

# I. Map Changes Related to Open Space and Mountain Parks (OSMP) Acquisitions

## Proposed changes to the Land Use Map relating to city Open Space and Mountain Parks (OSMP) lands

Proposed updates to the land use map are shown in the map below with notes highlighting changes pertaining to OSMP that reflect past decision-making by Open Space Board of Trustees (OSBT) and City Council. Land use categories that pertain to open space are shown in the BVCP excerpt below.

Land Use Category	Characteristics, Uses & BVCP Density/Intensity
<p><b>Open Space Categories</b>            Open Space designations include the following three categories: <b>Acquired Open Space</b>, <b>Open Space with Development Restrictions</b> and <b>Other Open Space</b>. Open Space designations are not intended to limit acquisition but to be indicative of the broad goals of the open space program. Other property that meets Open Space purposes and functions should be considered and may be acquired. Open Space designations indicate that the long-term use of the land is planned to serve one or more open space functions. However, Open Space designations may not reflect the current use of the land while in private ownership.</p>	
<p><b>Open Space, Acquired (OS-A)</b></p>	<p>This applies to land already acquired by the city or Boulder County for Open Space purposes.</p>
<p><b>Open Space, Development Rights (or Restrictions) (OS-DR)</b></p>	<p>This designation applies to privately owned land with existing conservation easements or other development restrictions.</p>
<p><b>Open Space, Other (OS-O)</b></p>	<p>This designation applies to other public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods, including but not limited to intergovernmental agreements, dedications or acquisitions. By itself, this designation does not ensure open space protection.</p> <p><i>When the mapping designation applies to some Area I linear features such as water features or ditches, the intent is to interpret the map in such a way that the designation follows the linear feature. OS-O may be applied to ditches; however, the category should not be used to interfere with the operation of private irrigation ditches without voluntary agreement by the ditch company.</i></p>

Newly Acquired Open Space—Proposed Designation of Open Space Acquired (OS-A) and Open Space Development Rights (OS-DR)

Five hundred ninety-two acres of open space were acquired in fee by the city since the last BVCP update. Approximately 1.15 acres of Open Space were acquired through a conservation easement. All of the properties listed below have been acquired with the authorization of the OSBT and City Council.

Property Disposal: Remove Open Space Designation of OS-A

Portions of properties totaling 5.6 acres were disposed of in the interval between the previous BVCP update and now, listed in the table below. Portions of the Coleman and Suitts Trust properties totaling about five acres, and including three residences and several outbuildings, were disposed of after OSBT and Council approval because they were in Area II of the BVCP and identified by City and County staff as being more appropriate for annexation and development and were not consistent with the needs of the city and the purposes of open space. The 0.58 acres on the St. Walburga Abbey property were part of a complex land exchange approved by OSBT and City Council that resulted in a net benefit to OSMP. All disposals listed below have been approved by the OSBT and City Council in accordance with the appropriate provisions of the City of Boulder Charter.

**Newly Acquired Open Space—Proposed Designation of Open Space Acquired (OS-A) and Open Space Development Rights (OS-DR) – See Map Below for Locations**

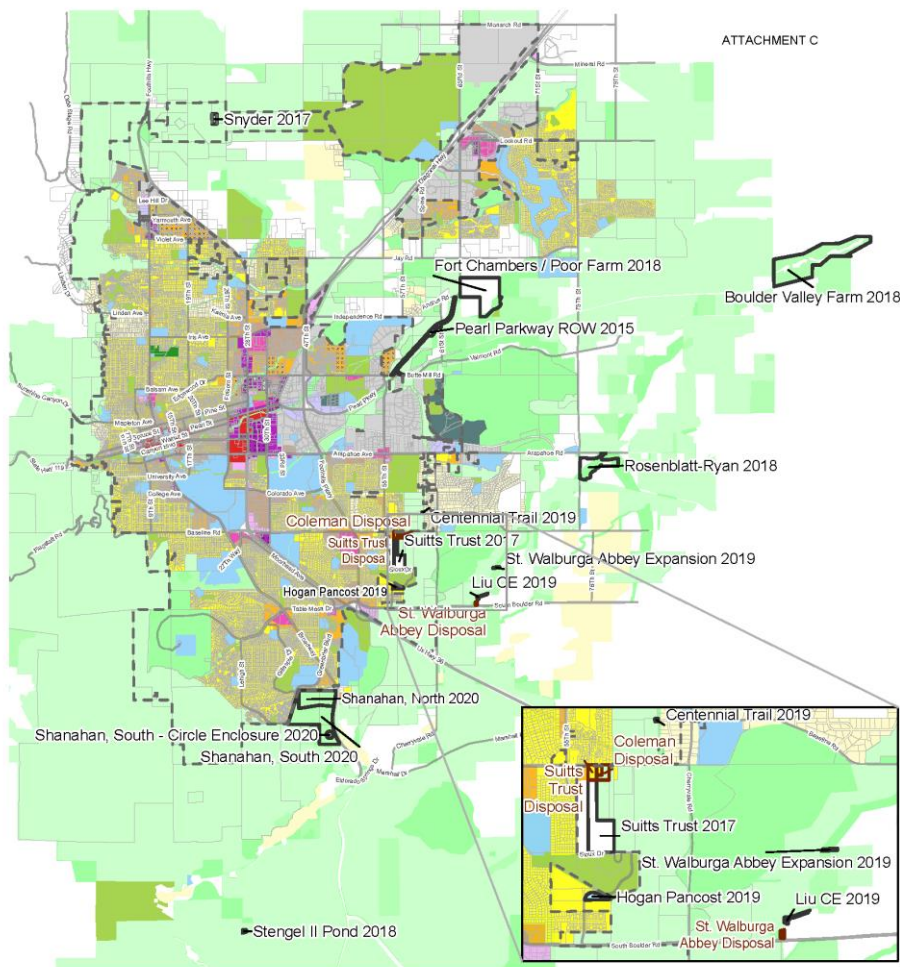
<b>Property Name</b>	<b>Year Closed</b>	<b>Acres</b>	<b>Current LU</b>	<b>Proposed LU</b>
<b>Boulder Valley Farm</b>	2018	191.5	OS-DR and None	OS-A
<b>Centennial Trail</b>	2019	0.19	OS-A and OS-O	OS-A
<b>Fort Chambers / Poor Farm</b>	2018	113.26	OS-O and None	OS-A
<b>Hogan Pancost</b>	2019	2.73	EP	OS-A
<b>Liu CE</b>	2019	1.15	None	OS-DR
<b>Pearl Parkway ROW</b>	2015	25.79	None	OS-A
<b>Rosenblatt-Ryan</b>	2018	49.21	OS-O and None	OS-A
<b>Shanahan, North</b>	2020	60.08	OS-DR	OS-A
<b>Shanahan, South - Circle Enclosure</b>	2020	3.99	OS-DR	OS-A
<b>Shanahan, South</b>	2020	114.31	OS-DR	OS-A
<b>Snyder</b>	2017	5.26	OS-O	OS-A
<b>Stengel II Pond</b>	2018	1	OS-DR	OS-A
<b>St. Walburga Abbey Expansion</b>	2019	0.57	OS-DR	OS-A
<b>Suitts Trust</b>	2017	24.75	LR and None	OS-A

*LU = Land Use; OS-O = Open Space Other; OS-A = Open Space Acquired; OS-DR = Open Space Development Rights; EP = Environmental Preservation; LR = Low Density Residential; CE = Conservation Easement*

**Property Disposal: Remove Open Space Designation of OS-A**

<u>Property Name</u>	<u>Year Disposed</u>	<u>Acres</u>	<u>Current LU</u>	<u>Proposed LU</u>
<b><u>Coleman Disposal</u></b>	<u>2020</u>	<u>2.55</u>	<u>OS-A</u>	<u>LR</u>
<b><u>St. Walburga Abbey Disposal</u></b>	<u>2019</u>	<u>0.58</u>	<u>OS-A</u>	<u>None</u>
<b><u>Suitts Trust Disposal</u></b>	<u>2020</u>	<u>2.45</u>	<u>LR and None</u>	<u>LR</u>

*LU = Land Use; OS-A = Open Space Acquired; LR = Low Density Residential*



- OSMP Land Use Changes
- Acquisitions
- Disposals
- Land Use
- Residential
  - Very Low Density Residential
  - Low Density Residential
  - Manufactured Housing
  - Medium Density Residential
- Business
  - Community Business
  - General Business
  - Service Commercial
  - Transitional Business
  - Regional Business
- Industrial
  - Community Industrial
- General Industrial
- Light Industrial
- Performance Industrial
- Mixed Use
  - Mixed Use Business
  - Mixed Use Industrial
  - Mixed Use Residential
- Open Space and Mountain Parks
  - Open Space, Acquired
  - Open Space, Development Rights
- Open Space, Other
  - Other
  - Agricultural
  - Park, Urban and Other
  - Public
  - Environmental Preservation
- City Limits

## Advisory Board Feedback

Under the provisions of the City Charter [Article XII, Section 175 (e)], the OSBT is required to review and make recommendations on all Open Space-related changes to the BVCP. As such, the OSBT plays an advisory role to the four decision making bodies who ultimately approve the BVCP. The OSBT unanimously passed a motion recommending to Planning Board and City Council approval of the proposed changes to the Land Use Map relating to city Open Space and Mountain Parks lands.

## Criteria for Land Use Map Changes

To be eligible for a Land Use Map change, the proposed change:

- a) On balance, is consistent with the policies and overall intent of the comprehensive plan;
- b) Would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city;
- c) Would not materially affect the land use and growth projections that were the basis of the comprehensive plan;
- d) Does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder;
- e) Would not materially affect the adopted Capital Improvements Program of the City of Boulder; and
- f) Would not affect the Area II/Area III boundaries in the comprehensive plan.

## Evaluation:

- a). On balance, is consistent with the policies and overall intent of the comprehensive plan;

These changes directly implement BVCP Policies on rural lands preservation including:

### *2.06 Preservation of Rural Areas & Amenities*

The city and county will attempt to preserve existing rural land use and character in and adjacent to the Boulder Valley where environmentally sensitive areas, hazard areas, agriculturally significant lands, vistas, significant historic resources and established rural residential areas exist. A clear boundary between urban and rural areas at the periphery of the city will be maintained, where possible. Existing tools and programs for rural preservation will be strengthened and new tools and programs will be put in place.

### *2.07 Delineation of Rural Lands*

Area III consists of the rural lands in the Boulder Valley outside of the Boulder Service Area. The Boulder Service Area includes urban lands in the city and lands planned for future annexation and urban service provision. Within Area III, land is placed within one of two classifications: the Area III-Rural Preservation Area or the Area III-Planning Reserve Area. The boundaries of these two areas are shown on the Area III-Rural Preservation Area and Planning Area I, II, III Map. The more specific Area III land use designations on the Boulder Valley Comprehensive Plan map indicate the type of non-urban land use that is desired as well as recognize those county developments that have or can still develop at other than rural densities and uses. The Area III-Rural Preservation Area is intended to show the desired long-term

rural land use. The Area III-Planning Reserve Area is an interim classification until it is decided whether or not this land should be placed in the Area III-Rural Preservation Area or in the Service Area.

*a) Area III-Rural Preservation Area*

The Area III-Rural Preservation Area is that portion of Area III where rural land uses and character will be preserved through existing and new rural land use preservation techniques, and no new urban development will be allowed during the planning period. Rural land uses to be preserved to the greatest possible extent include: rural town sites (Eldorado Springs, Marshall and Valmont); existing county rural residential subdivisions (primarily along Eldorado Springs Drive, on Davidson Mesa west of Louisville, adjacent to Gunbarrel, and in proximity to Boulder Reservoir); city and county acquired open space and parkland; sensitive environmental areas and hazard areas that are unsuitable for urban development; significant agricultural lands; and lands that are unsuitable for urban development because of a high cost of extending urban services or scattered locations, which are not conducive to maintaining a compact community.

- b) Would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city;  
No cross-jurisdictional impacts are anticipated from this change.
- c) Would not materially affect the land use and growth projections that were the basis of the comprehensive plan;  
No effect on growth projections is anticipated from this change.
- d) Does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder;  
No effect on urban facilities and services is anticipated from this change.
- e) Would not materially affect the adopted Capital Improvements Program of the City of Boulder;  
No impact to the CIP is anticipated resulting from this change.
- f) Would not affect the Area II/Area III boundaries in the comprehensive plan.  
The change would not affect the Area II/III boundaries.