

Attachment B: Executive Summary of Board and Commission Letters



INTRODUCTION

In their annual feedback exercise, the Retreat Committee gave Boards and Commissions the option to share one suggestion for council to consider adding to the city's 2022-2023 workplan. Responses from those who chose to submit are summarized below, and full letters are attached to this summary.

Arts Commission

- Secure additional and more sustainable funding for the city's arts grants and public art program.

Beverage Licensing Authority

- Assist in restaurant recovery from pandemic through streamlining processes, especially as to outdoor dining, and in ways that will not negatively affect the surrounding neighborhoods and city staff.

Board of Zoning Adjustments

- Consideration of variance process on non-conforming residential lots.

Boulder Junction Commissions (Boulder Junction Access District-Parking and Boulder Junction Access District (BJAD) - Travel Demand Management (TDM))

- Transit Village Area Plan (TVAP) II – Learning from the TVAP I effort, inform and advance TVAP planning.
- Transit and TDM enhancements – exploration of enhanced transit and TDM options for area residents, visitors and workers including consideration of HOP route frequency/service levels, alt modes and rail connection.

Cannabis Licensing Advisory Board

- Intends to submit an information packet to council addressing their workplan proposal along with other timeline updates.

Design Advisory Board

- Reengage exploration for the Design Excellence Initiative which was created in 2014 by a council motion that directed staff to provide recommendations to help increase the predictability of the discretionary review process, improve the public realm and lead to the design of better buildings.
- Broaden the paths to defining community benefits.

Downtown Management Commission

- Devote resources to maintaining the safety, security, and cleanliness of the downtown area and support should be offered to downtown businesses, residents, customers, and visitors to help them thrive in the near- and longer-term future.

Environmental Advisory Board

- Integrate the true cost of carbon emissions into all planning, decisions, and actions beginning with a pilot project on urban reforestation.

Housing Advisory Board

- Address housing for middle income earners otherwise known as the “Missing Middle”.

Human Relations Commission

- Decriminalize homelessness.

Landmarks Board

- Recraft the demolition criteria and preservation review.

Library Commission

- Stay committed to the Library District process and to securing stable funding for the Library.

Open Space Board of Trustees

- Restore and support the “Council/Board Liaison” program used previously by former Councils to provide a direct link between the OSBT and City Council.

Parks and Recreation Advisory Board

- Restart Area III Planning Reserve studies.
- Promptly restructure the Homelessness Strategy and continue the ban on unregulated camping on public lands.

Planning Board

- Prioritize long-term development planning in the work plan by adding area planning for the City’s aging shopping centers (generally zoned BC1/BC2), which can be reimaged as neighborhood centers.
- Direct staff to undertake research and move ahead with the associated regulatory revisions to ensure that area planning outcomes for BC1/BC2 zones align with Boulder Valley Comprehensive Plan goals.

Transportation Advisory Board

- Direct the city manager to develop and aggressively implement a comprehensive vehicle miles traveled (VMT) reduction plan to put us on track to achieve our VMT goal in the Transportation Master Pan and support the related goals of Vision Zero, mode-shifting, and climate action.

University Hill Commercial Area Management Commission

- Continued University Hill Revitalization - exploring redevelopment of the 14th street lot toward creating a safer, more accessible, inviting and vibrant commercial area.

Water Resources Advisory Board

- Finalize and approve the Comprehensive Flood and Stormwater Master Plan.



City of Boulder, Colorado
Boulder Arts Commission
1001 Arapahoe Avenue
Boulder, Colorado 80302
www.boulderarts.org

December 15, 2016

Dear City Council Members,

Thank you for this opportunity to present the most pressing priority for the Boulder Arts Commission in 2022 and 2023. Our priority is to secure additional and more sustainable funding for the city's arts grants and public art program, to the level called for in the Community Cultural Plan, which City Council adopted unanimously in 2015. We respectfully ask you to provide a significant and steady increase in funding from the General Fund and to secure new revenue sources through a dedicated tax or other measures that will allow us to fully fund arts grants and ensure a sustainable future for public art.

Arts and culture are an economic driver: Boulder has the third-highest per capita concentration of professional artists in the nation, and Boulder's creative professionals represent almost 9 percent of the total population, compared to 5 percent in comparable cities. The audience for performing and visual arts in Boulder represented over 1.3 million cultural visitors in 2017. In 2015, arts and culture had a direct economic impact of nearly \$70 million in city revenues through ticketing for events and performances, meals, hotel stays, shopping, parking, and other expenditures. Arts and culture supported a workforce of 1,832 full-time equivalent (FTE) jobs and generated \$47.6 million in household income for residents and more than \$4 million in state and local tax revenues. (The Office of Arts and Culture will update its arts and economic prosperity study in 2022).

The city's pandemic-related budget deficit resulted in a 17 percent cut in the arts and culture budget, forcing cuts and zero-budgeted grant categories. In 2021, Boulder spent \$14.80 per resident on the arts, which is only half of what comparable cities spent in 2015. The City's 2022 budget restores arts and culture funding to the 2019 level, or \$1.4 million total. But this budget leaves a gap of arts organizations and projects that qualify but can't be awarded financial support from the city. The public art budget is volatile year to year, and no longer has access to multiple sources of funding; its only support now is the 1 percent for arts funding from capital building projects through the Community Culture and Safety tax extension, which makes long-term planning nearly impossible. The Covid pandemic has been especially difficult for the arts and culture community, with many artists and organizations suffering huge financial losses, adding to impacts from Boulder's spiraling costs for housing and workplaces for artists.

With sustainable funding to achieve the Community Cultural Plan's \$2 million budget in 2022 through 2024, we would improve outreach and outcomes for diversity, equity, inclusion, and accessibility. We would extend support to more artists and cultural organizations, and better activate Downtown's Pearl Street Mall and Boulder's arts venues and neighborhoods. Decades of research show that a robust arts and culture sector is a fundamental component of a healthy community, providing social, educational, and economic strength. Our vision is in the Community Cultural Plan: "Together, we will craft Boulder's social, physical, and cultural environment to include creativity as an essential ingredient for the well-being, prosperity, and joy of everyone in the community." We believe our request supports the city's mission, and hope you will join us in making our vision a reality by creating a better Boulder for all through support for arts and culture.

With gratitude for all your efforts, the Boulder Arts Commission: Kathleen McCormick/Chair; Eboni Freeman/Vice Chair, Devin Hughes, Bruce Borowsky, Georgia Schmid, Caroline Kert, and Maria Cole



LIBRARY & ARTS DEPARTMENT
OFFICE OF ARTS + CULTURE
CULTURAL GRANTS – PUBLIC ART – CREATIVE ECONOMY
CREATIVE NEIGHBORHOODS – ARTISTS & PROFESSIONALS
CULTURAL AFFAIRS



City of Boulder Finance

To: City of Boulder's City Council

From: Mishawn Cook, Licensing Manager, on behalf of City of Boulder's Beverage Licensing Authority

Date: December 16, 2021

Re: Request for Boards and Commissions to submit item for City Council 2022 Workplan

The City of Boulder's Beverage Licensing Authority by quorum discussion at their hearing on December 15, 2021 recommends the below 2022 Council workplan item:

Assist in restaurant recovery from pandemic through streamlining processes, especially as to outdoor dining, and in ways that will not negatively affect the surrounding neighborhoods and city staff



CITY OF BOULDER Board of Zoning Adjustments

December 15, 2021

Mayor Brockett
Members of the Boulder City Council
P.O. Box 791
Boulder, CO 80306

Dear Mayor and Members of Boulder City Council,

The Board of Zoning Adjustment members appreciate your dedication, hard work, focus, and goodwill. We are thankful for the opportunity to serve our community through BOZA. BOZA has thoughtfully considered your request for limited input as you establish next year's work plan goals. We would like to bring your attention and awareness to one trend we are seeing with respect to variance requests:

Re: Development on Non-Conforming Residential Lots

It is not unusual to find **non-conforming residential building lots and residences** scattered within the fabric of older Boulder neighborhoods. These lots were defined in earlier times and, in some cases, were defined prior to current zoning criteria.

As Boulder evolves, we are seeing a trend of new owners purchasing non-conforming properties with the intent of expanding, remodeling, and improving the original structures. Many times, these improvements require allowing a **Request for Variance** through the BOZA process. Variance requests may include approval of **non-standard setbacks, building heights, density, mass, bulk, floor area, solar access, and parking**. These types of variance requests are complex. Neighbors can be unduly impacted by the approved structures.

Again, this is a trend we are bringing to your attention. We feel solutions to these issues do not reflect a broader range of goals pursued by City Council. We appreciate the opportunity to share our Board's perspective. BOZA sees, first-hand, obstacles owners face when applying new and old processes and regulations.

Sincerely,

Jack Rudd, Vice Chair
Board of Zoning Adjustments

On behalf of board members:
Michael Hirsch
Nikki McCord
Marine Siohan

December 13, 2021

Dear Mayor and Council Members,

On behalf of the Boulder Junction Commissions (BJAD-Parking and BJAD-TDM), thank you for supporting the exciting efforts underway in Boulder Junction.

Our suggested 2022 priorities (representing the two organizations) are:

- **“TVAP II – Learning from the TVAP I effort, inform and advance TVAP planning”**
- **“Transit and TDM enhancements – exploration of enhanced transit and TDM options for area residents, visitors and workers including consideration of HOP route frequency/service levels, alt modes and rail connection”**

We have enjoyed participating in the area’s evolution and look forward to perhaps consideration of smaller lots/street grid as future development is considered in and around the area. We also look forward to new neighbors, completion of area construction including the greenspace, and our own planned work to explore district branding/wayfinding, access-related awareness/options, and the creation of a 10-year plan to ensure the district’s success and sustainability.

Again, thank you for your service and leadership.

Best regards,

Members of the Boulder Junction-Parking and Boulder Junction-TDM Commissions



CITY OF BOULDER
Design Advisory Board

December 15, 2021

Mayor Aaron Brockett
Members of the Boulder City Council
P.O. Box 791
Boulder, CO 80306

Re: Design Advisory Board's Annual Letter to City Council – 2022

Dear Aaron Brockett and City Council Members,

We have prepared the following in response to your request for input on the City's top priorities for the 2022 work plan:

1) Reengage exploration for the Design Excellence Initiative:

- Resurrect the *2015 Draft Design Excellence Initiative for Boulder Outline* prepared by Dover, Kohl & Partners. Many of the approaches appear to lack traction.
- Update the approaches to better reflect current City priorities and relevant matters of the past 7 years.
- Empower DAB to initiate an awards program that recognizes and incentivizes Design Excellence.

2) Broaden the paths to defining community benefits:

- Encourage neighborhood scale community engagement to identify community benefits beyond a prescribed checklist.
- Flexibility in Allowed Uses if found to be a community benefit.
- Adopt alternative definitions of community benefits including Design Excellence and Innovative Design.
- Additional incentives, beyond building height and intensity, should be expanded in tandem with the expansion of community benefits.
- Council should prioritize a broad expansion of both community benefits and their associated incentives.

Respectfully Submitted,

Todd Bryan
Chair, City of Boulder Design Advisory Board

On behalf of the Board:
Rory Bilocerkowycz, Vice Chair
Matthew Schexnyder
Brendan Ash

December 13, 2021

Dear Boulder City Council,

Thank you for the opportunity to provide input into the 2022-2023 workplan for the City of Boulder and specifically issues surrounding the Downtown Pearl Street Mall and the CAGID area. The Downtown Management Commission as representative of both downtown residents and property owners believes that the downtown area is the beating heart of Boulder and as such, it is vital that the area continues to be a safe, vibrant, interesting, and welcoming space for visitors and residents alike. The pandemic presented downtown and the city as a whole with difficult challenges and it will take considerable time and effort to fully respond and overcome those. We are confident that with the application of a creative and innovative approach to decision making and long-term planning that we have the ability to emerge into the post pandemic future as a stronger, more resilient, and financially stable downtown area.

The DMC was asked to offer an item for consideration to be added to the workplan. We are confident that Council understands the importance of downtown and will work to support its health and stability; our advice would reinforce that idea. Specifically, we would like to submit **the priority that resources must be devoted to maintaining the safety, security, and cleanliness of the downtown area and support should be offered to downtown businesses, residents, customers, and visitors to help them thrive in the near- and longer-term future.** There are several approaches we would recommend:

- Safety/security/cleanliness: downtown employees, visitors, and residents must perceive the downtown area to be a safe and welcoming place. We would recommend supporting continued investment in safety and a focus on the physical environment downtown (either directly through the city or through the BID/DBP).
- Post pandemic business support: the city should continue to support the downtown business community as we emerge from the pandemic. The recent temporary extension of outdoor dining and consideration of a more permanent extension is an example of this. Unique ideas to support other business types and also residents should be pursued.
- Proactive approach to increasing the attractiveness and vibrancy of downtown through support of public art, interesting and varied events, a strong retail mix, and the consideration of inclusivity and diversity to attract a variety of populations, now, and planning into the future.
- Focus on addressing the needs of unhoused citizens using caring and compassionate approaches: pursue housing first strategies and invest in the expansion of mental health and addiction recovery services. Increase the availability of trash receptacles, sharps disposal containers, and public restrooms.

The members of the Downtown Management Commission appreciate your thoughtful consideration of these ideas and your support of the unique areas, people, and environments that make up the downtown area. Thank you for your service.

Best,

Susan Nuzum, Chair and members of the Downtown Management Commission

Environmental Advisory Board's Recommendation for Council's 2022-23 Workplan

The Imperative of Community Health and Resilience

The Environmental Advisory Board (EAB) has consistently advised Council over past years to prioritize actions that improve the quality of our environment and the health of our community. It has therefore recommended specific actions to improve air quality and response, including better monitoring and early warning systems, urban reforestation, and the development of regenerative ecosystems. The EAB has also advised Council to take a long view when addressing the climate crisis, encouraging it to provide the leadership that demonstrates how the path toward climate stability can be forged locally even as we work toward systemic change outside our community. Core to our recommendations has been for Council to recognize and account for the impact of our economic decisions on environmental health, community well-being, and climate change.

Our recommendation to Council's 2022-23 Workplan is thus progressive. If adopted, these actions would build on past endeavors for which the City has begun to make real progress (e.g., the 2019 CMAP launch).

*For the City's 2022-23 Workplan, we therefore advise Council to **integrate the true cost of carbon emissions into all planning, decisions, and actions** which we believe will result in making choices that better ensure sustainable living in Boulder and beyond for current and future generations. Our overarching recommendation to Council is that the City more proactively take account of the negative environmental impacts of projects and development via [estimating true social costs of carbon dioxide pollution](#). In this manner, the **net benefits** of City actions and development efforts that provide immediate improvement to quality of life are weighed against long-term environmental costs that can ultimately degrade quality of life.*

Pilot Project: Successful Implementation of Urban Reforestation

EAB recommends, as a pilot project toward economic quantification of the positive impacts of addressing climate change, an expansion of urban reforestation.

This action will be immediately visible to the community, thereby fostering prompt and measurable delivery. Urban reforestation reduces air pollution, sequesters carbon, reduces heat islands, enhances climate resilience, and if done correctly, addresses existing inequity in neighborhood access to shaded canopy. From an economic perspective, reforestation is among the more effective strategies for local carbon dioxide reduction. There is a true cost saving to the community through urban reforestation.

In summary, it is the EAB recommendation that the City use its internal emissions accounting and begin offsetting a growing percentage of its emissions. It can achieve this by using the social cost of carbon and allocating the associated monetary values as investments in an urban forestry expansion effort that would create both carbon sequestration and climate resilience benefits.

To quote economist Kate Raworth:

"In simple terms: We must redefine and align our economic boundaries with our planetary boundaries... The end goal is to both meet the basic needs of the city residents, while being mindful of the impacts of our choices on the world around us..."

Embedded link: <https://www.cnbc.com/2021/03/09/heres-everything-you-need-to-know-about-the-social-cost-of-greenhouse-gases.html>



CITY OF BOULDER HOUSING ADVISORY BOARD

Dear members of Boulder City Council:

Thank you for your tireless work on behalf of our city and for the opportunity to suggest an addition to council's 2022-23 work plan.

At our board retreat and several meetings, the Housing Advisory Board has discussed at length the issue of middle income and "Missing Middle" housing. While housing at all levels of income and need is critical in Boulder, we believe we can be most effective when focused on one issue in 2022.

We define "Missing Middle" housing broadly as housing for people who do not qualify for subsidies (nor do housing projects targeting this market qualify for tax credits). This is housing for the Boulder middle-income households that can no longer afford to purchase or remain in housing here; those who tend to put down roots in the community, volunteer for boards, and support public education, for example.

Ultimately, solutions to this issue are linked to transportation and the influx of commuters who clog Boulder's roads.

Much remains to be done on the entire scope of housing challenges. Yet we have been pleased to see some progress with the recent approval and construction of projects that include subsidized affordable rental housing; as well as the limited but nonetheless significant success of initiatives to house the unhoused.

With three recent departures and two new members, our board has been working well together. In support of your work plan, we are prepared to tackle some or all of the following:

- host additional listening sessions,
- engage with other boards, and
- propose specific policy initiatives that will support the preservation/expansion of middle income and "Missing Middle" housing.

We wish you the best in tackling these challenging issues.

Thank you again.
Boulder Housing Advisory Board

Michael Leccese

Michael Leccese, Chair



HOUSING & HUMAN SERVICES DEPARTMENT HUMAN RELATIONS COMMISSION

December 15, 2021

Dear Boulder City Council,

Thank you for the opportunity to suggest an item to be added to council's 2022-23, two-year workplan. Given that many members of City Council are new to their roles, we thought it might be helpful to first highlight a few key points from the Charter of the City of Boulder, that describe the purpose of the Human Relations Commission (HRC), as stated in [Section 2-3-6, "Human Relations Commission," B.R.C 1981:](#)

- (c) The functions of the commission are to **foster mutual respect and understanding** and to **create an atmosphere conducive to the promotion of amicable relations among all members of the city's community**, to serve as a **vehicle through which citizens can convey their suggestions on city policies with respect to social problems**, to **be sensitive to the social needs of citizens** and to **advise and assist the city government in relating human and social services to the needs of the city residents**. In addition to other tasks that the city council may assign to it, the commission shall:
- (1) Study, prepare and **recommend to the council a plan of long and short range priorities** and specific legislation or programs **to alleviate problems of human relations** including programs administered by the city to promote better human relations;
 - (2) Upon request of the council or the city manager or upon its own initiative, **advise the council or manager on the social and human relations impact of proposals to be acted upon by the council** or upon areas to which the council's attention should be directed;
 - (3) **Develop and conduct programs and activities**, alone or in cooperation with government agencies or community groups, **designed to increase good will among citizens of the city, eliminate discrimination and open new opportunities for all citizens in all phases of community life** *

The pressures of climate change, a pandemic, and racial unrest have made it clear that the people who bear the greatest burden are those who are subject to layers of marginalization. Those among us who are caught in a matrix of exclusion, injustice, and systemic bias are the most exposed and endangered.

For our top recommendation, we respectfully suggest that City Council focus on a two-year work plan to Decriminalize Homelessness. This has the potential to expose systemic biases in our municipal policies and procedures, uncover unconscious biases in our thinking, counter various forms of marginalization, and help our community have a comprehensive and informed view of the issues in order to engage in healthier discussions and form more robust solutions.

Decriminalizing homelessness is much more than the commendable efforts of Judge Linda Cooke and our municipal court. It begins with how each of us (especially those of us working together as staff, Council, board members, and commissioners) individually perceive our neighbors who are unhoused. It continues with how we collectively process and talk about the issues. It grows into a community-wide conversation and engagement.

Ultimately successful outcomes might include:

- No longer talking about “homelessness” without the context of the underlying issues that set an individual out into that space;
- Providing alternatives to congregate sheltering that meet the specific needs of different populations who are not yet invited into housing programs;
- Redirecting illegal shelter enforcement budget dollars to upstream solutions that mitigate the problems more effectively, efficiently, and humanely;
- Feedback from business owners, visitors, neighbors, and people who are unhoused that they feel safer, cared for, and respected in a city that is forward thinking and welcoming.

If Council’s 2022-23 workplan could accommodate multiple suggestions from HRC, we would also put forward issues such as addressing violence against women, building an infrastructure to support BIPOC communities, combatting food insecurity, ending homelessness, furthering immigrant rights, and continuing the work on gender inclusion that HRC and Council worked on within recent years.

Understanding that there are many municipal issues to address in Council’s work plan, we respectfully suggest that decriminalizing homelessness resides at the intersection of all the issues listed above. Women (and children) who are unhoused are frequently fleeing from violence. BIPOC people are disproportionately unhoused. Nutrition is an obvious challenge when you’re homeless. Housing costs increasingly displace Boulder residents with lower incomes. A growing number of refugees and undocumented immigrants are homeless. And one in five transgender individuals are unhoused at some point in their lives. As a community we fail to see the complexities and nuances of homelessness because people who are unhoused are excluded from the conversation, and are treated unjustly primarily because of a systemic bias against them across these various layers of marginalization.

Homelessness is a complex topic. Decriminalizing homelessness as a concept is almost as complex as the larger topic since it touches on all the issues that lead to people becoming unhoused. As such, it requires dialogue, questioning, and deep listening. The City of Boulder Human Relations Commission welcomes the opportunity to discuss this with you individually or collectively to further explain our reasoning.

Sincerely,



Arthur Figel, Chair
Human Relations Commission

* The remainder of the HRC’s duties are, as listed in the city charter:

- (4) Hold hearings and issue orders as provided in Chapter 12-1, "Prohibition of Discrimination in Housing, Employment and Public Accommodations," B.R.C. 1981;
- (5) Advise, coordinate and consult with the city manager on programs and activities concerning the city's department of housing and human services and the human rights ordinance, Chapter 12-1, "Prohibition of Discrimination in Housing, Employment and Public Accommodations," B.R.C. 1981, and complement and assist those programs and activities;
- (6) Conduct public hearings and inquire into incidents of division and conflict on issues of human relations and attempt to correct them by issuing public reports and recommending to appropriate agencies, public and private, implementation of actions necessary or helpful to eliminate such division and conflict; and
- (7) Consider, investigate, study and make recommendations regarding any contemplated or proposed action by any federal, state or municipal government, or any agency or instrumentality thereof, that may have an effect on human relations in the community.



City of Boulder Planning & Development Services

15 December 2021

Dear Mayor Brockett and Members of City Council:

There is an opportunity to meet multiple city objectives through recrafting the demolition criteria and preservation review:

- Retain historic building inventory and Boulder's character
- Incentivize preservation of smaller historic homes through density bonus while creating affordable housing options
- Reduce material going to the landfill

The Landmarks Board believes that the current regulation allows for partial by-right demolition that can leave fragments of historic buildings, severely modifying the integrity of these buildings and negatively changing the historic character. We seek to recraft the demolition criteria to better align it with the Secretary of the Interior Standards of Preservation and the appropriate design and construction of additions.

The pressure of redevelopment often results in full demolition requests of Boulder's smaller historic homes. In many cases these buildings have experienced neglect and the cost of repair creates an unbalanced relationship between preservation and private rights. The Landmarks Board believes that there is an opportunity to preserve these smaller structures by offering density in exchange. Limits to square footage and bulk regulations can direct compatible design and these homes can seamlessly fit into their context. Models for this type of regulation are currently being contemplated in Golden and Louisville.

As the elected stewards of Boulder's irreplaceable historic and cultural heritage, the Landmarks Board urges City Council to undertake a comprehensive assessment and revision of the demolition ordinance (BRC Sections 9-16-1 - demolition definitions - and 9-11-23, BRC) as part of your 2022-23 two-year workplan.

This review should, from a Landmarks Board perspective, focus on 3 objectives: 1) rectify the condition known as 'incremental demolition', 2) require that all demolition reviews for buildings over 50 years old (not just the ones built from 1940 and prior) have some Landmarks Board involvement and 3) develop mechanisms to incentivize owners to retain rather than demolish buildings.

Under the current ordinance, the ultimate, irreversible approval for demolition is not subject to call up to Council. We are concerned with both the total demolition of a building as well as effectively demolishing a historic resource incrementally through the approval of multiple partial-demolition applications (BRC 9-11-1).

Demolition touches on many issues and priorities that the city confronts especially climate change. At its core, preservation is sustainability. Hauling buildings to the landfill is very wasteful not to mention the incalculable loss of embodied energy, labor and craftsmanship, building materials that were usually made locally. It is impossible to build our way into a more sustainable world — we have to creatively repurpose and adaptively reuse as many buildings as possible.

A critical part of the assessment should explore ways and means of alternatives to total demolition by offering incentives. It should also involve exploration of ways to manage and stimulate salvage and reuse of demo-waste when it does occur.

When not under the protection of either being an individual landmark or in a historic district, demolition is mostly a “by-right” process. This assessment should study trigger-points for multi-level review of all demo requests and how the process of review can be better coordinated through all parts of the building-development process.

Another goal of this assessment should ultimately be to establish an understanding and metrics of real life-cycle costs of existing building stock and what removal and replacement really entails. This real cost should include the current real-estate valuation, value of use combined with all embedded costs such as life-cycle costs of materials and their sources, labor value from extraction through construction, accumulated maintenance and operational costs, and finally the cultural and historical value of the building. Real costs should be considered including the cost of managing demo wastes and mitigating pollution if demo proceeds, for any cost-benefit analysis of a proposed demolition. Unpaid or unrecognized real costs may be considered as accumulating in the economic system and coming back at consumers as inflation of all costs and with building stock, increasing the cost of housing and other real estate costs.

The Landmarks Board looks forward to working with you to strengthen our demolition ordinance to address levels of review, what requires review, and to allow for Council call-up of demolition approval. The ultimate success of a robust assessment and revision of the demolition ordinance will be if there are less demolition applications because of creating more opportunities and financial incentives that champion preservation.

Sincerely,

John Decker, Chair, Landmarks Board
Abby Daniels, Vice-chair, Landmarks Board
William Jellick, Landmarks Board
Ronnie Pelusio, Landmarks Board
Francine Mandel Sheets, Landmarks Board

December 7, 2021

To: Boulder City Council

From: Boulder Library Commission

CC: David Farnan, Library and Arts Director
Jennifer Phares, Deputy Library Director

Subject: Request for Boards and Commissions to submit item for City Council 2022 Workplan

The Boulder Library Commission submits the following item for City Council's 2022 workplan:

We, the Boulder Library Commission, ask the Boulder City Council to stay committed to the Library District process and to securing stable funding for the Library.

A successful outcome will result in the voters within the proposed library district boundary area having the opportunity to vote to fund a library district in the 2022 election.

From: Open Space Board of Trustees
To: City Council Retreat Committee
RE: *Boulder City Council 2022-2023 Work Plan*

Dear City Council Members and Council Retreat Committee,

Thank you for the opportunity to offer a suggestion for the upcoming 2022-23 work plan.

OSBT encourages City Council to restore and support the “Council/Board Liaison” program used previously by former Councils to provide a direct link between the OSBT and City Council.

The board agrees an appointed primary contact on Council is preferable to the current more ad-hoc process of communication between OSBT and Council. We believe the liaison program will provide valuable insight during Council deliberations on Open Space and Mountain Parks issues of interest and concern to the community.

Key topics during the 2022-23 period which the Council liaison to OSBT would likely engage include the following:

- Strategies on, and management of, accelerated visitor usage trends, and related stresses on trails, wildlife, and department staffing. This ties in with the upcoming OSMP *Visitor/Recreation Plan* likely coming before Council in the next two years.
- Public perceptions about Open Space Charter purposes and responsibilities and preserving public confidence in the disposal process.
- Accelerating the adoption of a City-wide carbon accounting system, which we believe will help inform better Open Space related policy decisions regarding city-wide climate goals.
- Collaborating with Council on implementing “adaptive management” in OSMP natural resource and visitor use planning and management.

Thank you for considering our request for a board liaison in the 2022-2023 workplan. We think reestablishing that tradition can enhance the quality and clarity of Council/OSBT communications during the upcoming planning period.

Best,

Hal Hallstein
Chair, on behalf of the Open Space Board of Trustees (OSBT)

Parks and Recreation Advisory Board Letter to Council
November 2021

Dear Members of City Council:

In this year's request for feedback from city advisory boards, Council asked for a single item to be considered for an (already full) Council working agenda for the upcoming year. With an even number of members now, PRAB has split on the issue to be brought forward. Therefore, we provide two items. Fortunately, both are already likely to be on your agenda for the coming year.

I. Restart Area III Planning Reserve studies. This item was last discussed in the [Feb. 25th, 2020 Council study session](#). Given the critical lack of housing in Boulder, we believe that now is the time to evaluate whether it is feasible to convert the Planning Reserve to Area II and then move forward with annexation. A substantial fraction of the Planning Reserve was purchased by the City using Parks funds, and Boulder Parks and Recreation (BPR) has assumed that this land will eventually be developed as city park land. We feel it is appropriate to begin the multi-year process that should include thorough review of the best use of this land, with due consideration for BPR needs for current and future populations. Because we are currently in the midst of a BPR Master Plan update, we would appreciate quick feedback from Council on the likelihood of changes to the status of the Planning Reserve.

II. Promptly Restructure the Homelessness Strategy. The PRAB recognizes that significant changes to the city's Homelessness Strategy are likely with the new Council. The current strategy does not appear to provide adequate daytime services, nor does it provide options for those in the throes of addiction, with severe mental health issues, or with pets. These folks are often rejected at shelters, or refuse to use them. As a consequence, many of the unhoused continue to camp on public land, including BPR lands. We urge the Council to move quickly to provide the needed services so that no one is denied shelter and the support they need to move out of homelessness. However, we ask for a continued ban on *unregulated* camping on public lands. As the PRAB detailed in last year's letter to Council, there are extreme environmental and behavioral issues associated with unregulated camping, and these have profound impacts on the ability of other community members to safely and comfortably enjoy the world class parks that we have worked so hard to develop and maintain. We are deeply aware of the moral issues involved; everybody should have a right to exist, participate in their community, and sleep. But community members also have a right to public spaces that are clean, safe, and comfortable to use. We strongly feel that unregulated camping is inconsistent with these broader community needs. We look forward to working with Council to identify strategies that both meet the wide-ranging needs of the unhoused and permit all residents to fully enjoy our parks, greenways, and opens spaces.



CITY OF BOULDER
Planning Board

email boulderplanningboard@bouldercolorado.gov
web www.bouldercolorado.gov

December 15, 2021

Mayor Aaron Brockett
Members of the Boulder City Council
P.O. Box 791
Boulder, CO 80306

Re: Planning Board's Annual Letter to City Council – 2022

Dear Mayor Brockett and City Council Members,

The Boulder Planning Board (PB) appreciates the opportunity to provide input for the annual work plan for Boulder's new council. PB recognizes the challenges faced by elected officials and City staff and seeks to join their efforts to create a well-designed and welcoming city that balances the needs of many stakeholders.

Planning Board Recommendation to Council:

- Prioritize long-term development planning in the work plan by adding area planning for the City's aging shopping centers (generally zoned BC1/BC2), which can be reimagined as neighborhood centers.
- Direct staff to undertake research and move ahead with the associated regulatory revisions to ensure that area planning outcomes for BC1/BC2 zones align with Boulder Valley Comprehensive Plan (BVCP) goals.

At its best, long-term planning transforms a city's land mass into a built environment that advances environmental, economic, and social welfare goals. In our city, it must meet objectives articulated in the BVCP regarding:

- Housing diversity, affordability and ownership for a wide range of Boulder households
- Climate change resilience and mitigation
- Safeguarding dwindling space and consideration of increasing costs in industrial zones and the impact on local businesses established in these areas
- Jobs/Housing imbalance and the housing demand created by an expanding supply of commercial/office real estate
- Equity - the thread that permeates all aspects of the planning process.

Similarly, effective area planning incentivizes preservation and development of affordable and non-luxury housing, including smaller and medium-sized single-family homes, townhomes and duplexes, cottages for seniors, singles, or couples, and housing for multigenerational living. Focus areas should include:

- Missing Middle Housing
- Increasing ownership options for low-to-middle income households.
- Establishment of mechanisms to increase diversity of housing types in larger projects where area plans have not been developed.
- Conducting an unbiased study of Boulder’s housing needs and the relationships that growing commercial/office space, University expansion and trends towards remote work arrangements may have on housing availability and affordability.
- Review and potential revision of zoning (in conjunction with the existing use table work item) for more fine-grained development opportunities.

Our 2022 recommendations reinforce existing/pending work plan items and recommendations:

- Recommendation #1: The Planning Board’s **Use Table Review Subcommittee** examined Boulder’s Land Use Code (9-6-1 Use Table) to identify opportunities to bring the Use Table more in line with the goals of the BVCP. This process is separate from staff’s technical review and resulted in creative ideas for expanded housing opportunities, protection of the city’s industrial zones, 15-minute neighborhoods, and human-scale revitalization of the city’s dated neighborhood centers, typified by BC1/BC2 zoning. These recommendations were forwarded to the previous Council but were not placed on the work plan because of other priorities (COVID, Phase 2 Community Benefits, CU South). It is our understanding that the Use Table Review recommendations are now under consideration for inclusion in the 2022-23 work plan.
- Recommendation #2: Planning Board unanimously approved a recommendation (October 7, 2021) to support a limited rezoning for several parcels at Diagonal Plaza **and** simultaneously recommended that Council support an area planning process for the entire 33-acre Diagonal Plaza, to ensure a coherent, cohesive plan. A decision on these recommendations was deferred by the previous Council; we urge you to approve the recommendation for Diagonal Plaza **and** to pursue area plans for all our BC1/BC2 zones¹.

Subcommunity and Area plans can expand and enhance broad public engagement and equity by enabling all stakeholders to provide input into the development or redevelopment of an area. While these processes can be contentious, it is imperative that no voices be silenced or prioritized and we should not be afraid of, or seek to avoid, the vibrancy of such public discourse.

How Planning Board’s Role Resulted in This Recommendation:

The Planning Board’s role is both project-specific and policy-oriented. For individual projects, PB evaluates and approves/denies recommendations based on a project’s alignment with the BVCP, the City’s Land Use Code, and relevant, project-specific policy and planning frameworks. At the policy-level, we consider and make recommendations on policy proposals addressing city-wide planning challenges.

PB’s role is intended to assist the Council in its decision-making. In some ways, we serve as a clearinghouse, evaluating projects and highlighting opportunities or concerns with policy proposals. We listen carefully to public input, staff analysis, and each other before making recommendations. Our diverse perspectives have increasingly coalesced around a set of common concerns: holistic planning, missing middle housing, ownership opportunities, housing diversity, protection of industrial land, climate change mitigation and resilience, equity, and dynamic/walkable neighborhoods.

¹ On October 7, 2021, PB unanimously approved the following: *“On a motion by S. Silver seconded by J. Boone the Planning Board voted 7-0 to recommend to City Council to approve Ordinance 8512 granting authority to the approving authority under Title 9, “Land Use Code,” B.R.C. 1981, to approve a development that exceeds the minimum open space per dwelling unit standards for a property in the Business Community 1 district (BC-1) located at 3320 28th Street, at Diagonal Plaza, authorizing the city manager to execute documents that will secure affordable housing within the project, and setting forth related details; and to recommend to City Council to include into next year’s work plan an Area Plan for the entire Diagonal Plaza.”*

The previous Council disagreed with several PB recommendations, prompting concerns that Council may not receive enough information to understand why we voted as we did. Some previous council members listened to PB meetings to ensure they understood our discussions and viewpoints, and we recommend the newly constituted Council do the same. We further suggest Council consider implementing a more effective feedback loop between the two bodies so that our analysis and decision-making is conveyed robustly to Council, and so that we understand Council's position if it differs from ours.

We appreciate the opportunity to provide you with our recommendations and look forward to your response and thoughts on these and any other relevant matters.

Respectfully submitted,

A handwritten signature in black ink that reads "David Ensign". The signature is written in a cursive, flowing style.

David Ensign
Chair, City of Boulder Planning Board

On behalf of the Board:
Peter Vitale, Vice Chair
Jorge Boone
John Gerstle
Lupita Montoya
Sarah Silver
Lisa Smith

From: Transportation Advisory Board
To: Boulder City Council
Cc: Nuria Rivera-Vandermyde, Erika Vandenbrande
Subject: TAB Letter to City Council and Recommendation to add VMT as a Workplan Item
Date: December 14, 2021

Dear Boulder City Council Members,

The Transportation Advisory Board (TAB) appreciates your invitation to propose a single item to be added to your workplan. We have arrived decisively on a suggestion around a key topic in the Transportation Master Plan (TMP), which was approved unanimously by the TAB and the 2019 council, with clear goals and metrics for measuring progress. That topic is the following:

Reduce Automobile Vehicle Miles Traveled (VMT). The 2019 TMP sets two goals for VMT: Reduce total VMT to 1.9 million miles per day by 2030 (current VMT is 2.49 million miles per day, up from 2.19 in 1990) and reduce individual VMT to 7.3 miles per day (current VMT per person is 12, down from 15 in 1990).

Our request is straightforward: Direct the city manager to develop and aggressively implement a comprehensive VMT reduction plan to put us on track to achieve our VMT goal in the TMP and support the related goals of Vision Zero, mode-shifting, and climate action.

Success could be defined as follows: (1) Boulder will have a meaningful action plan to make continuous progress on our 2030 TMP goals of reducing VMT with support from all key departments and decision-makers throughout the city; (2) The plan will reference best practices from other cities world-wide along with a broad list of near-term, low-cost measures; (3) All transportation proposals through the workplan period will contemplate advancement towards or against VMT and related TMP goals; and (4) The plan will be operationalized and making measurable progress by 2023.

Brief History and Rationale

Boulder has fallen behind on managing vehicle miles. Reducing VMT is a goal in Boulder's TMP, our guiding transportation vision, developed with broad input from the community. As described in its recent *Report On Progress*, the city is behind in its goals to reduce VMT. Furthermore, Boulder does not yet have a strategy for VMT that would allow City Council, TAB, and the public to evaluate ongoing projects and proposals on the basis of the question, "Does this help or hinder us reaching our VMT goals?" A plan we would like to see, but lack, is one that would guide decision-making in key policy initiatives, including parking policy, climate action, and infrastructure projects such as north Broadway, while showing how VMT supports and is supported by the TMP goals of Vision Zero, mode-shifting and greenhouse gas reduction.

Existing policies promote and subsidize driving miles. Boulder's current VMT levels are largely a consequence of the city's existing, but essentially unstated, general policy to maintain private automobiles as the dominant mode of travel. Specifically, existing policy supports ongoing auto dominance by: (1) subsidizing residents and visitors to park and store cars on public property, (2) maintaining infrastructure that prioritizes throughput of cars over safe and efficient travel of pedestrians, bicyclists, and transit riders, (3) providing few incentives to make alternatives to cars competitive in terms of safety, accessibility, and convenience, and (4) providing limited transit service between Boulder, nearby cities, and other key destinations.

We have solid foundations. Boulder's transportation system has some great existing features, including a number of beloved multi-use paths, the car-free Pearl Street Mall, and "20 is Plenty." We have a proven ability to move quickly in crisis such as we did for COVID-19 by creating a wildly-popular and formerly unthinkable conversion of autocentric downtown blocks to new "streatery" civic

centers. And we have existing programs that can be put to fuller use: Transportation Demand Management (TDM) strategies; incentives for rideshare, carshare, and transit; implementation of protected infrastructure on high priority corridors in the Low Stress network; and a fee-collection infrastructure in place for parking.

A VMT reduction effort could support many important things. With your leadership, our capable transportation staff in partnership with other key departments could move forward swiftly to reduce vehicle miles which could in turn move our city forward in a number of ways, including by:

- **Increasing safety and minimizing conflicts** between drivers and vulnerable users, especially crashes that leave pedestrians and bicyclists dead or injured on major arterials;
- **Building equity** by attending to those “left out” of our auto-centric system by providing new mobility options that could reduce their total cost of transportation;
- **Reducing traffic** from residents and visitors by decoupling housing from cars;
- **Taking our transit system out of crisis** and into a position of strength; and
- **Maximizing our GHG reductions** in the most cost-efficient ways, while creating more resilience for a changing climate.

It is well-established that when cities reduce VMT, quality of life improves. In fact, a city’s VMT can go down and quality of life can go up quickly when their leadership decides to make doing so a priority. There are some excellent modern examples to draw from, including Copenhagen, Paris, and Boston. The latter two are in the process of implementing sweeping changes right now. But these kinds of outcomes have only come after city leadership has showed the political will required.

Here in Boulder, one positive thing that has come from living with COVID is new evidence that reducing private passenger auto travel is a lever for making our streets safer. During lockdown, we have seen a reduction of 29 percent of vehicle miles. At the same time, severe crashes are down 31 percent and all crashes are down 31 percent. As we move forward there is every reason to expect that without mitigating action the vehicle miles will return, but the ability to use VMT management to makes our streets safer and more inclusive is a tool we will continue to have.

A serious VMT program needs leadership from the top. We ask for the City Council’s leadership for two reasons. First, getting a handle on VMT will require policies and activities that go beyond the formal scope of TAB and even the transportation department. VMT reduction needs to include land use, zoning, housing, parking, enforcement, open space, parks/rec, traffic and corridor studies, and intergovernmental affairs. Second, by confronting the mostly unhindered dominance of private cars, making this objective operational will require reprioritizing what really “counts,” which means staff will need to take risks and collaborate across current boundaries. Towards both of these issues we believe that you exercising your earned political will to affirm that the city government needs to be challenging the status quo, aligning all involved departments in support of the aims, and identifying and eliminating obstacles inherent to existing ways of doing things, will be decisive.

The City of Boulder has already determined that we are facing a climate emergency. With your backing and leadership, we can initiate a major new effort that will give this problem the priority of a real crisis. We have a chance to build foundations, make progress, and achieve great things during the coming workplan period.

Next Steps

We thank the City Council for its consideration of VMT reduction as a workplan item and stand ready to work with you, staff, and other stakeholders to provide guidance and support for the development and ongoing work on this measure.

December 13, 2021

Dear Mayor and Council Members,

On behalf of the University Hill Commercial Area Management Commission (UHCAMC), thank you for supporting the revitalization of University Hill and your ongoing attention to members of the community concerning University Hill!

This is an exciting time for the Hill and in the work of UHCAMC. Construction on the Hill Hotel is underway, the Conference Center project is advancing, and we hope to start on a district landscaping project shortly to beautify and provide a cohesive design in the district.

Our suggested 2022 priority:

“Continued University Hill Revitalization - exploring redevelopment of the 14th street lot toward creating a safer, more accessible, inviting and vibrant commercial area”

You should know that we have several important projects that our commission has prioritized for the coming year. Redevelopment of the 14th Parking Lot is being explored in a way that would generate sustainable income for the district. We are also looking into options for the recently closed police annex on the Hill and exploring ways to maintain safety on the Hill with this change. Finally, we have prioritized a plan to enhance alleys.

Again, thank you. We look forward to working with you in the coming years!

Best regards,


Cheryl Liguori

Chair, UHCAMC

Water Resources Advisory Board

November 22, 2021

Re: Water Resources Advisory Board 2021 Letter

Dear City Council,

Thank you for the opportunity to provide the Water Resources Advisory Board's perspective on City Council's 2022-23 workplan.

In response to city council's request, the Board asks Council to finalize and approve the Comprehensive Flood and Stormwater Master Plan, currently under development, as soon as practicable in 2022. This Master Plan is crucial because it will provide criteria for evaluating and prioritizing projects from the large backlog of flood mitigation projects and the associated level of design. We urge Council to embrace a strong focus on equity and transparency in this Master Plan with the recognition that this plan will be great benefit to our community.

Thank you,

Ted Rose, Chair
Trisha Oeth, Vice Chair
Gordon McCurry, Secretary
John Berggren