

## Staff Recommendation: Request #8: Open Space and Public Land Use Designations

### **Request #8**

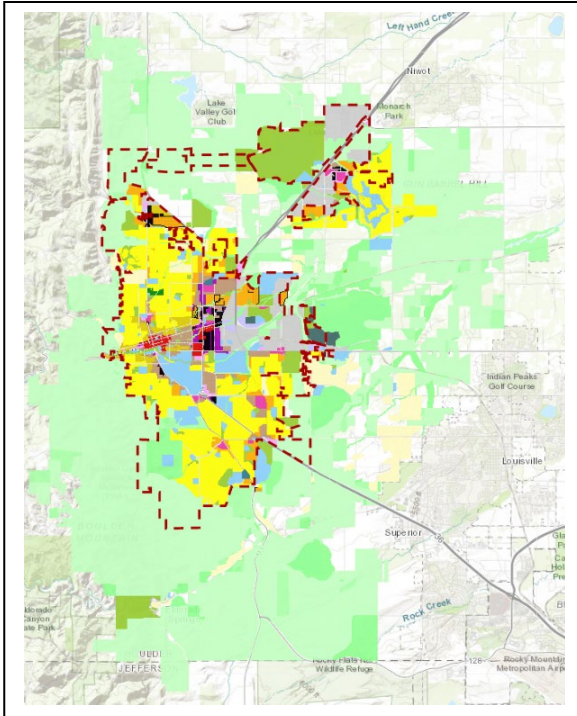
#### **Review Public and Open Space designated areas for accuracy – specifically unincorporated areas**

Initiated by Boulder Valley resident

#### **Request:**

Review of the Land Use Designations for Open Space, Acquired (OS-A); Open Space, Development Rights (or restrictions) (OS-DR); and Open Space, Other (OS-O), Park, Urban and Other (PK-U/O), and Public / Semi-Public (PUB) particularly in unincorporated areas (and possibly some in the City of Boulder boundary) to ensure accuracy.

The application also requests a change in the range of colors used on the BVCP Land Use Map for Open Space (Acquired), Open Space (Development Rights), and Open Space (Other) to improve readability.



#### **Staff Recommendation: No**

Staff recommends that this request not be considered further as part of the 2020 BVCP Mid-Term Update for the following reasons:

1. Comprehensive evaluation of the Open Space, Park, and Public land uses to correct errors and ensure that these land uses are consistently applied throughout the Boulder Valley is recommended to occur, but it will require significant staff resources in multiple departments and would likely entail extensive community engagement. While this effort is not within the scope of the mid-term update, staff is anticipating this effort to be completed in the next major update to the comprehensive plan.

#### **ANALYSIS:**

##### **1. Consistent with the purposes of the mid-term update?**

No. Staff resources required for a comprehensive evaluation is beyond the available city and county resources for the mid-term update.

##### **2. Consistent with the current policies in the BVCP or relevant subcommunity or area plans?**

Staff recognizes the need for a comprehensive evaluation of the BVCP Future Land Use Map to ensure Open space, Park, and Public land uses accurately reflect the intention for future uses and attributes. This mid-term update will include changes to the BVCP maps to indicate recent Open Space Acquisitions. Evaluation of all the land uses in East Boulder will occur as part of the East Boulder Subcommunity Plan process and will complete a significant portion of this work.

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**3. Compatible with adjacent land uses and neighborhood context?**

Not applicable

**4. Was the proposed change requested or considered as part of a recent update to the Comprehensive Plan or other planning process?**

No.

**5. Is there any change in circumstances, community needs or new information that would warrant the proposal be considered as part of this update?**

No.

**6. Are there enough available resources to evaluate the proposed change (city and county staffing and budget priorities)?**

No. This is anticipated to be a significant work effort involving staff from multiple departments and is anticipated to be included in the next major update to the comprehensive plan.



# OUR LEGACY. OUR FUTURE.

**BOULDER VALLEY COMPREHENSIVE PLAN**



## BOULDER VALLEY COMPREHENSIVE PLAN 2020 MIDTERM UPDATE: REQUEST FOR REVISION

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1) Type of Amendment (check all that apply):

Land Use Map Amendment

Planning Areas Map Amendment

Service Area contractions or Minor Changes to the Service Area Boundary

Other Map Amendment

2) Please provide the following information

a. Brief description of the proposed amendment:

b. Brief reason or justification for the proposed amendment:

a. Brief description of location of proposed amendment (including address or approximate coordinates):

b. Size of parcel: \_\_\_\_\_



# OUR LEGACY. OUR FUTURE.

**BOULDER VALLEY COMPREHENSIVE PLAN**



**3) Applicant:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**4) Owner:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**5) Representative/Contact:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**6) Does the applicant have a development application or some interest in a property that in any manner would be affected by this amendment proposal? (If yes, please explain):**

## **Supplemental Information for Review of Land Use Map Designations**

It is important that citizens receive the most accurate and up-to-date information concerning land use in their communities. In reviewing the Land Use Map for the 2015 Boulder Valley Comprehensive Plan (BVCP) I noticed some inaccuracies in the land use designations on the map. For the 2015 BVCP update, the City of Boulder reviewed some of their properties and submitted requests to update the land use designations on those properties for accuracy. During the 2015 BVCP update I spoke with both Chris Meschuk and Eric Lane about inaccuracies in some of the properties in unincorporated Boulder County. Possibly, because of the amount of work and time put into the 2015 update (which was not completed until 2017) this was not addressed at that time. The 2020 BVCP mid-term update is a perfect time to address this.

Some of the goals and policies of the BVCP that support this request are listed below:

Under Sustainability Principles in the BVCP it states:

The city and county recognize that: e. The quality of our environmental, economic and social health is built upon the full engagement and involvement of our community.

Under Subcommunity and Area Plans it states:

The community has been eager to do fine-grained planning and develop targeted solutions for different community geographies, including addressing community benefits desired. The plan includes revised criteria and approaches to local area planning, including an action plan goal to prioritize area plans for neighborhood commercial centers and allowing for updates to the comprehensive plan land use plan when area plans are completed. Moreover, online subcommunity fact sheets and mapping present information about local qualities and needs of individual subcommunities and will identify future needs from surveys and community engagement.

Under Section 2: Built Environment it states:

2.04 Open Space Preservation: The city and county will permanently preserve lands with open space values by purchasing or accepting donations of fee simple interests, conservation easements or development rights and other measures as appropriate and financially feasible. Open space values include use of land for urban shaping and preservation of natural areas, environmental and cultural resources, critical ecosystems, water resources, agricultural land, scenic vistas and land for passive recreational use.

## Under Section 10: Local Government and Community Engagement it states:

Boulder Valley residents take pride in being an engaged community with a long history of taking action to shape the community's vision. The policies in this section reflect the community's strong values in maintaining a high level of awareness, communication and public participation in local government and building civic and community capacity. The City of Boulder's concept for a highperforming government is reflected in the city's organizational vision for "service excellence for an inspired future." The organizational vision includes demonstrating consistent and professional service, welcoming diverse perspectives and backgrounds and treating all with respect and dignity. The city supports creativity as stewards of the public's trust. A shared dedication to public service, community collaboration and the sum of individual contributions leads to great results.

10.01 High-Performing Government: The city and county strive for continuous improvement in stewardship and sustainability of financial, human, information and physical assets. In all business, the city and county seek to enhance and facilitate transparency, accuracy, efficiency, effectiveness and quality customer service. The city and county support strategic decision-making with timely, reliable and accurate data and analysis.

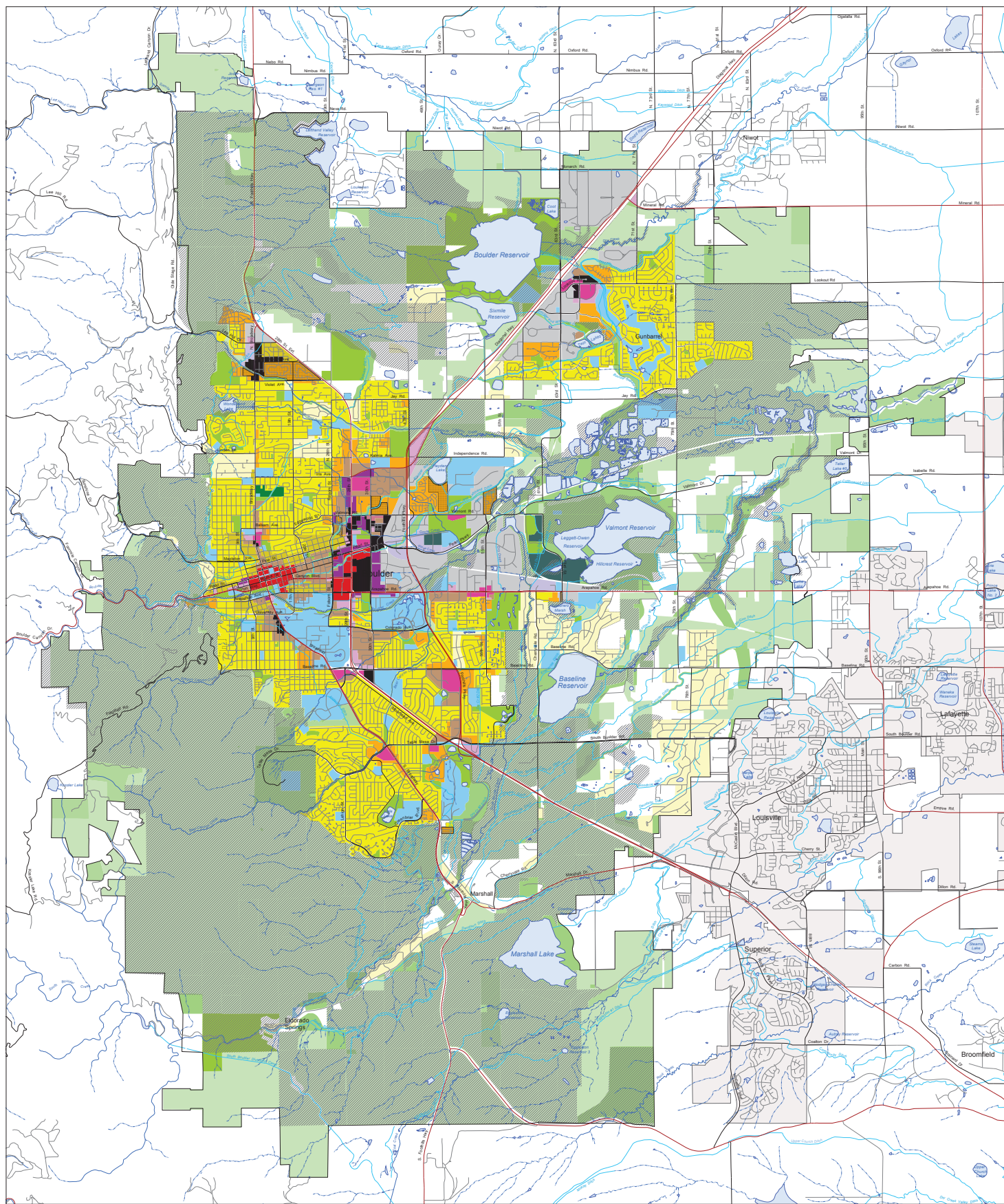
10.02 Community Engagement

10.03 Communication Capacity for Resilience

10.04 Informed Community

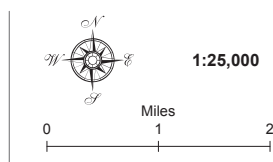


# Boulder Valley Comprehensive Plan Land Use Designation Map



## Legend

- Area II Boundary
- Area III Boundary
- Natural Ecosystem Overlay
- Land Use**
- Very Low Density Residential
- Low Density Residential
- Manufactured Housing
- Medium Density Residential
- Mixed Density Residential
- High 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



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SUBJECT TO REVISION

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