree planting, natural hazard mitigation, improvement of air quality, added recreational activities and storm water mitigation activities have co-benefits.<sup>xvii</sup>

*(Note: Policy directions about coordinated approach, vulnerable populations and resident involvement are suggested in HR&A Report and will need further review over coming weeks.)*

## ENDNOTES

<sup>i</sup> The changes to this chapter reflect work since the 2010 Plan including:

- The city currently is working on updates to its Integrated Pest Management policy, an Urban Forest Strategic Plan, the Resilience Strategy, and draft Climate Commitment.

- 
- The city adopted the Bee Safe Resolution (2015) banning the use of neonicotinoids on city property and a Bear Protection Ordinance to secure waste from bears (2014). The county adopted a resolution to reduce and eliminate pesticide use to protect both people and pollinators (2015).
  - Boulder County adopted the Environmental Resources Element of the Boulder County Comprehensive Plan (2015) and is currently working on policy related to Genetically Modified Organisms in the county.
  - The city will be developing an Open Space Master Plan (2017).
  - Boulder County is analyzing on how to address local oil and gas regulations, and looking at potential policy updates to better align the Fourmile Canyon Creek Watershed Master Plan (2015), Boulder Creek Watershed Master Plan (Urban Drainage and Flood Control District, 2015), and Consortium of Cities Water Stewardship Task Force Final Report (2013).
  - HR&A's Recommendations for Resilience Integration (2016)

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<sup>iii</sup> North Trail Study process clarification and better integration with Boulder County Comprehensive Plan.

<sup>iv</sup> Clarification of how city and county are programmatically operating – learning from best practices about an ecosystems management approach. OSBT also suggested some language for this policy, reflected here.

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<sup>vii</sup> City is in process of developing an Urban Canopy Master Plan.

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<sup>ix</sup> Change reflects decades of learning and best practices to integrate Integrated Pest Management into an ecological approach to land management.

<sup>x</sup> City and county are exploring soil carbon sequestration. Also requested by public.

<sup>xi</sup> Attempting to clarify that intent of the policy is to balance relevant community values with the use of mineral deposit.

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<sup>xvi</sup> OSBT suggested some language about mitigating against pollutants at street level with plantings, etc.

<sup>xvii</sup> From HR&A Resilience Report.

### 3. Natural Environment<sup>i</sup>

*Proposed new section title: **Environmentally Sustainable Community.***

*Note: This may be combined with other policies around energy and climate in addition to agriculture and food policies relating to land and environment. Also please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.*

The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. Within the Boulder Valley's complex ecological system, there are inextricable links among the natural environment, plants and animals, the built environment, the economy and community livability. These natural and human systems are connected to the region and world, and changes to the ecosystems within the Boulder Valley can have a profound effect on their viability.

Over many decades, the city and county have actively protected and managed open space around the urban area, and city and county open space plans and policies apply to those public lands acquired and managed as natural areas or used for other purposes, such as agriculture.<sup>ii</sup>

The climate of the Boulder Valley has warmed and dried over the past three decades, and the potential for further changes and intensified weather events because of climate change heighten the need for the city and county to proactively strengthen intervention and investment in natural resources (e.g. urban forestry, wetland and groundwater protection, and natural hazard mitigation) to reduce risk and protect resources. The more the community can assess risks of changes due to climate change and be prepared to preserve and protect environmental resources, the better prepared the community can be for mitigating the causes and impacts of those changes to the natural environment.

~~The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. It is the framework within which growth and development take place. The city and county recognize that the Boulder Valley is a complex ecological system and that there are inextricable links among our natural environment, the economy, the built environment and community livability. The Boulder Valley is an open system in that our natural and human systems are connected to the region as well as to the entire world. The city and county acknowledge that regional and global changes can have a profound effect on the local environment and that the local economy and built environment can have adverse impacts on natural systems beyond the Boulder Valley.~~

Boulder has been at the forefront of environmental protection and preservation for many years. The ~~predominant~~<sup>vast</sup> amount of natural land protected by the city and county contributes to the high quality of life for residents and critical habitat for native plants and animals. The community's historic and on-going emphasis on clean air and water has resulted in significant progress toward a sustainable, resilient and healthy urban environment.

The city 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 ~~develop and~~ implement state-of-the-art environmental policies both community wide and within the city government organization to further ~~its~~ 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 resilience:

- Native Ecosystems and Biodiversity ~~and Native Ecosystems~~
- Urban Environmental Quality
- Geologic Resources and Natural Hazards
- Water and Air Quality

### 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 airsheds and watersheds are considered and incorporated into planning.

### 3.02 Adaptive Management Approach

The city will employ an adaptive management approach to resource protection and enhancement. An adaptive management approach involves ongoing monitoring of resource conditions, assessment of the effectiveness of management actions, revision of management actions based on new information from research, and learning from experience what works and what does not.

### Native Ecosystems and Biodiversity ~~and Native Ecosystems~~

### 3.03 Natural 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 local species of concern will be emphasized.<sup>iii</sup> 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 areas 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 and buffers to support movement of native organisms between ~~for joining significant~~ ecosystems.

(Note: Suggest adding new policy language to “Built Environment chapter” to address conservation and design of open space connections and buffers in urban areas, recognizing that urban lands can also be important for supporting biodiversity and maintaining wildlife habitat.)

### 3.05 Maintain and Restore Natural Disturbance and Ecological Processes

Recognizing that 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 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. The city and county will continue to develop programs to protect and enhance 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.

### 3.07 Invasive Species Management

The city and county will promote efforts, both public and private, to prevent the introduction or growth ~~culture~~ of invasive and non-native plant and animal species and seek to prevent ~~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. Management of both non-native and non-local native species will be based on weighing impacts vs. benefits that includes documented threats to species of concern specific to each site, acknowledging that some non-native species may have become naturalized. Management decisions should also take into account changing species composition due to climate change and other human impacts, as well as the role in the ecosystem provided by each organism based on the best available science.<sup>iv</sup>

### 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. Public lands may include areas for recreation, 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.

### New Policy: Climate Change Preparation and Adaptation

The city and county are both working on climate mitigation and recognize that adaptation plans will be necessary as well. To prepare open space lands and natural areas for climate change, the city and county will consider allowing or facilitating ecosystems’ transition to new states in some sites (e.g., newly adapting plants and wildlife) and increasing the stability and resiliency of the

natural environment elsewhere. Biological indicators can help to identify high risk species for monitoring and/or relocations and may conduct restoration projects using arid-adapted ecotypes or species. Open space master plans guide other topics related to climate change, such as visitor experiences to open space.<sup>v</sup>

## ***Urban Environmental Quality***

### **3.09 Management of Wildlife-Human Conflicts**

The city recognizes the intrinsic value of wildlife in both the urban and rural setting. The city 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.<sup>vi</sup>

### **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 influence such as agricultural and urban lands and will balance human needs and public safety with environmental protection. The city will develop 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.

### **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 role of climate change; therefore, the city will guide short- and long-term urban forest management.<sup>vii</sup> that encourages overall species diversity and, 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 appropriate water usage. 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.

### **3.13 Integrated Pest Management**

The city and county will ~~discourage~~ encourage efforts to reduce the use of pesticides and synthetic, inorganic fertilizers.<sup>viii</sup> In its own practices, the city and county will 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 chemical pest-control strategies. When public or environmental health risks are identified, the city will balance the impacts and risks to the residents and the environment when choosing management~~control~~ measures.<sup>ix</sup>

### **New Policy: Soil Carbon Sequestration**

The city recognizes that soil sequestration has a range of potential benefits, including water retention, soil health and stabilization. The city and county will consider soil sequestration strategies, including land management practices that may be used to sequester carbon out of the atmosphere, and explore opportunities to incentivize carbon sequestration.<sup>x</sup>

(Note: This policy will continue to be refined.)

## ***Geologic Resources and 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. ~~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 use of mineral deposits and other non-renewable resources will be evaluated considering the need for these resources and other community values and priorities such as natural and cultural resource protection, community and environmental health and carbon emission reduction. The city and county will work together to acquire mineral rights as appropriate.<sup>xi</sup>

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### ENDNOTES

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<sup>xvii</sup> [From HR&A Resilience Report.](#)

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## 9. Agriculture and Food<sup>i</sup>

*Note: The proposed new section “Healthy and Socially Thriving Community” will include agricultural and food policies relating to a healthy, socially thriving community. The proposed new section “Environmentally Sustainable Community” will include agriculture and food policies relating to land and environment. Also please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.*

Food choices and their method of production represent one of the most significant impacts that humans have on the quality of our lives. A strong local food system can positively impact the resiliency, health, economy and environment of the Boulder Valley and its surrounding areas. Sustainable rural and urban agricultural practices and efficient transport of food can help reduce energy used to feed the community. Access to healthy food, including locally grown food for all Boulder residents, is a top priority for our community. It is important that such food be available to individuals and families in all neighborhoods, regardless of economic situation and location.

The city and county have made significant contributions to the preservation of lands suitable for agricultural production and the water needed to use these areas for agriculture. Most agricultural production in the Boulder Valley occurs on city and county open space.

The following policies on agricultural and food systems guide public policy and decision-making in our community.

- Support for Agriculture
- Sustainable Food Production Practices
- Regional Efforts to Enhance the Food System
- Urban Gardening and Food Production
- Access to Healthy Food

### 9.01 Support for Agriculture

The city and county encourage the preservation of working agricultural lands, and sustainable production of food on them to the degree they provide cultural, environmental, economic and resilient benefits to the community. These uses are important for preserving the rural character of Area III. The success of agriculture on these lands is vitally dependent on their water supplies. The city and county will demonstrate and encourage the protection of significant agricultural areas and related water supplies and facilities, including the historic and existing ditch systems, through a variety of means, which may include public acquisition, land use planning and sale or lease of water for agricultural use. The city and county will support farmers and ranchers in this area as they negotiate the challenges of operating in a semi-arid environment that is often near residential areas.

### 9.02 Urban Gardening and Food Production

The city encourages community and private gardens to be integrated in the city. City incentives include allowing flexibility and/or helping to remove restrictions for food production and sales on private lands and in shared open spaces and public areas, and encouraging rooftop gardens and composting and planting edible fruit and vegetable plants where appropriate.

### 9.03 Sustainable Food Production Practices

The city and county will promote sustainable food production practices on publicly- owned lands and will encourage them on private lands. Sustainable practices include food production methods that integrate ecological conservation objectives, responsibly use water and protect its quality, provide for pollinator and beneficial insect habitat, are respectful to workers, are humane to animals, provide fair wages to farmers, integrate whole farm planning and support farming communities. These can include a range of production types that take into account land suitability, water availability, invasive species, energy use and labor and capital needs. The city and county will also promote sustainable agriculture by recognizing the critical importance of delivering irrigation ditch water to agricultural lands.

### 9.04 Access to Healthy Food

The city will support cooperative efforts to establish community markets throughout the community and region. Such efforts include working to identify a location or develop facilities to allow one or more year-round farmers' markets, supporting sales of produce from small community gardens and working with local partners on food programs. 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.

### 9.05 Regional Efforts to Enhance the Food System

The city and county will participate in regional agricultural efforts and implement recommendations at a local level to the extent appropriate and possible.

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#### ENDNOTES

<sup>i</sup> The changes to this chapter reflect work since the 2010 Plan including:

- Agriculture Resources Management Plan (in progress)
- City of Boulder Water Efficiency Plan (2016)
- HR&A's Recommendations for Resilience Integration (2016)
- 2015 State of Colorado Water Plan (2015)
- Boulder County Environmental Element (2014)
- Parks and Recreation Master Plan (2012)
- City of Boulder Source Water Master Plan (2009)
- Ordinances and policy changes to promote local food sales
- Boulder County Cropland Policy (2011)

## 9. Agriculture and Food<sup>1</sup>

*Note: The proposed new section “Healthy and Socially Thriving Community” will include agricultural and food policies relating to a healthy, socially thriving community. The proposed new section “Environmentally Sustainable Community” will include agriculture and food policies relating to land and environment. Also please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.*

~~A strong local food system can positively impact the resiliency, health, economy and environment of the Boulder Valley and surrounding region.~~ Food choices and their method of production represent one of the most significant impacts that humans have on the quality of our livesworld around us. ~~A strong local food system can positively impact the resiliency, health, economy and environment of the Boulder Valley and its surrounding areas.~~ Sustainable rural and urban agricultural practices and efficient short distances to transport of food can help reduce energy used to feed the community. Access to healthysafe food, including locally grown food for all Boulder residents, is a top priority for our community. It is important that suchhealthy food be available to individuals and families in all neighborhoods, regardless of economic situation and location.

~~Roots in progressive food movements run deep in Boulder County and have contributed to the dynamic and thriving natural foods industry. Many local restaurants specialize in providing local ingredients in their food, garden to table processes have been developed in local schools, and the desire for a year round farmers market are all indications of people’s growing interest and demand for locally produced food.~~

The city and county have made significant contributions to the preservation of lands suitable for agricultural production, and the water needed to use these areas for agriculture. Most agricultural production in the Boulder Valley occurs on city and county open space.

The following policies on agricultural~~le~~ and ~~access to local~~ food systems guide public policy and decision-making in to move our community, toward a more robust agricultural economy and ensuring everyone has access to food.

- Support for Agriculture
- ~~Local Food Production~~
- Sustainable Food Production~~Agricultural~~ Practices
- Regional Efforts to Enhance the Food System
- Urban Gardening and Food Production
- Access to Locally Produced Healthy Food

### 9.01 Support for Agriculture

The city and county ~~will~~ encourage the preservation of working agricultural lands, and sustainable production of food on them ~~use of agricultural lands as a current and renewable source of food and feed and for their contribution to~~ the degree they provide cultural, environmental, and economic diversity and resilient benefits to the community. These usesareas

are important for preserving the rural character of Area III. The success of agriculture on these lands is vitally dependent on their water supplies. The city and county will demonstrate and encourage the protection of significant agricultural areas and related water supplies and facilities, including the historic and existing ditch systems, through a variety of means, which may include public acquisition, land use planning, and sale or lease of water for agricultural use. The city and county will support farmers and ranchers in this area as they negotiate the challenges of operating in a semi-arid environment that is often near residential areas.

### **9.025 Urban Gardening and Food Production**

The city will encourage community and private gardens to be integrated in the city. City incentives include This may include allowing flexibility and/or helping to remove restrictions for food production and sales on private lands and, in shared open spaces and public areas, and encouraging rooftop gardens and composting and planting edible fruit and vegetable plants where appropriate.

### **9.02 Local Food Production**

The city and county will encourage and support local food production to improve the availability and accessibility of healthy foods and to provide other educational, economic and social benefits. 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 for everyone and long term availability of food.

### **9.03 Sustainable Food Production Agriculture Practices**

The city and county will promote sustainable agricultural food production practices on publicly-owned lands and will encourage them on private lands. Sustainable practices include food production methods that are healthy, have low environmental impact, integrate ecological conservation objectives, responsibly use water and protect its quality, provide for pollinator and beneficial insect habitat, are respectful to workers, are humane to animals, provide fair wages to farmers, integrate whole farm planning and support farming communities. These can include a range of production types that take into account land suitability, water availability, invasive species, energy use and labor and capital needs. The city and county will also promote sustainable agriculture by recognizing the critical importance of delivering irrigation ditch water to agricultural lands.

### **9.04 Access to Healthy Food**

The city will support cooperative efforts to establish community markets throughout the community and region. Such efforts include working to identify a location or develop facilities to allow one or more year-round farmers' markets, supporting sales of produce from small community gardens and working with local partners on food programs. 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.

### **9.054 Regional Efforts to Enhance the Food System**

The city and county will participate in regional agricultural efforts and implement recommendations at a local level to the extent appropriate and possible.

### **9.05 Urban Gardening and Food Production**

~~The city will encourage community and private gardens to be integrated in the city. This may include allowing flexibility and/or helping to remove restrictions for food production in shared open spaces and public areas, encouraging rooftop gardens and composting and planting edible fruit and vegetable plants where appropriate.~~

#### ~~9.06 Access to Locally Produced Food~~

~~The city will support cooperative efforts to establish community markets throughout the community and region. Such efforts include working to identify a location or develop facilities to allow a year round farmers market and support sales of produce from small community gardens.~~

#### ENDNOTES

<sup>i</sup> The changes to this chapter reflect work since the 2010 Plan including:

- [Agriculture Resources Management Plan \(in progress\)](#)
- [City of Boulder Water Efficiency Plan \(2016\)](#)
- [HR&A’s Recommendations for Resilience Integration \(2016\)](#)
- [2015 State of Colorado Water Plan \(2015\)](#)
- [Boulder County Environmental Element \(2014\)](#)
- [Parks and Recreation Master Plan \(2012\)](#)
- [City of Boulder Source Water Master Plan \(2009\)](#)
- [Ordinances and policy changes to promote local food sales](#)
- [Boulder County Cropland Policy \(2011\)](#)

**CITY OF BOULDER  
AGENDA ITEM FOR:**

JOINT ADVISORY BOARD MEETING – August 29, 2016  
BOULDER COUNTY PARKS AND OPEN SPACE ADVISORY COMMITTEE – August 25, 2016  
TRANSPORTATION ADVISORY BOARD – September 12, 2016  
OPEN SPACE BOARD OF TRUSTEES – September 14, 2016  
PARKS AND RECREATION ADVISORY BOARD – September 26, 2016  
GREENWAYS ADVISORY COMMITTEE – Information Only

**AGENDA TITLE:**

Update on proposed changes to the Boulder Valley Comprehensive Plan Trails (BVCP) Map as part of the 2015 Major Update to the Comprehensive Plan.

**REQUESTING DEPARTMENT:**

Department of Planning, Housing & Sustainability  
David Driskell, Executive Director of Community Planning & Sustainability  
Lesli Ellis, Comprehensive Planning Manager  
Jean Gatza, Senior Planner  
Tanya Ariowitsch, Senior GIS Specialist

**BVCP TRAILS MAP REVISIONS**

The Boulder Valley Comprehensive Plan (BVCP) Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails, including grade separated trail underpasses that have been planned through departmental master planning or area planning processes as well as trail connections that are important links in the Boulder Valley and regional trails systems. See [Attachment A](#) for the BVCP Description of the BVCP Trails Map. See [Attachment B](#) for the BVCP Trails Map with proposed changes highlighted.

**UPDATE PROCESS**

The proposed changes to the Trails Map involved staff from Planning, Housing and Sustainability, Open Space & Mountain Parks, Parks and Recreation, Greenways, Public Works Department for Utilities and Transportation as well as staff from Boulder County Parks and Open Space and Transportation departments.

The BVCP Trails Map was last updated in 2011, and proposed revisions are part of the 2015 Major Update of the BVCP. Changes to the map may occur when there has been new information or changed circumstances regarding a proposed trail or when an alternative analysis and public process have occurred at the master planning or area planning level, and new trails plans have been adopted. The changes proposed in this update reflect trails changes identified primarily through the Transportation Master Plan Update (TMP), Open Space and Mountain Parks Trail Study Area Plans and processes or completed Community and Environmental Assessment Processes (CEAP). Any member of the public may request changes to the BVCP Trails Map during a BVCP update. No formal public requests were

received, however community input included support for new trails or trail connections to complete a “trail around Boulder”.

### **ADVISORY BOARD REVIEW**

The BVCP trails map is approved by the Planning Board, City Council, Planning Commission and Board of County Commissioners. Prior to their consideration, the following advisory boards may review and comment on the map:

- Open Space Board of Trustees
- Parks and Recreation Advisory Board
- Greenways Advisory Committee
- Transportation Advisory Board
- Boulder County Parks and Open Space Advisory Committee

A formal recommendation from Advisory Boards to the approving bodies is not needed for the BVCP Trails map. Comments from the boards will be either incorporated as changes to the map or noted and submitted with the map for consideration during adoption.

### **PROPOSED CHANGES**

The proposed changes to the BVCP Trails map include:

- New proposed trails and new conceptual alignment for proposed trails
- Modifications to proposed trails
- Changes from ‘proposed’ to ‘existing’ to reflect newly constructed trails.
- Removal (deletion) of proposed trails and proposed rerouting / removal of existing trails
- Map corrections

### **New Proposed Trails:**

New proposed trails are highlighted in purple (bubbles and lines). These include upgrades to multi-use paths and proposed connections to trails or other paths identified in the Transportation Master Plan (TMP), West and North Trail Study Area Plans, or the Boulder Reservoir Master Plan.

- Newly identified trails in the North Trail Study Area Plan (2016):
  - Antler Loop – west of Wonderland Lake
  - Wonderland Lake– Designate parallel path on north side of Wonderland Lake
  - North Sky Trail – Foothills Trail connection to Joder Ranch Trail
  - Mahogany Loop – loop on Joder Ranch Trail
  - Connection from Joder Ranch Trail to Buckingham Park
  - Connection from proposed Coyote Trailhead to Joder Ranch Trail
  - Connection from Foothills Trail to Degge / Eagle trails
  - Shale Trail – Boulder Valley Ranch Trailhead to Eagle Trail
  - Wrangler Trail – Hidden Valley Trail to Kelso Road
  - Talon Trail – Boulder Reservoir to Niwot Road
- Boulder Reservoir (2012): conceptual alignment around the west side of the reservoir and a trail along the north side of the reservoir
- Diagonal to IBM – From TMP
- Various small connections added in the Transportation Master Plan Update (2014)
  - Lehigh to Bear Creek Elementary School
  - Hanover – Broadway east to Summit Middle School
  - Dartmouth – Broadway east to Martin Park / Creekside Elementary School
  - Sioux Dr. at EBRC
  - Greenways connection 38<sup>th</sup> St. alignment – north of E Aurora at BCSIS/High Peaks
  - CU east – Discovery to Foothills

- CU east – Potts field across Boulder Creek
- CU – Boulder Creek connection to Recreation Center
- Iris south to Hawthorn (near 22<sup>nd</sup> St.)
- Utica connection to OSMP north of Wonderland Lake
- US 36 connection to Vine Pl.

### **Modifications to Proposed Trails:**

Modifications to proposed trails are highlighted in blue and reflect areas where better information about the proposed alignment is available or where alignments have been modified from the previously adopted BVCP Trails Map.

- Trail alignment planned from Airport Rd to Andrus Rd - TMP
- Diagonal – to Pleasantville Fields, Clarified in the TMP
- Anemone Trail – WTSA – conceptual alignment to refined alignment

### **Modifications to Existing Trails:**

Modifications to existing trails occurred in various places on Open Space properties due to flood impacts and reconstruction. These are highlighted in yellow.

### **Constructed Trails (Constructed/Modified)**

Trails that have been constructed since the 2010 update are highlighted in green.

- US36 at Table Mesa east to planning area boundary
- Baseline – Broadway to 36<sup>th</sup> St.
- CU – Cockerell Dr.
- CU – 28<sup>th</sup> St. (Baseline to Colorado)
- CU – Boulder Creek to Arapahoe (near 22<sup>nd</sup> St)
- Arapahoe – Folsom to 30<sup>th</sup> St. north and south side
- Arapahoe – Cherryvale east to Westview Dr. on south and east to 75<sup>th</sup> on north
- Boulder Creek path to 48<sup>th</sup> St. (north of hospital)
- 30<sup>th</sup> – Arapahoe to Walnut
- Walnut – 29<sup>th</sup> -30<sup>th</sup>
- Pearl and 30<sup>th</sup> (NW and SE)
- Pearl – 30<sup>th</sup> to Foothills north side
- Foothills Hwy (west side – Goose Creek path to Valmont
- Valmont Rd. north side at Valmont Park
- Valmont and Airport Rd NW
- Iris Ave and Broadway at Boulder County campus
- Crestview Park
- Fourmile Creek Path – Broadway to Violet
- Fourmile Creek Path – 26<sup>th</sup> to 28<sup>th</sup>
- Arrows removed: Chapman Dr. built; US36 multi-use path built

### **Deletion of Trails:**

Proposed trails that are recommended for removal from the BVCP Trails Map are shown in orange. These reflect TMP or TSA planning processes and adopted plans.

- Airport Rd. to Independence Rd (east of Hayden Lake): 2014 TMP, removed due to difficulty to construct and limited connectivity and need
- Hwy 93 to Greenbriar: 2014 TMP, connection determined not necessary

- Gunbarrel west of 63<sup>rd</sup> Street and Twin Lakes; Gunbarrel Ave north to proposed trail and Spine Rd at Lookout Rd south to proposed trail; 2014 TMP- difficult to construct in drainageway and provides little connectivity.
- 27<sup>th</sup> St./Mapleton to Goose Creek (west of 28<sup>th</sup> St):
- Elmers Twomile creek path connections between Glenwood and Iris: 2014 TMP- difficult to construct due to buildings, not needed
- 28<sup>th</sup> and Iris – connection to Diagonal Hwy: trails reconfigured with Diagonal reconstruction
- Foothills Hwy west side connection to Wonderland Creek: different alignment
- Southern section of Sunshine Trail – removed in WTSA process
- Various small connections identified through TMP connections planning (some need to be changed on the North Boulder Subcommunity Plan)
  - Connection Greenbriar to Broadway
  - Table Mesa – Vassar to Broadway
  - Skunk Creek – 27<sup>th</sup> Way to US36 ramp
  - CU Pleasant St. to stadium
  - Mapleton – Goose Creek (west of 30<sup>th</sup> St.)
  - Boulder Junction to RR
  - 28<sup>th</sup> St. west to Wonderland creek path
  - Kalmia to Linden at 23<sup>rd</sup> St.
  - Linden 19<sup>th</sup> to 21<sup>st</sup>
  - 9<sup>th</sup> Street – Iris to Jasmine
  - Poplar – 17<sup>th</sup> to 19<sup>th</sup>
  - 19<sup>th</sup> St. north of Yarmouth to US36

### **Removal of Existing Trails**

Through the North Trail Study Area Plan sections of the following existing trails are recommended for closure and removal: Old Kiln Trail, Old Mill Trail, Mesa Reservoir Trail, and Degge Trail.

Previously existing trails that have been removed due to flood recovery or that had been identified through planning processes are shown in grey.

### **Map Corrections:**

Map corrections are highlighted in pink, and are trails that are included in the TMP, TSA, or other Planning process, and appear to have been inadvertently left off from the 2010 version of the map.

- Four Pines Trail – exists, not previously shown on map
- West of 71<sup>st</sup> Street by Walden Ponds – exists, not previously shown on map
- East of Twin Lakes - exists, not previously shown on map
- Around Coot Lake - exists, not previously shown on map

### **ATTACHMENTS**

Attachment A: BVCP Trails Map Description

Attachment B: BVCP Trails Map with proposed revisions

## ***ATTACHMENT A – Trails Map Description from BVCP***

### ***Trails Map***

The Boulder Valley Comprehensive Plan Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails that have been planned through departmental master planning or area planning processes as well as trail connections that are important links in the Boulder Valley and regional trails systems.

A color version of the trails map can be found at: <http://www.bouldervalleycomplan.net> and click on Plans.

Trails planning in the Boulder Valley involves balancing environmental, community and mobility goals as well as resolving or mitigating trail impacts. The following Boulder Valley Comprehensive Plan policies guide trails planning:

- Policy 2.30 Boulder Creek and its Tributaries as Important Urban Design Features
- Policy 2.32 Trail Corridors / Linkages
- Policy 8.12 Trail Functions and Locations 8.13 Trails Network

The Trails Map shows existing and proposed trails in the Boulder Valley that are or will be administered by the city of Boulder Planning Department, Parks and Recreation Department, Open Space and Mountain Parks Department, Transportation Division, the Greenways Program and Boulder County Parks and Open Space and Transportation Departments. This map is used by the city, the county, Boulder Valley citizens and other concerned parties to understand, maintain and advance the network of trails that the city, the county, and other public agencies now provide and hope to provide in the future and should be used as a system planning tool.

Each department generates more detailed maps to meet their own needs and those of trails users. Other maps (such as those in departmental master plans or specific area plans) are used to show complete systems.

The Trails Map includes designated unpaved off-street paths, paved off-street paths, multi-use paths that are paved and separated from but parallel to a road, and short, paved off-street paths that connect to a larger trail or bike network and are part of an adopted pedestrian or bike system plan. It does not include sidewalks, on-street bike lanes or bike routes, paved road shoulders or low volume streets serving as bike lanes, routes, or internal walkways.

Trails planning and implementation occur at several steps that get progressively more detailed. The first step is to identify a need or desire for a trail or trail connection, a step that usually occurs as part of departmental master plans. Interdepartmental coordination on trails and trail connections occur as part of the master planning process. Proposed trails may be further refined through other detailed planning processes, such as the Capital Improvements Program (CIP), Trail Study Area (TSA) or Community and Environmental Assessment Process (CEAP). Two kinds of trail designations are included on the Trail Map—conceptual trail alignments and proposed trails. The primary difference relates to the degree that the trail has been studied and whether or not a specific trail alignment has been worked out. Specific definitions include:

## **Conceptual Trail Alignments**

These trails are represented by bubbles or circles on the Trails Map. These bubbles show the need or desire for the trail located in a conceptual trail corridor. The specific alignment has not yet been selected, often because there are still issues that need to be resolved. These issues may involve the need for further study or public process and usually require resolution of environmental, ownership, neighborhood, or other concerns. However, the concept for the trail is supported by the signatories of the Boulder Valley Comprehensive Plan.

## **Proposed Trails**

These trails are represented by solid lines on the Trails Map. These lines show the trail need or desire, but they also show a more definite trail alignment accepted by the public entities involved. There may still be issues to be worked out at the project planning step, but the trail alignment is more certain.

## **Process for Changes to the Trails Map**

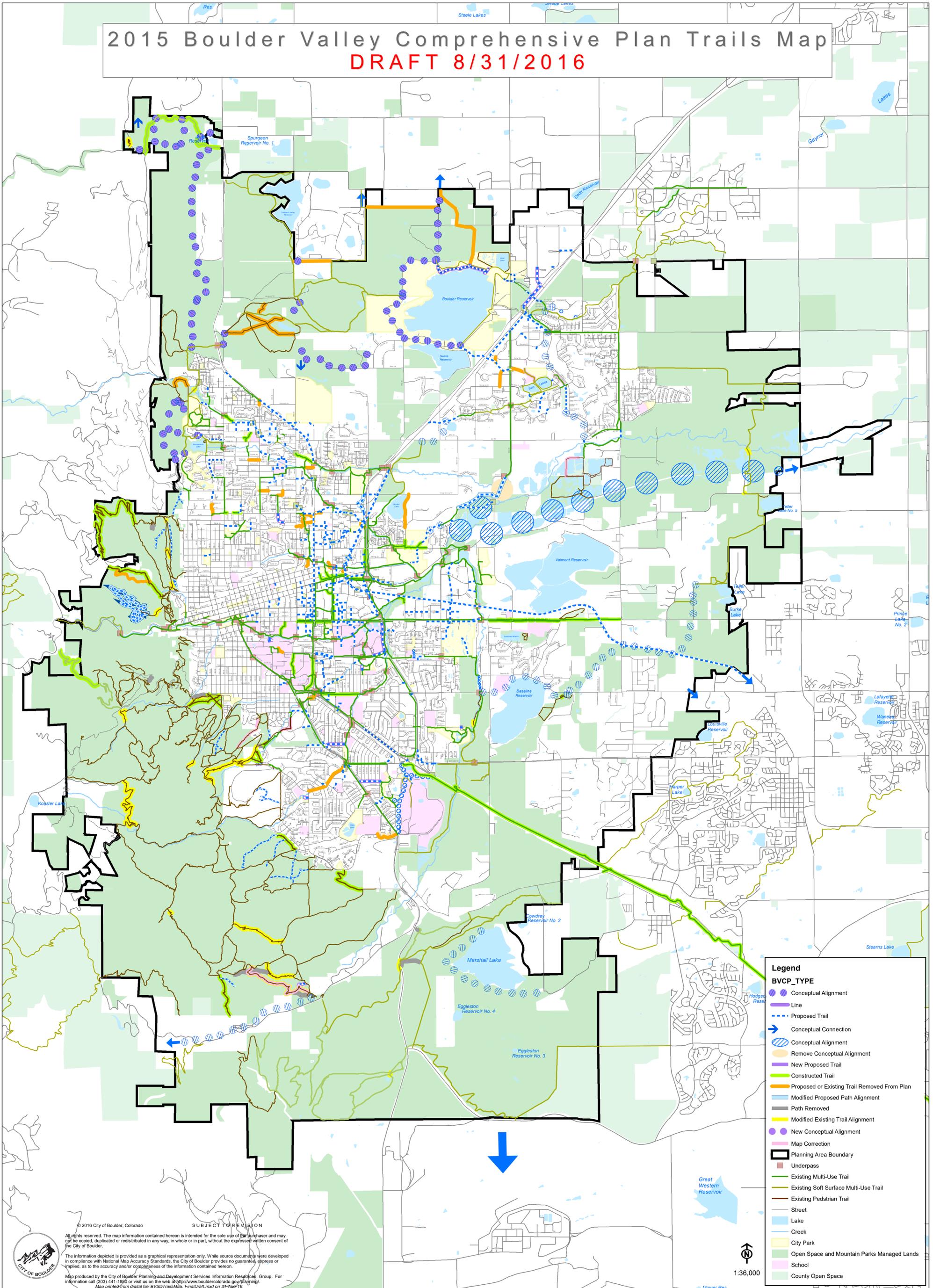
At each mid-term or major update to the Boulder Valley Comprehensive Plan, an interdepartmental staff group will assess the need to update the Trails Map. If changes are warranted, staff will analyze the map and compile a list of recommended changes to be included in the Comprehensive Plan update process. Changes to the map may occur when there has been new information or changed circumstances regarding a proposed trail or when an alternatives analysis and public process have occurred at the master planning or area planning level and new trails plans have been adopted. Minor changes can be incorporated into the Trails Map at any time without board adoption. These minor map changes are limited to changes in factual information, which include map corrections and changes in designation from proposed to existing trails (i.e., built). These minor map changes will be identified for the boards at the Comprehensive Plan update process.

Any member of the public may propose changes to the Trails Map at a mid-term or major update to the Comprehensive Plan. These requests should be made in the application process established for the update. Staff will analyze these proposals and a recommendation will be presented to the four adopting bodies along with other applications. Changes to the Trails Map will be forwarded to the following advisory boards for review and comment: Open Space and Mountain Parks Board of Trustees, Greenways Advisory Committee, Transportation Advisory Board, Parks and Recreation Advisory Board, and the County Parks and Open Space Advisory Committee. Changes to the Trails Map may also be forwarded to other advisory boards depending on issues associated with a trail proposal. Recommendations and comments will be forwarded to the adopting bodies. Changes to the Trails Map must be adopted by the city Planning Board, City Council, the County Planning Commission, and the County Commissioners.

All recommendations for changes to the Trails Map will be evaluated by each of the departments involved. Agreement by affected departments on the suitability of the trail and trail alignment will be sought as part of the interdepartmental review.

# 2015 Boulder Valley Comprehensive Plan Trails Map

## DRAFT 8/31/2016



**Legend**

**BVCP\_TYPE**

- Conceptual Alignment
- Line
- - - Proposed Trail
- ➔ Conceptual Connection
- Conceptual Alignment
- Remove Conceptual Alignment
- New Proposed Trail
- Constructed Trail
- Proposed or Existing Trail Removed From Plan
- Modified Proposed Path Alignment
- Path Removed
- Modified Existing Trail Alignment
- New Conceptual Alignment
- Map Correction
- Planning Area Boundary
- Underpass
- Existing Multi-Use Trail
- Existing Soft Surface Multi-Use Trail
- Existing Pedestrian Trail
- Street
- Lake
- Creek
- City Park
- Open Space and Mountain Parks Managed Lands
- School
- County Open Space

1:36,000



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 Map printed from digital file BVSDTrailsMap\_FinalDraft.mxd on 31-Aug-16.

**CITY OF BOULDER  
JOINT BOARDS AND COMMISSIONS  
MEMORANDUM**

**TO:** Boulder Advisory Boards and Commissions

**FROM:** David Driskell, Executive Director, Planning, Housing & Sustainability (PH&S)  
Susan Richstone, Deputy Director, PH&S  
Lesli Ellis, Comprehensive Planning Manager, PH&S  
Jean Gatza, Senior Planner, PH&S  
Caitlin Zacharias, Planner I, PH&S  
Many others on interdepartmental team who have contributed

**DATE:** August 29, 2016

**SUBJECT:** **Boulder Valley Comprehensive Plan Major Update – Briefing and discussion on BVCP policy updates and integration, land use scenarios and key policy choices**

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## **PURPOSE**

This memo provides information in advance of the joint board meeting on Aug. 29, 2016 on the Boulder Valley Comprehensive Plan (BVCP) Major Update. At the meeting, board members will hear an update on policy edits for certain sections of the plan and have a chance to discuss land use scenarios and key policy choices. After the event, the planning team will incorporate feedback on materials for the next round of materials for public events and for discussion by four approval bodies at their meetings in October and November.

## **Roles of Advisory Board Members and Feedback**

The BVCP is jointly adopted by the City of Boulder (“city”) (Planning Board and City Council) and Boulder County (“county”) (County Commissioners and Planning Commission). While members will attend the joint meeting on Aug. 29 on behalf of their board, feedback at the joint event will represent individual viewpoints. If requested, attendees may work with their staff liaisons to schedule time in September to have a full board discussion and provide formal board feedback to staff and the decision-making bodies regarding policy topics within the purview of the board. **Attachment A** notes the dates of meetings and the topics that may be relevant to each board.

## **Plan Background**

The BVCP is the community’s plan for the future. Its policies are intended to guide decisions about growth management, development, preservation, environmental protection, economic development, affordable housing, culture and the arts, urban design, neighborhood character and transportation. [The Land Use](#) and [Area I, II, III Maps](#) define the desired land use pattern and location, type, and intensity of development. The plan is updated every five years to respond to changed circumstances or evolving community needs and priorities.

## Project Timeline

The BVCP update has four phases, each with extensive community dialogue and engagement. The webpage for the project is: [www.bouldervalleycompplan.net](http://www.bouldervalleycompplan.net), which also includes a link to the most [current 2010 Plan and maps](#). **Attachment A** includes the project timeline and community engagement process.

**Phase 1—Foundations and Community Engagement Plan** (completed; [links to resource materials here](#))

**Phase 2—Issues Scoping with Community** (completed; [engagement](#) and [survey](#))

→ **Phase 3—Analyze and Update Plan Policies and Maps** (summer-fall 2016)

**Phase 4—Prepare Draft Plan for Adoption, Extend IGA** (fall 2016/early 2017)

## Currently the update is in Phase 3

The four tracks are:

- (1) **Public Land Use Request process** – the analysis and recommendations related to eight properties for which a member of the public or property owner requested a Land Use or Area I, II, III map designation change. Those hearings will begin on Aug. 30 and carry through Nov. 1.
- (2) **Policy Updates and Integration** – the policy refinements and additions to BVCP sections 3, 4, 5, 6, 8, and 9 to better align policies with adopted master plans and other city and county policies.
- (3) **CU South Land Use Change** – an analysis (land use suitability) and recommendations related to the future land use designation of the 300+ acre CU South property.
- (4) **Focus Areas: Land Use Scenarios and Policies**. This track represents the primary focus and biggest potential for significant changes to the plan. Work will include developing land use and policy choices to address key issues as well as in-depth analysis and visualization tools to help convey options and tradeoffs.

Phase 3 entails multiple opportunities for engagement and staggered study sessions and hearings for the elected officials to review, discuss, and approve materials. Community outreach will include additional meetings with advisory boards, community organizations, online opportunities, a series of local area workshops, pop-up events, open houses and a second survey in October and November about key policy choices.

## Next is Phase 4—Draft Plan and IGA (Fall 2016-Early 2017).

Phase 4 will synthesize all the previous phase deliverables into a draft plan for consideration/adoption, again with opportunities for public review and engagement. Additionally, the “Comprehensive Development Plan Intergovernmental Agreement” (IGA) between the city and county (valid through Dec. 31, 2017) will be updated.

## Land Use Scenarios and Policy Choices

An important aspect of any major update is assessing whether the land use designation map and policies (i.e., built form, housing, etc.) are still serving the community, or whether adjustments are necessary to respond to current conditions and trends. Through the past year of community engagement (including meetings and a random sample statistical survey, [link here](#)) and other input from boards and leadership, the project has honed in on focus areas and key choices related to land use including:

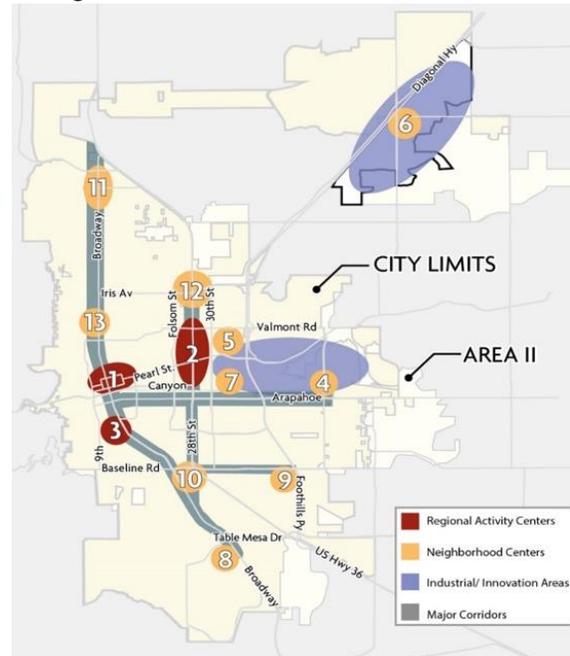
- Housing affordability and diversity
- Balance of future jobs and housing

- Climate change, energy and resilience
- Urban design and community benefits
- Addressing local needs (e.g., through area and subcommunity planning)

The land use scenarios and policy choices will be the primary focus of the joint board meeting on Aug. 29. Staff will provide a brief presentation providing more detail about the land use scenarios, prototypes, and visualizations and key policy choices. Board members then will be asked questions to discuss in groups and provide feedback.

### Citywide Land Use Scenarios

The citywide scenarios are aimed at addressing those focus areas and objectives of this update and the plan’s sustainable urban form policies. In particular, they aim to expand choices for affordable and diverse housing, better balance future jobs and housing, support climate action initiatives, address mobility and multi-modal transportation (including “15-minute” connected, walkable neighborhoods concept) and maintain economic vitality, among other sustainability principles addressed in the BVCP. Building from earlier work to identify “opportunity areas” in the community – centers, corridors, industrial/innovation areas, three major concepts are being explored in the scenarios to address a range of potential future housing (and jobs/housing balance). They include:



- The current policy**, considering no change to jobs or housing potential or significant changes to land use, and exploring growth management for jobs. The current plan housing and jobs potentials are noted below.
- Current policy + housing in centers and corridors**, exploring additional housing in the traditionally commercial centers and in limited fashion along major corridors.
- Current policy + housing in industrial/innovation areas**, exploring additional housing in some parts of the light industrial districts, particularly in business parks (e.g., Flatirons) and better amenities and mix of uses in these areas that support a large part of Boulder’s businesses and workforce.

### Current Policy Projection

The scenarios consider land use changes that would affect the range of housing potential, with the following current policy as foundational:

- **2015 estimate:** Boulder (Area I and II) has 51,450 housing units and 101,430 jobs.
- **Housing Potential:** The zoning potential for new housing units (in Area I and II) is 6,750 units, or a total of 58,200 total housing units (by 2040).
- **Jobs Potential:** 19,200 new jobs are projected (based on historic average growth rates) for a total of 120,500 jobs by 2040. The additional zoning capacity potential is 36,000 units for a total of 156,500 jobs. (For BVCP Projections report, [link here.](#))

The scenarios consider the jobs/housing balance policy and residential growth management

limits and explore an increased range of new housing units under the current plan but within the city's average annual one percent growth limit. The upper range is proposed to be a potential of approximately 12,750 new housing units (or total of 64,200 housing units) by 2040. No land use changes are proposed that would affect the total current projected number of jobs. Some minor shifts to the mix and types of nonresidential use are being explored to address business and workforce needs in East Boulder to have more local-serving retail along 55<sup>th</sup> in the light industrial areas.

### ***Housing Prototypes and Concepts***

Staff and consultants are also preparing prototypes for types of housing currently needed in Boulder (based on housing studies and surveys) but generally not being built particularly for middle incomes. These include: live/work; row houses and flats; and townhouses, including court style. Illustrated housing prototypes will also address lot sizes, density, unit size (range), and ownership. Photos of examples of apartments and condominiums, mixed-use residential and micro-unit housing will also be provided.

The team also is exploring ideas related to “gentle infill” to address the rising concern in some neighborhoods that newly built big homes are negatively impacting neighborhood character and that homeowners and residents do not have enough options besides tearing down and replacing large homes. These options will be balanced against other neighborhood concerns about over-occupancy and impacts of student renters, traffic, and other issues. Additional discussion and criteria will be necessary to determine where and how those types of options might be appropriate in some – but not all – Boulder neighborhoods.

### **Other Key Policy Choices**

In addition to the work being done on the land use scenarios and potential new housing types, several key policy choices are being analyzed. These key policy choices build from community input on the BVCP to date. They key policy choices are largely within the Growth Management, Built Environment, and Housing sections of the plan. The topics proposed for further community discussion include:

1. **Centers and Corridors Policy:** Policy language and illustrations to clarify role, design, intensity, and mix of regional and neighborhood centers and corridors and how best to achieve mixed-use, complete and walkable places.
2. **Neighborhood Character:** Policy language and illustrations to clarify neighborhood preservation tools such as transitions near nonresidential zones and potentially to address size limits for homes.
3. **Climate and Energy in Built Environment:** Policies to further support climate action goals and innovations that help community reduce energy use and accomplish local renewable energy production, etc.
4. **Subcommunity and Area Plans:** Possible refinements to area planning approach and prioritization.
5. **Community Benefit Definition:** Clarifying the definition of “community benefit” and policy (and regulations).
6. **Jobs/Housing Balance:** Possible policy about nonresidential growth management to balance jobs and housing, considered with approaches to hold steady or increase the housing side of balance as noted in scenarios.
7. **Middle Income Housing policy and quantitative goal:** Updating housing policies to support permanently affordable, diverse housing for low, moderate, and middle incomes (also relating to community benefit), including a possible new goal for middle income housing, and other housing policy questions.

## Forthcoming Analysis

To understand the sustainability implications of the different options and policy choices, the planning team is also working with other in-house staff and consultants Nelson Nygaard (transportation), BBC, Research and Consulting (housing case studies), and Keyser Marsten (fiscal impact and financial related to housing) to complete the analysis of the citywide scenarios, housing prototypes and policy choices to address issues such as:

1. Jobs/housing balance;
2. Transportation and congestion impacts and benefits of scenarios;
3. Multi-modal connections and mobility, particularly for non-vehicular modes;
4. Greenhouse gas emissions;
5. Housing affordability gap for different prototypes in different parts of the community;
6. Qualitative input on fiscal impact of different land use choices;
7. Analysis of housing policies (e.g., incentive based zoning and ways to obtain more affordable housing when land use changes occur that result in more intensity);
8. Examples from different communities of community benefit policies and how to address and prioritize community benefits in the development process;

Such analysis will be ready in late September for October engagement and discussion of issues and tradeoffs.

## Trails Map

A memo outlining changes to the BVCP Trails Map as well as a draft map will be provided at the joint board meeting. The proposed changes to the draft Trails Map involved staff from Planning, Housing and Sustainability, Open Space & Mountain Parks, Parks and Recreation, Greenways, Public Works Department for Utilities and Transportation as well as staff from Boulder County Parks and Open Space and Transportation departments.

The BVCP Trails Map was last updated in 2011, and proposed revisions are part of the 2015 Major Update of the BVCP. Changes to the map may occur when there has been new information or changed circumstances regarding a proposed trail or when an alternatives analysis and public process have occurred at the master planning or area planning level, and new trails plans have been adopted. No major changes or policy shifts are suggested by the changes proposed. Open Space Board of Trustees, Transportation Advisory Board, Parks and Recreation Advisory Board and the Greenways Advisory Committee will have opportunities to review the draft map.

## Policy Updates and Integration

One of the tasks in updating the BVCP is to bring policies in alignment with master plans and programs that have been approved in the past five years. The sections noted below have been updated to integrate with approved master plans or strategies, such as the Community Cultural Plan, Transportation Master Plan, Parks and Recreation Master Plan, and draft Resilience Strategy. Additionally, several advisory boards including Planning Board (all sections), Open Space Board of Trustees (Natural Environment), and Transportation Advisory Board (Transportation) have provided input which is reflected. The **proposed plan outline** and **draft policy updates** for the following sections are **located at [this link](#)** and on the project webpage:

- Introductory Vision and Core Values
- Natural Environment

- Energy and Climate
- Economy
- Transportation
- Community Well-being
- Agriculture and Food.

The drafts (provided in strikeout and clean versions) include temporary endnotes intended to explain the origin of the proposed edits, which in most cases are “housekeeping” changes rather than policy shifts. Where policies are new, they are noted as such. **Please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.**

While the Joint Advisory Board meeting will not be oriented to discuss the policy updates directly, there will be a public open house from 5:30-6:30, just prior to the meeting. Board members are encouraged to come early to browse the materials, discuss proposed changes with staff members and provide feedback, and if topics are relevant to the board’s purview, they may want to discuss them at an upcoming September board meeting.

Plan sections with more substantive edits and policy choices (i.e., Growth Management, Built Environment, Housing, land use designation definitions) will follow in later rounds of public discussion and review as they are tied to the land use scenarios and policy choices noted above.

## NEXT STEPS

Aug. 30, 2016	County Planning Commission and Board of County Commissioners Public Hearing on four-body public land use change requests
Sept 1 – 22	Optional additional discussions at Boards and Commissions related to policy edits or scenarios and the Trails Map
Sept. 13, 2016	City Council Briefing on BVCP scenarios and key policy choices
Sept. 15, 2016	<b>Planning Board</b> discussion about BVCP, CU South analysis Input on draft BVCP survey #2 review and input (electronic) – Sept. 22 to 30
Oct. 3 to 28	Community engagement - land use scenarios and key policy choices; survey #2
Oct. 20, 2016	<b>Planning Board</b> initial approval of policy edits (sections 3, 4, 5, 6, 8, and 9)
Nov. 1, 2016	Tentative City Council approve of policy edits (sections 3, 4, 5, 6, 8, and 9)
Nov. 10, 2016	City Council and Planning Board joint study session regarding Land Use Scenarios and Key Policy Choices

### **Currently Scheduled Updates to City Boards and Commissions in September:**

Sept. 12	Transportation Advisory Board (TAB)
Sept. 14	Open Space Board of Trustees (OSBT)

## ATTACHMENT(S)

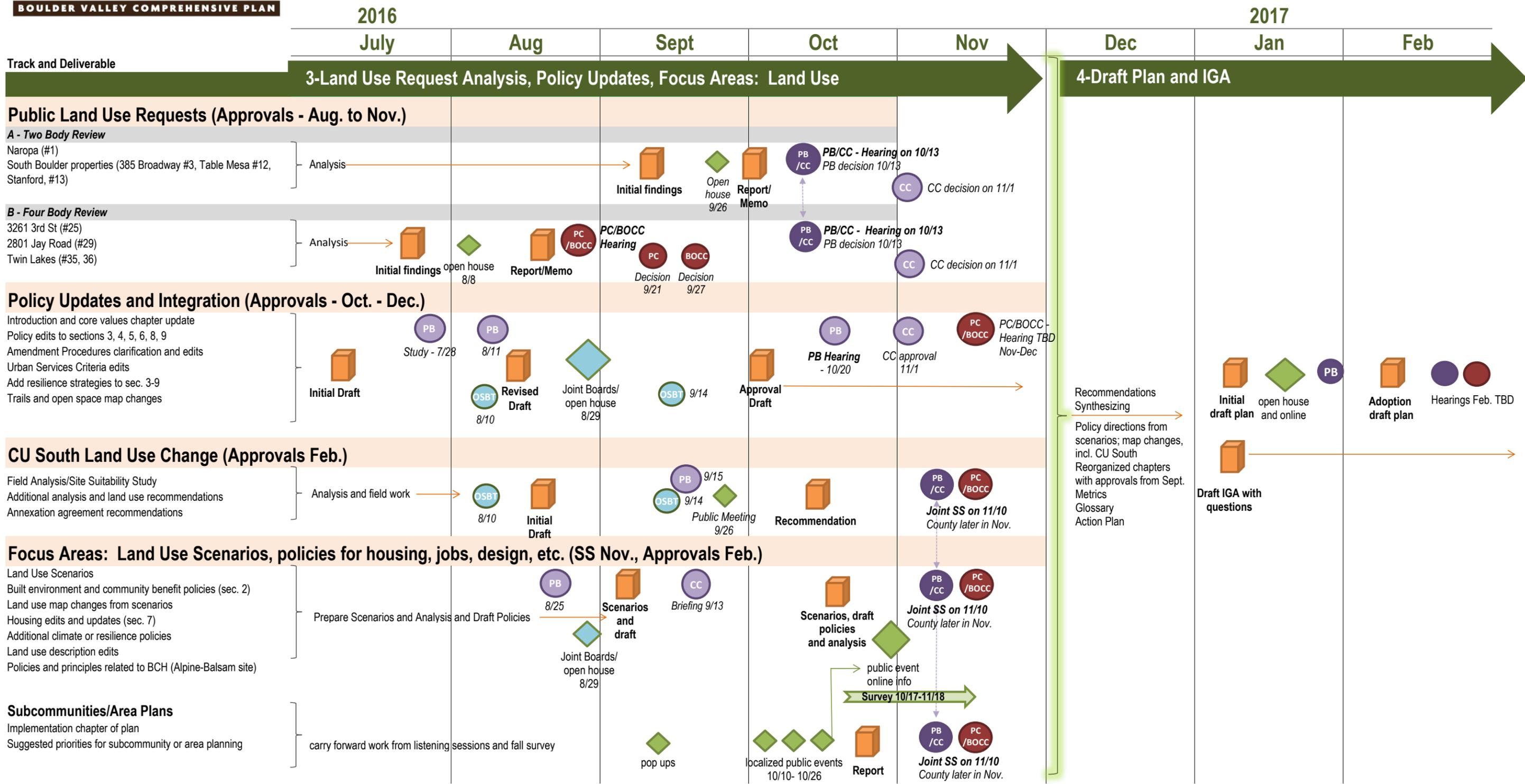
### A. Project Schedule and Community Engagement



Detailed Schedule for Phases 3 and 4 and Approval Process

Updated - Aug. 8, 2016

BOULDER VALLEY COMPREHENSIVE PLAN



# OUR LEGACY. OUR FUTURE.

**BOULDER VALLEY COMPREHENSIVE PLAN**

## Boulder Valley Comprehensive Plan Schedule of Milestones

Updated – Aug. 9, 2016

*Check [www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net) webpage for current information on times and locations. Dates may be subject to change, and additional events will be scheduled.*

### BVCP Process Subcommittee

The process subcommittee, consisting of city and county members, guides the process. Currently, all remaining 2016 meetings are scheduled in the Municipal Building, 1777 Broadway, in the west conference room from noon to 1:30 p.m. Meeting dates include:

- **Aug. 17, 2016**
- **Sept. 21, 2016**
- **Oct. 19, 2016**
- **Nov. 16, 2016**
- **Dec. 21, 2016**

### City Council Meetings

This list outlines the City Council meetings. More detail about the tasks is provided on the following pages.

- **Sept. 13, 2016** **City Council Briefing** on land use scenarios, key policy options, CU South, discussion of Survey #2, and other aspects of the project
- **Sept. 22, 2016** **BY EMAIL** - Staff requests review of draft Survey #2 and input by Sept. 30
- **Oct. 13, 2016** **Joint Public Hearing of City Council and Planning Board** for all public land use requests, eight total; four go to county first in August and Sept., as noted below
- **Nov. 1, 2016** **City Council Agenda Item** (public hearing closed on Oct. 13) - Decision on the land use requests (after Planning Board decision on Oct. 13)  
Council also gives direction and approval regarding Policy Integration: core values, Sections 3, 4, 5, 6, 8, 9 (Note: may get rescheduled in Dec.)
- **Nov. 10, 2016** **Joint Study Session of City Council and Planning Board** to review scenarios, analysis, community engagement results from Oct., and initial online input from Survey #2 (non-statistical), ideas for draft plan
- **Dec. TBD** **City Council receives Survey #2 results**
- **Feb. 2017 TBD** **City Council Study Session** re: Draft Plan and Focus Areas

## Public Land Use Requests

Includes final analysis and recommendations for land use changes, some which require approval by all four bodies (city and county), and some of which require only city approval.

*Four-Body (City and County) Approval (i.e., 3261 3<sup>rd</sup> St. (#25), 2801 Jay Road (#29), 6650, 6655 Twin Lakes Rd. and 0 Kalua Rd. (#35 and 36))*

- **Aug. 8, 2016** Public Open House, 5-7 p.m.
- **Aug. 22, 2016** Memo and recommendation
- **Aug. 30, 2016** Joint Public Hearing of Planning Commission and Board of County Commissioners
- **Sept. 21, 2016** Planning Commission Decision
- **Sept. 27, 2016** BOCC Decision
- **Sept. 28, 2016** Send Planning Commission and BOCC Decisions to Planning Board and City Council

*Two-Body (City only) Approval (i.e., Naropa properties at 2130 Arapahoe Ave. and 6287 Arapahoe Ave. (#1), 385 Broadway (#3), 0, 693 and 695 S. Broadway, Table Mesa (#12), and 3485 Stanford Ct. (#13))*

- **Sept. 26, 2016** Public Open House for four city properties and CU South
- **Oct. 3, 2016** Memo and recommendation
- **Oct. 13, 2016** Joint Public Hearing of City Council and Planning Board for all requests
- **Oct. 13, 2016** Planning Board Decision
- **Nov. 1, 2016** City Council Decision

## Policy Integration

Includes:

- ✓ Updates to Introduction and Core Values
- ✓ Policy edits to Sections 3-Natural Environment, 4-Energy and Climate, 5-Economy, 6-Transportation, 8-Community Well-Being, and 9-Agriculture and Food to reflect master plans, including some new resilience strategies
- ✓ Amendment Procedures clarification and edits
- ✓ Urban Service Criteria edits
- ✓ Trails and Open Space map changes

*Dates:*

- **July 28, 2016** Planning Board discussion regarding core values; Sections 3, 4, 5, 6, 8, and 9; and Amendment Procedures
- **Aug. 8, 2016** Transportation Advisory Board (TAB) review of Section 6
- **Aug. 10, 2016** Open Space Board of Trustees (OSBT) review of Sections 3 and 9
- **Aug. 11, 2016** Planning Board continues discussion regarding core values, Sections 3, 4, 5, 6, 8, 9
- **Aug. 29, 2016** Public Open House to review revised sections
- **Aug. 29, 2016** Joint Boards and Commissions review of revised sections
- **Sept. 14, 2016** OSBT review of trails and open space map changes
- **Oct. 7, 2016** Approval draft, sections noted above
- **Oct. 20, 2016** Planning Board direction and approval regarding core values, Sections 3, 4, 5, 6, 8, 9
- **Nov. 1, 2016** City Council direction and approval regarding core values, Sections 3, 4, 5, 6, 8, 9 (Note: may get rescheduled to Dec., depending on public request hearings)
- **TBD – Nov.** County PC and BOCC direction and approval regarding same

### CU South Land Use Change

Intended to complete Site Suitability Study for University of Colorado property on US 36, recommendations for a land use change, and recommendations for City/CU agreements for future use and services on property.

#### *Dates:*

- **Aug. 10, 2016** Open Space Board of Trustees (OSBT) discussion of process
- **Sept. 14, 2016** OSBT reviews and gives input on initial Site Suitability study
- **Sept. 15, 2016** Planning Board reviews and gives input on initial Site Suitability Study
- **Sept. 26, 2016** Public open house to review and give input on initial Site Suitability Study and recommendations for property
- **TBD – Oct.** Update for County Planning Commission and BOCC
- **Oct. 10, 2016** Staff and consultant analysis complete; initial recommendation
- **(Oct. 10-26)** TBD Local South meeting, additional public input
- **Nov. 10, 2016** Joint Study Session of Planning Board and City Council to review and discuss initial recommendation for land use change and City/CU agreement(s)
- **TBD - Nov.** County Planning Commission and BOCC discussion
- **Feb. 2017** Final Recommendations and Approvals

### Land Use Scenarios and Key Policy Changes for Focus Areas

To address:

- ✓ Land use scenarios that may result in changes to Land Use Designation map and land use descriptions (e.g., industrial and mixed use designations)
- ✓ Key policy options and analysis that may result in changes to Section 2, Built Environment and community benefit or job/housing balance policies, Section 7, Housing policies; and any additional climate or resilience policies
- ✓ Housing prototypes (e.g., single family small lot, ADU, rowhouse, townhome, etc.)
- ✓ Visualization to support built environment choices
- ✓ Analysis of jobs/housing mix and other impacts and benefits of scenarios
- ✓ Policies related to Alpine-Balsam site and urban design principles

#### *Dates:*

- **Aug. 19, 2016** Draft scenarios and prototypes - materials from consultant for Planning Board
- **Aug. 25, 2016** Planning Board initial input on scenarios and prototypes
- **Aug. 29, 2016** Public open house and online information for draft scenarios and prototypes
- **Aug. 29, 2016** Joint Boards and Commissions input on draft scenarios and prototypes
- **Sept. 13, 2016** City Council briefing on topics noted above and draft survey topics
- **Sept. 15, 2016** Planning Board input on draft survey topics
- **Sept. 22, 2016** City Council and Planning Board – Electronic review of draft Survey #2 review (final comments due to staff Sept. 30)
- **Sept. 22, 2016** Initial visualizations and analysis complete for scenarios and survey (i.e., fiscal, transportation, energy, housing, etc.)
- **Oct. 3, 2016** Analysis complete for public events and survey
- **Oct. 10, 2016** Survey #2 Ready for Online and Print
- **Oct. 10-26** 4-5 Local community engagement sessions – East, South, North, Central, Gunbarrel

## Attachment A - BVCP Work Plan Timeline & Schedule of Milestones

- **Oct. 17, 2016** BVCP Survey #2 (through Nov. 18). Two postcards. Online version, week of Oct. 10
- **Wk of Oct. 31** Community event to review feedback from local sessions and initial input around scenarios and policy choices
- **Nov. 10, 2016** Joint City Council and Planning Board Study Session to review scenarios, analysis, community engagement results from Oct., and initial online input from Survey #2 (non-statistical), ideas to produce draft plan
- **Dec. 12, 2016** Survey #2 Report completed and distributed to City Council, Planning Board and County
- **TBD** Planning Commission and BOCC study session to review scenarios and analysis and community engagement results
- **Nov/Dec** Other boards and commission input on remaining sections
- **Jan-Feb TBD** Initial draft plan

## Community Engagement Planning for BVCP Update - Phase 3

Updated Aug. 9, 2016



### August – December

Building on the goals and framework outlined in the [BVCP Engagement Plan](#), **guidance** specific to Phases 3 and 4 includes:

- Early Input Reflected in Options
- Understanding of Analysis and Trade-offs
- Common Ground Solutions
- Citywide and Local Scale
- In-Person & Online Engagement Venues
- Input from Targeted Groups
- Ample Time for Review and Feedback
- Easy to Find, Relevant Information
- Fun Factor

The purposes of Phase 3 include building on what was heard in earlier phases of the update, and sharing options, analysis and recommendations. This work will inform final changes to the plan and adoption in Phase 4.

#### I. **BVCP Scenarios, Trade-Offs and Built Environment Questions**

The areas of focus related to design, housing and the jobs-housing balance may lead to land use or policy changes in the plan. Initial scenarios with analysis of outcomes and trade-offs will be ready to share with the community in late August, and analysis will be complete in September. It is anticipated that all of the following engagement approaches and events would provide opportunities for community members to provide feedback on their preferences based on scenarios and analysis.

##### A. **Update Advisory Boards at a Proposed Joint Meeting – August 29, 6:30-8:30**

Purpose: invite members from most city advisory boards and commissions to get an update about the status of the BVCP update, present information about the land use scenarios and gather feedback. Most of the meeting will be designed for small group discussions of mixed board members to garner feedback on key questions. Feedback will inform scenario and policy analysis as well as decision-makers.

##### B. **Open House – August 29, 6:30-8:30**

Purpose: invite public to see an update about the status of the BVCP update including initial policy updates, information the land use scenarios, and what to expect in September.

##### C. **Pop-ups - September-October**

Purpose: gather feedback from people not typically involved in planning processes about specific land use changes in places near the opportunity areas. Staff members will host times at coffee shops, parks (using Neighborhood Block Party Trailer), ice cream stores, and other gathering places to ask people questions about their preferences for land use changes in that area. These preferences will be recorded on paper or in online questionnaires and compiled with other feedback for decision-makers. Locations might include: 55<sup>th</sup> and Arapahoe, Diagonal Plaza or other areas with proposed changes. Two to three pop-ups per area are anticipated, and people who live in the area would be alerted to these opportunities through the project website, the weekly planning e-mail, Next Door or other communications tools.

**D. Local Area Meetings – October**

Purpose: examine scenarios, analysis and trade-offs in depth and identify common ground on proposed changes to the plan among community members with a variety of interests. Each meeting would have area-specific materials as well as citywide information. Similar to the early local listening sessions, the primary focus will be on the comp plan with opportunities for facilitated small group discussions around proposed changes and scenarios. The discussions would be designed to help people identify areas where they agree and where they do not and potentially the need for additional analysis. Meetings would also provide opportunities to share information about other city projects in an open house. Venues would need to be capable of comfortably hosting a significant number of people and staff or outside facilitators will be employed to assist in the small group discussions.

1. Central / Crossroads
2. South / Southeast / East
3. North / Palo
4. Gunbarrel

**E. Statistically-Valid Survey – October-November**

Purpose: gauge community preferences for specific changes to the comprehensive plan. Topics for the survey questions may include but are not limited to: preferences around type and location for potential land use changes as identified through land use scenarios, growth management, and policies regarding community benefits, urban design quality, and housing and neighborhood character. Questions would be limited and focused on pivotal topics and choices for changes.

**F. Community Event – Late October**

Purpose: summarize and share feedback about the land use scenarios in an open house format. The event would serve as the culmination of community feedback on the scenarios, trade-offs and built environment issues before meeting with the decision-making bodies for direction on these choices.

**G. Meetings with community organizations – July – October**

Purpose: seek feedback from groups of community stakeholders at their regular meetings (e.g. Boulder Chamber, Future-oriented Community Organizations).

**H. Targeted and Culturally-Sensitive Outreach – August – October**

Purpose: gather feedback from immigrants. Staff will work with community partners to organize and host at least three focus groups in partnership with immigrant-serving organizations (Immigrant Advisory Committee, Family Resource Center, Latino Task Force) to ask questions about preferences around the scenarios.

**II. Land Use Public Requests & CU South – August & September**

**A. Area-Specific Open Houses – to provide feedback on land use change requests.**

- August 8 – focusing on Area II properties: 3261 3<sup>rd</sup> Street; 2801 Jay Road and 6500 and 6655 Twin Lakes
- September 26 – focusing on Area I properties and CU South

**B. Public Hearings – both the county and city will hold joint public hearings on these public request land use changes**

- a. August 30 – Boulder County Planning Commission and Board of County Commissioners
- b. October 13 – City Planning Board and City Council

City Boards and Commissions – General Relationship to BVCP (Aug. 2016)

Council-Appointed Board	Topics (relating to BVCP)	Meeting Days/Times
<b>Youth Opportunities Advisory Board (YOAB)</b>	Issues affecting youth	
<b>Human Relations Commission</b>	Inclusiveness, equity, homeless, social sustainability	3 <sup>rd</sup> Monday of each month at 6:00 p.m. in <b>Council Chambers (Sept. 15)</b>
<b>Parks and Recreation Advisory Board (PRAB)</b>	Parks planning, greenways, parks function, Trails map	4 <sup>th</sup> Monday of each Month (verify), <b>Council Chambers (Aug. 22 or Sept. 26)</b>
<b>Downtown Management Commission (DMC)</b>	Parking and downtown	1 <sup>st</sup> Monday of the month at 5:30 p.m. in <b>Council Chambers (Sept. 5)</b>
<b>Environmental Advisory Board (EAB)</b>	Energy, climate, environment	1 <sup>st</sup> Wednesday of the Month at 6:00 p.m. in <b>1777 Broadway (Sept. 7)</b>
<b>Landmarks Board (LB)</b>	Historic preservation (Historic Preservation Plan)	1 <sup>st</sup> Wednesday of the Month at 6:00 p.m. in <b>Council Chambers (Sept. 7)</b>
<b>Transportation Advisory Board (TAB)</b>	Transportation and connections (Transportation Master Plan), Trails map	2 <sup>nd</sup> Monday of each month at 6:00 p.m. in <b>Council Chambers (Sept. 12)</b>
<b>Open Space Board of Trustees (OSBT)</b>	Natural Environment, Open space (Open Space Visitor Master Plan), Trails map	2 <sup>nd</sup> Weds of each month (time and location vary), <b>Council Chambers (Sept. 14)</b>
<b>Boulder Arts Commission</b>	Art in public places, role of arts citywide (Cultural Master Plan)	3 <sup>rd</sup> Wednesday of each month, <b>Canyon Meeting Room (Sept. 21)</b>
<b>Boulder Design Advisory Board (BDAB)</b>	Urban design	2 <sup>nd</sup> Weds of each month at 4:00 p.m. in <b>1777 Broadway (Sept. 14)</b>
<b>Library Commission</b>	Library Master Plan and any overlapping aspects	1 <sup>st</sup> Weds of each month at 6:00 p.m. in <b>Canyon Meeting Room (Sept. 7)</b>
<b>University Hill Commercial Area Management Commission</b>	University Hill	
<b>Water Resources Advisory Board (WRAB)</b>	Floodzones, greenways	3 <sup>rd</sup> Monday of each month at 7:00 p.m. – City Municipal Services Center 5050 E. Pearl St.

## ATTACHMENT D: OSMP Changes to BVCP Trails Map Since 2010-2011 Update

The proposed changes to the Boulder Valley Comprehensive Plan (BVCP) Trails Map include all new trails, newly proposed trails, and new conceptual alignments on Open Space and Mountain Parks (OSMP) lands since the 2010-2011 update. Numerous map corrections are also proposed to show trails on OSMP lands, and remove trails that are no longer designated or present.

Changes specific to OSMP lands and trails are highlighted on the map in **Exhibit A**. The OSMP related changes include:

- New proposed trails and new conceptual alignment for proposed trails
- Modifications to proposed trails
- Changes from 'proposed' to 'existing' to reflect newly constructed trails.
- Removal (deletion) of proposed trails and proposed rerouting / removal of existing trails
- Map corrections

### **New Proposed Trails, Conceptual Alignments and Conceptual Connections**

New proposed trails include upgrades to pedestrian and multi-use paths and proposed connections to trails or other paths identified in the Visitor Master Plan or TSA Plans.

#### ***New proposed trails and conceptual alignments:***

##### North TSA

- Antler Loop – Soft surface pedestrian trail west of Wonderland Lake creating a loop from Wonderland Lake Trail to Foothills Trail/Old Kiln Trail. (#27)
- Wonderland Lake– Designate a parallel hard surface multi-use path on north side of Wonderland Lake. (#29)
- Hang Glider Trail – A soft surface pedestrian trail connecting into Antler Loop from Foothills Trail. (#44)
- Antler Loop Spur – A short soft surface pedestrian trail connecting an access point on Spring Valley Rd. to Antler Loop. (#28)
- North Sky Trail – A soft surface multi-use trail connecting Foothills Trail to Joder Ranch Trail. (#9)
- Mahogany Loop – A soft surface multi-use loop on Joder Ranch Trail. (#8)
- Joder Ranch Trail to Buckingham Park – A short multi-use trail along Olde Stage Road connecting the Joder Ranch Trail to Buckingham Park. (#5)
- Coyote Trailhead to Joder Ranch Trail – A short soft surface multi-use trail connecting the proposed Coyote Trailhead to Joder Ranch Trail. (#7)
- Foothills Trail to Degge – A short soft surface multi-use trail connecting Foothills Trailhead to the start of the Degge Trail. (#12)
- Shale Trail – A soft surface pedestrian trail between Boulder Valley Ranch Trailhead and the Eagle Trail. (#39)
- Wrangler Trail – A soft surface multi-use trail connecting Hidden Valley Trail to an access point on Kelso Road. (# 11)

- Talon Trail – A soft surface multi-use trail from Boulder Reservoir trails to Niwot Road along N. 55<sup>th</sup> Street. (#40)
- Neighborhood Access to Lefthand Trail – Designate an existing undesignated trail as a soft surface multi-use trail connecting the Lake Valley/North Rim neighborhood to Lefthand Trail. (#41)

#### West TSA

- Skunk Canyon – Proposed new soft surface pedestrian trail west of Hollyberry Ln. and Deer Valley Rd. that connects neighborhood to NCAR Skunk Canyon Trail. (#2)
- Homestead Trail – Proposed new soft surface trail connection for Homestead and Towhee trails off of Mesa Trail resulting from West TSA Plan and modifications needed in response to 2013 Flood damage. (#3)

#### ***New proposed conceptual connections:***

##### North TSA

- Joder Ranch to Heil Valley Ranch (#4)
- Area III Future Park Site to OSMP (#45)

#### **Modifications to Proposed Trails**

Modifications to proposed trails reflect areas where better information about the proposed alignment is available or where alignments have been modified from the previously adopted BVCP Trails Map.

##### West TSA

- Anemone Trail – Changed conceptual alignment to a more detailed proposed alignment (#1)

#### **Modifications to Existing Trails**

Modifications to existing trails occurred due to flood impacts, reconstruction and implementing TSAs. These are highlighted in yellow on the OSMP trail change map (Attachment D).

#### **Constructed Trails (Constructed/Modified)**

Trails that have been constructed/designated since the 2010 update.

##### West TSA

- Chapman Drive – Extended Chapman Drive Trail to connect to Boulder Canyon and changed from a pedestrian to a multi-use trail. (#24) and (#26)
- Old Mesa – Designated a previously undesignated trail south of Shadow Canyon Trail. (#13)
- Greenbriar Connector – Constructed new soft surface pedestrian trail connecting Lower Big Bluestem Trail to Greenbriar Blvd. (#15)
- Fern Meadow/Cragmoor – Construct new trail and designate previously undesignated trail north of Cragmoor Rd. (#16)
- Sunshine Canyon – Constructed a new soft surface pedestrian trail parallel to Sunshine Canyon west of Centennial Trailhead. (#17)

- Holly Berry and Skunk Connector – Constructed new soft surface pedestrian trails and designated previously undesignated trails west of Hollyberry Ln. and Deer Valley Rd. that connect neighborhood to Skunk Canyon Trail. (#18) and (#19)
- Lion's Lair and Spur – Constructed new soft surface pedestrian trail connecting Mount Sanitas Trail to Sunshine Canyon Drive. (#20)
- NIST Service Rd. Connector – Constructed new soft surface trail connecting bike path to NIST Service Rd. (Kusch Road) north of Hollyberry Ln. (#21)
- Meadow – Constructed new soft surface pedestrian trail to replaced undesignated trail south and parallel with Baseline Trail in Chautauqua Meadow. (#22)
- 6th Street Connector – Constructed new soft surface pedestrian trail and designate previously undesignated trail connecting 6<sup>th</sup> St. to Bluebell Rd. (#23)

#### North TSA

- Joder Ranch (North TSA) – Constructed a new soft surface multi-use trail on the Joder Ranch property connecting Hwy 36 to Olde Stage Rd. (#25)

#### East TSA

- Dry Creek (East TSA)– Designated a previously undesignated shortcut trail section providing a parallel alternative path. (#30)

### **Removal of Proposed and Existing Trails**

#### ***Proposed trails or conceptual alignments recommended for removal from the BVCP Trails Map:***

##### West TSA

- Sunshine Trail Loop – Removed the proposed conceptual loop alignment on the western end of the Sunshine Trail. Deletion resulted in the West TSA process (#49)
- Chapman Drive – Removed conceptual alignment due to the completion of the extension of the Chapman Drive Trail. (#6)

##### North TSA

- North Rim to Lefthand Connector – Removed conceptual alignment based on recommendations from the North TSA Plan. (#46)
- Axelson to North Rim Connector – Removed conceptual alignment based on North TSA Plan and future collaboration with Parks and Recreation for a soft surface multi-use trail around west side of Boulder Reservoir. (#47)
- Boulder Feeder Canal Boulder Reservoir to Niwot Road – Removed conceptual alignment along the Boulder Feeder Canal in preference for the proposed Talon Trail. (#48)

#### ***Sections of the following existing trails are proposed for closure and removal:***

##### North TSA

- Old Kiln Trail – The northern loop of Old Kiln Trail is proposed to be closed due to extensive flood damage. (#43)

- Old Mill Trail – This trail will be replaced with a new multi-use and rerouted Cobalt Trail. (#42)
- Mesa Reservoir Trail – The western part of this trail will be replaced with a new multi-use and rerouted Degge Trail. (#10)
- Degge Trail – The Degge Trail will be rerouted and a single trail will replace the existing west end of the Degge and Eagle trails. (#14)

***Previously existing trails that have been removed due to flood recovery or that had been identified through a TSA planning processes:***

West TSA

- Southern Quarry – Quarry access closed off of Sanitas East Ridge Trail. (#31)
- Baseline – Trail removed and replaced with a new parallel trail located to the south that connects to the Meadow Trail and removes undesignated trails. (#33)
- Skunk Canyon – Short segment of trail removed that connected bike path to NIST Service Road. (#34) Trail replaced with new NIST Service Rd. Connector (#21).
- Homestead – West end of trail removed and replaced with a new connection to Mesa Trail. (#35)
- Homestead & Spur – Southern trail connection to Mesa Trail removed and replaced with a new and relocated trail junction. (#36)

Marshall Valley/Southern Grasslands TSA

- Greenbelt Plateau Spur – Trail removed and connection replaced with the construction and addition of the Hwy 93 underpass for Community Ditch Trail. (#37)
- Marshall Valley – Alternative trailhead access removed due to unstable ground slumping/site conditions resulting from old coal mines. (#38)

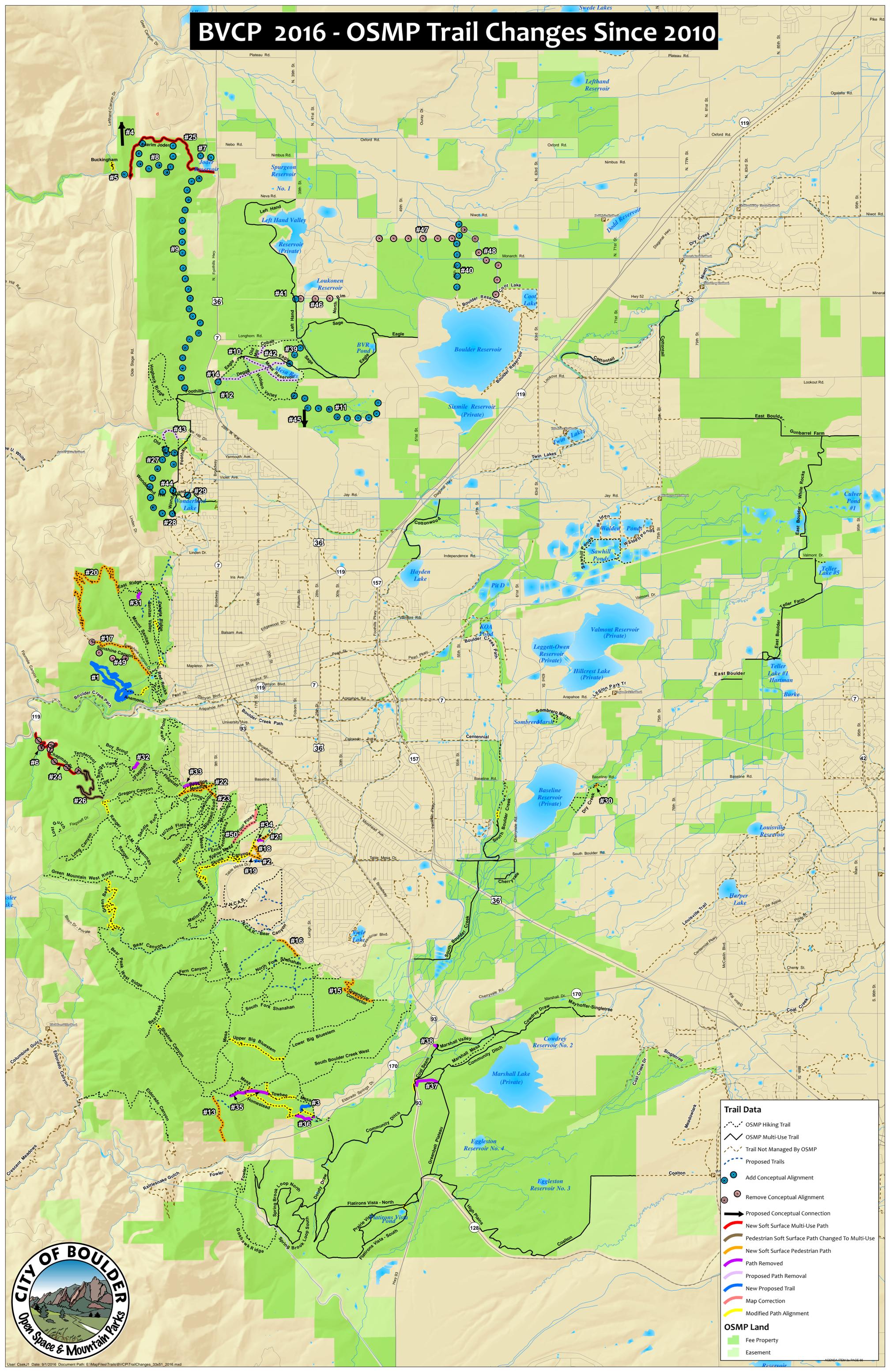
**Map Corrections**

Map corrections are trails that are included in the TMP, TSA, or other Planning process, and appear to have been inadvertently left off from the 2010 version of the map.

- Plains Overlook – Trail removal resulted from the Sunshine Amphitheater restoration and the addition of an ADA access. (#32)
- Four Pines Trail – Added as an existing trail. This trail was included on OSMP maps as an existing trail and shown as proposed on 2010 BVCP Trails Map. (#50)

Exhibit A: BVCP 2016 – OSMP Trail Changes Since 2010

# BVCP 2016 - OSMP Trail Changes Since 2010

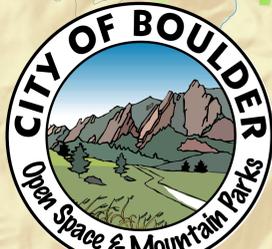


**Trail Data**

- OSMP Hiking Trail
- OSMP Multi-Use Trail
- Trail Not Managed By OSMP
- Proposed Trails
- Add Conceptual Alignment
- Remove Conceptual Alignment
- Proposed Conceptual Connection
- New Soft Surface Multi-Use Path
- Pedestrian Soft Surface Path Changed To Multi-Use
- New Soft Surface Pedestrian Path
- Path Removed
- Proposed Path Removal
- New Proposed Trail
- Map Correction
- Modified Path Alignment

**OSMP Land**

- Fee Property
- Easement



## **ATTACHMENT D: OSMP Changes to BVCP Trails Map Since 2010-2011 Update**

The proposed changes to the Boulder Valley Comprehensive Plan (BVCP) Trails Map include all new trails, newly proposed trails, and new conceptual alignments on Open Space and Mountain Parks (OSMP) lands since the 2010-2011 update. Numerous map corrections are also proposed to show trails on OSMP lands, and remove trails that are no longer designated or present.

Changes specific to OSMP lands and trails are highlighted on the map in **Exhibit A**. The OSMP related changes include:

- New proposed trails and new conceptual alignment for proposed trails
- Modifications to proposed trails
- Changes from 'proposed' to 'existing' to reflect newly constructed trails.
- Removal (deletion) of proposed trails and proposed rerouting / removal of existing trails
- Map corrections

### **New Proposed Trails, Conceptual Alignments and Conceptual Connections**

New proposed trails include upgrades to pedestrian and multi-use paths and proposed connections to trails or other paths identified in the Visitor Master Plan or TSA Plans.

#### ***New proposed trails and conceptual alignments:***

##### North TSA

- Antler Loop – Soft surface pedestrian trail west of Wonderland Lake creating a loop from Wonderland Lake Trail to Foothills Trail/Old Kiln Trail. (#27)
- Wonderland Lake– Designate a parallel hard surface multi-use path on north side of Wonderland Lake. (#29)
- Hang Glider Trail – A soft surface pedestrian trail connecting into Antler Loop from Foothills Trail. (#44)
- Antler Loop Spur – A short soft surface pedestrian trail connecting an access point on Spring Valley Rd. to Antler Loop. (#28)
- North Sky Trail – A soft surface multi-use trail connecting Foothills Trail to Joder Ranch Trail. (#9)
- Mahogany Loop – A soft surface multi-use loop on Joder Ranch Trail. (#8)
- Joder Ranch Trail to Buckingham Park – A short multi-use trail along Olde Stage Road connecting the Joder Ranch Trail to Buckingham Park. (#5)
- Coyote Trailhead to Joder Ranch Trail – A short soft surface multi-use trail connecting the proposed Coyote Trailhead to Joder Ranch Trail. (#7)
- Foothills Trail to Degge – A short soft surface multi-use trail connecting Foothills Trailhead to the start of the Degge Trail. (#12)
- Shale Trail – A soft surface pedestrian trail between Boulder Valley Ranch Trailhead and the Eagle Trail. (#39)
- Wrangler Trail – A soft surface multi-use trail connecting Hidden Valley Trail to an access point on Kelso Road. (# 11)

- Talon Trail – A soft surface multi-use trail from Boulder Reservoir trails to Niwot Road along N. 55<sup>th</sup> Street. (#40)
- Neighborhood Access to Lefthand Trail – Designate an existing undesignated trail as a soft surface multi-use trail connecting the Lake Valley/North Rim neighborhood to Lefthand Trail. (#41)

#### West TSA

- Skunk Canyon – Proposed new soft surface pedestrian trail west of Hollyberry Ln. and Deer Valley Rd. that connects neighborhood to NCAR Skunk Canyon Trail. (#2)
- Homestead Trail – Proposed new soft surface trail connection for Homestead and Towhee trails off of Mesa Trail resulting from West TSA Plan and modifications needed in response to 2013 Flood damage. (#3)

#### ***New proposed conceptual connections:***

##### North TSA

- Joder Ranch to Heil Valley Ranch (#4)
- Area III Future Park Site to OSMP (#45)

#### **Modifications to Proposed Trails**

Modifications to proposed trails reflect areas where better information about the proposed alignment is available or where alignments have been modified from the previously adopted BVCP Trails Map.

##### West TSA

- Anemone Trail – Changed conceptual alignment to a more detailed proposed alignment (#1)

#### **Modifications to Existing Trails**

Modifications to existing trails occurred due to flood impacts, reconstruction and implementing TSAs. These are highlighted in yellow on the OSMP trail change map ([Attachment D](#)).

#### **Constructed Trails (Constructed/Modified)**

Trails that have been constructed/designated since the 2010 update.

##### West TSA

- Chapman Drive – Extended Chapman Drive Trail to connect to Boulder Canyon and changed from a pedestrian to a multi-use trail. (#24) and (#26)
- Old Mesa – Designated a previously undesignated trail south of Shadow Canyon Trail. (#13)
- Greenbriar Connector – Constructed new soft surface pedestrian trail connecting Lower Big Bluestem Trail to Greenbriar Blvd. (#15)
- Fern Meadow/Cragmoor – Construct new trail and designate previously undesignated trail north of Cragmoor Rd. (#16)
- Sunshine Canyon – Constructed a new soft surface pedestrian trail parallel to Sunshine Canyon west of Centennial Trailhead. (#17)

- Holly Berry and Skunk Connector – Constructed new soft surface pedestrian trails and designated previously undesignated trails west of Hollyberry Ln. and Deer Valley Rd. that connect neighborhood to Skunk Canyon Trail. (#18) and (#19)
- Lion's Lair and Spur – Constructed new soft surface pedestrian trail connecting Mount Sanitas Trail to Sunshine Canyon Drive. (#20)
- NIST Service Rd. Connector – Constructed new soft surface trail connecting bike path to NIST Service Rd. (Kusch Road) north of Hollyberry Ln. (#21)
- Meadow – Constructed new soft surface pedestrian trail to replaced undesignated trail south and parallel with Baseline Trail in Chautauqua Meadow. (#22)
- 6th Street Connector – Constructed new soft surface pedestrian trail and designate previously undesignated trail connecting 6<sup>th</sup> St. to Bluebell Rd. (#23)

#### North TSA

- Joder Ranch (North TSA) – Constructed a new soft surface multi-use trail on the Joder Ranch property connecting Hwy 36 to Olde Stage Rd. (#25)

#### East TSA

- Dry Creek (East TSA)– Designated a previously undesignated shortcut trail section providing a parallel alternative path. (#30)

### **Removal of Proposed and Existing Trails**

#### ***Proposed trails or conceptual alignments recommended for removal from the BVCP Trails Map:***

#### West TSA

- Sunshine Trail Loop – Removed the proposed conceptual loop alignment on the western end of the Sunshine Trail. Deletion resulted in the West TSA process (#49)
- Chapman Drive – Removed conceptual alignment due to the completion of the extension of the Chapman Drive Trail. (#6)

#### North TSA

- North Rim to Lefthand Connector – Removed conceptual alignment based on recommendations from the North TSA Plan. (#46)
- Axelson to North Rim Connector – Removed conceptual alignment based on North TSA Plan and future collaboration with Parks and Recreation for a soft surface multi-use trail around west side of Boulder Reservoir. (#47)
- Boulder Feeder Canal Boulder Reservoir to Niwot Road – Removed conceptual alignment along the Boulder Feeder Canal in preference for the proposed Talon Trail. (#48)

#### ***Sections of the following existing trails are proposed for closure and removal:***

#### North TSA

- Old Kiln Trail – The northern loop of Old Kiln Trail is proposed to be closed due to extensive flood damage. (#43)

- Old Mill Trail – This trail will be replaced with a new multi-use and rerouted Cobalt Trail. (#42)
- Mesa Reservoir Trail – The western part of this trail will be replaced with a new multi-use and rerouted Degge Trail. (#10)
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Exhibit A:        BVCP 2016 – OSMP Trail Changes Since 2010

## MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks  
 Mark Davison, Community Connections and Partnerships Manager  
 Mark Gershman, Environmental Planning Supervisor

DATE: September 14, 2016

SUBJECT: Intergovernmental Agreement with Boulder County regarding the Management of Certain Open Space Properties with Joint Fee Ownership

Boulder County and the City of Boulder have worked together for the protection of Open Space for nearly 40 years. This partnership has taken many forms including identifying areas of common interest as well as sharing the cost of land acquisition and of management. Collaboration between the city and county has resulted in significant protection of land that has, among other things, provide habitat for native species, opportunities for agricultural operations, and access to nature.

For a period of time, the principal land acquisition tool used by Open Space and Mountain Parks (OSMP) and Boulder County Parks and Open Space (BCPOS) for joint acquisitions included an arrangement where the agencies shared an undivided fee interest. The two agencies protected nine properties comprising about 3,500 acres using this technique (see table below). Unlike other acquisition arrangements under which there is just one owner; the city and county share ownership under this arrangement. In order to provide for efficient stewardship of these properties, city and county staff members agreed, typically at the time of acquisition, which agency will be responsible for management. The IGA (Attachment A) was established to formalize and clarify agency jurisdiction and which regulations apply where there is joint fee ownership between the city and county. A map showing the location of the properties can be found in Exhibit A of Attachment A.

<b>City of Boulder Open Space and Mountain Parks Management</b>	
Beech/Beech Aircraft	1,197 acres
Foothills Business Park	70 acres
Superior Associates/Telleen	955 acres
<b>TOTAL</b>	<b>2,222 acres</b>

<b>Boulder County Parks and Open Space Management</b>	
Cito Company	148 acres
Erin Arsenault	169 acres
IBM – Monarch	186 acres
Imel	576 acres
Suitts	142 acres
Turunjian	58 acres
<b>TOTAL</b>	<b>1,279 acres</b>

Under the terms of the original IGA, the city and county were required to complete management plans for the properties under their respective management. After review and comment by BCPOS staff, the Open Space Board of Trustees (OSBT) approved management plans for the Beech and Superior Associates properties in 2013. The county has provided OSMP staff the opportunity to review and comment upon plans for all the properties described under the IGA and under their management.

The agreement had a ten-year term which expired in October, 2015. Staff members from both agencies have been working to renew the IGA because both departments believe it has been successful.

- Staff has found that the IGA has improved the efficiency of management by formalizing the responsibility and authority of specific properties in a single agency. This means the agencies can operate in the familiar context of its own rules, practices, regulations and guiding policies. Visitors and lessees have benefited because existing lease conditions and regulations affecting access are managed more simply by a single agency. And even though a single agency has management responsibility and authority, the other party retains an important role in the review of management plans. Furthermore, city and county staffs continue to confer and collaborate on matters of joint interest. The IGA balances consultation and management autonomy.
- The “lead agency” approach has been an effective way of resolving differing management approaches where OSMP has an undivided ownership with BCPOS. Although fundamentally aligned in their mission and goals, the two agencies sometimes use different techniques to address specific management issues.

On Aug. 25, Boulder County’s Parks and Open Space Committee recommended that the Board of County Commissioners approve the IGA. The IGA will be brought to the OSBT for a recommendation to City Council at the Board’s October meeting. The IGA will then proceed to the City Council and the County Commissioners.

#### Changes to the IGA

The IGA includes minor changes such as corrections of a property name used by BCPOS, the alphabetization of property names lists, and the removal of accidentally duplicated language.

The more significant changes are:

- The addition of a recital expressing the interest of the OSMP and POS to modify the Boulder Valley Comprehensive Plan so that it includes a focus on a wider selection of ecological designations from the Environmental Resources Element of the Boulder County Comprehensive Plan as ways to protect and restore significant native ecosystems. The OSBT saw this language as part of its review of the BVCP update in August, and again at the September meeting. The OSBT will be asked to review and make recommendations on this language in October.
- The deletion of a recital dealing with exchange of reciprocal conservation easements. Staff determined that this recital was unrelated to the purpose of the IGA. OSMP BCPOS staff continue to work to ensure that the conditions and requirements of existing agreements are appropriately carried out.

- Updating language to reflect the current status of management plans for the subject properties and adding text clarifying that there is an expectation that the lead agency will include consideration the other agency's comments on management plans.
- Extending the term of the IGA from ten to twenty years.

### **Attachment A – Intergovernmental Agreement**

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**BOULDER COUNTY AND CITY OF BOULDER JOINTLY OWNED OPEN SPACE MANAGEMENT INTERGOVERNMENTAL AGREEMENT**

**THIS INTERGOVERNMENTAL AGREEMENT** (“Agreement”) by and between the City of Boulder, a Colorado home-rule municipal corporation (the “City”) and the County of Boulder, a body corporate and politic of the State of Colorado (the “County”) (collectively the “Parties”) is made and entered into on this \_\_\_ day of \_\_\_\_\_, ~~2005~~2016.

**WITNESSETH**

WHEREAS, pursuant to §§ 29-1-203 and 30-11-410, C.R.S. as amended, local governments may cooperate or contract with one another to provide any function or service lawfully authorized to each of the cooperating or contracting units when such agreements are authorized by each Party to the agreement with the approval of the governing body and are encouraged to cooperate to promulgate regulations regarding the use and provision of regulatory enforcement for land within their respective ownerships and jurisdictions; and

WHEREAS, the Parties jointly own certain open space properties identified in Exhibit A attached hereto and incorporated herein by reference (“the Properties”) and as legally described in Exhibit B attached hereto and incorporated herein by reference, and agree that it is in the best interest of the Parties and the citizens of the City and the County to further clarify their responsibilities with respect to management of the Properties; and

WHEREAS, the Parties intend to improve management of jointly owned open space by identifying a lead agency (“Lead Agency”) for each of the Properties and to provide that the Lead Agency’s rules, regulations, policies and plans shall control for those Properties to which it has been entrusted with management authority. The Lead Agency shall be either the City of Boulder’s Open Space & Mountain Parks Department (“~~OSMTOSMP~~”) or Boulder County’s Parks & Open Space Department (“BCPOS”); and

WHEREAS, the Parties wish to affirm their existing and successful management relationship on jointly owned properties; ~~and~~

WHEREAS, the parties seek improved alignment in their vision of ecological conservation and are examining updates to the Boulder Valley Comprehensive plan that would protect and restore significant native ecosystems by including an emphasis on county species of special concern, critical wildlife habitats/migration corridors, environmental conservation areas, high biodiversity areas, rare plant areas, and significant natural communities as described in the Environmental Resources Element of the Boulder County Comprehensive Plan; and

WHEREAS, to the extent of any conflict, this Agreement shall replace the conditions of all previous agreements between the Parties relating to the identification of a lead land management entity and the handling of property management and management expenses or revenues, as well as regulatory or policy jurisdiction, such as

purchase agreements, management plans and/or conservation easements for the following properties:

- ~~Beech/Beech Aircraft~~
- ~~Beech Aircraft (aka Beech)~~
- ~~Foothill Business Park (aka Beech)~~
- ~~Superior Associates (aka Telleen)~~
- ~~Arsenault (aka Mayhoffer/Singletree)~~
- Cito Company
- ~~Erin Arsenault (aka Mayhoffer/Singletree)~~
- ~~Foothills Business Park~~
- ~~IBM (aka IBM-Monarch)~~
- Imel
- Suitts (aka Suitts North)
- ~~Superior Associates (aka Telleen); and~~
- Turunjian
- ~~IBM (aka IBM Monarch); and~~

~~WHEREAS, the Parties have previously agreed to convert their separate interests in the Beech and Suitts properties into undivided fee ownership with mutual conservation easements.~~

**NOW THEREFORE**, in consideration of the above recitals and the mutual covenants and commitments herein, the Parties agree as follows:

**I. Properties**

The Properties shown on Exhibit A shall be managed in accordance with the terms and conditions of this Agreement. The Lead Agency for each of the Properties shall be as indicated on Exhibit A and set forth below:

<u>City of Boulder Open Space and Mountain Parks Management</u>	<u>Approximate Acreage</u>
Beech/Beech Aircraft.....	1,197
Foothills Business Park.....	70
Superior Associates (Telleen).....	955
<b>Total Approximate Acreage (City Lead .....</b>	<b>2,222</b>

<u>Boulder County Parks and Open Space Management</u>	<u>Approximate Acreage</u>
Cito Company .....	148
<u>Erin</u> Arsenault (Mayhoffer/Singletree).....	169
IBM – Monarch.....	186
Imel .....	576
Suitts .....	142
Turunjian.....	58

**Total Approximate Acreage (County Lead).....1,279**

**Total Approximate Acreage Joint Fee Ownership Properties .....3,501**

## **II. Property Use**

Use of the Properties shall be consistent with the purpose of existing acquisition agreements and in accordance with an approved management plan for each of the Properties.

## **III. Property Management**

### **A. Rules, Regulations, Policies, and Plans**

The rules, regulations, policies, and plans of the Lead Agency, as the Lead Agency is identified in Exhibit A shall apply to each open space property jointly owned by the Parties. Notwithstanding the designation of a Lead Agency, the Parties shall retain their respective rights and responsibilities of land use review as otherwise provided by law. To the greatest extent possible, the Lead Agency management plan shall be consistent with existing conservation easements. In addition, neither Party shall accept any grant or other approval that encumbers or obligates the property unless it first obtains the written consent of the other Party.

### **B. Property Management Plan**

A plan describing the ecological, agricultural and recreational management of the Properties ~~shall be~~ has been created and approved ~~pursuant to the by~~ appropriate approval process ~~staff for each of the Properties~~ by the respective Lead Agency ~~no later than January 1, 2008~~. The Party that is not the Lead Agency for any individual Property shall be provided with notice as to any subsequent draft management plan and the opportunity to comment upon the draft before such plan is finalized, and shall give good-faith consideration to the other Agency's comments. A Lead Agency ~~Party~~ may amend a management plan, provided that it shall first allow an opportunity for comment and consultation to the other party, and shall give good-faith ~~considerations~~ consideration to the other ~~agency's concerns~~ Party's comments.

### **C. Management Costs**

Property management expenses, including but not limited to maintenance and capital improvement costs, if any, shall be the responsibility of the Lead Agency. The Lead Agency will be entitled to the fees and revenues generated from all activities on Properties under its management, including but not limited to agricultural leases.

Meetings between the Parties may be held from time to time to discuss property improvements and funding needs. The cost of major property improvements shall be shared to the degree and in the amount agreed to in separate written agreements between the Parties.



Each Party agrees to notify the other of any defects or potential defects, dangerous conditions or potential dangerous conditions, claims or potential claims from damage or injury that come to its attention in connection with its usage. Within fifteen (15) days after any litigation commenced against either Party that contains allegations against the other, the Parties will meet to explore efficiencies and determine the course of action in providing a defense, including, but not limited to, the potential for a joint defense.

The Lead Agency shall be solely responsible for any costs or liabilities arising out of environmental conditions (such as hazardous waste contamination) that have been created or exacerbated by the conduct of the lead agency.

## **VI. AMENDMENTS**

This Agreement contains the entire agreement of the Parties and any amendment may take place only upon the approval adopted by the governing body of each of the Parties after notice and hearing as required by law, other than those management plan amendments delegated to staff in Section III. B.

## **VII. SEVERABILITY**

If any portion of this Agreement is held by a court of competent jurisdiction to be unenforceable as to any Party, the entire Agreement shall be terminated, it being the understanding and intent of the Parties that every portion of the Agreement is essential to and not severable from the remainder.

## **VIII. BENEFICIARIES**

The Parties, in their corporate and representative governmental capacities, are the only entities intended to be the beneficiaries of the Agreement and no other person or entity is so intended or may bring any action, including a derivative action, to enforce the Agreement.

## **IX. GOVERNING LAW AND VENUE**

This Agreement shall be governed by the laws of the State of Colorado, and venue shall lie in the County of Boulder. To the extent that any local law or ordinance of either Party conflicts with the provisions of a Lead Agency management plan, the local law or ordinance shall not be applied and an exemption in such local law or ordinance shall be in effect. To the extent of any conflict, Lead Agency management plans authorized by this Agreement shall supersede the terms of any conservation agreement applicable to the properties that are the subject of this Agreement, provided however that there shall be no waiver or estoppel of either party's ability to enforce any conservation agreement upon termination of this Agreement, and any period of limitations shall be tolled during the term of this Agreement.

## **X. WAIVER OF BREACH**

A waiver by any Party of the breach of any term or provision of this Agreement shall not operate to be construed as a waiver of any subsequent breach by either Party.

**XI. AGREEMENTS**

Nothing in this Agreement shall affect any other agreements between the City and the County now in effect but shall replace, void, and supersede any and all existing or former joint maintenance language, management delegation, management expenses, and lease revenues contained in the specific purchase agreements and conservation easements listed in Paragraph I of this Agreement.

**XII. TERM AND EFFECTIVE DATE.**

This Agreement shall become effective upon the date set forth above after signature of an authorized representative of the governing bodies of each of the Parties. The term of this Agreement shall be ~~ten~~twenty years from its effective date. The Agreement may be renewed or terminated only upon the mutual written agreement of the Parties.

**WHEREFORE**, the Parties have entered into the foregoing Agreement to be effective on the date first above written.

CITY OF BOULDER,

a Colorado home rule City

By: \_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_

Jane S. Brautigam, City Manager

Attest:

\_\_\_\_\_  
City Clerk ~~on behalf of the Director~~  
~~Of Finance and Record~~

Approved as to ~~Form~~form:

\_\_\_\_\_

\_\_\_\_\_  
City ~~Attorney's Office~~Attorney

Date: \_\_\_\_\_  
\_\_\_\_\_

COUNTY OF BOULDER

Board of County Commissioners

---

Chair

ATTEST:

---

Clerk to the Board

Approved as to Form:

---

~~H. Lawrence Hoyt~~  
Ben Pearlman  
County Attorney

Date: \_\_\_\_\_

**EXHIBIT A**

~~Map showing each of the Properties and shaded to reflect the Lead Agency.~~

**EXHIBIT B**

Legal Descriptions of the Properties

Beech

/Beech Aircraft (~~aka Beech~~)

~~Foothill Business Park~~ (~~aka Beech~~)

~~Superior Associates~~ (~~aka Telleen~~)

~~Arsenault~~ (~~aka Mayhoffer/Singletree~~)

Cito Company

Erin Arsenault (aka Mayhoffer/Singletree)

Foothills Business Park

IBM (aka IBM-Monarch)

Imel

Suitts (aka Suitts North)

Superior Associates (aka Telleen)

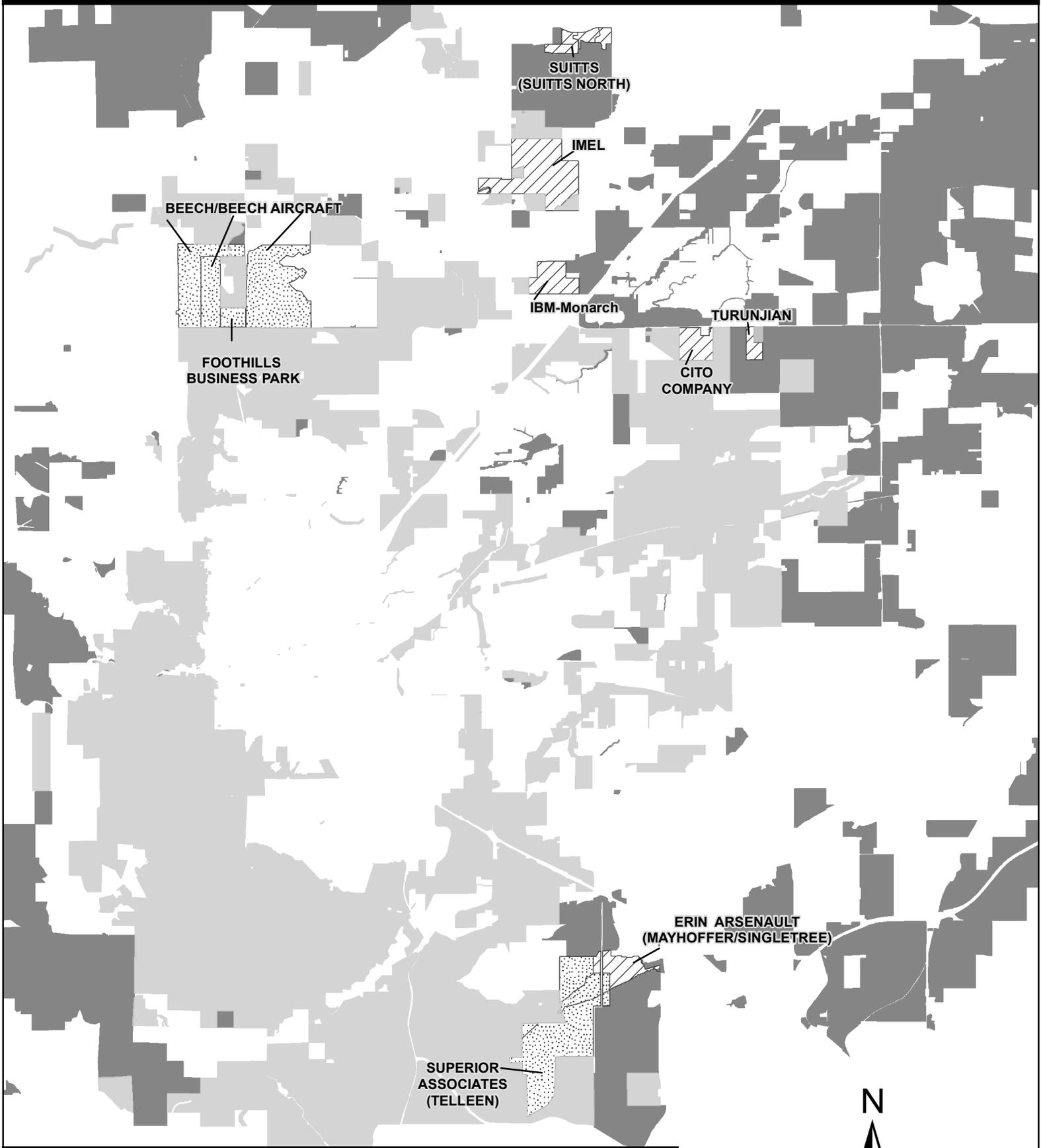
Turunjian

~~IBM~~ (~~aka IBM-Monarch~~)

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# EXHIBIT A: Management of Joint Fee Ownership

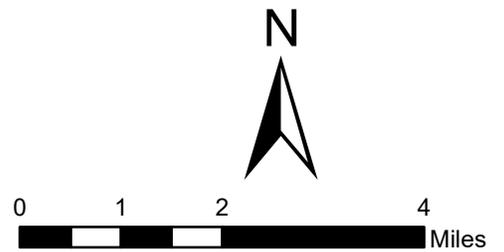
## City of Boulder OSMP and Boulder County Parks and Open Space



**Management of Joint Fee Ownership**

**Other City and County Open Space**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li> City of Boulder Open Space &amp; Mountain Parks</li> <li> Boulder County Parks &amp; Open Space</li> </ul> | <ul style="list-style-type: none"> <li> City of Boulder OSMP</li> <li> Boulder County Parks and Open Space</li> </ul> |
|--|---|



## MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks  
John Potter, Resource & Stewardship Manager  
Don D'Amico, Ecological Systems Supervisor  
Will Keeley, Wildlife Ecologist

DATE: September 14, 2016

SUBJECT: Raptor Monitoring Program Update

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Staff will present an update on the raptor monitoring program to the Open Space Board of Trustees during the Sept. 14 meeting. Open Space and Mountain Parks (OSMP) has a long history of effectively managing raptor nesting and foraging habitat and consequently protects some of the highest-quality raptor habitat in Colorado. This program's success could not be possible without the help of dedicated volunteers and public support.

This presentation will highlight OSMP's role in protecting raptor habitat, discuss results from the 2016 nesting season in the context of previous years and underscore the importance of over 30 years of volunteer participation in the program.

## MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks  
Keri K Davies, Community Relations Officer, Open Space and Mountain Parks  
Elliott LaBonte, Administrative Assistant II, Open Space and Mountain Parks

DATE: September 14, 2016

SUBJECT: Pilot Installation of Three Plateau-Style Cattle Guards – NTSA Implementation Project

---

The North Trails Study Area (NTSA) Plan recommendations for Boulder Valley Ranch calls for improved visitor experience and increased safety. Existing steeple-style cattle guards pose a safety hazard as pedals occasionally catch on the pitch point and are looked upon unfavorably by agricultural tenants because cattle have jumped over the steeple guards and occasionally become stuck.

Input and agreement for a pilot replacement project was gathered from the Boulder Mountainbike Alliance, the tenant affected by the installation, and internal staff. The domed-style guard provides for an improved experience as it is more plateaued and has safety side rails while maintaining the ability to protect livestock from exiting the property. Users of the plateau-style guards which are in place along trails in Utah rate them positively. Three plateau-style cattle guards will be installed this fall as indicated on the attached map – one on Lefthand Trail (#1) and two on the Eagle Trail (#2 and #3).

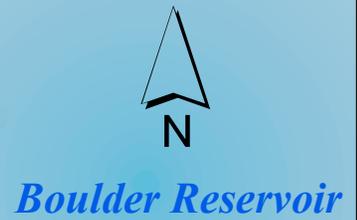
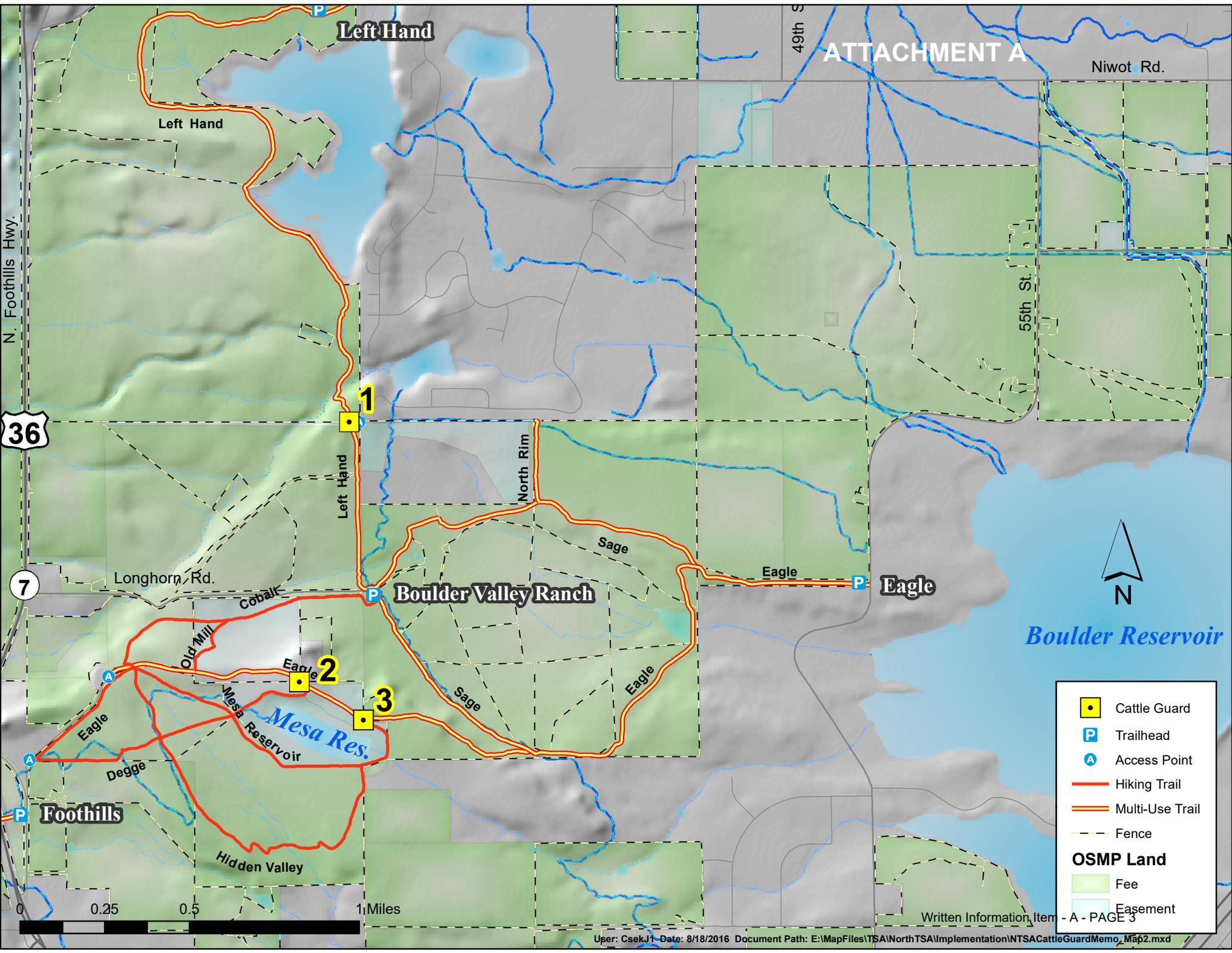
Should feedback indicate success, four additional locations within the NTSA will receive replacement guards in 2017. Potential for replacing other steeple-style guards across the system exists and will be evaluated. Cost for the plateau-style guard is approximately \$500 each. Fencing alignments will be slightly altered and work to do this will be contracted out. Cost for fencing work is approximately \$2,000.

No action is required by the Open Space Board of Trustees.

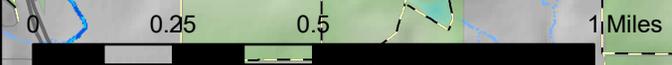
**Attachment A- NTSA Cattle Guard Memo Map 2**  
**Attachment B – Cattle Guard Design – Existing and New**

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# ATTACHMENT A



- Cattle Guard
- Trailhead
- Access Point
- Hiking Trail
- Multi-Use Trail
- Fence
- OSMP Land**
- Fee
- Easement

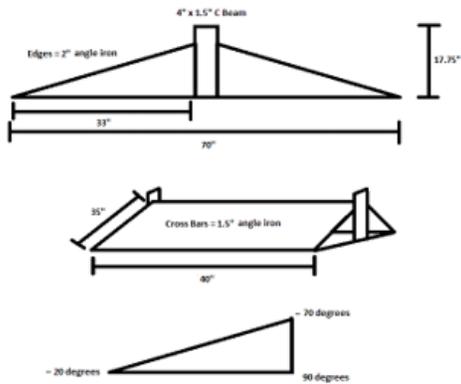


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# Attachment B

## Cattle Guard Design – Existing and New

### OLD STYLE DIMENSIONS



### NEW STYLE DIMENSIONS

The rough estimate would be 96" long x 30" wide x 24" high. Again this is a rough estimate and talking with the designer it sounds like they could modify them to our standards.

OLD STYLE CAN CATCH PEDAL AND DOESN'T HAVE SIDES THAT PREVENT ACCIDENTAL FALL OFF.



NEW STYLE WOULD HAVE A MORE DOME LIKE SHAPE WHICH WOULD PREVENT PEDAL CONCERNS. IN ADDITION TO THIS IT WOULD ALSO COME WITH SIDES.



## MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks  
Mark Davison, Community Connections and Partnerships Manager  
Mark Gershman, Environmental Planning Supervisor

DATE: September 14, 2016

SUBJECT: Mt. Sanitas Area / Development of 311 Mapleton Avenue

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### Background

The proposed development of the approximately 16-acre property at 311 Mapleton Ave adjacent to the Mt. Sanitas area has moved forward to the Site Plan Review stage with the city's development review process. (**Attachments A and B**)

The proposal calls for the redevelopment of the former hospital site to a congregate care facility with both independent living units and rooming units that will be used for assisted living, short term rehab/skilled nursing, and memory care. The site currently has mixed zoning of *Residential Low-1* (RL-1) and *Public* (P) on a single lot and land use designations of *Open Space – Other*. An interactive map showing the location of proposed development can be accessed online at this [link](#)<sup>1</sup>.

### Development Review Process

The city case manager on the project is, Elaine McLaughlin, Senior Planner with the City Planning and Development Services Group (P+DS). P+DS coordinates all of the development-related functions across city departments.

As part of the city's response to the site review, the city has requested the applicant to host a Good Neighbor Meeting at which city staff will also be present to hear concerns and respond to questions about the review process. The applicant has asked to wait on this meeting until able to respond to the city's comments on the site review application. When the meeting details are confirmed, the public will be notified of the time, date, location of the Good Neighbor Meeting.

### OSMP Involvement

OSMP staff participates in the review of city development proposals that have the potential to affect the department's ability to deliver open space services to the community. In 2015, staff provided comments on both the concept plan and site plan for this project. A Development Review Committee (DRC) meeting was held on Thursday, August 25, 2016, and OSMP was

<sup>1</sup> <http://gisweb.bouldercolorado.gov/agswebsites/pds/development-review/> Either navigate in the map to the area (just north of Mapleton and east of Mt. Sanitas area). Otherwise, enter the address of 311 Mapleton; a box will appear; then push the "right arrow" in the box until the 2016 application (LUR2016-00065) comes up. The documents are then linked in the left hand navigation pane.

represented at this meeting to discuss staff's initial feedback on the development proposal (**Attachment C**).

In August of 2015, Alan Delamere, a resident of the Mapleton Hill area addressed the Open Space Board of Trustees (OSBT), and provided a presentation about the proposed development and associated concerns. Staff has since met with Mr. Delamere twice, including once on site, and once with a group of neighbors with shared concerns about the effect of the development.

OSMP will continue to work through the Development Review process and with the case manager to provide comments on the effects of this project upon OSMP interests, especially the adjacent open space lands. A preliminary review by OSMP staff indicates the main topics of interest include: a public restroom, maintaining public access to OSMP lands from the property, a land use change (from *Open Space - Other* to another designation) and potential parking concerns related to the Mt. Sanitas area. OSMP comments on the first two issues are presented in Attachment A.

The Land Use Designation of *Open Space – Other* on the site, would need to be amended to allow the application to be consistent with the site review criteria which requires that the development is consistent with the land use map. Given that the area of the site labeled as OS-O has been developed for decades as the Nurses Dormitory, built in 1930, and with parking lots rather than Open Space, the location of the site where the OS-O designation is shown may be in error. The case manager's comments on the concept review, concluded that *because the subject property is privately owned and already fully developed, the Open Space [-Other] land use designation does not impact the types of development allowed on the subject parcel*. Staff is currently in the process of researching the designation, and the process for updating the land use designation. This change in land use designation may be done through the Boulder Valley Comprehensive Plan update process and would require a referral to the OSBT.

As part of Mr. Delamere's presentation and initial staff review of the concept plan, the issue of parking has been identified as needing further evaluation. While the land use review application for 311 Mapleton Ave is ongoing, OSMP staff is concurrently in the process of completing visitor and resident surveys as part of the background inventory work for the master plan, including in the Mt. Sanitas area. The goal of the surveys is to better understand the patterns and trends that are occurring in this and other areas across the system that may relate. The timeline for completing these surveys may not be congruent with the development review process, however OSMP staff will work with relevant city departments as part of any parking study that is done as part of the land use application.

### **Next Steps**

The actions described below are intended to provide an outline of how OSMP staff will be participating:

- work with city departments to provide comment on the land use review application for 311 Mapleton Ave as it pertains to Open Space, including, as needed, changes to the land use designation on the property;

- review patterns and trends that are occurring at the Sanitas Trailhead;
- engage with the local neighborhood; and
- continue with the master plan effort that may provide further guidance on management of the Sanitas Trailhead as part of the strategic planning efforts for the department.

**Attachments**

- Attachment A – Vicinity Map-311 Mapleton
- Attachment B – Location Map 311 Mapleton
- Attachment C – OSMP Staff Comments on Site Review

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<b>Date Packet Received:</b> August 5, 2016	<b>Date Comments Due:</b> August 26, 2016
<b>Case Number:</b> LUR2016-00065	<b>Case Manager:</b> Elaine McLaughlin

### 311 Mapleton (The Academy on Mapleton Hill)

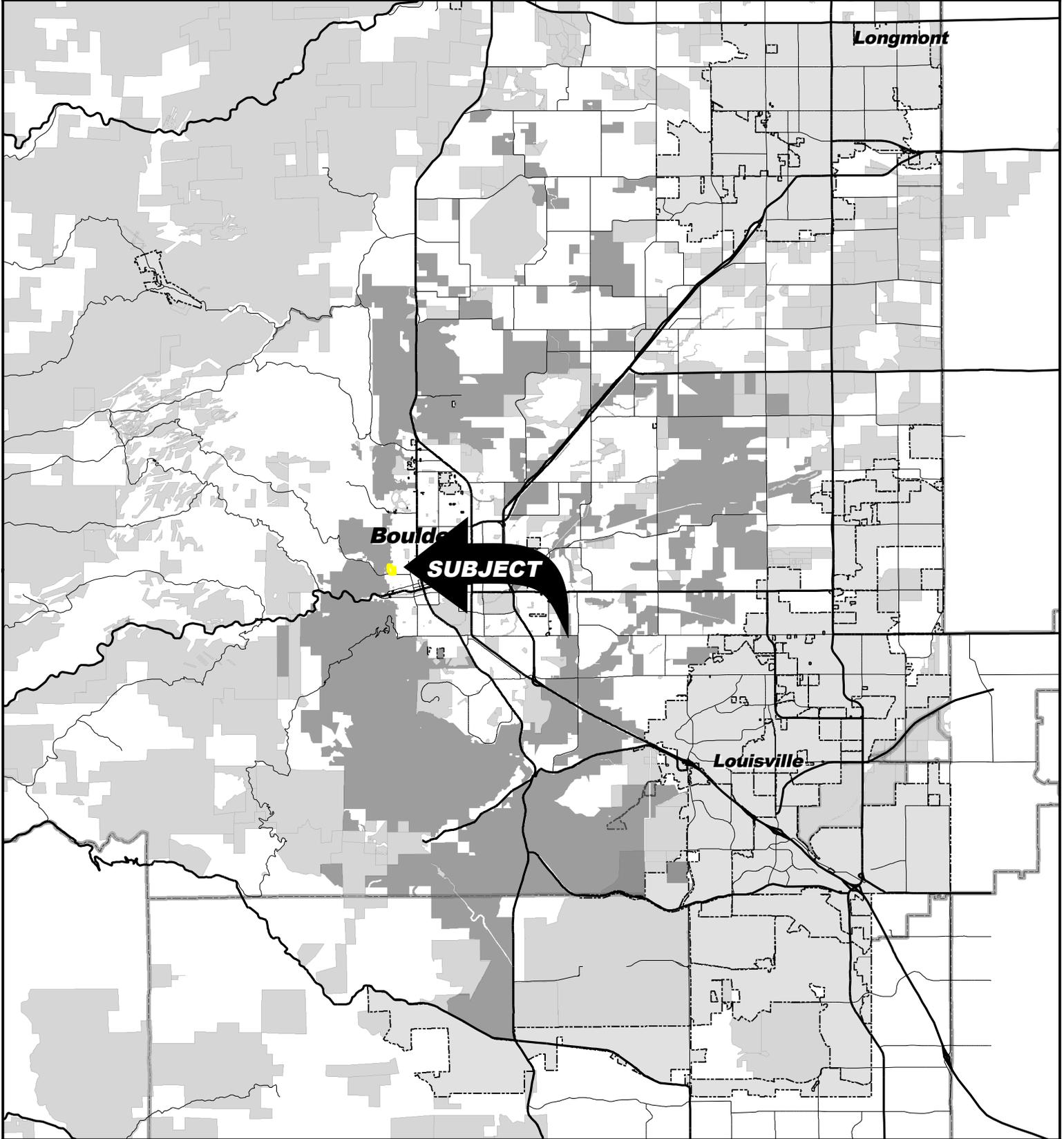
OSMP Service Area	Comments
<b>Ecological Systems</b>	<p>The site plan materials include the following language:  <i>Permanent groundwater dewatering may be needed in the event that the building will require foundation drain system. It is understood that water quality testing is required for groundwater discharge system and groundwater treatment may also be needed.</i></p> <p>Groundwater dewatering can have unintended off site impacts. The city has experience with these lands affecting resources, including protected wetlands on city-owned lands managed as open space. It was also noted that the drainage reports didn't address site runoff. Consequently, staff recommends that the drainage report be updated and that should techniques to dewater portions of the site be contemplated, the applicant be required to conduct the groundwater hydrological studies sufficient to determine water quality and flow off the site.</p>
<b>Visitor Experience/ Trails and Trailheads</b>	<p>The subject property has served as an access to city-owned lands managed as open space at least since acquisition of those lands by the city. Continuing access to these public lands would be of considerable benefit to the residents of and visitors to Boulder.</p> <p>The city acknowledges the applicants' interest and willingness to allow for continued access to OSMP across the subject property. Thank you for including this in the site plan application materials.</p> <p>The city has identified two important trail connections that cross the site and would like to request formalized, permanent public trail easements from the applicant (approximately 15-feet in width). These include the trail connection in the northwest portion of the site, as well as the trail access to the west of "Building M/Relocated Cottages," which was identified in the 2011 City Council-approved <a href="#">OSMP West Trail Study Area Plan</a>, which directed staff to develop an access point and to designate trails in the vicinity of "Building M/Relocated Cottages" in response to patterns of visitor use.</p> <p>The proposal to construct a restroom available to the public, labeled as "new trailhead facilities" on the site plans is likely to benefit visitors to city-owned open space lands, however staff recommends coordination with the applicant regarding the specific location of this facility to account for visitor use patterns and public circulation within the site. Staff agrees with the applicant that the restroom should not be the maintenance responsibility of the City of Boulder. The party responsible is identified as the "site ownership group". It would be useful to</p>

OSMP Service Area	Comments
	understand exactly what the term “site ownership group” means.
<b>Agricultural Operations</b>	Staff has identified no direct effects from the proposal. upon agricultural operations on OSMP lands
<b>Ditches and Water Rights</b>	The Silver Lake Ditch lies along the boundary of city open space lands and the subject property. Any changes to the location, extent or condition of the ditch must be coordinated with the Silver Lake Ditch Company. Changes in use of Silver Lake Ditch water, including diversions with the purpose of storage and use for site irrigation must be done in a manner consistent with applicable regulations.
<b>Scenic Resources</b>	The applicant has requested a variance from the 35’ height limit. Because of the importance of the Mt. Sanitas open space area as an iconic component of Boulder’s mountain backdrop, and the level of investment by the city in the acquisition and management of the backdrop and Mt. Sanitas, staff recommends that the applicant provide a visualization of the site development that would allow for an objective analysis of the visual impacts of the proposed development upon the views to the west, especially the views of OSMP lands. Such a visualization should be provided early in the process to allow for thoughtful deliberation by the community, the potential review and input by the Open Space Board of Trustees to staff and City Council and appropriate integration with the development review process.
<b>Cultural Resources</b>	OSMP cultural resources staff not available to review materials.
<b>Other OSMP Infrastructure</b>	Staff has identified no direct effects from the proposal. upon other city infrastructure on OSMP lands
<b>Real Estate</b>	<p>As indicated above, staff recommends that access across the site, as proposed by the applicant in the site plan materials, as well as other site access be negotiated with the city and established through a legally enforceable easement agreement to ensure protection of a specific right to cross the property in perpetuity.</p> <p>As the Silver Lake Ditch forms the legal boundary between a portion of the subject property and city-owned open space, any changes to the location of the ditch cannot remove any property from city ownership without the approval of the Open Space Board of Trustees and City Council and appropriate compensation to the city.</p>
<b>Other-Parking</b>	The site has long provided informal parking for people seeking to access the adjacent city-owned open space. With the development of the site in accordance with the site plan, these informal public parking opportunities on the site will be lost. In a situation where levels of use of open space are more likely to increase than decrease, a net loss in parking availability for the community on the site will result in increasing parking and associated traffic in nearby neighborhoods. The city has already received comments from community members expressing concern over this potential future and asking staff to respond proactively. Staff is interested in engaging in further discussion with the applicant, community members and other city

OSMP Service Area	Comments
	<p>departments to address parking needs in the area, including any opportunities that may exist at this site.</p> <p>The site plan was silent on this issue although the applicant indicated multiple meetings with neighbors. Of note to staff is the applicant's request for a 25% parking reduction. Staff recommends a consideration of the effects of the loss of historic parking (for open space access) on the subject property and ways to mitigate potential neighborhood effects in the context of that parking reduction request.</p> <p><i>Note to Elaine McLaughlin: The parking calculations are confusing. For example, there is a request for a reduction to 180 spaces. The materials indicated they are planning to provide 366. If the required amount of parking is 373 space (as indicated by the materials), the applicant would only need a reduction of seven spaces which is less than 2% and nowhere near 25%.</i></p>

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# ATTACHMENT B - City of Boulder Open Space & Mountain Parks VICINITY MAP - 311 Mapleton



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-  Subject Property
-  City of Boulder OSMP
-  Other Public Lands



0 0.5 1 2 3 4 5 6 Miles

Approximate property boundaries  
from Boulder County Assessor Data

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# ATTACHMENT C - City of Boulder Open Space & Mountain Parks LOCATION MAP - 311 Mapleton



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- 311 Mapleton
- OSMP Fee Property
- OSMP Conservation Easement

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## MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks  
Jim Reeder, Trails and Facilities Manager  
Kelly Wasserbach, Capital Improvement Project Coordinator  
Greg Seabloom, Capital Improvements Project Manager

DATE: September 14, 2016

SUBJECT: NCAR-Bear Canyon and Mesa Trails: Flood Repairs and Temporary Trail Closures

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### **Project Overview:**

The September 2013 floods caused significant damage to the NCAR-Bear Canyon Trail and Mesa Trail south of the National Center for Atmospheric Research (NCAR) facility. Both of these trails serve as recreation use trails, as well as vehicle access for Open Space and Mountain Parks (OSMP) administrative use, search-and-rescue operations (including medical emergency access), fire suppression access and access easements for other entities (e.g. Xcel Energy access to power lines). The flood caused major road damage, including erosion of the road surface and a major wash-out of Mesa Trail at the Bear Creek drainage crossing, that made the road impassable to vehicles.

The project goals are to:

- Restore administrative vehicle access for the road's intended uses.
- Establish sustainability of the road via the construction of drainage features (e.g. rolling grade dips) and reinstate pre-flood features (e.g. roadside ditches, road base surfacing) to prevent future major damages.
- Protect sensitive ecological resources in the roadside riparian area along Bear Creek, and protect cultural sites in the vicinity of the project.
- Maximize the opportunity for Federal Emergency Management Agency (FEMA) reimbursement, as directed by the City Manager's Office.

In order to complete the work:

- A contractor will utilize heavy equipment to fill erosion, re-grade the road and add associated road features (ditches, culverts, etc.).
- Trail closures will be required for public safety in the construction zone.

The following actions are critical in the project timeline:

- OSMP's consultant has provided engineered construction plans for repairs of the road.
- The OSMP staff project team has provided guidance regarding appropriate road infrastructure, recreational use and protection of ecological and cultural resources.

- The project has been posted for competitive bid and a contractor will be selected for construction activities, expected to begin as early as Oct. 3, 2016. The duration of construction is weather-dependent, and is expected to last a minimum of 22 weeks.

### **Trail Closures:**

While OSMP aims to minimize trail closures during this rebuilding project, some sections of the NCAR-Bear Canyon Trail and a nearby section of the Mesa Trail may be closed for several weeks at a time. The contractor will be required to work on the project in four specific phases, each of which will have associated trail closures. The overall project area, including trails that will have closures, is included on the attached map.

Two types of trail closures will exist on the project: Sections of the project area that are under active construction will be closed during all hours and all days of the week. Sections of the project area used for construction access will be available for public use from 5:30 p.m. to 7:30 a.m. Monday-Friday and all hours Saturday-Sunday (the project area will be closed 7:30 a.m. to 5:30 p.m. Monday-Friday for construction access).

### **Public Outreach:**

OSMP recognizes that these trails are important recreational opportunities for the community. In order to provide accurate and up-to-date information for visitors about these trail closures, OSMP is implementing the following public outreach plan:

- Development of a project-specific web page – [www.bearcanyon.org](http://www.bearcanyon.org) – that provides up-to-date information on trail closures.
- Community group outreach to community organizations and interest groups that utilize OSMP's trail system.
- Outreach to the Devil's Thumb neighborhood via HOA contact, a neighborhood mailer and social media.
- Press releases to area newspapers and online media.
- Pre-project informational signs posted at trail access points and trailheads.
- Up-to-date trail signs posted at access points, trailheads and trail junctions during all phases of the project.
- Public informational meeting to provide information on project plans and trail closures: 5:00 to 7:00 p.m. on Thursday, Sept. 15, in the Damon Room at the National Center for Atmospheric Research, 1850 Table Mesa Drive.

### **Attachment A: Project Area Map**

# Attachment A: Project Area: NCAR-Bear Canyon And Mesa Trail Flood Repairs

