CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: February 20, 2014
TIME: 6 p.m.
PLACE: Council Chambers, 1777 Broadway

---

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

3. **PUBLIC PARTICIPATION**

4. **DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**
   - **A.** Call-up: Wetland Permit (LUR2014-00004) Fourmile Canyon Creek Realignment. Expires February 21, 2014.
   - **B.** Call-up: Floodplain Development Permit (LUR2014-00005) Fourmile Canyon Creek Realignment. Expires February 21, 2014.
   - **C.** Call-up: Floodplain Development Permit (LUR2014-00006) Bear Canyon Creek Pedestrian Bridge Replacement. Expires February 21, 2014.
   - **D.** Call-up: Wetland Permit (LUR2014-00007) Bear Canyon Creek Pedestrian Bridge Replacement. Expires February 21, 2014.
   - **E.** Information Item: TECHNICAL DOCUMENT REVIEW: Final Plat for the elimination of the lot lines between Lot 1, 2, and 3, and Lots 4 and 5, (also known as Lots 4 and 5 Fractional Block 65, West Boulder), Block 65, Boulder and Lot 6, Fractional Block 65, West Boulder and the elimination of the lot lines between the east half of Lot 8 and Lots 9 & 10, Block 65 Boulder, to create two lots addressed as 1048 Pearl Street and 1023 Walnut Street respectively. The project site is zoned Downtown – 5 (DT-5). Case no. TEC2013-00084.

5. **PUBLIC HEARING ITEMS**

6. **MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**
   - **A.** North Boulder Subcommunity Plan Update
   - **B.** 2014 Work Plan

7. **DEBRIEF MEETING/CALENDAR CHECK**

8. **ADJOURNMENT**

CITY OF BOULDER PLANNING BOARD
MEETING GUIDELINES

CALL TO ORDER
The Board must have a quorum (four members present) before the meeting can be called to order.

AGENDA
The Board may rearrange the order of the Agenda or delete items for good cause. The Board may not add items requiring public notice.

PUBLIC PARTICIPATION
The public is welcome to address the Board (3 minutes* maximum per speaker) during the Public Participation portion of the meeting regarding any item not scheduled for a public hearing. The only items scheduled for a public hearing are those listed under the category PUBLIC HEARING ITEMS on the Agenda. Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.

DISCUSSION AND STUDY SESSION ITEMS
Discussion and study session items do not require motions of approval or recommendation.

PUBLIC HEARING ITEMS
A Public Hearing item requires a motion and a vote. The general format for hearing of an action item is as follows:

1. Presentations

a. Staff presentation (5 minutes maximum*)
b. Applicant presentation (15 minute maximum*). Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.
c. Planning Board questioning of staff or applicant for information only.

2. Public Hearing

Each speaker will be allowed an oral presentation (3 minutes maximum*). All speakers wishing to pool their time must be present, and time allotted will be determined by the Chair. No pooled time presentation will be permitted to exceed ten minutes total.

- Time remaining is presented by a Green blinking light that means one minute remains, a Yellow light means 30 seconds remain, and a Red light and beep means time has expired.
- Speakers should introduce themselves, giving name and address. If officially representing a group, homeowners' association, etc., please state that for the record as well.
- Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents, and summarize comments wherever possible. Long documents may be submitted and will become a part of the official record.
- Speakers should address the Land Use Regulation criteria and, if possible, reference the rules that the Board uses to decide a case.
- Any exhibits introduced into the record at the hearing must be provided in quantities of ten (10) to the Secretary for distribution to the Board and admission into the record.
- Citizens can send a letter to the Planning staff at 1739 Broadway, Boulder, CO 80302, two weeks before the Planning Board meeting, to be included in the Board packet. Correspondence received after this time will be distributed at the Board meeting.

3. Board Action

d. Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
e. Board discussion. This is undertaken entirely by members of the Board. The applicant, members of the public or city staff participate only if called upon by the Chair.
f. Board action (the vote). An affirmative vote of at least four members of the Board is required to pass a motion approving any action. If the vote taken results in either a tie, a vote of three to two, or a vote of three to one in favor of approval, the applicant shall be automatically allowed a rehearing upon requesting the same in writing within seven days.

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY
Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

ADJOURNMENT
The Board's goal is that regular meetings adjourn by 10:30 p.m. and that study sessions adjourn by 10:00 p.m. Agenda items will not be commenced after 10:00 p.m. except by majority vote of Board members present.

*The Chair may lengthen or shorten the time allotted as appropriate. If the allotted time is exceeded, the Chair may request that the speaker conclude his or her comments.

M E M O R A N D U M

TO: Planning Board

FROM: Heidi Hansen, Floodplain and Wetlands Administrator

DATE: February 7, 2014

SUBJECT: **Call Up Item:** Wetland Permit (LUR2014-00004)
Fourmile Canyon Creek Realignment

This decision may be called up before Planning Board on or before **February 21, 2014.**

A wetland permit was approved by Public Works Development Review staff on February 7, 2014 to restore a segment of Fourmile Canyon Creek to its pre 2013 flood alignment.

The applicant is applying for a standard wetland permit to restore a segment of Fourmile Canyon Creek back to its alignment from before the September 2013 flooding event. During the flood event, the creek moved across the alluvial fan several times and the final location of the creek poses a threat to life and safety for homes located along 4th Street just south of Lee Hill Drive. Realignment of Fourmile Canyon Creek will impact approximately 5,400 square feet of wetland and approximately 3,200 square feet of inner wetland buffer regulated by the City of Boulder. The project, however, will restore what was the flow path that existed prior to the 2013 flood event and will not result in any loss of stream or wetland areas. As a result, no wetland mitigation is required. No native trees or shrubs will be damaged or destroyed during the construction. The realigned channel banks will be seeded and the Greenways Habitat Maintenance crew will perform weed control on the project site for three seasons. The applicant has demonstrated that wetland impacts have been minimized and the project meets the requirements of the city's Stream, Wetlands and Water Body Protection ordinance.

The wetland permit was approved by Public Works Development Review staff on February 7, 2014and the decision may be called up before Planning Board on or before February 21, 2014. There is one Planning Board meetings within the 14 day call up period on **February 21, 2014**. A copy of the wetland permit is attached.

Questions about the project should be directed to the Floodplain and Wetlands Administrator, Heidi Hansen at 303-441-3273 or by e-mail at hansenh@bouldercolorado.gov.

Attachments:

A. Wetland Permit

CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-4241 • web boulderplandevelop.net

Wetland Permit

Date Issued: 2/6/2014

Expiration Date: February 5, 2017
(Pursuant to Subsection 9-3-9(k), B.R.C. 1981)

Permit Number: LUR2014-00004

Contact Information

KURT BAUER

Project Information

Location: 0 LEE HILL DR

Legal Description: TRACT 1753-G & PT 1753 LESS A- K LESS PT IN SE 1/4 & LESS PT S N OF CO RD 12-1N-71 97.74 AC S M/L SPLIT TO ID 114271/PLAT 12/92

Description of Work: Wetland Permit Review: For stream and flood channel improvements to restore Fourmile Canyon Creek to its pre-2013 flood alignment. See LUR2014-0 for flood permit.

Conditions of Approval

- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-9, "Wetlands Protection," Boulder Revised Code 1981. Other wetland requirements as set forth in Chapter 9-3-9 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- The improvements shall be constructed to minimize and mitigate impacts to the existing wetlands in conformance with the conditions of the City of Boulder Wetland Permit issued for this project.
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.
- Best management practices shall be applied to all phases of the project and shall conform to the requirements of the "City of Boulder Wetlands Protection Program: Best Management Practices" adopted July, 1995; and "City of Boulder Wetlands Protection Program: Best Management Practices - Revegetation Rules" adopted July, 1998.

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2014-00004).

- Wetland Mitigation Inspection

M E M O R A N D U M

TO: Planning Board

FROM: Heidi Hansen, Floodplain and Wetlands Administrator

DATE: February 7, 2014

SUBJECT: **Call Up Item:** Floodplain Development Permit (LUR2014-00005) Fourmile Canyon Creek Realignment

This decision may be called up before Planning Board on or before **February 21, 2014.**

A floodplain development permit was approved by Public Works Development Review staff on February 7, 2014 to restore a segment of Fourmile Canyon Creek to its pre 2013 flood alignment.

The applicant is applying for a floodplain development permit to restore a segment of Fourmile Canyon Creek back to its alignment from before the September 2013 flooding event. During the flood event, the creek moved across the alluvial fan several times and the final location of the creek poses a threat to life and safety for homes located along 4th Street just south of Lee Hill Drive. The project, however, will restore what was the flow path that existed prior to the 2013 flood event and will not result in any loss of stream or wetland areas. The realigned channel banks will be seeded and the Greenways Habitat Maintenance crew will perform weed control on the project site for three seasons. The applicant has demonstrated that the project will not adversely impact the floodplain as it is returning the creek to pre-flood conditions. A copy of the floodplain development permit is attached.

The floodplain development permit was approved by Public Works Development Review staff on February 7, 2014and the decision may be called up before Planning Board on or before February 21, 2014. There is one Planning Board meetings within the 14 day call up period on **February 21, 2014**. A copy of the floodplain development permit is attached.

Questions about the project should be directed to the Floodplain and Wetlands Administrator, Heidi Hansen at 303-441-3273 or by e-mail at hansenh@bouldercolorado.gov.

Attachments:

A. Wetland Permit

CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-4241 • web boulderplandevelop.net

Land Use Review Floodplain Development Permit

Date Issued:

Expiration Date:
(Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

Permit Number: LUR2014-00005

Contact Information

KURT BAUER

Project Information

Location: 0 LEE HILL DR

Legal Description: TRACT 1753-G & PT 1753 LESS A- K LESS PT IN SE 1/4 & LESS PT S N OF CO RD 12-1N-71 97.74 AC S M/L SPLIT TO ID 114271/PLAT 12/92

Description of Work: Floodplain Development Permit Review: For stream and flood channel improvements to restore Fourmile Canyon Creek to its pre-2013 flood alignment. See LUR2014-0 for wetland permit.

Type of Floodplain Permit: Floodplain Review W/O Analysis

Creek Name: Fourmile Canyon

Flood Protection Elevation: Not applicable

Conditions of Approval

- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-3, "Floodplain Regulations," Boulder Revised Code 1981. Other floodplain requirements as set forth in Chapter 9-3-3 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- Improvements shall be constructed in accordance with the plans submitted as part of the floodplain development permit application.
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2014-00005).

- Final Floodplain Inspection

M E M O R A N D U M

TO: Planning Board

FROM: Heidi Hansen, Floodplain and Wetlands Administrator

DATE: February 7, 2014

SUBJECT: **Call Up Item:** Floodplain Development Permit (LUR2014-00006)
Bear Canyon Creek Pedestrian Bridge Replacement

This decision may be called up before Planning Board on or before **February 21, 2014.**

A floodplain development permit was approved by Public Works Development Review staff on February 7, 2014 for the Bear Canyon Creek Pedestrian Bridge replacement.

The applicant is applying for a floodplain development permit to replace a pedestrian bridge over Bear Canyon Creek that was destroyed by the September 2013 flooding. The temporarily impacted areas will be restored using native grasses and shrubs of the same species as those already growing in the area of the bridge. The applicant has demonstrated that the project will not adversely impact the floodplain or cause a rise in the floodwater elevation during the 100-year flood event. A copy of the floodplain development permit is attached.

The floodplain development permit was approved by Public Works Development Review staff on February 7, 2014and the decision may be called up before Planning Board on or before February 21, 2014. There is one Planning Board meetings within the 14 day call up period on **February 21, 2014**. A copy of the floodplain development permit is attached.

Questions about the project should be directed to the Floodplain and Wetlands Administrator, Heidi Hansen at 303-441-3273 or by e-mail at hansenh@bouldercolorado.gov.

Attachments:

A. Wetland Permit

CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-4241 • web boulderplandevelop.net

Land Use Review Floodplain Development Permit

Date Issued:

Expiration Date:
(Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

Permit Number: LUR2014-00006

Contact Information

OF CITY
PO BOX 791
BOULDER, CO 80306

Project Information

Location: 1095 LEHIGH ST

Legal Description: OUTLOT B BLK 4 TABLE MESA 4

Description of Work: Pedestrian bridge construction to replace a pre-existing bridge destroyed by flooding.

Type of Floodplain Permit: Floodplain Review W/ Analysis

Creek Name: Bear Canyon

Flood Protection Elevation: Not applicable

Conditions of Approval

- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-3, "Floodplain Regulations," Boulder Revised Code 1981. Other floodplain requirements as set forth in Chapter 9-3-3 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.
- Improvements shall be constructed in accordance with the plans submitted as part of the floodplain development permit application.

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2014-00006).

- Final Floodplain Inspection

M E M O R A N D U M

TO: Planning Board

FROM: Heidi Hansen, Floodplain and Wetlands Administrator

DATE: February 7, 2014

SUBJECT: **Call Up Item:** Wetland Permit (LUR2014-00007)
Bear Canyon Creek Pedestrian Bridge Replacement

This decision may be called up before Planning Board on or before **February 21, 2014.**

A wetland permit was approved by Public Works Development Review staff on February 7, 2014 for the Bear Canyon Creek Pedestrian Bridge replacement.

The applicant is applying for a standard wetland permit to replace a pedestrian bridge over Bear Canyon Creek that was destroyed by the September 2013 flooding. The new bridge will have temporary impacts to 431 square feet of the wetlands buffer zone regulated by the City of Boulder due to minor grading and abutment constructions. The temporarily impacted areas will be restored using native grasses and shrubs of the same species as those already growing in the area of the bridge. The applicant has demonstrated that wetland impacts have been minimized and the project meets the requirements of the city's Stream, Wetlands and Water Body Protection ordinance.

The wetland permit was approved by Public Works Development Review staff on February 7, 2014and the decision may be called up before Planning Board on or before February 21, 2014. There is one Planning Board meetings within the 14 day call up period on **February 21, 2014**. A copy of the wetland permit is attached.

Questions about the project should be directed to the Floodplain and Wetlands Administrator, Heidi Hansen at 303-441-3273 or by e-mail at hansenh@bouldercolorado.gov.

Attachments:

A. Wetland Permit

CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-4241 • web boulderplandevelop.net

Wetland Permit

Date Issued: 2/7/2014

Expiration Date: February 6, 2017
(Pursuant to Subsection 9-3-9(k), B.R.C. 1981)

Permit Number: LUR2014-00007

Contact Information

OF CITY
PO BOX 791
BOULDER, CO 80306

Project Information

Location: 1095 LEHIGH ST

Legal Description: OUTLOT B BLK 4 TABLE MESA 4

Description of Work: Replacement of the Bear Canyon Creek pedestraian bridge located south of Bear Creek Elementary School and between Wildwood Road and Bear Mountain Drive

Conditions of Approval

- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-9, "Wetlands Protection," Boulder Revised Code 1981. Other wetland requirements as set forth in Chapter 9-3-9 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- The improvements shall be constructed to minimize and mitigate impacts to the existing wetlands in conformance with the conditions of the City of Boulder Wetland Permit issued for this project .
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2014-00007).

- Wetland Mitigation Inspection

MEMORANDUM

TO: Planning Board
FROM: Elaine McLaughlin, Case Manager
DATE: February 5, 2014
SUBJECT: **Informational Item:**
TECHNICAL DOCUMENT REVIEW: Final Plat for the elimination of the lot lines between Lot 1, 2, and 3, and Lots 4 and 5, (also known as Lots 4 and 5 Fractional Block 65, West Boulder), Block 65, Boulder and Lot 6, Fractional Block 65, West Boulder and the elimination of the lot lines between the east half of Lot 8 and Lots 9 & 10, Block 65 Boulder, to create two lots addressed as 1048 Pearl Street and 1023 Walnut Street respectively. The project site is zoned Downtown – 5 (DT-5). Case no. TEC2013-00084.

Attached is the disposition of staff approval (Attachment A) for a Technical Document Review to allow the elimination of the lot lines between Lot 1, 2, and 3, and Lots 4 and 5, (also known as Lots 4 and 5 Fractional Block 65, West Boulder), Block 65, Boulder and Lot 6, Fractional Block 65, West Boulder and the elimination of the lot lines between the east half of Lot 8 and Lots 9 & 10, Block 65, Boulder. This replat will dissolve and eliminate the current lot lines from the City records and replace the lots with two lots: Lot 1A: as a 42,007 square foot lot, and Lot 2A: as a 17,507 square foot lot as shown in Attachment B. Please refer to the attached plat for more information. The lot line elimination is required to permit development on one building site.

The lot line elimination is in association with the redevelopment of the property as a commercial and office use. The conditions of approval for the Site and Use Review (LUR2012-00008) stated that the applicant must process an application to eliminate the lot lines between the properties.

The subject approval meets all of the requirements of Section 9-12-4, B.R.C. 1981 for a Lot Line Elimination.

Pursuant to section 9-12-4, B.R.C. 1981, staff is required to notify planning board of the disposition of a replat application. The subject approval is not subject to call-up or appeal.

Questions about the project or decision should be directed to Elaine McLaughlin at (303) 441-4130 or mclaughline@bouldercolorado.gov.

Attachments:
Attachment A: Staff Disposition
Attachment B: Lot Line Elimination Plat

CITY OF BOULDER
Community Planning & Sustainability
1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web www.bouldercolorado.gov

CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in section 9-12-3, B.R.C. 1981, as applied to the proposed development.

DECISION:	**APPROVED**
PROJECT NAME:	**ELEVENTH & PEARL**
DESCRIPTION:	**LOT LINE ELIMINATION for "11th & Pearl" development.**
LOCATION:	**1048 PEARL ST**
COOR:	**N03W06**
LEGAL DESCRIPTION:	**Refer to Exhibit A**
APPLICANT:	**DEAN SMITH**
OWNER:	**TEN ELEVEN PEARL LLC**
APPLICATION:	**TEC2013-00084 Lot Line Elimination**
ZONING:	**DT-5**
CASE MANAGER:	**Elaine McLaughlin**

THIS IS NOT A SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND NO VESTED PROPERTY RIGHT IS CREATED BY THIS APPROVAL.

Approved on: FEB 5, 2014
Date

By:
David Driskell, Executive Director of Community Planning and Sustainability

CONDITIONS OF APPROVAL:
none

Exhibit A: Legal Description

LOTS 1, 2, 3, 9, 10 AND THE EAST HALF OF LOT 8, BLOCK 65, BOULDER, AND LOTS 4 & 5, BLOCK 65, PARTLY IN WEST BOULDER AND BOULDER, AND LOT 6, BLOCK 65, WEST BOULDER, (LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.
CITY OF BOULDER
COUNTY OF BOULDER
STATE OF COLORADO)

Address: 1048 Pearl and 1023 Walnut Streets

BOULDER AND WEST BOULDER LOT LINE ELIMINATION

FOR THE ELIMINATION OF THE LOT LINES BETWEEN LOTS 1, 2, AND 3, AND LOTS 4 AND 5, (ALSO KNOWN AS LOTS 4 AND 5 FRACTIONAL BLOCK 65, WEST BOULDER), BLOCK 65, BOULDER AND LOT 6, FRACTIONAL BLOCK 65, WEST BOULDER AND THE ELIMINATION OF LOT LINES BETWEEN THE EAST HALF OF LOT 8 AND LOTS 9 & 10, BLOCK 65, BOULDER
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 59,514 SQ FT

SHEET 1 OF 2

Legal Descriptions

Existing Legal Description (1048 Pearl Street)

LOTS 1, 2, AND 3, AND LOTS 4 AND 5, (ALSO KNOWN AS LOTS 4 AND 5 FRACTIONAL BLOCK 65, WEST BOULDER), BLOCK 65, BOULDER AND LOT 6, FRACTIONAL BLOCK 65, WEST BOULDER
CITY OF BOULDER,
COUNTY OF BOULDER,
STATE OF COLORADO.

Existing Legal Description (1023 Walnut Street)

THE EAST HALF OF LOT 8 AND ALL OF LOTS 9 AND 10, BLOCK 65, BOULDER,
CITY OF BOULDER,
COUNTY OF BOULDER,
STATE OF COLORADO.

Resulting Legal Description Lot 1A (1048 Pearl Street)

ALL OF LOTS 1, 2 AND 3, AND LOTS 4 AND 5, (ALSO KNOWN AS LOTS 4 AND 5, FRACTIONAL BLOCK 65, WEST BOULDER), BLOCK 65, BOULDER, AS RECORDED IN THE RECORDS OF BOULDER COUNTY IN PLAT BOOK 2, AT PAGE 31, AND LOT 6, FRACTIONAL BLOCK 65, WEST BOULDER, AS RECORDED IN THE RECORDS OF BOULDER COUNTY IN PLAT BOOK 2, PAGE 48, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE CENTERLINE OF WALNUT STREET TO BEAR NORTH 75°05'49" EAST, A DISTANCE OF 380.05 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX (ILLEGIBLE) ALONG THE CENTERLINE OF WALNUT STREET, AND A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX "CITY OF BOULDER" AT THE INTERSECTION OF 11TH STREET AND WALNUT STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE INTERSECTION OF PEARL STREET AND 11TH STREET, BEING A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED "LS 24302, CITY OF BOULDER"; THENCE ALONG THE CENTERLINE OF 11TH STREET, SOUTH 15°00'03" EAST, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 75°03'11" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 11TH STREET, THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 15°00'03" EAST, A DISTANCE OF 140.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 20 FOOT WIDE PLATTED ALLEY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 75°04'30" WEST, A DISTANCE OF 299.93 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1, SAID BLOCK 65, WEST BOULDER; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, NORTH 14°58'02" WEST, A DISTANCE OF 140.01 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PEARL STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 75°03'11" EAST, A DISTANCE OF 299.85 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 42,007 SQ.FT. OR 0.96 ACRES, MORE OR LESS.

Resulting Legal Description Lot 2A (1023 Walnut Street)

THE EAST HALF OF LOT 8 AND ALL OF LOTS 9 AND 10, BLOCK 65, BOULDER, AS RECORDED IN THE RECORDS OF BOULDER COUNTY IN PLAT BOOK 2, AT PAGE 31, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

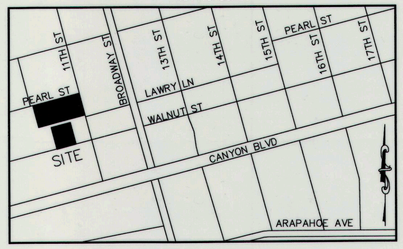
CONSIDERING THE CENTERLINE OF WALNUT STREET TO BEAR NORTH 75°05'49" EAST, A DISTANCE OF 380.05 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX (ILLEGIBLE) ALONG THE CENTERLINE OF WALNUT STREET, AND A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX "CITY OF BOULDER" AT THE INTERSECTION OF 11TH STREET AND WALNUT STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE INTERSECTION OF PEARL STREET AND 11TH STREET, BEING A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED "LS 24302, CITY OF BOULDER"; THENCE ALONG THE CENTERLINE OF 11TH STREET, SOUTH 15°00'03" EAST, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 75°03'11" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 11TH STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 15°00'03" EAST, A DISTANCE OF 160.13 FEET TO THE NORTHEASTERLY CORNER OF LOT 12, SAID BLOCK 65, BOULDER, AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 20 FOOT WIDE PLATTED ALLEY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 75°04'30" WEST, A DISTANCE OF 99.98 FEET TO THE NORTHWEST CORNER OF LOT 11, SAID BLOCK 65, THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 11, SOUTH 14°59'22" EAST, A DISTANCE OF 140.09 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 11, AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 75°05'49" WEST, A DISTANCE OF 125.01 FEET TO THE SOUTHEASTERLY CORNER OF THE WEST HALF OF SAID LOT 8; THENCE ALONG THE EASTERLY LINE OF SAID WEST HALF, NORTH 14°58'30" WEST, A DISTANCE OF 140.04 FEET TO THE NORTHEASTERLY CORNER OF SAID WEST HALF, AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 20' WIDE PLATTED ALLEY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 75°04'30" EAST, A DISTANCE OF 124.98 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 17,507 SQ.FT. OR 0.40 ACRES, MORE OR LESS.

Vicinity Map

NOT TO SCALE



Owner's Certificate

TEN ELEVEN PEARL, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF LOTS 1, 2, 3, 9 AND 10 AND THE EAST HALF OF LOT 8, BLOCK 65, BOULDER, AND LOTS 4 & 5, BLOCK 65, BOULDER, ACCORDING TO THE RECORDED PLAT THEREOF, AND SOMETIMES REFERRED TO AS LOTS 4 AND 5, FRACTIONAL BLOCK 65, WEST BOULDER, AND LOT 6, FRACTIONAL BLOCK 65 WEST BOULDER, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DOES HEREBY APPROVE THIS LOT LINE ELIMINATION PLAT SHOWN HEREON.

BY: _____
RANDY T. NICHOLS, GENERAL MANAGER

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, BY RANDY T. NICHOLS AS MANAGER OF TEN ELEVEN PEARL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

[SEAL] _____
NOTARY PUBLIC

Lender's Consent and Subordination

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER STATED BELOW.

CITYWIDE BANKS

BY: _____
AUTHORIZED REPRESENTATIVE

Acknowledgment

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, BY _____ AS _____ OF CITYWIDE BANKS.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

[SEAL] _____
NOTARY PUBLIC

Notes

1. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABZ70347233.1-4, DATED SEPTEMBER 23, 2013 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. BASIS OF BEARINGS: AN ASSUMED BEARING OF NORTH 75°05'49" EAST ALONG THE CENTERLINE OF WALNUT STREET, BETWEEN A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX (ILLEGIBLE) ALONG THE CENTERLINE OF WALNUT STREET AND A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX "CITY OF BOULDER" AT THE INTERSECTION OF 11TH STREET AND WALNUT STREET AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
6. FLOOD INFORMATION: ACCORDING TO THE BOULDER FLOOD MAP A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 500 YEAR FLOODPLAIN AS RESEARCHED ON OCTOBER 7, 2013. FLOODPLAIN AS DEPICTED HEREON IS FROM THE GIS LAYERS FROM THE CITY OF BOULDER GIS MAPPING. FLOOD INFORMATION IS APPROXIMATE AND IS SUBJECT TO CHANGE.
7. DATES OF FIELD WORK: OCTOBER 3, 2013
8. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

9.	JUN 16, 1930	BOOK 581, PAGE 435	DEED IN CONNECTION WITH PARTY WALL RIGHTS
10.	JUN 1, 1945	BOOK 759, PAGE 445	DEED IN CONNECTION WITH PARTY WALL RIGHTS
11.	OCT 13, 1909	BOOK 331, PAGE 519	PARTY WALL AGREEMENT
12.	JUN 20, 1921	BOOK 458, PAGE 543	PARTY WALL AGREEMENT
13.	SEP 23, 1970	REC. NO. 955232	CITY OF BOULDER ORDINANCE
	NOV 6, 1978	REC. NO. 308219	AMENDMENT TO ORDINANCE
	NOV 13, 1981	REC. NO. 445960	AMENDMENT TO ORDINANCE
14.	AUG 13, 1999	REC. NO. 1976824	DOWNTOWN HISTORIC DISTRICT ORDINANCE
15.	APR 22, 1986	REC. NO. 754135	DEVELOPMENT AGREEMENT
19.	DEC 11, 2012	REC. NO. 03274234	DEED OF TRUST
20.	DEC 11, 2012	REC. NO. 03273988	FINANCING STATEMENT
21.	APRIL 12, 2013	REC. NO. 03304546	DEVELOPMENT AGREEMENT

9. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
10. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 59,514 SQ. FT. OR 1.36 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
11. THE AIR RIGHTS LEASE REFERENCED IN EXCEPTION NO. 17 RECORDED AT RECEPTION NO.'S 751340, 1676066, 1725927, 1725928, 3094286, 3043100, 3043101 AND 3274233 WILL TERMINATE UPON DEMOLITION OF THE EXISTING STRUCTURES AND ARE NOT SHOWN GRAPHICALLY.

Surveyor's Certificate

I JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BE HALF OF FLATIRONS INC., THAT THE SURVEY OF BOULDER AND WEST BOULDER, LOT LINE ELIMINATION WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON OCTOBER 3, 2013. THAT SAID SURVEY ON THE ATTACHED PRINT HEREON WAS MADE IN SUBSTANTIAL COMPLIANCE WITH C.R.S. 38-51-105 "LAND SURVEY PLAT".

_____ _____
JOHN B. GUYTON DATE
COLORADO PLS#16406
CHAIRMAN & CEO,
FLATIRONS, INC.

Approvals

_____
DIRECTOR OF PLANNING

_____
DIRECTOR OF PUBLIC WORKS AND UTILITIES

City Manager's Certificate

IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS _____ DAY OF _____, 20___.

ATTEST:

_____ _____
CITY CLERK CITY MANAGER

Clerk and Recorder's Certificate

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____O'CLOCK ___.M., THIS _____ DAY OF _____, 20___, AND IS RECORDED AT

RECEPTION#_____.

FEES PAID: $_____.

_____ _____
CLERK AND RECORDER DEPUTY

REVISION	DATE
1 -Revisions per city comments	-2014-01-13 EP
2 -Revisions per city comments	-2014-01-14 EP
3 -Revisions per city comments	-2014-01-30 EP
4	
5	
6	
7	
8	

LOT LINE ELIMINATION

COPYRIGHT 2014 FLATIRONS, INC.

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.Flatironsinc.com
655 FOURTH AVE.
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
3660 DOWNING ST
UNIT E
DENVER, CO 80205
PH: (303) 936-6997

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR JOHN B. GUYTON 16406 1/30/14

JOB NUMBER: 13-62,393
DATE: 10-10-2013
DRAWN BY: E. PRESCOTT
CHECKED BY: JK/ETB/WW/JZG

SHEET 1 OF 2

BY:EPRESCOTT FILE:62393-LOT LINE ELIMINATION-C13.DWG DATE:1/30/2014 7:35 AM

MEMORANDUM

To: Members of Planning Board

From: David Driskell, Executive Director of Community Planning & Sustainability (CP&S)
Susan Richstone, Deputy Director, CP&S
Lesli Ellis, Comprehensive Planning Manager
Bob Harberg, Utilities Project Manager
Molly Winter, Downtown & University Hill Management Division & Parking Services
Matt Chasansky, Manager of Art and Cultural Services
Randall Rutsch, Senior Transportation Planner
Jeff Yegian, Division of Housing Manager
Michelle Allen, Inclusionary Housing Program Manager
Karl Guiler, Senior Planner
Jeff Hirt, Planner II

Date: February 20, 2014

Subject: North Boulder Subcommunity Plan Update and Key Choices

---

The purpose of this memo is to seek feedback from the Planning Board on key choices and next steps for the North Boulder Subcommunity Plan update.

Specifically, this memo:

- Presents the findings from the North Broadway Market Study, and how it will inform the project.
- Summarizes recent community feedback and how it is shaping next steps.
- Reports on the September 2013 flood impacts on the project.
- Recommends a focused work plan with a new generation of plan implementation items, rather than plan amendments.
- Provides key choices for Planning Board and community feedback that will help staff prioritize and focus on those specific implementation items unaffected by the flood.

Planning Board Questions

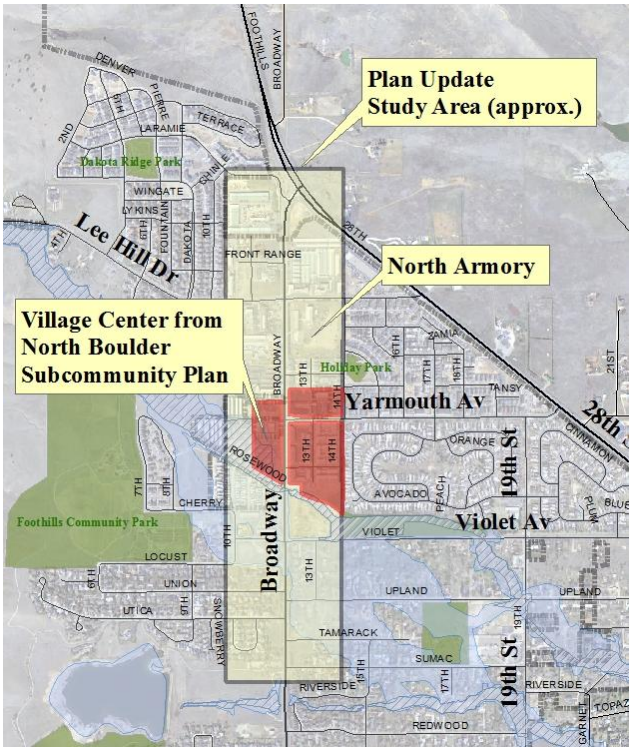
Staff is looking for feedback on the following items:

1. Does Planning Board have feedback on the approach to focus on an action plan that further implements the North Boulder Subcommunity Plan rather than plan amendments?
2. Does Planning Board have feedback on the draft key choices? Are there other topics to address?
3. Does Planning Board agree with the focus on those topics that can advance outside of the Fourmile Canyon Creek flood mapping and mitigation process?

On August 15, 2013, the Planning Board discussed the preliminary scope and process before launching the North Boulder Subcommunity Plan update. On October 30, 2013, the city launched the project with a community open house that solicited feedback on the key issues and opportunities for this geographically targeted plan update.

Feedback from these events and ongoing research and analysis has shaped development of key choices that advance the implementation of the North Boulder Subcommunity Plan within the project's geographic scope.

Staff is planning to present these key choices for consideration at an upcoming community meeting for feedback. The results from these meetings will inform prioritization and evaluation of specific implementation strategies, and a focused and efficient action plan to advance these strategies.



North Boulder Subcommunity Plan Update Project Map

Link 2: August 15, 2013 Planning Board Memo provides a more detailed assessment of the issues, opportunities, and 1995 Plan implementation and development activity since plan adoption.

Key Choices and Project Deliverables

Staff recommends the overall outcome for this project to be a new generation of implementation items to address a focused set of topics that advance the North Boulder Subcommunity Plan's vision for the North Broadway area, further described in this memo. Staff has identified the following key choices, further described in this memo. Each key choice has potential implementation items to evaluate further.

1. Support Artists and Creative Industry Land Uses through Infrastructure and Zoning
2. Support Annexations at Appropriate Locations
3. Implement Gateway Concept at US 36 and Broadway
4. Improve Parking Conditions in North Broadway Area
5. Enhance Transit Service Along North Broadway
6. Enhance Connectivity Along North Broadway

September 2013 Flood Impacts on Project

The 2013 Flood Impacts on Project section below summarizes how the recent floods impact the city's ability to assess the future land use and development options along North Broadway, particularly in the Village Center area. Staff is recommending a focus on those items that can advance outside of the flood mapping and mitigation process and reflect current community priorities. This approach entails waiting on results from the flood mapping and mitigation process for a land use and Village Center-focused future plan update phase.

North Broadway 1992 and 2013

Project Scope

The city is focusing the plan update on the North Broadway area (see North Boulder Subcommunity Plan Update Project Map above). The overall emphasis is on identifying and evaluating barriers and opportunities for realizing the 1995 Plan's North Broadway area vision and providing solutions. Recognizing that much of the 1995 Plan vision is still valid, City Council requested a focused, implementation-oriented plan update. The process is guided by the following goals, to:

- Be focused and efficient.
- Understand issues and identify opportunities.
- Engage the North Boulder community in meaningfully, open, and interactive ways.
- Coordinate with stakeholders at pivotal times.
- Coordinate parallel initiatives within the city to make the process clear and easy for the public.
- Brief the Planning Board and other boards and commissions and seek their guidance.
- Create an actionable final product that reflects the community's vision for the North Broadway area and has tangible action steps to ensure implementation.

Progress on Scope to Date

In 2013, the city made significant progress toward a targeted update to the 1995 Plan. Community and Planning Board feedback informed identification of key issues and opportunities. The city also hired a consultant to complete a North Broadway Market Study to inform the plan update (see Link 1). These items translated into a scope and process, along with key choices for further evaluation. The project chronology below summarizes progress to date in more detail.

Phase 1: Inventory and Kickoff

- ✓ 2013 Focused Community Conversations (March-June 2013)
- ✓ 1995 Plan Implementation Analysis, Inventory, and Assessment (March – October 2013)
- ✓ Planning Board Information Item (June 2013)
- ✓ City Council Information Item (September 2013)
- ✓ October 2013 Public Kickoff Open House
- ✓ North Broadway Market Study (Completed January 2014)

Phase 2: Options and Analysis

- ✓ Preliminary Draft of Key Choices

Attachments and Links

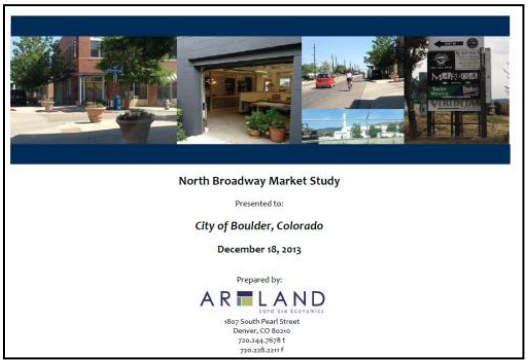
The following attachments and links provide additional information:

- **Link 1: North Broadway Market Study**
- **Link 2: August 15, 2013 Planning Board Memo**
- **Attachment 1: August 15, 2013 Planning Board Meeting Summary**
- **Attachment 2: 2013 Community Feedback Summary** (August – December 2013, including October 30, 2013 community open house)
- **Attachment 3: Coordination with Parallel Initiatives Summary**

NORTH BROADWAY MARKET STUDY SUMMARY

In the summer and fall of 2013, the city and a consultant completed a market study to inform the 1995 Plan update. The study was done to ensure a project that is responsive to market realities of the North Broadway area. The study reviewed:

- The 1995 Plan's future land use concepts for the North Broadway area,
- The feasibility of building out the Village Center concept on the west side of Broadway, as it relates to other development potential along Broadway,
- The role of an anchor land use and how it may or may not impact existing and future retail in the area, and
- Feedback from interviews with property owners, developers, brokers, and other stakeholders.



Market Study Findings

Below is a brief summary of the key conclusions from the study. It looked primarily at three market areas: Neighborhood (1 mile market area from Yarmouth and Broadway), Regional, and Tertiary and found:

1. **Higher Incomes and Housing Values:** Higher income households and higher housing values in the 1 mile neighborhood market area compared to the City of Boulder and Boulder County as a whole.
2. **Demographics and Employment**: A greater percentage of residents of Hispanic origin, a larger percentage of residents aged 0-17 years, and 1,200-1,300 full or part time employees in the neighborhood market area.
3. **Current Grocery Store Demand:** Unmet neighborhood (1 mile from Yarmouth and Broadway) demand for 17,000-28,000 square feet of grocery store uses, and unmet regional and tertiary area demand for 25,700-42,900 square feet of grocery store uses.
4. **New Grocery Store Impacts:** A new, full service grocery store in the North Broadway area could impact existing grocery store revenues up to 20-25% (e.g., Lucky's).
5. **Forecasted Retail Demand, Non Grocery:** Forecasted demand of approximately 85,000-195,000 square feet of new retail in the neighborhood market area to 2035, in addition to grocery store demand.
6. **Forecasted Office and Industrial Demand:** Forecasted demand for approximately 25,000-30,000 square feet of additional office and 30,000-35,000 additional light industrial/flex space in the North Broadway area to 2035.
7. **New Retail Demand Drivers – Households, Additional Redevelopment, and an Anchor Land Use**
   - Absorption is likely to be slow for new retail in the North Broadway area without an anchor, additional redevelopment activity, or significantly more households.
   - The addition of a significant number of new households in the neighborhood market area would bolster demand for additional retail and minimize the impact a new grocery store

would have on existing stores in the market areas. (see sidebar for comparison of the number of households in neighborhood markets for other Boulder grocery stores).

8. **Anchor Land Use Potential:** The North Armory site and Village Center areas have the most potential for an anchor land use, although both have constraints. The North Armory site is less centrally located and is not currently zoned to accommodate a major retail (or other) type of anchor.[1] The west side of the Village Center has floodplain issues that must be resolved before any redevelopment is feasible. Neither are zoned to accommodated retail that is larger than 15,000 square feet.

Number of Households in Select Boulder Neighborhood Market Areas, Grocery Stores

Intersection of Broadway and Yarmouth (for comparison only):	3,232
Lucky's Market	4,625
Alfalfa's Market	10,789

Source: North Broadway Market Study. The study defined neighborhood markets as a 1 mile radius from the grocery store or intersection.

2013 Flood Impact on Project

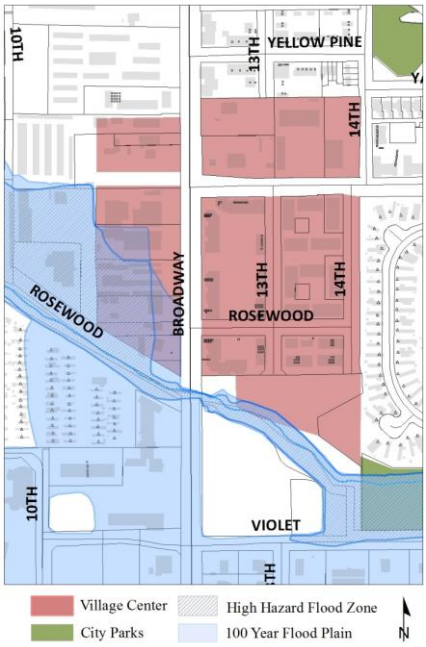
What Happened in North Boulder During the Flood?

September 2013 brought unprecedented rainfall to the region and North Boulder, causing significant flooding and extensive damage to both private property and public infrastructure. Affected critical services have been restored, but full recovery will take years.

The study area experienced extensive impacts from this flood event. Fourmile Canyon Creek flooded most of the properties on the west side of the Village Center. The city is still documenting the exact extent of the 2013 flood event in North Boulder, but it is clear that Fourmile Canyon Creek flooded differently than modeled and expected.

Much of the western portion of the Village Center was already within the 100 year floodplain prior to the September 2013 flood event. Further, most of the west side of the Village Center was and is within the High Hazard Flood zone that has the most restrictive standards for land use and development.

Floodplain and Village Center Map



[1] The Armory site is approximately 8.5 acres, which according to the North Broadway Market Study is relatively small for a conventional grocery store anchored center. The largest property on the west side of Broadway in the Village Center is just over 1 acre.

Images of Fourmile Canyon Creek at Broadway/Village Center area during September 2013 Floods

What Needs to Happen Next? Flood Mapping and Mitigation Process and Timing

Since Fourmile Canyon Creek flooded differently than modeled, the city will undertake a new flood mapping and mitigation study for this area (and several others in the city).

Floodplain mapping studies to identify hazards and support mitigation efforts generally involve a multi-year study and process prior to submittal to the Federal Emergency Management Agency (FEMA) for review and adoption. Building community consensus on mitigation approaches, securing property interests, and completing construction can take additional time to complete. The city's Utilities Division estimates that the new flood mapping study for Fourmile Canyon Creek will be developed and submitted for approval to FEMA in 2015, but approval may not occur until 2016 or later given FEMA's resource constraints.

In short, it will be difficult to make any decisions regarding new floodplain boundaries and mitigation strategies until after FEMA approval.

2011 Fourmile Canyon Creek Study

In 2011, the city completed the Fourmile Canyon Creek and Wonderland Creek Major Drainageway Planning Study that specified mitigation strategies by area. These mitigation strategies either were to be city-initiated or paid for by private development as redevelopment occurred. This study estimated approximately $5 million in required mitigation to redevelop the Village Center area west of Broadway, north of Fourmile Canyon Creek.

The North Broadway Market Study identified this cost as one of the major barriers towards fulfillment of the Village Center concept on both sides of Broadway. This city will reevaluate this study as part of the post flood mapping and mitigation process.

Impacts on North Broadway Land Use and Development Evaluation

The 1995 Plan's concept of the Village Center as the concentrated area of retail and mixed use on both sides of Broadway is a core element towards evaluating the future land use and development options along North Broadway. In order to reevaluate and plan for the future balance, intensity, and location of land uses all along North Broadway, the city must first finalize the modified floodplain boundaries and mitigation strategies that affect the Village Center. This will be critical towards assessing what areas are most suitable for redevelopment, if there are any new barriers or opportunities that emerge out of that process, and how to approach a reevaluation or affirmation of this Village Center concept and location.

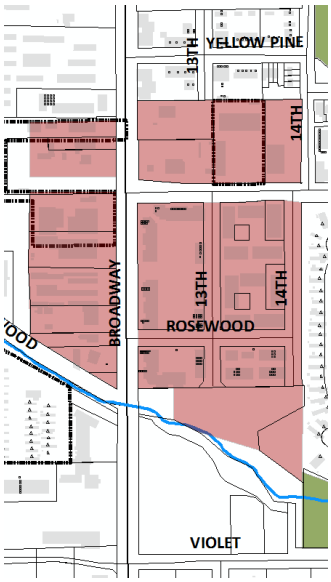
Staff is coordinating closely with Utilities Division staff for the most current information to inform this project. Staff will continue close coordination as more certainty emerges with new flood maps and mitigation strategies.

2013 Community Feedback

Extensive community feedback throughout 2013 shaped the analysis, scope and process, and key choices presented in this memo. The following briefly summarizes the feedback. Link 1 (August 15, 2013 Planning Board Memo) also provides a summary of the Spring and Summer 2013 community conversations that are incorporated into the summaries below.

1995 Plan's Village Center Concept

The 1995 Plan identifies the Village Center as the "symbolic heart" of the subcommunity and the future neighborhood center. The boundaries of the Village Center area are on both sides of Broadway at Yarmouth Avenue.



Key Areas of Agreement

Community members:

- Support a geographically focused plan update.
- Support the concentration of creative industries in North Boulder and the arts district concept.
- Think Broadway should be more of a pedestrian friendly, human scaled main street, as presented in the 1995 plan.
- Want improved connectivity for all modes, particularly east-west across Broadway.
- Believe the Armory site is a key opportunity, but opinions vary on what type of development is appropriate.
- Do not want a large grocery store in North Boulder, or any other type of large scale retail.

Key Areas Where Opinions Differ

- Some community members support a new small grocery store because: 1) the area lacks one walkable to the residential areas along North Broadway and 2) it may act as an anchor land use to bolster existing and future retail.
- Some community members do not support a new grocery store because of the potential negative impacts on existing grocery stores such as Lucky's.
- Some community members still support the 1995 Plan's Village Center concept of keeping the retail and mixed use areas concentrated in one area along North Broadway, on both sides of the street.
- Other community members think that North Broadway should act more as a corridor, or the entire corridor could be one cohesive center, rather than just focus on the Village Center concept.

August 15, 2013 Planning Board Feedback

Attachment 2 provides a more detailed summary from the August 15, 2013 Planning Board meeting, but during this meeting the Planning Board:

- Supported the idea of keeping the project geographically targeted.
- Emphasized the importance of integration and coordination with other related initiatives, particularly the arts district.
- Supported placemaking efforts along North Broadway, particularly to support the emerging concentration of creative industry professionals and artists.
- Directed staff to expand the study area boundary to the south to Sumac to include opportunity sites for residential development along Broadway.

October 2013 Community Meeting Key Themes

Over 100 community members attended the October 30, 2013 open house at the Shining Mountain Waldorf School. The feedback has helped refine the scope of work and develop the Key Choices section below. The feedback at this meeting was largely consistent and reinforced that which staff received from the Spring/Summer 2013 focused community conversations summarized in Link 1, with some additional detail.

Attachment 2 provides a more detailed summary from this meeting, but in general, attendees said:

October 30, 2013 North Boulder Subcommunity Plan Public Open House

- Improve **east-west connectivity across North Broadway** for all modes of transportation, particularly for pedestrians and bicyclists.
- Improve **connectivity from surrounding neighborhoods** (e.g., Boulder Meadows, Dakota Ridge) to existing and emerging commercial and mixed use areas along North Broadway.
- Improve bicycle, pedestrian, and transit **north-south connectivity from North Boulder to downtown**.
- Design Broadway as a more **walkable, human-scaled street** within the study area, particularly those areas that have not redeveloped yet.
- **Improve the parking situation along North Broadway**, particularly as it relates to the commercial and mixed use areas that redeveloped following the 1995 Plan. Community members say there is insufficient parking to support the retail businesses.
- An **overconcentration of affordable and special needs housing** seems like a barrier towards investment along North Broadway.
- **The North Armory site is viewed as a redevelopment opportunity**, but the community opinion is mixed regarding future uses.
- Support **the concentration of creative industries** in the North Broadway area with strategies like public art and arts-oriented placemaking.
- **Losing service industrial and artist's space** along North Broadway as redevelopment occurs is a concern.
- **The Village Center concept may or may not still be valid**. Some community members believe that there should be a concentrated retail and mixed use area as the 1995 Plan calls for on both sides of Broadway; others feel that the whole North Broadway area could be one retail/mixed use center or corridor.
- **A grocery may or may not benefit the North Broadway area**. The community has mixed opinions on whether North Broadway should have its own grocery store, and if so its location. The community agrees that a grocery store, if built, should be appropriately scaled to the neighborhood and not large scale.

KEY CHOICES

The 2013 Community Feedback section above summarizes the common themes that have emerged. The North Broadway Market Study also provides a foundation for the city to assess the market related issues and opportunities in the study area. Additionally, the flood assessment and mitigation process affects the project.

Those themes and outcomes inform this section. The topics include:

1. Support Artists and Creative Industry Land Uses through Infrastructure and Zoning
2. Support Annexations at Appropriate Locations
3. Implement Gateway Concept at US 36 and Broadway
4. Improve Parking Conditions in North Broadway Area
5. Enhance Transit Service Along North Broadway
6. Enhance Connectivity Along North Broadway

Each of these choices has several potential action actions. The purpose of this list is to solicit feedback from the community and Planning Board to identify those items to evaluate further for an implementation focused project.

1. Support Artists and Creative Industry Land Uses through Infrastructure and Zoning

The North Broadway area has approximately 225 creative industry professionals according to the NoBo Arts District. Arts-oriented placemaking[2] has strong community support as a way for the city to foster these groups and the concept of North Broadway as a pedestrian friendly main street atmosphere.

What the 1995 Plan Says

The 1995 Plan contains several policies that support artists and placemaking, for example:

- "Create and preserve artistic health" (Chapter 1, Steering Committee Vision Statement)
- Support for "artists, crafts persons, and small industrial business owners" (Chapter 6)
- "Create vibrant people and activity places" (Chapter 1)

Implementation Since 1995

North Broadway has seen minimal arts-focused city implementation items since 1995.

Possible Action Items

- Public Art Program
- Include Art as Part of US 36 and Broadway Gateway
- Include Art as Part of Transportation Infrastructure
- Allow More Unique Signage

Parallel Initiatives for Coordination

- NoBo Arts District Formation
- Citywide Zoning Code Updates
- Arts and Culture Master Plan

[2] The Project for Public Spaces defines Placemaking as "the process through which we collectively shape our public realm to maximize shared value".

2. Support Annexations at Appropriate Locations

The North Broadway Market Study process included interviews with developers and property owners in North Boulder. Their feedback was that annexation hinders redevelopment in North Boulder, primarily because of the requirement to show "community benefit" (see Link 1 – North Broadway Market Study, Sec. 6.4 and Chapter VII). The Boulder Valley Comprehensive Plan's community benefit policies are in Sec. 1.24.

What the 1995 Plan Says

The North Boulder Subcommunity Plan (1995 Plan) identifies annexation of county enclaves as a priority (Chapter 5 Recommendations).

Implementation Since 1995

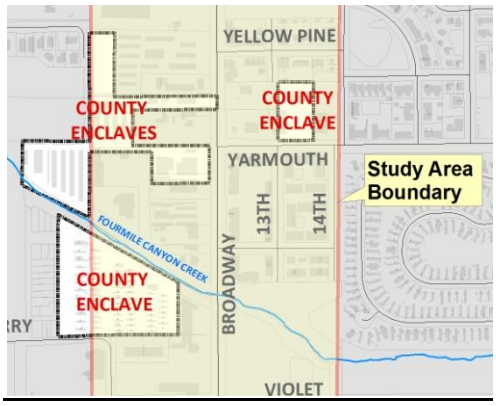
The map to the right shows numerous annexations within the study area since 1995. However, several county enclaves remain in the Village Center area (see map below).

Possible Action Items

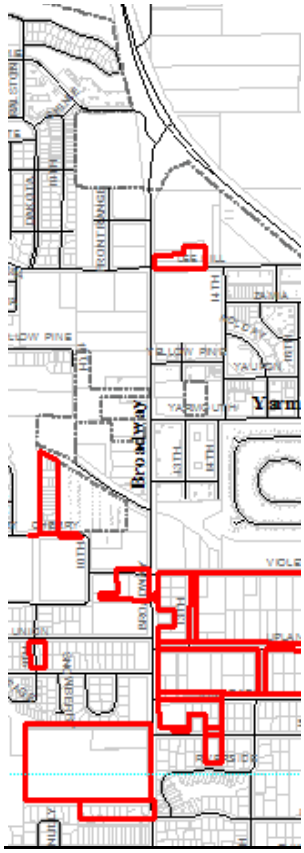
North Boulder Specific Community Benefit Guidelines - North Boulder-specific set of community benefit guidelines that clarify Boulder Valley Comprehensive Plan (BVCP) policies regarding "other amenities determined by the city to be a special opportunity or benefit" for the North Broadway context.

Parallel Initiatives for Coordination

- 2015 Boulder Valley Comprehensive Plan (BCVP) Update
- Post 2013 Flood Citywide Annexation Exploration for Residential Properties



Remaining County Enclaves in Village Center Area



Annexations Since 1995(outlined in red)

3. Implement Gateway Concept at US 36 and Broadway

The city has not implemented the 1995 Plan's vision for a gateway into Boulder at the US 36 and Broadway intersection, yet it remains a priority from 2013 community feedback.

Broadway and US 36 Looking South

What the 1995 Plan Says
The US 36 and Broadway gateway concept is emphasized throughout the plan, specifically in Chapter 1 (City-wide Goals).

Implementation Since 1995
The city has not implemented the gateway concept.

Possible Action Items
- Update 1995 Plan Design Concept for Gateway
- Include Art as Part of Gateway

Parallel Initiatives for Coordination
- Transportation Master Plan
- NoBo Arts District Formation

4. Improve Parking Conditions in North Broadway Area

2013 community feedback suggested parking in the newly-redeveloped areas along Broadway seems inadequate or is hard to find.

What the 1995 Plan Says
The 1995 Plan has several policies to deemphasize parking areas by keeping them "small and clustered", and located "in the back of buildings, not in the front". Chapter 7 (Community Facilities) also contains an objective to "look for opportunities to experiment with new parking management strategies".

2 hour parking along Yellow Pine

Implementation Since 1995
Redevelopment in the North Broadway area has been consistent with the 1995 Plan's parking policies, but the city has not implemented any district parking management strategies.

Possible Action Items
- Conduct Parking Utilization Study
- Multi-Modal Options or Parking District (e.g., travel demand management such as additional bicycle parking, shared parking, car sharing, etc)
- Enhanced Signage to Direct Motorists to Parking
- Increased On Street Parking Management
- Zoning Strategies for New Development (shared and unbundled parking, etc)

Parallel Initiatives for Coordination
- Access Management and Parking Strategy
- Transportation Master Plan
- Citywide Zoning Code Updates

5. Enhance Connectivity Along North Broadway

North Boulder community members have consistently noted that Broadway can be wide and intimidating to cross for pedestrians and bicyclists. The North Broadway Market study also identifies this as a key issue.

What the 1995 Plan Says
The 1995 Plan emphasizes bicycle, pedestrian, and vehicular connectivity throughout. The connections plans in Chapter 8 have the specific recommendations.

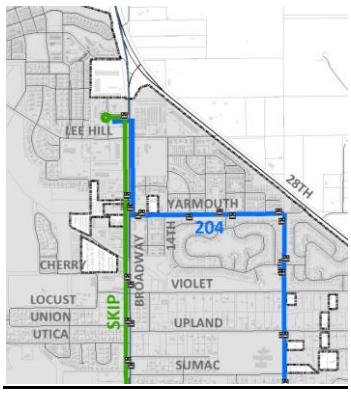
Implementation Since 1995
Private development has facilitated numerous new connections throughout the North Broadway area. For example, the city has constructed signed and marked crosswalks at Broadway and Lee Hill, Violet, Union, Yarmouth, and Rosewood; as well as the underpass at Fourmile Canyon Creek and Broadway.

The city also completed a draft North Broadway Streetscape Plan in 2003 that has guided improvements since 1995 as redevelopment occurred.

Possible Action Items
- Identify 3-5 Key Pedestrian and Bicycle Crossings on Broadway
- Test New Traffic Calming with Temporary Structures
- Include Art as Part of Transportation Infrastructure
- Update North Broadway Streetscape Plan

Parallel Initiatives for Coordination
Transportation Master Plan

6. Enhance Transit Service Along North Broadway



Current Transit Routes in North Boulder

The 2013 Community Feedback section also notes interest in improved bus service in the North Broadway area. Specifically, the SKIP northern terminus at the Boulder Shelter for the Homeless and lack of an eastern connection along US 36/28th Street were two common issues identified.

What the 1995 Plan Says
The 1995 Plan identifies a future transit route extending north into the Dakota Ridge neighborhood, and a new transit route east along US 36/28th Street.

Implementation Since 1995
The city and the Regional Transit District (RTD) have not implemented either of the two routes noted above.

Possible Action Items
- Extend SKIP Terminus North to US 36/Broadway
- Evaluate Transit Route Connecting North Broadway area to activity areas along 28th Street to the east

Parallel Initiatives for Coordination
Transportation Master Plan

POST FLOOD MAPPING AND MITIGATION: Affirm or Adjust Village Center Concept and Location

This memo discusses the Village Center concept and location as the core element towards evaluating the land use and development options along North Broadway. Staff is recommending waiting on the outcomes from the flood mapping and mitigation process to further assess and/or adjust the Village Center concept and location.

What the 1995 Plan Says

The 1995 Plan identifies the Village Center as the "symbolic heart" of the subcommunity and the future neighborhood center.

Implementation Since 1995

Most of the east side of Village Center has redeveloped, but the west side has not due to a variety of constraints discussed in the North Broadway Market Study section of this memo.

Possible Action Items

- Affirm or Adjust the Village Center Location Pending Flood Outcomes
- Identify Desirable Anchor Land Uses and Suitable Locations
- Develop an Anchor Land Use Recruitment Strategy and Responsive Land Use and Zoning Changes

Parallel Initiatives for Coordination

- Flood Mapping and Mitigation Process

PROPOSED NEXT STEPS AND PROCESS

Staff recommends several next steps toward developing an action plan. The overall purpose of these next steps is to:

- Further refine the key choices and provide high level evaluation,
- Discuss the key choices with the North Boulder community and City Council,
- Use feedback to prioritize the different choices and yield more details on specific strategies to focus on and evaluate further, and
- Develop a focused and efficient action plan that advances the priority items identified from community feedback and research and analysis.

2014 Community Meetings

To allow for continued engagement from the community, the city will use a combination of traditional events and meetings and digital methods. Proposed community engagement strategies in 2014 include:

- A March or April community meeting to provide a project update including the North Broadway Market Study and previous feedback, and present key choices for community feedback and refinement,
- Digital engagement to supplement the public meeting with similar content and questions to reach a broader audience (e.g., Mindmixer/Inquire Boulder, possibly survey monkey), and
- A Summer 2014 community meeting to present draft actions and solicit feedback on preferences.

Planning Board and City Council Roles and Decision Making

In addition to the February 20, 2014 Planning Board meeting, staff anticipates at least one more check in with Planning Board and City Council meetings or information items to evaluate and approve the plan update's deliverables. If any plan amendments are required, the Planning Board and council will both need to approve them. If no plan amendments are required, staff will assess the appropriate decision making process and plan accordingly.

2014 North Boulder Subcommunity Plan Deliverables

The exact form of the plan update's deliverables will depend on the direction the Planning Board, City Council, and community wish to take in response to the key choices presented in this memo and at the upcoming community meeting.

Staff recommends an action plan as a deliverable regardless of the need for plan amendments or not. This action plan may act as the next generation of implementation items out of the 1995 Plan that reflects current community priorities. This approach is consistent with the goal of a focused, efficient, action-oriented plan update. This action plan may include a list of priority policy items with specific implementation measures, timing, roles, and budget implications.

The 1995 Plan has several action plan tables, and the city developed a draft Implementation Summary soon after plan adoption. An excerpt from one of these action plans is below. Staff envisions a similarly formatted 2014 action plan.

1995 North Boulder Subcommunity Plan, Neighborhoods Action Plan Excerpt

Action	Responsibility	Cost	Timing
Create site-specific zoning/ graphic code consistent with the development guidelines for the Yarmouth north area and the County enclaves.	Planning, Attorneys	Staff time	Immediately
Develop annexation package for Area II properties, incorporating recommended land use patterns, development guidelines, and transportation plan.	Planning, Transportation, City Attorney, Utilities	Staff time	Immediately
Begin annexation election or process individual petition of residential enclaves.	Planning, City Attorneys	Staff time	Immediately

DRAFT North Boulder Subcommunity Plan Update 2014 Schedule

Task	Phase 2: Options and Analysis			Phase 3: Draft Action Plan and Adoption						
	Feb	March	April	May	June	July	Aug	Sept	Nov	Dec
Community Engagement		**Community Meeting #2** Key Choices and Preferences				**Community Meeting #3** Preferences and Actions				
Planning Board and City Council	**Planning Board** Key Choices		**City Council** Key Choices and Preferences				**Planning Board** Review and Approval		**City Council** Review and Approval	
Draft Action Plan										
Final Action Plan w/ Implementation Scope and Schedule										
Flood Mapping and Mitigation										Through 2016 ➔
Post Flood Process Land Use Strategies										2016 ➔

ATTACHMENTS

Attachment 1: August 15, 2013 Planning Board Meeting Summary

CITY OF BOULDER
PLANNING BOARD STUDY SESSION MINUTES
August 15, 2013
1777 Broadway, Council Chambers

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: http://www.bouldercolorado.gov/

PLANNING BOARD MEMBERS PRESENT:
Aaron Brockett, Vice-Chair
Bryan Bowen
Crystal Gray
John Putnam
Sam Weaver

PLANNING BOARD MEMBERS ABSENT:
Leonard May
Mary Young, Chair

STAFF PRESENT:
Susan Richstone, Deputy Director of Planning and Development Services
Susan Meissner, Administrative Assistant III
Jeff Hirt, Planner II

Vice-Chair A. Brockett called the Study Session to order at 5:32 p.m.

Staff Presentation
S. Richstone introduced the item.
J. Hirt presented the item to the board.

Public Participation
1. Annette Coleman, 4593 Broadway, C-108 (pooled time with Diane Stum), spoke in favor of public art in North Boulder.
2. Sally A. Eckert, 1620 Lee Hill Rd, spoke in favor of public art in North Boulder.
3. Jim Leach, 1680 Yellow Pine Ave, felt that North Broadway needs more placemaking through people, character and art despite the Broadway thoroughfare. He requested flexibility in zoning and transportation.
4. Gail Promboin, 944 Yellow Pine, thanked city staff for their work. She saw this as an opportunity for the community to encourage the right kind of development. She wanted better connectivity and a better mixture of housing economic types.

5. Bill Hussey, 4860 4th Street, encouraged the city to create great streets, and a meaningful community engagement process.
6. Tony Merlo, 1031 Terrace Circle, discussed hurdles to investment in North Boulder such as zoning, flooding, and a perception that the homeless population has nowhere to go during the day after release from the shelter.
7. Amy Tremper, 1529 Easy Rider Lane, suggested rezoning the armory to allow it to become an arts center.

Board Questions

B. Bowen noted that there are many planning initiatives that will affect North Boulder. It is important that they happen in an integrated way and that everyone knows the timelines for each.

Staff is working to organize joint workshops to consolidate and coordinate efforts.

S. Weaver encouraged staff to collect metrics now to inform this plan while other efforts are being developed in other parts of the city. The transportation and placemaking issues are very important in this area. There is an intelligent way to allocate the work to focus in this area now and use it as a starting point for the other areas. Streets and Centers and Transportation will dovetail into the placemaking there.

A. Brockett thought it would be good to get a good idea of what kinds of street revisions- streetscape improvements and connections-would be appropriate to include in this plan.

J. Putnam thought it was helpful that they were coordinating efforts across departments. Be more visual in the ways that work is being planned and addressed. This would make it more transparent and easily understandable. Include maps and links to show how things fit together and to aid in decision making. Find ways to communicate succinctly. This will eliminate frustration.

B. Bowen suggested that staff provide a clear graphic showing the plan and what has happened to date. A mapping exercise needs to inform a reevaluation of some of the assumptions. He thought it would be important to extend it down to Sumac. There are some residential properties in that area that need to be rezoned in order to accomplish for the plan's objectives.

A. Brockett also encouraged the idea of extending the study area south to Sumac. The vacant properties would provide good transitions to the neighborhoods and have good development potential.

Staff noted that many issues will be on the table. Much of it will be informed by the market study.

B. Bowen thought that it would be good to focus on a few items. The village center is an important issue as well as the rezoning of some properties. Changes in land use and zoning are important.

Zoning and land use will be addressed in the new plan.

C. Gray encouraged staff to host a workshop focusing on placemaking.

B. Bowen thought creativity and the arts component should be taken into account. Understand what makes a creative space. Holiday is not a great place for artists. Give people playful spaces, make city approval processes faster and easier, this could be a good eco district. 13th Street is not contiguous. It will likely go from the Violet creekway to the Armory. This is already developed with mixed use and pedestrian streets. Perhaps the section from Violet creekway to the Armory could be a neighborhood corridor as opposed to Broadway.

A. Brockett was excited that this is being undertaken. He thought Annette Coleman had a lot of good ideas and he would like to encourage placemaking along N. Broadway. Put in public art, streetscape improvements, pretty crosswalks, creative details that will make this a unique place. Holiday ended up having a high density of artists likely due to cost and an interesting funky feel. Look into ways to tweak zoning to allow studios that are outside of the standard model. Micro studios, etc. could be developed by tweaking zoning requirements. Create affordable smaller studios. Remove barriers in the zoning and code to these different kinds of developments and uses. Broaden neighborhood commercial space zoning to make them more developable. Make the rules more liberal. A parking district would help redevelopment. Remove parking and have more attractive buildings fronting the street. Reevaluate the idea that the village center needs to be in the designated area. Look at the whole corridor as a center. He asked that neighborhood meetings be held in the neighborhood.

C. Gray addressed some of Bill Hussey's comments about visioning and meaningful community engagement processes. She thought staff was on a good track and asked that the comments be considered as well.

B. Bowen agreed with A. Brockett that staff should choose community venues for public meetings to include people who might not normally be engaged.

Build awareness in the neighborhood beyond the city website. Advertise through flyers in the neighborhood, etc.

J. Putnam suggested that staff post questions on the signs with a QR code to better engage the public. A kiosk, etc. Community engagement and the market study are very important. Both perspectives will be important prior to making any changes or proposals. He thought the arts district was exciting and there are a lot of good ideas. Need to get a better idea of the types of artists and needs. There are many different artists and processes. Understand the range and needs. What makes this a different arts district from other areas of town. How does this work within the ecosystem of arts within town.

B. Bowen thought there could be value to expanding "Arts District" to "Arts and Design District".

S. Weaver thought this was a great start. He agreed with starting with the market study and community input. There are many competing interests here. Smaller spaces will attract more affordable housing and that conflicts with some neighbors' concerns. He liked the funkiness of the neighborhood and wanted to nurture the arts district. That could be a big part of the placemaking. He loved the idea of temporary installations, funky street signs, etc. This will be distinct and vibrant part of town. He supported the concept of preserving the uniqueness of this area. He recommended shifting the district south to Sumac. This should be an integrated process.

A. Brockett suggested that several projects be identified as possible contenders for Capital Improvement Funds.

C. Gray also supported moving the boundary south to Sumac.

J. Putnam agreed with extending to Sumac but did not want to dilute the efforts at the center.

The board unanimously agreed to move the boundary south to Sumac.

Attachment 2: North Boulder Subcommunity Plan Update Community Feedback Summary October 2013 – January 2014

OCT 30, 2013 COMMUNITY OPEN HOUSE

Over 100 community members attended the October 30, 2013 community open house at the Shining Mountain Waldorf School in North Boulder.The purpose of the meeting was to:

- Launch the project,
- Share new information from staff's analysis of the issues, opportunities, and plan implementation since 1995,
- Provide an update on the September 2013 flood aftermath and impacts on the project,
- Provide information on parallel projects, and
- To solicit feedback on the identified issues and opportunities to help refine the scope and process.

Table Map Sticky Notes

Table Map #1 -- General Comments

Meeting participants were given the opportunity to provide comments on a map of North Broadway.

- Would like a left hand turn light at Lee Hill and Broadway
- We have a higher number of homeless and affordable housing in North Boulder. Why aren't we spreading this around the city?
- Need a future Broadway underpass for bikes and pedestrians
- Need development on west side of Broadway around Violet and Lee Hill. Flood mitigation with new conditions builds an increased business presence on both sides of street increasing walking traffic.
- We have a perfectly great grocery in North Boulder. No more needed.
- Love the diversity but as a business owner for 10 years in NoBo am very concerned about the expanded homeless shelter and very frustrated with the density of homeless.
- Need a better plan for North Broadway parking issues.
- The number of parking spots are the minimum which causes issues.
- Parking- we need it along North Broadway (ditto)
- The implications of development of the Armory- are HUGE
- People are not riding bus in North Boulder.
- Should start a neighborhood parking district/permit to reduce parking issues
- Traffic flow is a key concern along Broadway and North Boulder.
- Need more walkable services to reduce driving: grocery, quick-ish food, pharmacy type-store
- Need much better streets for walking and crossing Broadway =a stop light and overall better parking and infrastructure.
- Provide loans or grants to help Boulder Meadows expand their NECO program
- Provide pedestrian access to Boulder Meadows
- Art Art Art
- Broadway is important as a connector
- Should eliminate village center concept west of Broadway
- Need to support artists
- North Boulder should increase rooftops without more permanently affordable housing

- Support development of Armory to meet unmet needs of NoBo
- Too much concentration of affordable/low income housing (3 comments agreed with this)
- Change the entrance to Broadway where dirt pile current is at US 36 & Broadway; need to have a more attractive entry sign
- Support Local Business Owners!!
- Love the walkability and access to canyons and trails that North Boulder provides!
- Need a community meeting space- e.g., a room or center for community activities
- No new grocery store! Expand Lucky's
- Avoid blinking and especially talking crosswalk signs- unsightly and annoying
- North Broadway needs better quick, healthy lunch options (Subway doesn't count)

Map-specific

Indicates comments that were placed on geographically specific areas of the table maps at the Oct 30 meeting.

West of Broadway

- Armory Site: Lucky's annex store here
- Broadway at Yarmouth: Traffic Signal! Dangerous left turn
- West of Broadway at Rosewood: Retail, office, studios on ground floor but don't mandate live/work or residential upstairs. Could be offices, studios, other uses as well as residential
- Broadway at Violet: Need a post office annex in NoBo!
- Broadway and South of Violet: Multi-family housing on Broadway south of Violet
- Broadway and South of Violet: Initiate rezoning for low intensity multifamily on east side of Broadway from Sumac to Upland. This property has been for sale for years. This location is not appropriate for single family.

East of Broadway

- East of Broadway at Yellow Pine: More lunch, interesting retail, etc here to draw more walking traffic
- East of Broadway at Yarmouth: High density residential and mixed-use along west side of Broadway between Violet and Lee Hill (another business owner supported this comment)

Boulder Meadows

- Passage out of Boulder Meadows at 14th & Yarmouth and by the storage areas to the Broadway underpass: We need to be able to walk to Broadway.
- Similar development to Prospect in Longmont would be great

Table Map #2 – General Comments

Meeting participants were given the opportunity to provide comments on a map of North Broadway.

- North Broadway has a very high concentration of housing - is it enough already? Future developments should have less of a concentration of housing.
- Need another grocery store
- Like the mix of industrial sites that exist. Hope they won't be pushed out.
- Should have a bike path to downtown but not on Broadway (too dangerous, noisy and crowded)
- Need longer paved (2-3 mile) recreational bike paths like Boulder Creek Path
- North Broadway area has lots of off-street parking lots that are under-utilized. Get more people to park in the lots and reduce on-street parking.
- Start a neighborhood parking district/permit program

- North Broadway needs an affordable grocery store
- Keep Broadway narrow, tree-lined, detached sidewalks, on-street parking
- North Broadway needs a better bike connection to downtown!!!
- Encourage public art in the area- support the concept of an art district
- No grocery store! We have Lucky's!
- No storefront medical offices!
- Make Broadway look less like a thoroughfare and more like a neighborhood street (trees, size, etc)
- Most eateries in the area are high-end. More "lunch" or 29th Street Mall type places would be nice.
- 29th Street fast food corporate places will eat away local eateries.
- North Broadway should not necessarily be 29th St. style of development. But more variety in that price range. University Hill Style? (another comment: fair enough and good idea)
- North Broadway could have an "urban feel " – a place to go – a North Boulder Downtown.

Map-Specific

Indicates comments that were placed on geographically specific areas of the table maps at the Oct 30 meeting.

West of Broadway

- Connect Laramie Blvd to the rest of NoBo with LIGHTS
- Connect Dakota Ridge to Holiday without industrial use interruptions
- Armory: Corner store(not full grocery store) to buy milk, a few veggies, prepped food.
- Try to save bones of Armory Building in redevelopment. It gives the community character and a link to the past.
- Consider keeping the building height limit down on the west side to preserve view of Flatirons.
- Homes west of Broadway need pedestrian access somewhere between Lee Hill and Rosewood (I live on Yellow Pine)
- Make North Boulder a destination; make it a kids' zone on the west side of Broadway. Shoe store, kids' furniture store, ice cream shop, toy shop, café, indoor play space, wild outdoor play space in the most flood-prone areas

East of Broadway

- Need more diverse architecture; everything is looking the same
- Brew Pub- Upslope with food?
- No big box stores at the armory; already have a great grocery store!
- It's hard to find parking up here (near Yarmouth and 13th)
- Traffic light at Yarmouth and Broadway (another comment supported this idea)
- Traffic light at Yarmouth and Broadway

Boulder Meadows

- Similar zoning west Broadway as exists at newer development on east side of Broadway - mixed-use- must have ground floor retail

Key Questions Poster – What other ideas do you have?

- Stronger connection (pedestrians/bicycles) to Dakota Ridge

- Need Lower income housing for artists
- Support public art at intersections
- Need more parking!
- Bigger library needed- combine with cultural arts center (another comment supported this)
- Eliminate on-street parking along Broadway—it reduces visibility for cyclists and is unnecessary
- Enhance bicycle connectivity and safety by carefully limiting car connectivity, or, stated differently, create bicycle and pedestrian cut-thru's by minimizing car cu-throughs and bypasses
- Not "may be" there is an overconcentration of affordable housing
- We need kid and family friendly spaces and destinations along Broadway
- Village Center concept interrupted by project at northeast corner of Broadway and Yarmouth
- Need light at Yarmouth/Broadway
- Need Grocery Store at far North End
- Create series of water ways-islands, etc with boat rides like Pueblo

Meeting Comment Cards

What do you like about North Broadway and what do you see as key opportunities?

- A stronger connection is needed from Lee Hill to Laramie
- Would love more retail space—have clients who have been waiting to open Nobo Yoga for years but no space available.
- NO BIG GROCERY!
- East side of North Broadway is walkable (1st Bank to Spruce)
- East side of North Broadway building forms
- The eclectic mix. We have an opportunity to preserve that. The great view of Flatirons on west side of Broadway should be preserved as an entry to Boulder.
- Closeness to paths, lake, etc.
- Easy bus access
- Lucky's Market- don't put in a large chain grocery!
- I like the unique feeling in North Boulder of new urbanism which I do not feel in any other part of Boulder. I like being able to walk to Open Space, hop the Skip bus to the North Boulder Rec Center and even walk to Lucky's and Logan's for coffee or a few groceries. But I don't walk to Lucky's for groceries often. It is too far and would be too hard to bring back a week's worth of groceries. I like the mix of industrial buildings on the north-west side of Broadway (owned by Emerald Properties), the studios for the artists (David Saltzman owns), the North Briar and Dakota Ridge neighborhoods that are not at all like Holiday and I like being able to walk for a coffee with friends or a work-out at Iron Works or a massage at Red Tail Wellness or a facial at Aqua Fleur. I use every one of our local businesses except Boulder Cycles (I am afraid to bicycle at 65 yrs of age). I used to see both sides of Broadway as commercial opportunities, however, after the flood I believe our key opportunities lie at the Armory and across the street to the north of the Shelter. The North Boulder Sub Community Plan talks about a Gateway into Boulder from the North. We still have that opportunity thanks to the possible annexation of Emerald Properties' land. I do not want our current local market, Lucky's, to suffer if a competing business was built so I would hope we support a commercial aspect at the Armory that is different like a pharmacy or hardware store or music venue or sandwich shop or butcher or mini Farmer's Market or gallery for artists. (think of places like Napa and the San Francisco wharf area). I would love to buy a few staples at the Armory like milk and bread and then use my European market-cart-on-wheels

to bring home these few items but still drive to Lucky's for my weekly shopping. I would love to see a younger crowd live in North Boulder like my 30 year old son and daughter in law. This is the one age group that we lack in Boulder, not because they don't make enough to pay a mortgage or rent but often because they cannot come up with the down-payment for a home. I know this from sitting in on the 2 Housing Studies at City Council this year. Boulder lacks this age group. They go to Denver or they commute here. We need smaller market rate units built for sale in North Boulder on the east side of Broadway, not on the west near North Briar. The Armory is the perfect place for such density. It is very hip. When Emerald Properties' annexes, the affordable studios would help this generation with places to work. Supporting a "Creative District" fits in with everything I mentioned. We need place-making on the streets which a Creative District provides.

What don't you like about North Broadway and what would you change?

- Need Street/sidewalk lights – Lee Hill to Laramie
- More restaurant choices
- Need local grocery store (Lucky's is still a good distance away)
- The big wall of development housing 1st Bank up to Amante
- Broadway is too busy.
- No safe bike lanes (see Baseline—they have barriers)
- No sidewalks on side streets
- Homeless loitering
- I don't like that WestView Apartments did not follow the Village Plan and that happened because there was no review. If the Armory could be developed with some zoning changes, that would require lots of review (I believe it is such a large piece of land that it will require that anyway). The North Boulder neighborhood is ready for polite dialogue about the Armory. None of us has forgotten the BHP meeting at the Armory. That happened because our voices were silenced. The zoning changes I would like to see would be to add more residential in smaller scale units as I mentioned and add walkable retail so that North Briar and Dakota Ridge walk into our neighborhood instead of drive past it. I don't like the speeding traffic and lack of traffic lights and turn signals. I would add a turn signal at Lee Hill and Broadway and a stop light at Yarmouth and Broadway. I don't like that the mobile home park on the east side is cut off from Broadway. I would require the owners to put back the path at the north west corner of the mobile home park (Boulder Meadows) so that their residents can access the library that is coming, the bus and local businesses. I don't like that North Broadway is unattractive. We need a street that is pleasant and safe to walk. I love the new Thistle development, Rosewood, that has an open space (right now) next to it on the west. That land is owned by BHP. It should remain an open space with grass in the event of another flood and more grassed and treed areas need to remain. So many people are concerned about the homeless population that comes from the Shelter and sleeps in North Boulder. I think if our neighborhood was even more walk-able there would be less worry because more neighbors that live here would be out walking. We need to connect, connect, connect and to do that we need pleasant sidewalks and safe crossings.

How can this project address areas not impacted by the flood?
The flood event had a profound impact on a significant portion of the study area. The city will be undertaking a 12-18 month mapping and mitigation study that will impact the future land use and development decisions in areas impacted by the flood.

- I am going to assume that by "project" you mean the review of the Sub Community Plan. The town center envisioned by the Plan is no longer viable on the west side of Broadway. This project needs to address a change in the original vision for the center of town and include the Armory in the vision for a walkable Main Street or town center. The Creative District was not impacted by the flood and it is being addressed by our new Art Director Matt Chasansky. The "project" needs to include this and originally the Planning Department was not willing to do that. It is now a key part of our future and could be pursued outside of the areas impacted by the flood.

Are there opportunities for a Lower Carbon North Broadway?
The City of Boulder has made a low carbon future a citywide priority. There are numerous pathways to this future being explored that could also enhance livability and economic vitality in places like North Boulder. Would a district energy system work here? What are some other ideas to further this goal along North Broadway?

- I drive out of North Boulder to grocery stores and Target. Would be nice to walk to a small Walgreens or such (small King Soopers?). A North Boulder EcoPass would be great for the whole area.
- I would love to see a parking hub somewhere that commuters from the north could use to park and take the bus to work downtown. I would love to see this on the north of the Shelter. I would like to see more walking in our neighborhood which would happen if crossing Broadway was safer at Yarmouth. I have no idea what a *district energy system* is but I would like to know if someone could email me back. I am always surprised by the number of parents who drive their children to school from the Holiday neighborhood. Why not have mini buses pick up kids in Holiday?

Has the City Identified the Key Issues for a Targeted Update?
What We've Heard To Date…

- *North Broadway Most Opportunity and Potential*
- *Overconcentration of Affordable/Special Needs Housing*
- *Missing Transportation Connections*
- *Strong Support For Arts District and Library*
- *The Flood Event Changes the Conversation*
  - The city disappointed me by shoving transitional housing in against the wishes of a lot of the neighborhoods around.
  - Yes, you have identified the key issues. I hope your response to us does not take a long time. *What can we do to help you?*

Other Comments

- Retail in area seems to not really service residents; medium-high end restaurants, bike shops, and a lot of niche businesses in area with a lot of lower-income housing.

- Potential for new retail to serve neighborhood residents—grocery store, lower-end restaurants, etc.
- I fought BHP's project, 1175 Lee Hill, very hard. I really disliked that our voices were silenced because of the "use by right" in place and what I believe to be a faulty affordable housing ordinance. Thus, I started looking at the potential development of the Armory immediately after the City Council's expected decision to go forward with 1175 Lee Hill. I made friends with artist Sally Eckert who invited me to her studio last August. She took out a huge piece of paper and drew the intersection of Broadway and Lee Hill. She drew two parallel lines on a diagonal across the Armory from south east to north west connecting the Armory to 1175 Lee Hill and she said art would connect our neighborhood. She said we really needed to get moving because the City was working on a Cultural Master Plan and we needed to have a voice in the future for art in Boulder. Sally is a very spiritual person and I am not but from that moment forward I have known that her "vision" was also my vision. Art will connect us. A Creative District in North Boulder with public art at the Armory as well as at 1175 Lee Hill and now potentially at the Northern Gateway into Boulder must be supported by the City because our North Boulder residents have expressed overwhelming support for this concept.
- The small fledgling NoBo Art District has a long ways to go but thanks to many of you from City Manager Jane Brautigam to our new Art Director Matt Chasansky, we are on our way. I want to be part of this vision. Thanks for listening to me.
- Letter from North Broadway Community Forum:

  We want to thank you for an excellent first “official” neighborhood meeting on October 30th on issues surrounding the North Boulder Subcommunity Plan. We appreciate the efforts you and many other Boulder offices put into it. The choice of an open house format facilitated numerous direct conversations and information exchanges that were quite helpful. We look forward to your continued investment of staff and community energy into the development of a creative and unique corridor plan. We put our multi-colored comments on many stations throughout the open house but wanted to give you some additional, perhaps more coherent, comments as well.

  We want to resist “either/or” thinking on retail/commercial development on the north Broadway corridor. In our comments in the spring, we urged you to consider the Broadway/Violet and the Broadway/Lee Hill intersections as alternate nodes for retail/commercial development since the development at the original planned village center at Broadway and Yarmouth has not materialized as anticipated west of Broadway. Some neighbors still believe, as you may, that we should hold onto the viability of that village center concept and not shift our attention to other parts of the North Broadway corridor. We are advocating a more flexible approach that would allow the original vision at Broadway and Yarmouth to emerge if it can in light of current realities but would also allow for alternatives.

  We urge you to consider this more flexible approach. The designated village center intersection at Yarmouth and Broadway has been compromised by placing residential, rather than retail/commercial development on one key corner. Although Boulder Housing Partners has graciously made available the small, first floor space at Westview for community use, the rest of the property remains permanently residential.

Moreover, none of us yet knows what the assessment of the recent flooding will mean for the impacted areas west of Broadway that were intended to be part of the original village center. It may be that you determine that, with appropriate mitigation, you would permit the continued development of a village center there. It may also mean that you would determine that Boulder should not support a village center not yet built out in an area now known to be subject to more intense flooding than was anticipated when the Subcommunity plan was originally developed.

Since none of us knows now how the flood analysis will turn out, we urge you to instead consider the North Broadway corridor from the Domenico Art House just south of Violet to the North Boulder Gateway as a "mini-main street" with a strong art focus. We request that you consider putting in place amenities and perhaps zoning changes that would permit development of the entire corridor consistent with this "mini-mainstreet "vision.

This would mean keeping north Broadway narrow, walkable and tree lined, providing for appropriate traffic mitigation and commercial uses fronting to Broadway and on-street parking. Urban "nodes" would be encouraged periodically along the corridor by adding attractive commercial and high density residential on the west side of Broadway across from the urban commercial that is either already on the east side such as at Yellow Pine or across from the south end of the Armory when it is developed. Buildings throughout these "urban nodes" would be encouraged to address the street and main levels would be at grade (not sunken or raised above the sidewalk more than a few feet).

Once you understand the necessary flood mitigation, an updated plan should include plans to shape the flood area west of Broadway and north of the creek and create green space and perhaps parking in the flood areas. The remaining land on the west side of Broadway at Yarmouth would be built up for high density mixed use development with good pedestrian access and a light for crossing Broadway.

These somewhat disparate pieces could be tied together not just by a more pedestrian and bike friendly Broadway, but also by an off street art themed ped/bike way along the west side of Broadway that might weave through the flood-way and landscaped areas in front of some of the existing commercial/studio development as well as through the new urban nodes.

Few things bring people together like food. We strongly believe that we need to have in an urban node with unique quality food focused shopping opportunities. A number of us have advocated for a moderate-sized grocery store or some other kind of retail food magnet somewhere on Broadway north of Violet. The small existing organic food market could serve as one such magnet, particularly if it were able to expand its appeal. The other obvious place for such a magnet, we believe, would be a redeveloped Armory. Possibilities include a Lucky's annex that would focus on ready-to-consume products, small speciality food stores, orsmall restaurants integrated with the retail food stores.

On the Armory, we are concerned about the possibility of a disconnect between the area planning process for the corridor and the upcoming development review process of the Armory site. It is our understanding that the terms of the Armory developer's option agreement will force the developer to begin project review with the City in the next 6-12 months. This is well in advance of the current 18- month time frame for completing the area

wide North Broadway corridor plan. The cart seems before the horse on one of the largest and most significant properties in the corridor.

Given the current time track, the only viable alternative for the Armory site is a development under current zoning that is based on the 1995 Subcommunity Plan. While the revised plan might eventually conclude that the current zoning should remain unchanged, there is currently no opportunity to at least explore other options that might be preferred. Given the prominent role this parcel plays on Broadway, it would be unfortunate if it were not even included in the rethinking of the corridor plan. We would strongly encourage the City to place an accelerated focus on the Armory site to determine if any changes to existing zoning should be considered in light of the overall approach to the development of the corridor that we have advocated. This would provide both the City and the developer with updated neighborhood based direction.

Thank you for your consideration of our comments. As you integrate the initial comments neighbors have provided and develop your thinking further, we look forward to further opportunities to engage with you.

Sincerely,

North Broadway Community Forum

10.30.13 Children and youth responses to North Boulder Subcommunity Plan Update

Elementary School Child

- A place to play hide and seek and tag
- Field
- Play on tree trunks
- A zoo
- Fun things: toys outside, both big and little
- Business: toy store
- Better places to bike and walk; too scary to bike from home in Dakota Ridge down Broadway to shops there
- Candy store
- Park designed with giant candy corn sculptures (giant candyland playground)

Middle School Youth

- Bookstore
- Bike path
- Park with a field
- More trees
-

High School Youth

- Store for kids/teen: candy stores, toy store, clothing
- Restaurants that are cheaper: ice cream, Mexican food
- Large park: with playgrounds, grass, trees
- Movie Theatre

OTHER COMMENTS OUTSIDE OF OCTOBER 30, 2013 COMMUNITY OPEN HOUSE – OCT 2013 – JAN 2014

I fought BHP's project, 1175 Lee Hill, very hard. I really disliked that our voices were silenced because of the "use by right" in place and what I believe to be a faulty affordable housing ordinance. Thus, I started looking at the potential development of the Armory immediately after the City Council's expected decision to go forward with 1175 Lee Hill. I made friends with artist Sally Eckert who invited me to her studio last August. She took out a huge piece of paper and drew the intersection of Broadway and Lee Hill. She drew two parallel lines on a diagonal across the Armory from south east to north west connecting the Armory to 1175 Lee Hill and she said art would connect our neighborhood. She said we really needed to get moving because the City was working on a Cultural Master Plan and we needed to have a voice in the future for art in Boulder. Sally is a very spiritual person and I am not but from that moment forward I have known that her "vision" was also my vision. Art will connect us. A Creative District in North Boulder with public art at the Armory as well as at 1175 Lee Hill and now potentially at the Northern Gateway into Boulder must be supported by the City because our North Boulder residents have expressed overwhelming support for this concept.

The small fledgling NoBo Art District has a long ways to go but thanks to many of you from City Manager Jane Brautigam to our new Art Director Matt Chasansky, we are on our way. I want to be part of this vision. Thanks for listening to me.

Comment, in case I can't come: I have requested, from the city, a white-bars-across-Broadway walkway at Yellow Pine and Broadway. Most people from Holiday cross there to get to the SKIP stop across the street. Even better, and safer, would be a pushbutton light. But they refuse to do anything until someone is run over and either hurt or killed. Can this PLEASE be followed up by someone more important than me?

Hi, Mara, I won't be there but would you add my opinion, please? Fifteen yrs ago when the Dakota Ridge Project gave birth, buyers were promised retail and shopping within the project, sadly never to be realized or promises kept. This end of town really needs more broad spectrum shopping and services, such as a substation post office would be nice; another grocery as Luckys is not an economical choice; an ice cream shop; and a gift card shop like a wonderful Hallmark Cards Store with all their novel gifts, candles and lovely cards (terrific for the Holidays !) Another restaurant or two wouldn't hurt either. Just think of services people use frequently and have to jump in the car to head down town or around town to complete. Let's be honest for multiple errands, biking or the bus won't do and sometimes time is our captor.

Too, I was disappointed with the huge apt complex going up on Violet and Broadway. Where will these people go?..... down town for services I suspect just as I do now?

Love to have some feedback post meeting and hear other's opinions too. Thanks for doing this. Who will listen to us?

What do you like about North B'way and what do you see as key opportunities?
Over eight years ago I bought my two room studio space with my brother and sister in law. The reason I bought in this area was that it has, over all the other locations in Boulder, the potential of it being a viable art district. I have always liked that it is more of an urban environment then the same old suburban neighborhood housing development . One can be part of walking to small shops,restaurants, artist studios, and park space . I see that the Amory and the B'way corridor can be developed to really fit the needs of the locals who live and work here. It has an ability be a green award winning proto type for other developments in other cities. Flooding and raising water is the new game

on our planet. Lets address the long term. Here we have the possibility to work together to shape something that really is quite special. We are open space, paths, park space with public art. We need more creative intersections, galleries , live work space for artists, a galleria to house: music, art, food booths, celebration, or we could be more over priced houses. You Jeff, are so much part of this choice, will you hear us?
We can have a place where art is the unifying principal of our dichotomy , to bring the very wealthy,in harmony with the conically homeless . It is a great start to look at this long term plan, but the city can not disregard the needs of the community. The needs are not just more houses with no parking,and no amenities, because that is the easiest to push through.

What don't you like about North Broadway and what would you change?
First the city and the planners need to be willing to look at the zoning and really address our needs. What amazing potential this new development could have as part of the gateway into North Boulder. I do not like that when clients come up here, there is little to no place to park. Most of my very wealthy clients will not take the bus. When you get up here people feel that there is not enough happening in terms of restaurants,food, shops etc.
I don't like that there are no lights, very little public art, and little identifying signage. It feels very unfinished, and it is. So lets finish it right and create an exciting, dynamic, place that people want to be, offering something different then Pearl Street. We are where the creation happens. Let it happen. It benefits everyone as a viable financial area.

How can this project address areas not impacted by the flood?
If all this time, money and energy is being taken on study the flood, lets move past the area and address the areas not effected. The Amory has a large ditch space running through it. At this point the ditch was to be buried to create more space for development. I would like the city to look at using the ditch to be a future flood drainage area, not covered. If the ditch became an open park space with commercial lofts, retail and low income space for artists bordering the B'way corridor, it could be a dynamic open park way with sculpture floating above. Then it would be a river of art and a way for the water to move if necessary with flooding. With no flooding, it is a place of vibrant beauty and celebration, bringing all kinds of people. The buildings and commercial space would be above the flood plain, with design and vision we could create an outdoor flood plain plaza. The plaza would join to the corner of B'way and Lee Hill, supporting the gate way formed by public art at 1175 Lee Hill and public walk space through the Amory. Thus creating and connecting the urban center. It would address the flood plain issue. I have a degree and worked as an environmental designer in New York City, which focused a lot on urban public space owned by private developers . One of the key issues with environmental design is to work with the natural elements of the property. When one looks at some of the destruction from the flood, for example, in Four Mile Canyon, where there are tight ares created by culverts, the water dammed up and created pressure explosions along the road. When addressing open flood plains the water is not damming up and has a place to move through. Placing houses over flood planes does not work with the natural ways of water. Is it a surprise that the water did not flow were we thought? When we dont work with the natural flow things get blocked. (in many ways) Please address the urban center working with the upper part of B'way and move forward with what we know today "dont block the water" let it move. Think about open park flood plains, with development above and with "public art rivers". Please address the community needs of urban planning, commercial space, above ground parking with loft/ town homes above the flooding. Allow for the community center to be extended while the studies drag on. Now is the time, and today is the day for, urban eco art filled development. Please work with all the players together, think new, out of the box, we are Boulder we can do this with your help. We want beauty not fighting. Together we stand, divided we fall. It has worked for thousands of years to create change.

Thank you for your on going help.

Jeff and Leslie:

Thank you so much for the neighborhood outreach last Thurdsay night. We appreciate all you have done over

the past months and look forward to revisions to the Plan that work best with our community as it evolves. I have read some of the letters submitted from neighbors since the meeting and for the sake of brevity, please know that I support most of what Amy Tremper has highlighted in her questionaire response.

In addition to that I would like to say that North Boulder has not been a model example for following the Plans that are already in place, which leaves us in conflict with the original Plans' parameters (I include in this the BVCP).

We need to focus on and work with the private developers that we have willing to contribute to the future of our community at this point in time, i.e. Emerald Management and Dierking/Loftus. In less than 2 years we've had to welcome five major developments in our community that the neighborhood's opinions had little or no impact on: 1175 Lee Hill, Westview, 1000 Rosewood, 820 Lee Hill, and Violet Crossings. Certainly the Plan must try to encompass the ambiguous west side of Broadway for future potential development, but it needs to also accommodate the developers who are currently engaged in our community's future, the few who have offered open dialogue on their projects. This is where the most immediate potential is. By accommodate I mean allow them to contribute in ways that will enhance our community, and in a timely manner such that their projects can succeed.

I support a Plan that addresses the actual and immediate potential of our community, based on what already exists, some of which distorts the parameters of the original plan. I support a Plan that allows the current projects under consideration to contribute to the residential, art, and business communities, but does not mandate additional inventory to our concentration of affordable housing. I support a Plan that brings our community into balance: this will require some remedial maneuvers. I support a Plan that allows private property owners to redevelop, if they wish, in a manner that both contributes to the community and allows them to thrive. I believe the original concept of a Village Center should morph into a business corridor that extends the length of Broadway from Violet to Highway 36. This corridor is already interrupted by street level residential at Westview and Violet Crossing, but that is the reality we have to deal with. Transportation has a daunting task to accommodate the currently strained circulation patterns, let alone provide parking and circulation for the success of future businesses. I believe the Plan should be guided by the requirements for successful circulation.

Again I want to express appreciation for your efforts toward improving the quality of life in our community.

Dear Jeff: We want to thank you for an excellent first “official” neighborhood meeting on October 30th on issues surrounding the North Boulder Subcommunity Plan. We appreciate the efforts you and many other Boulder offices put into it. The choice of an open house format facilitated numerous direct conversations and information exchanges that were quite helpful. We look forward to your continued investment of staff and community energy into the development of a creative and unique corridor plan. We put our multi-colored comments on many stations throughout the open house but wanted to give you some additional, perhaps more coherent, comments as well.

We want to resist “either/or” thinking on retail/commercial development on the north Broadway corridor. In our comments in the spring, we urged you to consider the Broadway/Violet and the Broadway/Lee Hill intersections as alternate nodes for retail/commercial development since the development at the original planned village center at Broadway and Yarmouth has not materialized as anticipated west of Broadway. Some neighbors still believe, as you may, that we should hold onto the viability of that village center concept and not shift our attention to other parts of the North Broadway corridor. We are advocating a more flexible approach that would allow the original vision at Broadway and Yarmouth to emerge if it can in light of current realities but would also allow for alternatives.

We urge you to consider this more flexible approach. The designated village center intersection at Yarmouth and Broadway has been compromised by placing residential, rather than retail/commercial development on one key corner. Although Boulder Housing Partners has graciously made available the small, first floor space at Westview for community use, the rest of the property remains permanently residential.

Moreover, none of us yet knows what the assessment of the recent flooding will mean for the impacted areas west of Broadway that were intended to be part of the original village center. It may be that you determine that, with appropriate mitigation, you would permit the continued development of a village center there. It may also mean that you would determine that Boulder should not support a village center not yet built out in an area now known to be subject to more intense flooding than was anticipated when the Subcommunity plan was originally developed.

Since none of us knows now how the flood analysis will turn out, we urge you to instead consider the North Broadway corridor from the Domenico Art House just south of Violet to the North Boulder Gateway as a "mini-main street" with a strong art focus. We request that you consider putting in place amenities and perhaps zoning changes that would permit development of the entire corridor consistent with this "mini-mainstreet "vision. This would mean keeping north Broadway narrow, walkable and tree lined, providing for appropriate traffic mitigation and commercial uses fronting to Broadway and on-street parking. Urban "nodes" would be encouraged periodically along the corridor by adding attractive commercial and high density residential on the west side of Broadway across from the urban commercial that is either already on the east side such as at Yellow Pine or across from the south end of the Armory when it is developed. Buildings throughout these "urban nodes" would be encouraged to address the street and main levels would be at grade (not sunken or raised above the sidewalk more than a few feet).

Once you understand the necessary flood mitigation, an updated plan should include plans to shape the flood area west of Broadway and north of the creek and create green space and perhaps parking in the flood areas. The remaining land on the west side of Broadway at Yarmouth would be built up for high density mixed use development with good pedestrian access and a light for crossing Broadway. These somewhat disparate pieces could be tied together not just by a more pedestrian and bike friendly Broadway, but also by an off street art themed ped/bike way along the west side of Broadway that might weave through the flood-way and landscaped areas in front of some of the existing commercial/studio development as well as through the new urban nodes. Few things bring people together like food. We strongly believe that we need to have in an urban node with unique quality food focused shopping opportunities. A number of us have advocated for a moderate-sized grocery store or some other kind of retail food magnet somewhere on Broadway north of Violet. The small existing organic food market could serve as one such magnet, particularly if it were able to expand its appeal. The other obvious place for such a magnet, we believe, would be a redeveloped Armory. Possibilities include a Lucky's annex that would focus on ready-to-consume products, small speciality food stores, orsmall restaurants integrated with the retail food stores.

On the Armory, we are concerned about the possibility of a disconnect between the area planning process for the corridor and the upcoming development review process of the Armory site. It is our understanding that the terms of the Armory developer's option agreement will force the developer to begin project review with the City in the next 6-12 months. This is well in advance of the current 18- month time frame for completing the area wide North Broadway corridor plan. The cart seems before the horse on one of the largest and most significant properties in the corridor.

Given the current time track, the only viable alternative for the Armory site is a development under current zoning that is based on the 1995 Subcommunity Plan. While the revised plan might eventually conclude that the current zoning should remain unchanged, there is currently no opportunity to at least explore other options that might be preferred. Given the prominent role this parcel plays on Broadway, it would be unfortunate if it were not even included in the rethinking of the corridor plan. We would strongly encourage the City to place an accelerated focus on the Armory site to determine if any changes to existing zoning should be considered in light of the overall approach to the development of the corridor that we have advocated. This would provide both the City and the developer with updated neighborhood based direction.

Thank you for your consideration of our comments. As you integrate the initial comments neighbors have provided and develop your thinking further, we look forward to further opportunities to engage with you.

Sincerely, North Broadway Community Forum

I have two commercial properities that flooded. The one in NW Boulder, at 1025 Rosewood, is about one block North and one block West of Violet and N. Broadway. The normally dry 4-mile creek just to the South of my Building turned into a raging river that would easily cary a large car away should one get in there. This creek jumped it's bank about 1/4 mile West of my place and formed another branch that came around my building on the North and East, turning my neighbors 2 acre property into a boulder-strewn riverbed that was large enough to float away his 40' steel shipping container. This North fork also flooded several businesses to the East on North Broadway. Fortunately, the Ace self-storage to the West and Norris Well Drillers to the North kept most of the waters from flooding my place. I only got a foot of water on the North side for a short period of time, while most of

my building remained dry. There was some 50 tons of mud deposited on the driveway and I had to replace some carpets, and drywall, The good news is, it could have been much worse. In order to help prevent this situation from happening in the future, the 4-mile creek needs to be chaneled deeper and wider with appropriate berms added.

My other property at 5680 Valmont received 6" of flood water in the East end of the building both Wednesday the 12th and Thursday the 13th of September. The driveway received about 50 tons of mud deposited and we had to replace carpets and sheetrock, in addition to loosing a significant abount of inventory. My Toyota pickup was hydro-locked and the engine ruined while driving through too much water on 57th, North of Valmont, while taking sandbags to the building. The sandbags were purchased at Pioneer sand and gravel for the outrageous price of $5 each. I spent $500 on sandbags and they didn.t keep the water out.

My neighbor to the North, Rosewood Construction, received about 2' of water in his business which suffered significant damage, Parking lots and 57th street also received significant damage from the floodwaters.

I believe all this damage on 57th street could have been elimited by a modest building up of the East bank of Boulder creek between going under 55th and Valmont streets. This would be easy and cost effectrive to do, and I would be glad to participate in doing this.

As I had no flood insurance, I applied to FEMA for aid but they would only give ma a loan at a rate higher than I was already paying, So essentially, no help for my business loss from FEMA.

Hi Jeff, Thanks for the email about the NO BO SC process. I would like to submit an idea for you to include in some kind of public process to see what kind of public support there is for it. I also submitted the idea on the City's website, so you may get a copy of it that way. I hope you like my idea and put it up on the INSPIRE Boulder site for folks to comment and vote on to see if there is any broader support for it. So here it is:

I would like the SKIP to be turned into a circulator bus that traverses the lengths of both Broadway AND 28th Streets. The bus would come up Broadway and then turn south at the junction with Foothills, and go down 28th Street. Other busses would come up 28th Street and turn at the junction, to go down Broadway. It is easy to see what the route would look like on the north end of town here; a little more difficult to pick out a circulating route on the south end through Martin Acres and up around Fairview. But I bet a good transportation engineer could figure out a great solution.

I believe that a route like this would greatly increase ridership of the bus and help to get folks out of their cars. Right now, a person in North Boulder has to take 2-3 busses to get to stores on 28th St, Boulder's main commercial strip. There is also no bus that runs the entire length of 28th St right now. A circulator-SKIP would catch people along Broadway who wanted to get somewhere on 28th, and folks along 28th who wanted to get to locations along Broadway. I don't know about you, but when I do errands in Boulder, I often use what I call "The Great Circle Route", going down 28th and then coming back up Broadway, catching different stores along the way. It is not always the shortest route in terms of miles, but it is in terms of time. I believe that bus riders might think the same way: It would not be the shortest route to 28th in miles, to head north from Quince and Broadway on a circulator-SKIP, but it would be the shortest route in terms of time. No transfers. No waiting for busses. Just enjoy the ride.

Thanks very much for your consideration of this idea.

I serve on the Holiday Master HOA Board and am president of the Studio Mews sub HOA. I have just learned that the North Boulder sub community plan's geographic scope has been extended to include north Broadway to its intersection with Hwy 36. I am also aware of the proposal to create a Park and Ride facility at this junction.

Nader Ghadani has been in negotiations with the City re annexation of his property on the west side on north Broadway and as I understand it, he does not want this proposed facility on his property. This project however now gives the City the needed leverage with Mr. Ghadani to site this facility on the west side in exchange for annexing the rest of his property.

If the facility winds up being built on the "triangle" at Broadway and "36", I hope Transportation and City Planning will take this opportunity to not just create a parking lot but will continue to embrace the "Gateway" concept and make this new transportation hub an important addition to North Boulder. This site could be unique and incorporate a coffee shop, cafe and so forth for Boulder commuters.

Rather than siting just another institutional facility in our community this new project, on a prime piece of real estate, must benefit and relate architechurally to the surrounding neighborhoods.

Letter to City Council Members on Inclusion of North Boulder in 2014 Retreat Priorities

January 3, 2014

Dear City Council Members:

As you prepare for your 2014 retreat, we ask you to again remember North Boulder, the way you have a number of times over the past year. For your 2013 retreat, we asked you to support reopening the North Boulder Subcommunity plan to examine those aspects of the plan that need re---visioning. We are very pleased that you have directed the planning staff to conduct such a targeted review of the North Broadway village center and corridor. That review has begun; we are optimistic about what we have seen and participated in so far, and we ask you to keep monitoring its progress. We are especially interested in finding synergistic solutions to the flood and development challenges on the west side of Broadway between Violet and Yarmouth.

In last year's letter, we also urged the development of more cultural amenities in North Boulder. We are encouraged by your support for a small storefront library at Westview that will be an important step in bringing much---needed library services to North Boulder. It would also serve as a test of how the community could support the full service branch library/community center promised in the original Subcommunity plan. We are delighted that Boulder Housing Partners has made available the space at Westview, and that the Council, Library Commission and Library staff have made full funding and operation of our corner library a priority. We look forward to its opening, planned for March 2014.

We see our new corner library as becoming an important hub for neighborhood communication and activity, much as other library facilities throughout the county serve this function. In addition to basic library services, the corner library, however small, could be an important facilitation for communication among neighbors and businesses on developments in North Boulder.

We as the North Broadway Community Forum and other North Boulder neighbors frankly need help in doing the task we have set ourselves: Being a positive voice for North Boulder community interests and concerns. This means early engagement with the City and private developers and organizations, effective monitoring of developments throughout the City that affect our community, and communication with all of our North Boulder neighbors about those developments. We have tried using a Facebook page, Nextdoor, and the various neighborhood list serves, such as the Holiday Neighborhood list serve. We have made progress, but each of these communication vehicles has significant limitations. Our information gathering and communication efforts are sporadic, fragmented, very labor

intensive and by no means reach all of our North Boulder neighbors and businesses consistently. Our neighbors and businesses all support constructive engagement. And we are all very busy people with limited energy and technological capabilities.

We know you support community efforts at constructive engagement. We fd like to request help from the City communications staff in designing a gone--]stop h information vehicle for the North Boulder community. Our intention would be to create a vehicle that would facilitate the common goals we believe both we and the City share: Effective community outreach, generating support for positive initiatives, disseminating important information about developments affecting our North Boulder neighborhood. Such assistance could be help with a website that would link to developments throughout the City. City assistance could perhaps also be funding assistance, technical assistance and guidance, affirmative notifications of relevant meetings, proposals and decisions. We believe a one--]stop communication vehicle tailored to our community fs needs could not only make our lives a lot easier, but the City fs as well. Our thinking is that, subject to Library approval, this might be a great use for one of the public computer terminals at the new Westview corner library.

Another cultural amenity action that we requested last year that would greatly benefit our community is the designation by the City Council of North Boulder as an official Arts District. We applaud that plans for such a designation are making progress and we are pleased to be active participants in this process. We feel that there will be a great deal of positive neighborhood support for a NoBo Arts District, and that the creation and support of such a district will be very valuable in bringing together what is probably Boulder fs most diverse large neighborhood.

On the issue of concentration of affordable housing in North Boulder, we do want to commend the Council and the Housing staff for making some efforts to address this issue. We feel that it is important to allow thoughtful neighborhood review of by right developments that are primarily affordable housing. We do not think that it is acceptable or prudent for the City to allow these developments to be permitted without a reasonable neighborhood impact review process. We are pleased that the neighborhood impact of future projects is now a key consideration in the staff approval process. We are following the application of this new approach with great interest and reserve judgment on whether staff might need additional legal tools to prevent the over--]concentration of affordable housing in North Boulder that we have experienced in the recent past. When we wrote last year, we noted that the City fs work plan contained a Comprehensive Housing Strategy initiative throughout 2013, with stakeholder, including community, input. It is our understanding that the Council is still considering what direction to provide to staff on the development of a Comprehensive Housing Strategy. We strongly support making this initiative a priority for 2014. We believe that the long --]term approach to affordable housing in Boulder must rely on finding more creative, flexible, affordable solutions for people of all ages, occupations and income levels that don ft result in over--]concentration of permanently affordable housing or isolated low--]income enclaves. We also would stress again that the City find ways of de--]linking affordable housing from new development. Such de--]linking would open new possibilities for creative thinking on how to make housing in Boulder more affordable. It would also help protect from over---concentration in the few parts of Boulder, such as North Boulder, in which the opportunities for new development still exist.

Finally, while we accept that the City is unwilling under its current permanently--- affordable housing program to explicitly target those units to particular populations such as artists, we continue to maintain that targeted creative solutions for artists, seniors and singles that mix income levels can be valuable assets in our community. Targeted solutions of some kind for artists would greatly enhance the potential of a future NoBo Arts District.

Thank you very much for your consideration of our requests. We wish you a productive retreat session.

Respectfully,

Jim Leach, 1680 Yellow Pine; Ronnie Pelusio, 4676 Broadway; Margaret Porter, 1654 Yellow Pine; Amy Tremper, 1529 Easy Rider Lane; Bob Walker, 4657 17th Street; conveners, North Broadway Community Forum

Cc: Jane Brautingam, Boulder City Manager David Driskell, Susan Richstone, Jeff Hirt, Boulder Planning and Development Services/Community Planning and Sustainability Jeff Yegian, Division of Housing Manager Betsey Martens, Stuart Grogan, Boulder Housing Partners Stuart Lord, Executive Director, Emergency Family Assistance Association Matt Chasansky, Manager of Art and Cultural Services Maureen Rait, Acting Library Director Anne Sawyer, Chair, Boulder Library Commission Sent electronically from: margaret.porter@mindspring.com; 303---565---0941, 1654 Yellow Pine Avenue, Boulder, Colorado, 80304

I would like the SKIP to be changed to a circulator bus that goes up Broadway and then turns and travels south down the length of 28th St, and vice-verse, comes up 28th and turns and travels down Broadway. Right now, a person living close to North Broadway has to take 2 or 3 buses to get down to 28th St and Boulder's major shopping districts. There is also no bus that currently travels the entire length of 28th St, Boulder's main commercial strip. If the SKIP were a circulator bus instead of a back-and-forth bus, traversing both Broadway AND 28th streets, I believe that ridership would more than double and even more people would take the bus. It is easy to see how a SKIP-circulator-route could circulate on the north end of its route; it's a little more difficult to pick out a route on the south end in Martin Acres and around Fairview. But I'm sure a good transportation engi neer could figure it out. Would you please put this idea up on INSPIRE Boulder to check to see if there is broad support for such a bus route?

Attachment 3: Coordination with Parallel Initiatives Summary

The North Boulder Subcommunity Plan project will continue to coordinate with a variety of parallel initiatives. Each of these parallel initiatives is in various stages. The Key Implementation Choices section of this memo provides examples of how the plan update will integrate with each of these projects, depending on the issue. The graphic and narrative below also briefly summarizes these parallel initiatives.

Project	Description / Purpose	Major Milestones
NoBo Arts District Formation	A group of North Boulder community members and artists are actively working on official state and local designation of a NoBo Arts District through the state's Creative Industries program. The city's Arts and Cultural Services division is actively supporting this effort and coordinating closely with this plan update.	There is not a specific timeline set for designation at this time.
Transportation Master Plan (TMP) Update	The TMP update will continue the city's multimodal transportation system that serves as a model for sustainable travel. It will carry forward the vision and funding direction for achieving it. Existing Focus Areas are: Funding, Complete Streets (including transit, bike/ped, CU East Campus) Regional Travel, TDM. The update will add the new focus areas related to coordination and integration with the city's Sustainability Framework and Priority-Based Budgeting approach and neighborhood accessibility, safety, and Vehicle Miles Traveled per capita.	Joint Board Workshop in April Council SS – April 29, 2014 Adoption – July 2014
Access Management & Parking Strategy (AMPS)	The AMPS project will develop policies, strategies, and tools to evolve Boulder's access and parking management program to a state of the art system reflecting the city's sustainability goals. It builds on the foundation of the successful multi-modal, districtbased access and parking system and will define priorities and over-arching policies and tailored programs and tools to address citywide access management in a manner consistent with the community's sustainability framework. It will focus on TDM, District management, technology and innovation, zoning and code requirements, and best practices in specific areas.	Joint board workshop in April. Council SS - May
Comprehensive Housing Strategy	The city's Comprehensive Housing Strategy is currently underway and will develop a new generation of citywide housing strategies. The city has initiated a housing needs assessment and choice analysis along with identification of potential policy choices. After the research phase is concluded, the potential next step will include stakeholder engagement and public outreach. Staff is coordinating closely with this project to integrate any North Boulder-specific CHS recommendations into this project, as that is the better forum to address housing choices and action items.	Council SS – February – Briefing (with other related efforts), work plan Council SS – May–objectives, Recommended early action items
Art and Culture Master Plan	This communitywide effort will gather city staff, creative professionals, and Boulder residents to answer these questions: • What is the community's vision for culture and the creative industries in nine years? • What strategies and tools can the City of Boulder provide to accomplish that vision in three-year increments? • How can the city design a series of one-year, functional work plans to prioritize those strategies and tools?	"Plan to Plan" stage underway Next steps to hire consultant to execute research and community input stage in 2014
Comprehensive Plan 2015 Major Update	Many of the topics to be identified in projects above may need to be revised during the 2015 Major Update. Community will begin to discuss the possible focus topics (e.g., refined Structure Plan to identify opportunity corridors and opportunity housing areas, resilience/hazard mitigation walkable ("15-minute") neighborhoods, arts and culture, and food and agriculture), and ideas for public process, and phasing of the update. It will need to address 4-body review and the county IGA.	Scoping Q3 - Typically, the plan update takes 12 to 18 months.