



**CITY OF BOULDER
CITY COUNCIL ITEM ADDENDUM**

MEETING DATE: June 27, 2024

AGENDA ITEM:

Study Session Item #1: Area III – Planning Reserve Urban Services Study Update: Draft Scenario Evaluations

PAGE NUMBER/S:

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DESCRIPTION:

Under the heading “Future Urban Parks,” the second bullet is revised to correctly reference Section **162** of the City Charter related to the disposal of park properties.

Under the heading “Future Urban Parks,” the third bullet is revised to include language clarifying the development of park land is **for park uses** and the reference to Level of Service is for **parks and recreation**.

ATTACHMENTS:

NA

- **Urban police protection**
 - Preliminary findings and discussion with Police staff indicate that additional officers and equipment may be necessary to serve the Planning Reserve. A shift in population distribution across the city caused by future development of the Planning Reserve may require redrawing of police district boundaries to address a new population center on the north side.

- **Future urban parks**
 - Urban Park Levels of Service: 189 acres were purchased with funds from the permanent Parks and Recreation Fund and for the purpose of meeting future community parks and recreation needs. Per section 154 of the Charter, purchase of the property for parks and recreation purposes and the use of funds from the permanent Parks and Recreation defines these 189 acres as “park land.”
 - Per Section 164 162 of the Charter, disposal of park land requires an affirmative vote of at least 4 members of the Parks and Recreation Advisory Board, a non-binding recommendation from the Planning Board, and approval by City Council.
 - Based on population projections and current park land inventory, by 2040 the city will need to develop all undeveloped park land at Valmont City Park, Foothills Community Park, and the Area III-Planning Reserve **for park uses** to maintain current **parks and recreation** Levels of Service and to keep pace with local and national benchmark communities.

- **Fiscal Considerations**
 - Cost estimation for infrastructure build-out has not been developed at this point in the project, nor have detailed forecasts for additional tax, fee and service revenues related to the project. As work continues a key challenge will be one of timing.
 - Development of the area will require significant capital expenditures several years before the area reaches stabilization. It is unlikely that current fund balances in the city’s utility, transportation, parks, and general funds will be sufficient to fund the required capital expenditures without utilizing debt financing. Any debt financing decision will have to be weighed against other citywide priorities and will depend upon budget decisions made by council in the years preceding annexation decisions. To finance the expansion, the city may have to consider alternative strategies such as Public-Private Partnerships.

NEXT STEPS

The project team is scheduled to provide a similar update to Planning Board on July 16, 2024, and will continue to work with AECOM to analyze the service demand scenarios to develop a more detailed understanding of the required infrastructure improvements and