



**CITY OF BOULDER  
PLANNING BOARD STUDY SESSION AND MEETING AGENDA**

**DATE:** August 15, 2013

**TIME:** Study Session at 5:30 p.m., Meeting at 7 p.m.

**PLACE:** Council Chambers, 1777 Broadway

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**STUDY SESSION: 5:30 p.m., Council Chambers.**

[North Boulder Subcommunity Plan Discussion](#)

**PLANNING BOARD MEETING: 7 p.m., Council Chambers**

*Packet Materials Forthcoming*

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

The April 24<sup>th</sup> and June 6<sup>th</sup> minutes are scheduled for approval.

**3. PUBLIC PARTICIPATION**

**4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**

**5. PUBLIC HEARING ITEMS**

A. Public hearing to consider a recommendation to City Council on an ordinance amending chapters 9-2, "Review Processes," 9-6, "Use Standards," and 9-16, "Definitions," of Title 9, "Land Use Code" B.R.C. 1981 as part of the overall community endeavors to address overconsumption of alcohol in Boulder.

**6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**

**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.



## 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  
Marcy Cameron, Historic Preservation Planner, Planner I  
Jeff Hirt, Planner II

Date: August 15, 2013

**Subject: Discussion Item: North Boulder Subcommunity Plan Update**

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The purpose of this memo is to seek feedback from the Planning Board on the scope of work and community engagement process for the North Boulder Subcommunity Plan update.

On June 6, 2013, staff sent a memo to the Planning Board and community members regarding the North Boulder Subcommunity Plan update. That memo provided an overview of potential scope items and a preliminary planning process. Both Planning Board and community members provided comments (see [Attachment 5: June 6, 2013 Memo Comments](#)), and the comments helped to shape this memo. This memo contains:

1. A description of the overall scope and process (see Project Scope and Process), including:
  - The focus of the analysis and action items to result from the North Broadway Market Study (see [Attachment 3: North Broadway Market Study Summary](#))
  - The level and type of community engagement
2. Next steps

The following attachments provide additional information:

- [Attachment 1: 1995 Plan Background and Plan Implementation Summary](#)
- [Attachment 2: North Boulder Subcommunity Development Activity \(1995-2013\)](#)
- [Attachment 3: North Broadway Market Study Summary](#)
- [Attachment 4: June 6, 2013 Memo Comments](#)
- [Attachment 5: Community Outreach And Feedback Summary –March/April 2013](#)
- [Attachment 6: North Boulder Alliance Comments – April And July 2013](#)

### Planning Board Role

Staff anticipates that the Planning Board will provide guidance at key points throughout the project, in addition to a decision making role. Specifically, per Chapter 4 of the Boulder Valley Comprehensive

Plan, “subcommunity and area plans are adopted by Planning Board and City Council and amended as needed with the same legislative process as originally adopted.”

### **Issue Statement**

Since its adoption in 1995, the North Boulder Subcommunity Plan (1995 Plan) has shaped significant residential, mixed use, and retail redevelopment primarily in the area around Broadway north of Violet Avenue. However, some key elements from the 1995 Plan have not been fully realized. Notably, the “Village Center” concept in and around Yarmouth Avenue and Broadway has been implemented on the east side of Broadway but not the west side. The North Armory site also has short term redevelopment potential.

In 2013, City Council requested a targeted plan update focusing on the Village Center and Yarmouth North area along Broadway (referred to as the North Broadway area in this memo) to address these issues.

<sup>1</sup> Both market and land use policy factors warrant consideration, as do floodplain issues.

Staff anticipates the overall outcome for this project to be a plan amendment to address a focused set of topics and action items that advance the North Boulder Subcommunity Plan’s vision for the North Broadway area, further described in this memo.

<sup>1</sup> See 2013 Council Reference Notebook (Work Plan Items), page 139.

## PROJECT BACKGROUND

The North Boulder Subcommunity Plan is the first and only subcommunity plan in the city.<sup>2</sup> The Planning Board and City Council adopted the original plan in 1995 after a three year process. [Attachment 1: 1995 Plan Background and Implementation Summary](#) provides more information on the 1995 Plan process and content.

The city has held a number of informal community member discussions and assessed the plan's implementation to date. Based on this information and staff's assessment of the 1995 Plan, the plan's overall vision is still largely consistent with community values.<sup>3</sup> However, some of the 1995 Plan's key recommendations need additional action to ensure implementation.

The 1995 Plan identifies the Village Center as the "symbolic heart" of the subcommunity and the future neighborhood center. The Yarmouth North area is also an area of anticipated change that may impact the 1995 Plan's vision for the Village Center area.

The scope is based on City Council's direction for a plan update with a focus on the Village Center and Yarmouth North areas (North Broadway).

## COMMUNITY INPUT TO DATE

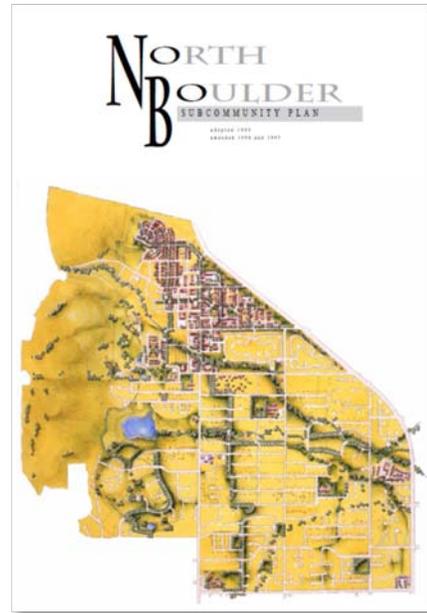
Over the spring and summer of 2013, staff has interviewed over 20 community members to ask about issues that this targeted plan update should address. Those interviewed included residents and neighborhood representatives, developers, land owners, arts community representatives, and community leaders. [Attachment 4](#) provides a detailed summary of these interviews.

In addition, staff sent a memo on June 6, 2013 to the Planning Board and community members to get feedback. [Attachment 5](#) provides a detailed summary of these comments.

This feedback has informed the scope and process summarized in this memo.

It is important to note that community members have also raised additional North Boulder Subcommunity-specific issues that may fall outside of the geographic focus for this project. (See [Attachments 4-6](#) for a detailed summary.)

Some common themes have emerged from this feedback that include:



*North Boulder Subcommunity Plan Cover*



*Yarmouth North and Village Center Areas (approximate)*

<sup>2</sup> The Boulder Valley Comprehensive Plan identifies nine subcommunities. North Boulder is the only one with a plan that encompasses the entire subcommunity.

<sup>3</sup> Attachment 1: 1995 Plan Background further discusses the 1995 Plan's vision.

1. **1995 Plan Vision.** The 1995 Plan’s overarching vision is still valid (primary concepts include strengthening established areas; redevelopment with a focus on walkable, connected, and mixed use places; a diversity of housing choices; new community and civic attractions; improved design quality; an integrated network of parks and open space; and preservation and enhancement of sensitive environmental areas);
2. **North Broadway Area Village Center.** The North Broadway area has the most opportunity and potential for change. Interviewees support some type of anchor land use (either a grocery store or other anchor land use along Broadway) in the North Broadway area and seek to realize the Village Center vision;
3. **Housing.** Since 1995, a diversity of housing choices have emerged, as called for in the plan, but the community believes there may now be an overconcentration of affordable and/or special needs housing (analysis from the Comprehensive Housing Strategy currently underway will help understand how this may relate to the project scope);
4. **Connections.** The 1995 Plan’s vision for connectivity has not been fully realized—there are several missing multi-modal connections and the need for improved transit service; and
5. **Arts District.** The community supports a North Boulder Arts District concept.

***Late Summer/Early Fall 2013  
Events in North Boulder***

*Community engagement will occur throughout the project. Specific fall opportunities will include: (1) a “storefront” workshop in North Boulder, focused around the Transportation Master Plan, and (2) a project “kickoff” event in North Boulder with city representatives from housing, transportation, and the library.*

Staff recognizes that the items identified during interviews are critical towards advancing the 1995 Plan’s vision. Several of these items (such as a library) are being addressed. In addition, parallel initiatives like the new Comprehensive Housing Strategy may be more appropriate venues to address specific issues like housing. The Proposed Scope Items section above provides more detail on the geography and types of issues that the plan update will address.

## PROJECT SCOPE AND PROCESS

The project will focus on identifying and evaluating barriers and opportunities for realizing the 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.

Staff anticipates the update should take approximately one year. The process will be guided by the following goals, to:

- Be focused and efficient.
- Understand issues and identify opportunities.
- Engage the North Boulder community in meaningful, 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.

*The plan update will focus on the North Broadway geographic area and issues pertinent as barriers and opportunities to the “Village Center” concept. The market study will provide information about barriers and opportunities, including financing, land use, transportation, etc . The North Boulder Alliance has identified a number of issues that will help inform the market study (see [Attachment 6](#)).*

### Proposed Phases

The update will occur through three-phases over one year, all of which will include public engagement:

**Phase 1: Inventory and Kick off**, includes compiling background information and analysis, launching the project, and preparation of a North Broadway market study, all of which will inform Phase 2.

**Phase 2: Options and Analysis**, will explore different options and result in a preliminary plan update.

**Phase 3: Draft Plan and Adoption**, will conclude with the final plan adoption and include implementation items. Phase 3 will inform specific implementation items to be later identified.

### Proposed Scope Components

The list below provides the preliminary scope items that would inform the targeted plan amendments:

- **North Broadway Market Study:** A market study will inform the land use mix on North Broadway and address the viability of commercial space along the corridor, with a focus on the Village Center and Yarmouth North areas. This study will address the feasibility of an “anchor” (such as a grocery store or other) land use and other barriers and opportunities. [Attachment 3](#) provides more detail and a status update.
- **Analysis of Changes Since the 1995 Plan:** An analysis of North Broadway's land use mix, current zoning, and future land use categories in the plan will inform the plan update. A significant amount of work has already been done including an analysis of development activity and plan implementation (See [Attachments 1 and 2](#).) The market study will provide additional analysis.
- **Plan Amendments** – The analysis and community feedback will inform the amendments. The overall outcome will be a plan amendment to address a focused set of topics and subsequent or

parallel action items that advance the North Boulder Subcommunity Plan's (1995 Plan) vision for the North Broadway area. The exact form of these amendments is yet to be determined, but will likely be some type of addendum to the 1995 Plan or a new chapter or section.

### Community Engagement

To allow for meaningful engagement by the community, the city will use a combination of traditional events and meetings and digital methods. The first phase will “kick off” in the fall. Although numerous conversations and feedback portals have already helped to shaped this preliminary scope (See [Attachments 4-6](#)). Public engagement strategies include:

- **Events** – this will include city-hosted events at various key project stages and “piggybacking” on other scheduled community events. For example, staff plans to coordinate outreach activities with the Transportation Master Plan and Comprehensive Housing Strategy to foster a more streamlined feedback portal for a variety of issues identified.
- **Web-based** – The city will use digital engagement tools, including a project website, and is investigating the best approaches through social media.

### Phase 1: Inventory and Assessment - Status

To date, city work has focused on identifying issues and the project approach. The official project “kickoff” is anticipated in the late summer 2013. This will include broader public outreach opportunities noted above in the Project Scope and Process section.

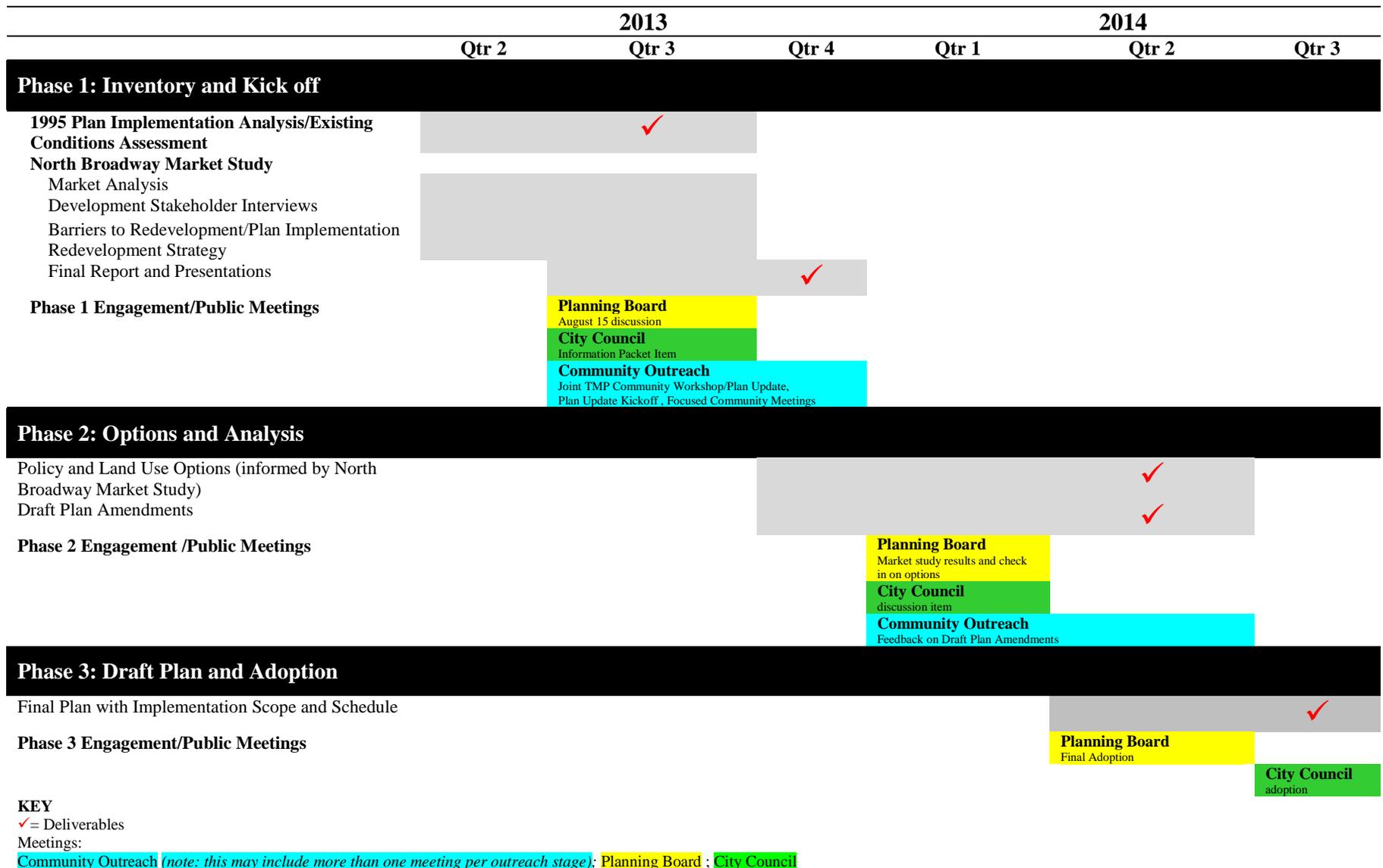
Phase 1: Inventory and Assessment, is underway. The list below summarizes some key tasks completed through July 2013.

- **Conversations** – Staff held focused conversations with over 20 North Boulder community members ranging from the North Boulder Alliance, property owners, developers, and other community members in March and April of 2013. (See [Attachment 4](#).)
- **June 6, 2013, Planning Board Memo** – The June memo summarized issues and a preliminary scope and schedule and sought feedback from the Planning Board and community members. Feedback then informed this memo. (See [Attachment 5](#).)
- **July 13, 2013, Holiday Neighborhood Party** – Staff hosted a booth and provided information about the plan update.
- **North Broadway Market Study** – Staff put the project out to bid, selected a consultant, and scoped a market study for the North Broadway area. (See [Attachment 3](#).)

### Draft Plan Update Process and Timeline

The following table summarizes the anticipated tasks and timeline to complete the plan update in a focused, efficient, and responsive manner.

**FIGURE 1: NORTH BOULDER SUBCOMMUNITY PLAN UPDATE DRAFT PROCESS**



## NEXT STEPS

Next steps include the following:

Inventory and Assessment	Ongoing
City Council Information Packet on the Plan Update	Late Summer 2013/TBD
“Storefront” workshop - North Boulder-Focused Transportation Master Plan	Late Summer 2013/TBD
“Kickoff” event (with city staff from housing, transportation, library)	Late Summer/Early Fall 2013
North Broadway Market Study	Completed October 2013

## **Attachment 1: 1995 Plan Background and Plan Implementation Summary**

The 1995 Plan overarching goals and objectives reflect a desire to strike a balance between preserving existing assets and to establish a vision for areas that had yet to develop at that time. A key theme throughout the 1995 Plan is also the goal of “complete, discernible neighborhoods.” It also aims to “preserve positive aspects of the subcommunity and ensure that future changes are beneficial both the subcommunity citizens and the city as a whole.”

The North Boulder Subcommunity Plan is the only such plan in the city. The original 3-year process took place from 1992-1995, involving stakeholders and steering committee. For the most part, the process followed a common set of steps from inventory and analysis, to recommendations, to public review and comment, to adoption before the Planning Board and City Council (August 1995). In 1993, the process was briefly put on hold to address citywide goals through the Integrated Planning Process (IPP).<sup>4</sup>

In 1996 and 1997, the plan was amended to address recommended land use patterns in specific locations. The table on the following page provides a more detailed, chapter-by-chapter summary of the 1995 Plan.

<sup>4</sup> The Integrated Planning Process (IPP) in 1993 was a citywide effort that resulted in several broad goals and objectives (e.g., strengthening and supporting existing neighborhoods), and more specific goals like population targets. City Council requested the North Boulder Subcommunity Plan be suspended pending the outcomes of that project.

**Figure 2: North Boulder Subcommunity Plan Chapters and Key Concepts**

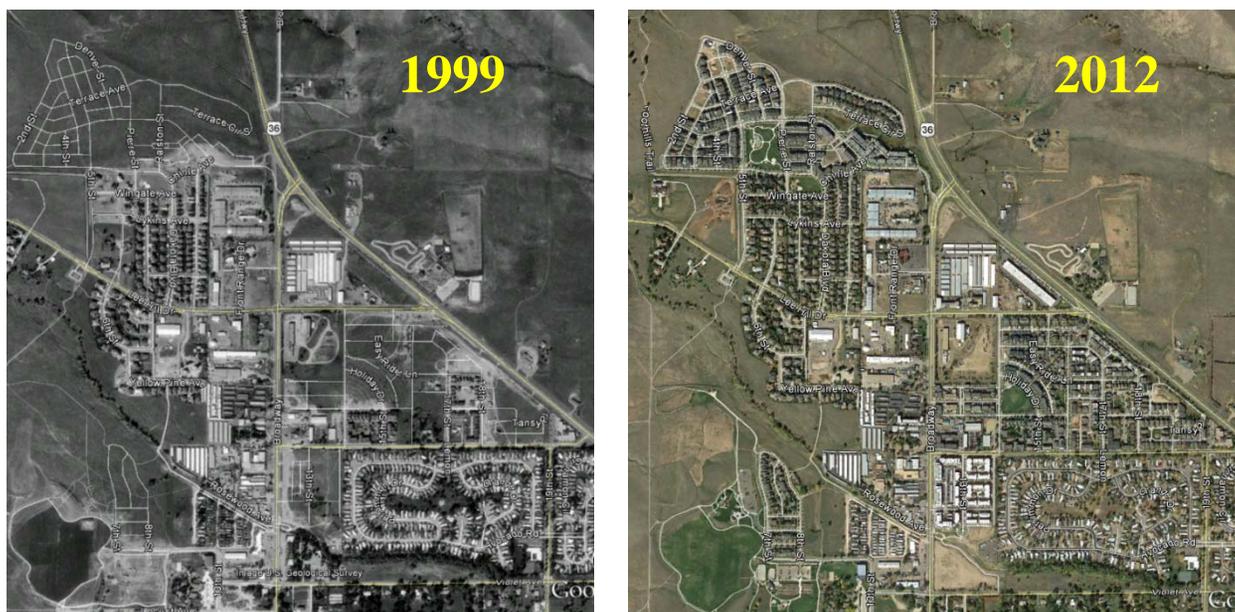
Plan Chapter	Summary and Key Concepts
<p><b>Chapters 1-4</b> Executive Summary, Introduction, History, Existing Conditions</p>	<p>Chapters 1-4 establish the overall framework and process for the 1995 Plan. These chapters also establish overarching goals and objectives with a focus on smart growth principles like walkable, mixed use neighborhoods patterned after the character of historic neighborhoods.</p>
<p><b>Chapter 5</b> Neighborhoods</p>	<p>Chapter 5 establishes an overarching set of goals and objectives for North Boulder neighborhoods and establishes neighborhood-specific development guidelines. This chapter also stresses the protection of the character of existing neighborhoods with guidelines for new neighborhoods. New residential neighborhoods should provide a diversity of housing types with a walkable and connected transportation network.</p>
<p><b>Chapter 6</b> Employment and Retail Centers</p>	<p>Chapter 6 identifies current and expected employment and retail centers within each neighborhood. It includes additional goals and objectives that reflect the desire for “complete, discernible neighborhoods.” The focus areas are the Village Center around Yarmouth Avenue and Broadway and the Service Industrial Areas along Broadway and Lee Hill Road. This chapter identifies the Village Center area as the “symbolic heart” of the subcommunity, with a full complement of neighborhood-scale services. This chapter also recognizes the importance of existing industrial areas that serve a community need and provide affordable nonresidential space.</p>
<p><b>Chapter 7</b> Community Facilities</p>	<p>Chapter 7 sets forth recommendations for new community facilities like libraries, schools, police and fire stations, and social services, while preserving existing community facilities. This chapter also establishes related goals and objectives to better serve subcommunity residents, including a branch library, transit centers at key destinations, and several new parks.</p>
<p><b>Chapter 8</b> Transportation</p>	<p>Chapter 8 sets forth recommendations for a transportation network with an emphasis on creating walkable and well connected streets and blocks. This chapter also includes an “Auto/Transit Improvements Right-of-Way Plan” that guides decision making for new infrastructure.</p>
<p><b>Chapters 9-10</b> Open Space and Natural Resource Protection, Parks and Open Lands</p>	<p>Chapters 9-10 set forth related goals and objectives for view protection, open space, topography, creeks, and irrigation ditches.</p>
<p><b>Chapter 11</b> Future Growth</p>	<p>Chapter 11 contains a summary of the projections and build out analysis that was conducted as part of the Integrated Planning Project (IPP) is included in this chapter. The results of this analysis informed North Boulder subcommunity-wide and neighborhood-specific target density ranges and square footages. This chapter also includes the Land Use Map that summarizes the recommended future land uses.</p>

## North Boulder Subcommunity Plan Implementation Summary

The North Boulder Subcommunity Plan contains numerous recommendations, many of which have been implemented. These recommendations range from new development and design standards, capital investments in civic facilities, and new transportation connections. Some of the key items from the 1995 Plan that the city has implemented include:

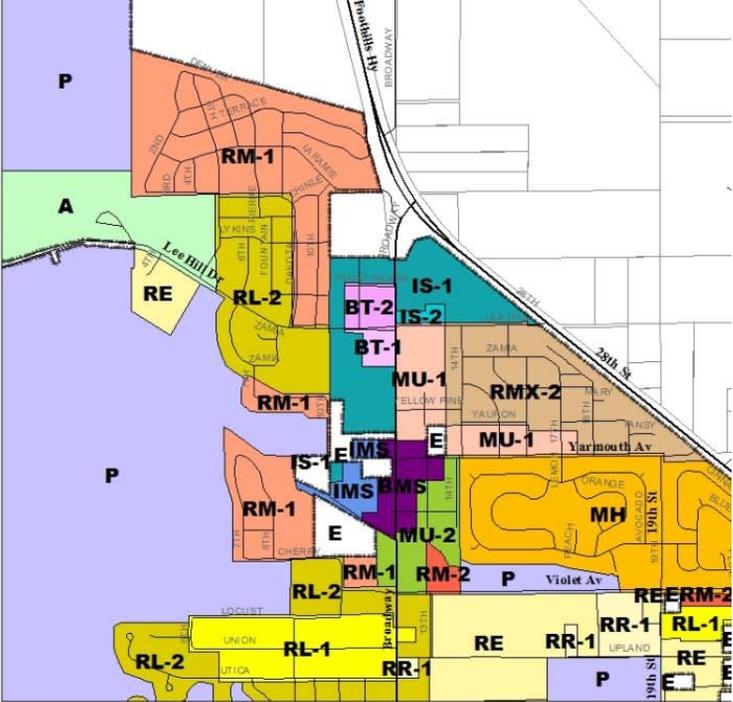
- **Five new zoning districts**, including a Business Main Street (BMS) district that was used for a rezoning for the Village Center area;
- **Numerous new parks** in accordance with the 1995 Plan, including Foothills Community Park and Holiday Neighborhood Park;
- **Several annexations** of county enclaves consistent with the 1995 Plan; and
- **New transportation connections** made in accordance with the 1995 Plan as redevelopment has occurred.

*\*\*NOTE: This is an updated version of the “1995 North Boulder Subcommunity Plan Implementation Status” section of the June 6, 2013 Planning Board memo.*

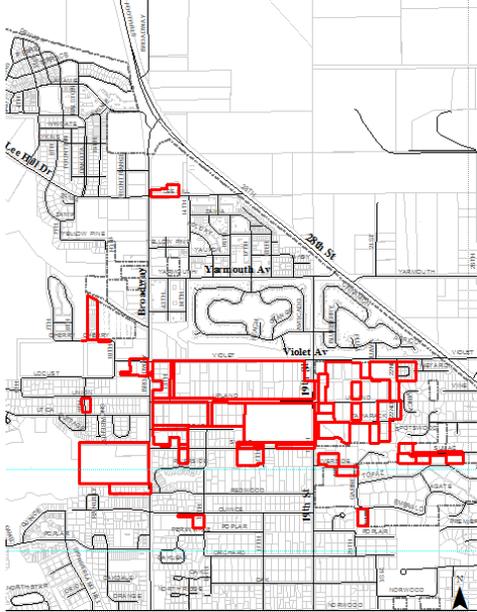


*1999 AND 2012 NORTH BOULDER AERIAL IMAGES*

**FIGURE 9: 1995 PLAN IMPLEMENTATION SUMMARY**

Category	Implementation Item and Description	Implementation Status	
<p><b>Zoning and Land Use</b></p>	<p><b>New Zone Districts and Development Standards</b> The 1995 Plan contains numerous recommendations for new North Boulder zone districts and development standards.</p>	<p>Five new zoning districts were created and properties were subsequently rezoned to:</p> <ul style="list-style-type: none"> <li>• A business main street zone, patterned after historic ‘Main Street’ business districts;</li> <li>• Three mixed use zones that provide a transition between the higher intensity business ‘Main Street’ and surrounding residential or industrial areas; and</li> <li>• A mixed density residential zone district.</li> </ul>	<p style="text-align: center;"><b>CURRENT ZONING MAP</b></p>  <p>The map shows a central area along Broadway with various zoning districts. To the north and west are Public (P) and Agricultural (A) zones. To the east and south are Residential (RM, RL, RR) and Mixed Use (MU) zones. Industrial zones (IS, IMS) are also present near the center. The legend below the map defines the following zones:</p> <ul style="list-style-type: none"> <li>BT-1 Business - Transitional 1 (TB-D)</li> <li>BT-2 Business - Transitional 2 (TB-E)</li> <li>MH Mobile Home (MH-E)</li> <li>RE Residential - Estate (ER-E)</li> <li>RL-1 Residential - Low 1 (LR-E)</li> <li>RL-2 Residential - Low 2 (LR-D)</li> <li>RM-1 Residential - Medium 1 (MR-D)</li> <li>RM-2 Residential - Medium 2 (MR-E)</li> <li>RM-3 Residential - Medium 3 (MR-X)</li> <li>RMX-2 Residential - Mixed 2 (MXR-D)</li> <li>RR-1 Residential - Rural 1 (RR-E)</li> <li>RR-2 Residential - Rural 2 (RR-E)</li> <li>MU-1 Mixed Use 1 (MU-D)</li> <li>MU-2 Mixed Use 2 (RMS-X)</li> <li>IMS Industrial - Mixed Services (IMS-X)</li> <li>IS-1 Industrial - Service 1 (IS-E)</li> <li>IS-2 Industrial - Service 2 (IS-D)</li> <li>A Agricultural (A-E)</li> <li>P Public (P-E)</li> <li>E Enclave (E)</li> </ul>
<p><b>North Broadway Area (Village Center and Yarmouth North)</b></p>	<p><b>Village Center</b> The 1995 Plan calls for a Village Center concept on both sides of Broadway at around Yarmouth Avenue.</p>	<ul style="list-style-type: none"> <li>• The city has rezoned properties in the Village Center and Yarmouth North areas to BMS, MU-1, and RMX-2 (see current zoning map to the right).</li> <li>• The east side of the Village Center has seen significant redevelopment, but the west side has not.</li> <li>• These redevelopment areas have been largely consistent with the plan’s goals for vertical mixed use and pedestrian-oriented design.</li> </ul>	

**FIGURE 9: 1995 PLAN IMPLEMENTATION SUMMARY**

Category	Implementation Item and Description	Implementation Status
<p><b>Community Facilities, Parks, and Open Space</b></p>	<p><b>Parkland</b> The 1995 Plan recommends several new parks throughout the subcommunity.</p>	<p>Since 1995, the following parks have been built or are in the process of being built:</p> <ul style="list-style-type: none"> <li>• Foothills Community Park</li> <li>• Neighborhood Park on the Mann property</li> <li>• Holiday Neighborhood Park</li> <li>• The Elks Neighborhood Park is in the 2013-2018 Capital Improvements Plan</li> <li>• Dakota Ridge Neighborhood Parks</li> </ul>
	<p><b>North Boulder Library</b> The 1995 Plan recommends a new Boulder Library branch in North Boulder</p>	<p>The Boulder Public Library Commission recently passed a resolution endorsing the concept of a North Boulder Library Station (570 square feet) operating in the Westview Apartment storefront in the vicinity of the Broadway and Yarmouth intersection. The library staff is currently evaluating costs and benefits of the proposed Library Station.</p>
<p><b>Annexation</b></p>	<p>The 1995 Plan supports annexation of county enclaves (Area II properties) in the North Boulder Subcommunity.</p>	<p>Since 1995, several county enclaves have annexed into the city in the North Boulder Subcommunity. The map below highlights these areas:</p> <p style="text-align: center;"><b>ANNEXATIONS SINCE 1995 (OUTLINED IN RED)</b></p> 

**FIGURE 9: 1995 PLAN IMPLEMENTATION SUMMARY**

Category	Implementation Item and Description	Implementation Status
<b>Transportation and Streetscape</b>	<b>Development Compliance with Transportation Plan</b> The 1995 Plan recommended a new requirement for compliance with the Transportation Plan during development or redevelopment.	The city adopted an ordinance that requires dedication or reservation of Rights-of-Way in conformance with the North Boulder Subcommunity Transportation Plan.
	<b>North Broadway Streetscape</b> The 1995 Plan recommended development and implementation of streetscape improvements along North Broadway	A <u>draft</u> North Broadway Streetscape Plan was developed and has been used as a guide to establish the streetscape design for Broadway from US 36 to Upland and improvements that were required when properties redeveloped (e.g., street trees, benches, lighting, on-street parking).
	<b>Auto/Transit Improvements Right-of-Way Plan</b> The 1995 Plan calls for transportation connections that encourage walking, biking, and transit use.	<p><b>Connectivity:</b> As new development has occurred in North Boulder (particularly north of Violet Avenue), connectivity has been enhanced by introducing more of a street grid consistent with the Auto/Transit Improvements Right-of-Way Plan. Streets have generally been designed to be narrower and more pedestrian friendly.</p> <p><b>Enhanced Transit:</b> The 1995 Plan calls for enhanced transit service in North Boulder. The Auto/Transit Improvements Right-of-Way Plan recommends circulator transit routes through some of the North Boulder neighborhoods along with a route along US 36 connecting to shopping areas along 28<sup>th</sup> Avenue. Currently, bus service along Broadway only extends to Front Range Avenue and Broadway (one block north of Lee Hill Road).</p> <p><b>US 36 Gateway:</b> The city has also not implemented a gateway feature where Broadway intersects with US 36, as recommended by the plan.<sup>5</sup></p>

<sup>5</sup> See page 22 of the 1995 North Boulder Subcommunity Plan.

**FIGURE 9: 1995 PLAN IMPLEMENTATION SUMMARY**

Category	Implementation Item and Description	Implementation Status
<p><b>Stormwater Utilities</b></p>	<p>The 1995 Plan recommends protection for riparian areas and utilization of flood plain areas for bicycle and pedestrian travel.</p>	<p>While not a specific implementation item from the 1995 Plan, the city completed the Fourmile Canyon Creek and Wonderland Creek Major Drainageway Planning effort in 2011. This document will inform future planning and development decisions in North Boulder, particularly in the Village Center area. Staff does not anticipate any updates to this study.</p> <div style="text-align: right; padding-right: 20px;"> <p><b>FOURMILE CANYON CREEK AND WONDERLAND CREEK MAJOR DRAINAGEWAY PLANNING</b></p>  <p><b>FINAL PLAN</b> May 2011</p> <p>CITY OF BOULDER URBAN DRAINAGE AND FLOOD CONTROL DISTRICT</p>   </div>

## Attachment 2: North Boulder Subcommunity Development Activity (1995-2013)

The 1995 Plan sets forth specific estimates for future growth in the North Boulder Subcommunity. Staff analysis of building permit records from 1995-2013 reveal the North Boulder Subcommunity is:

- **Approaching the 1995 Plan’s Estimate for New Residential Units** - The 1995 Plan approximated between 1,629-1,784 new housing units would be built within “about 13-17 years” in the subcommunity based on a number of factors.<sup>6</sup> According to city building permit records, approximately 1,700 new housing units have been built since the 1995 Plan. The city’s growth projections for the North Boulder Subcommunity estimate an additional approximately 550 housing units by 2035.<sup>7</sup>
- **Adding More Retail than the 1995 Plan Estimated** – The 1995 Plan estimated 85,000 square feet of new retail subcommunity-wide. Since 1995, about 178,000 square feet of new retail has been built.
- **Adding Office Space at Faster Rate than any other Land Use** – From 1995 to 2013, the amount of new office space increased by 291% from approximately 100,000 square feet to approximately 391,000 square feet, exceeding the 1995 Plan’s estimated new office space of approximately 299,000 square feet.

The tables that follow provide a more detailed summary of residential and nonresidential development activity since the 1995 Plan, along with existing land use and zoning.<sup>8</sup>

**FIGURE 3: LEE HILL ROAD CONCEPT**

1995 Plan Concept for Lee Hill Road Area



2013 Development Pattern



*The above images illustrate how the 1995 Plan helped shaped development patterns.*

<sup>6</sup> These factors included Boulder Valley Comprehensive Plan density assumptions by zone district and growth rates consistent with the North Boulder projections from the Integrated Planning Project.

<sup>7</sup> The city’s growth projections use a variety of factors from current zoning to future land use, to more qualitative analysis of specific sites with growth potential.

<sup>8</sup> SOURCES: North Boulder Subcommunity Plan, city building permit records. The numbers reflect building permits where Certificates of Occupancy (C.O.) were issued between 1995 and 2013. There are several developments under review that have not received C.O.’s to date.

**Table 1: NORTH BOULDER SUBCOMMUNITY-WIDE RESIDENTIAL DEVELOPMENT ACTIVITY (1995-2013)**

	1995 Total	Percent of 1995 Total	1995 Plan Estimate for Future Units	New Since 1995	Total Units 2013	Percent of Total Units 2013	Increase 1995-2013
Attached Units	1,084	27%	n/a	1,096	2,180	38%	101%
Detached Units (includes mobile homes)	2,930	73%	n/a	635	3,566	62%	22%
<b>Total North Boulder Subcommunity Wide Housing Units</b>	<b>4,014</b>	<b>100%</b>	<b>1,629-1,784 New Units</b>	<b>1,731</b>	<b>5,745</b>	<b>100%</b>	<b>43%</b>

**Table 2: NORTH BOULDER SUBCOMMUNITY NONRESIDENTIAL DEVELOPMENT ACTIVITY**

	1995 Count (sq. ft)	Percent of 1995 Total	1995 Plan Estimate for Future Square Footage	New Square Feet Since 1995	Total Square Footage 2013	Percent of Total 2013	Increase 1995-2013
Retail	200,000	27%	85,000	178,177	463,177	28%	89%
Office	100,000	13%	299,000	291,057	690,057	42%	291%
Industrial	450,000	60%	n/a	45,969	495,970	30%	10%
<b>Total</b>	<b>750,000</b>	<b>100%</b>		<b>515,203</b>	<b>1,265,203</b>	<b>100%</b>	<b>69%</b>

## Existing Zoning and Land Use in the North Boulder Subcommunity

The following tables illustrate the current zoning and land use conditions in the North Boulder Subcommunity. Generally, the data shows that:

- Most of the subcommunity is zoned low or medium density residential;
- A significant portion of the subcommunity is zoned and used as public (open space, parks, etc);
- A higher percentage of land is *classified* as a commercial land use than the amount of land that is *zoned* for commercial, and
- A lower percentage of land is *classified* as an industrial land use than is actually *zoned* industrial.

**Table 3: EXISTING LAND USE BY LAND AREA, NORTH BOULDER SUBCOMMUNITY<sup>9</sup>**

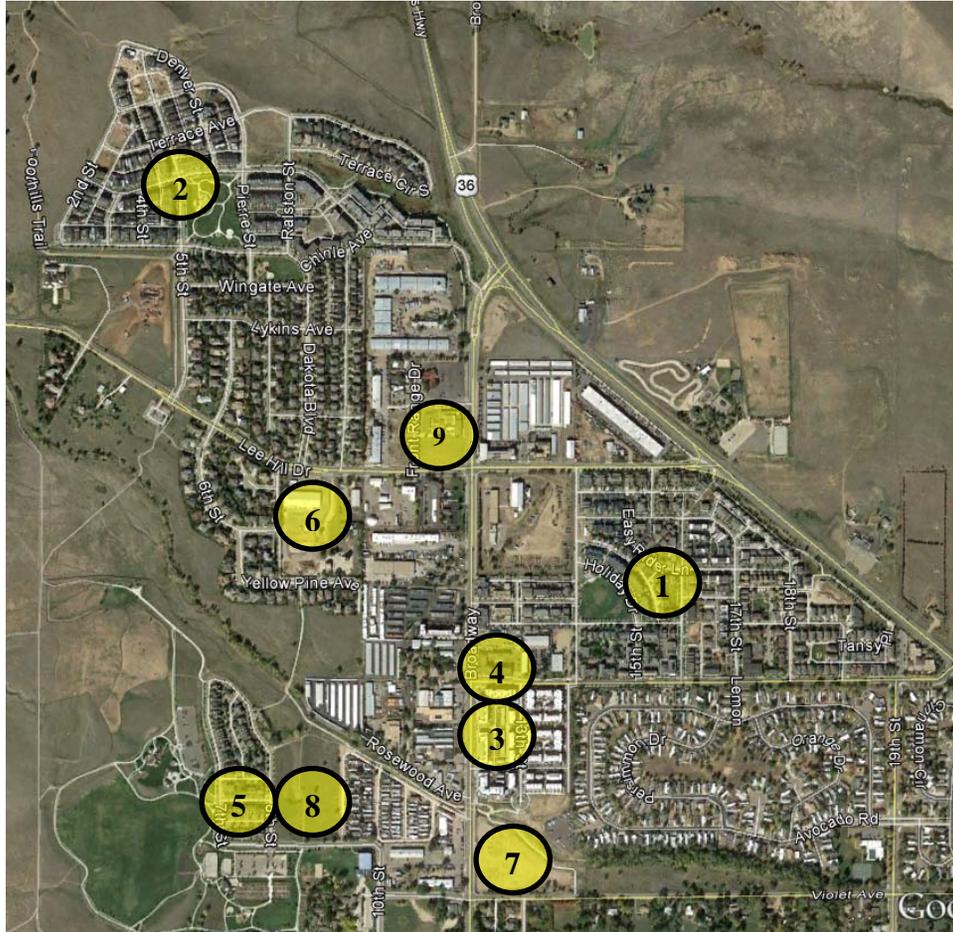
Name	Acres	Percent
Agricultural	1.0	0.07%
Commercial	103.7	6.9%
Industrial	3.7	0.2%
Mixed Use	11.4	0.8%
Residential	1,088.5	72.4%
Public/Institutional	204.7	13.6%
Vacant	90.7	6%

**Table 4: EXISTING ZONING BY LAND AREA, NORTH BOULDER SUBCOMMUNITY**

Zone District Category	Acres	Percent
Agricultural	17.8	1.0%
Commercial	23.9	1.2%
Industrial	120.1	6.0%
Mixed Use	34.8	1.7%
Residential	1,391.1	69.9%
Public/Institutional	222.5	11.2%

<sup>9</sup> SOURCE: Boulder County Assessors Office (based on how the county classifies land uses, which may not align with city zoning classifications).

**FIGURE 8: MAJOR DEVELOPMENTS IN NORTH BROADWAY AREA (1995-2013)**



	Construction Date	Approx. Site Size	Characteristics
<b>1. Holiday</b> 	2003-2005	27 acres	324 residential units (187 market rate units and 137 permanently affordable units), 55,164 square feet of non-residential space and a 1.7 acre park.
<b>2. Dakota Ridge</b> 	2001 – present	42 acres	420 residential units composed of 195 apartments, 65 townhomes and 130 single-family homes, and 30 (possible) commercial area conversion units. In addition, 23,025 square feet of office/retail space is located in the Neighborhood Center.
<b>3. Uptown Broadway</b> 	2003, 2008	8.5 acres	223 residential units and 40,337 square feet of mixed use commercial space
<b>4. Westview</b> 	2011-2012	1 acre	34 permanently affordable residential units that meet the affordable housing requirements for the development for the Residences at 29 <sup>th</sup>
<b>5. Foothills</b> 	2001-2002	5 acres	75 permanently affordable units in duplexes, fourplexes, townhomes, apartments, carriage units, a group home and a community center
<b>Pipeline/Under Review</b>			
<b>6. 820 Lee Hill</b>	2014 (expected)	6 acres	32 single family detached homes proposed
<b>7. Violet Crossing</b>	2013 (expected)	4.7 acres	10 two- and three-story buildings that house 78 market rate apartments and 20 affordable apartments
<b>8. 1000 Rosewood</b>	2013 (expected)	4.5 acres	18 dwelling units (16 single family units, 2 duplex units)
<b>9. 1175 Lee Hill</b>	2014 (expected)	1.2 acres	2 story multifamily transitional housing with 31 units
<b>Total number of housing units in pipeline/under review: 179 (including 31 transitional housing units)</b>			

## Attachment 3: North Broadway Market Study Summary

The plan update should produce outcomes that are based on the current economic and market realities of the North Boulder Subcommunity. The Market Study will help inform the plan. ArLand Land Use Economics will prepare the Market Study that will achieve several purposes, including:

- **A Market Demand Analysis** – The market study will assess the current market demand in North Boulder for different land uses, with an emphasis on the role of an “anchor” land use such as a grocery store (and other potential anchor land uses). This will include focused interviews with developers, commercial brokers, and other area development interests.
- **Barriers Analysis** – The market study will analyze the related barriers towards redevelopment and plan implementation based on the market information.
- **1995 Plan Village Center and Yarmouth North Implementation** – The market study will analyze of the feasibility of fully developing the 1995 Plan’s Village Center concept and evaluate redevelopment potential in the Yarmouth North area.
- **Action Items** – The market study will result in a set of action items based on the market analysis and identified barriers towards realizing the 1995 Plan’s vision.

The schedule below briefly summarizes the anticipated market study schedule and key tasks.

**Figure 10: Anticipated North Broadway Market Study Schedule**

Task	Outcomes	Timeline
<b>Interviews/Roundtable Discussions/Public Meetings</b>	<ul style="list-style-type: none"> <li>• Interviews with area development interests</li> <li>• Public meeting presentation(s)</li> </ul>	Ongoing
<b>Market Analysis</b>	Establish Market Area and Analyze: <ul style="list-style-type: none"> <li>• Population and Demographics</li> <li>• Anchor Land Use Potentials</li> <li>• Office/Employment Potentials</li> <li>• Other Commercial Services and Mixed Use Potentials</li> </ul>	Final Report – Expected October 2013
<b>Barriers to Redevelopment/Plan Implementation</b>	Identify key market barriers and related actions towards realizing the 1995 Plan’s Village Center and Yarmouth North area vision	
<b>Redevelopment Strategy</b>	Recommendations for changes to Village Center and Yarmouth North concepts	
<b>Report and Presentations</b>	Final report summarizing the market analysis, findings from interviews, barriers, and recommendations to inform plan update	

# **Attachment 4: Community Outreach and Feedback Summary –March/April 2013**

Staff has reached out to numerous community members to obtain feedback that has informed the project scope and schedule. The detailed results from community member interviews during March and April of 2013 are included below. In addition, the detailed results from the Planning Board and community member review of the June 6 Planning Board memo are included below. Please note that the Summary of June 6, 2013 Planning Board Memo Comments Section also summarizes these comments along with staff responses.

## **Residents/Neighborhood Groups**

### **General / Planning Process**

- Agrees that we should take a targeted approach to the update
- The North Boulder community would support good planning with this process
- Good planning could also draw more businesses to North Boulder
- The far north and west side of Broadway have the most potential to focus on
- The North Boulder Alliance has about 1,000 members. Their membership stretches from about Lucky's Market to US 36 on both sides of Broadway, but their primary focus is north of Violet Avenue
- Would like to see which major items from the original plan were implemented, and what development activity has occurred
- This process should be more of a conversation between the community and the city
- The area is well served by parks and open space
- Should start the public process at a time when more people are in town
- Everyone outside of this North Broadway area (i.e., south of Violet Avenue) seems to be doing fine and likes things the way they are
- There are not many things that have changed that necessitate an update to the plan - just need to more fully realize the vision and follow through
- Not enough attention paid to constraints in the original plan
- Holiday and the areas with larger lot and larger homes are established and should not be revisited with this process
- North Boulder Alliance Vision for North Boulder:
  - Broadway connects neighborhoods east/west, rather than divides them
  - Retain neighborhood character by requiring new development to be context sensitive
  - Attract businesses with a variety of retail and commercial services
  - Retain a distinct identity and function as northern gateway
- Keep residents well informed and give opportunities to provide input that affects the outcome
- Examine how and why development has occurred since the original plan
- Ideally would complete this update process before any new development is approved

### **Economic Vitality**

- Should consider the economic development component of the plan update (see below)
- Need to look at the economic impacts of anything we propose - it is important to understand this because nothing will happen unless it is economically feasible.
- The small lots on the west side of Broadway make it hard to assemble and redevelop (boulder does not have redevelopment authority to do this)
- There is no imminent development on the west side of Broadway where many of the industrial uses are – they seem to be working and serving a community need

## **Housing**

- Like the diversity of housing in the area
- Need to keep building new housing that is characterized by smaller lots and walkable communities - that will then support more redevelopment along Broadway and other places in North Boulder
- The city's new comprehensive housing strategy may have implications for North Boulder
- There is an overconcentration of special needs/affordable housing in North Boulder
- Three affordable housing projects sprung the neighborhood into action, asking the question - why are we concentrating these uses in North Boulder, and how are we letting developers transfer their affordable housing requirement to North Boulder? The three projects include: 17<sup>th</sup> Street and Yarmouth Avenue, NE; Broadway and Yarmouth Avenue, NE (why do we have 100% residential and affordable on such a key corner); and the Lee Hill/Boulder Housing Partners Project in North Boulder. The whole process for these three was very non-transparent.
- Supports mixed income but has some concerns about overconcentration
- Do not allow the continued concentration of shelters, permanent supported housing, affordable housing, and social services – the area has a disproportionate amount already

## **Arts**

- An arts district is a good idea to build off of the eclectic nature of North Boulder
- There is the opportunity to celebrate North Boulder as the most eclectic part of town
- One way to support the arts district is to brand the corridor with streetscape, signage, building design standards
- Support an arts district in North Boulder with an arts-oriented anchor that is dedicated where the Armory now sits
- The Armory site could become a vibrant, multi-use space where art plays an integral part.
- Some examples of good arts oriented projects include:
  - The Short North arts district in Columbus, OH – it is a good example of how economically advantageous an arts district can be
  - Gallery/artist loft space created in an historic hotel in Fergus Falls, MN
  - An "arts campus" from old Tannery buildings in Santa Cruz, CA
  - A 1920's office building in Michigan City, Indiana will soon be home to artist lofts, classroom, studio and commercial space
  - In Loveland, CO the old Feed and Grain is becoming artists' live/work space, creative business, community space, and an outdoor plaza.

## **Transportation/Connectivity**

- Lack of connectivity is an issue – when this area developed it was more of a suburban, cul-de-sac model
- The north/south connections are especially lacking
- North Broadway needs attention – there may have been some ideas in the 95' plan to address this we could revisit
- Getting across Broadway on foot to any new village center will be problematic
- A traffic light at Yarmouth Avenue would help
- There are still a lot of dead ends and missing links with roads and multi use paths
- The SKIP ends at the homeless shelter – it would get much better ridership if it extended north (for proximity and not feeling comfortable sharing station with homeless shelter)
- Locate a new transit center away from the homeless shelter to get more use
- Speed limits are too high on North Broadway for it to be pedestrian oriented
- The lack of parking in North Boulder has already become an issue as we grow (which we want to happen)
- Residents on the west side of Broadway and up Lee Hill drive here to North Broadway. Those who live in Holiday walk everywhere
- The intersections along Broadway are dangerous and need to be addressed.
- The traffic coming and going due to people who work here but don't live here will only be a bigger issue

- Would like to see more roundabouts or trees and benches along Broadway
- Want to see the Gateway addressed. It only needs landscaping per the plan and we don't even have that
- Would like to see signage as well welcoming people to Boulder
- Create an integrated network of streets
- Use street and pedestrian connections to tie the neighborhoods together
- Transportation improvements should address the traffic impacts of new development on the existing transportation systems

#### **Groceries/Food**

- The neighborhood wants a grocery store
- Like idea for a small scale grocery store
- Like idea of some type of North Boulder farmers market

#### **Land Uses and Zoning**

- The use review process for redevelopment on the west side of Broadway is onerous and costly.
- Even in industrially zoned areas many office uses are not allowed
- Not happy that Violet Crossing and Westview developments have minimal retail space
- Would like to see more contiguous redevelopment
- North Boulder needs land uses that are destinations (Amante and bike shops to some extent now, but need more)
- Some type of entertainment venue could be oriented around music (e.g., how Lyons uses music to draw people)
- North Boulder has a lot of interesting land uses, but they are scattered
- The issue isn't just zoning – e.g., you can't just expect to change the zoning and for development to happen – we need to be more creative and incentivize the right things so they really happen
- Should look at zoning along Broadway between Violet Avenue and Quince Avenue – that area could accommodate more density
- Need to understand what has worked and not worked (and why) with commercial and retail development on the Broadway corridor north of Lee Hill
- Need to understand the advantages and disadvantages of current zoning and potential zoning changes on the corridor
- Need to understand the residential concentration and economic mix that will support viable commercial and cultural development on the Broadway corridor
- The village center concept feels ½ done with west side of Broadway being missing piece. Sees two obstacles to redeveloping rest of this area: the market area is limited (i.e., if you draw a 2 mile radius much of it is open space) and the land use patterns that created North Boulder make it difficult to have an urban, walkable place
- Take a closer look at the zoning and what is allowed – would like more flexibility for the right kind of development
- The MU-1 zoning category may be too restrictive for the market
- The area needs an anchor –a grocery store, a brewpub, or some type of movie theater/brewpub to generate activity and draw people
- Supports some type of live/work spaces on west side of North Broadway
- Interested in a Library and how the plan can benefit North Boulder businesses.
- Do not want to see huge box stores so I like the current zoning

### **Developers, Nonresidential Property Owners, Business Owners**

#### **Land Use and Development**

- The density in Holiday is actually more than the plan calls for in that area
- The assumption for 95,000 square feet of office in the armory area does not make sense anymore
- Some of the commercial space as part of uptown/Holiday took 10 years to lease up

- The area needs some type of anchor before much more retail/nonresidential will be supported
- The village center concept should not just be on four corners – why not extend it north into the armory site?
- The armory site is currently zoned MU-1, which is more restrictive than BMS (MU-1 has restrictions on nonresidential square footage); the intent of the MU-1 district is more for residential with small scale neighborhood-serving retail and other nonresidential
- Concern about affecting the viability of the village center area building out by allowing any more nonresidential and extending the BMS zoning north to the armory site. However, the BMS zoning will not allow for an anchor.
- The market is really different in North Boulder – prices, demand, etc. don't necessarily align with concepts in the plan yet
- Many of the properties will not redevelop because of the zoning
- If there was a way to reduce fees for annexation and then modify the zoning it might work for county enclaves in North Boulder
- Only allowing live/work units in North Boulder is problematic – the city doesn't need it that much
- Income producing light industrial space provides no incentive to redevelop
- North Boulder will never be a “hot item” for commercial because it is on the edge of town
- Would like to see some type of study to evaluate what is really needed in the area – the conditions have changed since 1995 and there may need to be a different land use mix
- The city should be more open to development that may not be consistent with the plan but is responsive to the areas current needs – that would spur more redevelopment
- The development on the west side of Broadway is an eye sore and should redevelop. However, it could price out artists and other unique users. Ideally we would improve the aesthetics but keep it affordable for unique users like this.

#### **Activity in Area**

- Would like to see more pedestrian activity
- The area needs to be more inviting for pedestrians
- Would like to see more retail in the area

#### **Artists Community**

- The NoBo Art District in itself should be promoted as an attraction

#### **Homeless Issue**

- Concern with the homeless population in the area. Routinely see activities disruptive to businesses as a result
- The homeless population is too concentrated in North Boulder.
- Some of the homeless in the area can be aggressive.

#### **Transportation and Parking**

- Parking is of concern. Most people drive to North Boulder now. Having minimal parking is great for the locals that want to live in a walkable community, but not great for businesses who rely on customers finding parking spaces (especially for businesses that directly front on Broadway)
- From an urban design standpoint, minimal parking is good (parking in rear, reduced), but for retailers is it not good
- Could make the southeast corner of Broadway and US 36 a Park N' Ride

### **Nonprofits**

#### **General**

- Should revisit the vision in the plan. Conditions and attitudes about the area have changed (e.g., the rural character may not be as important now as it was in 1995)

### **Zoning and Land Use**

- Should be more flexibility to go outside of zoning code for new interesting projects
- Density bonuses could work
- Could adopt some type of overlay where developers don't have to build affordable housing (if we really want the west side of Broadway to redevelop)
- The zoning code has limited allowances for efficiency units (very small apartments) with minimum square footages – if there was more flexibility for these we may be able to get more density and affordable units
- Keep in mind affordable commercial space

### **Affordable Housing**

- There used to be large scale, multifamily developments in Boulder – hence, it was easier to provide the required 20% affordable housing on site. Now, sites are smaller so developers and the city have to get creative.
- The affordable housing will even out in the rest of the city relative to the disproportionate amount in North Boulder now.
- Research shows that affordable housing can have a positive impact on neighborhoods when there is the right balance of land uses – this includes having a good mix of housing, but also daily services nearby (e.g. grocery store)

### **Economic Vitality**

- Any plan strategies should be backed up by a market study so they are grounded in economic realities
- A Tax Increment Financing (TIF) district could be a tool if we really want this area to redevelop (or some type of district to help with financing for flood issues, affordable housing, etc.)

### **Transportation**

- The plan falsely assumes that Broadway's capacity is fine. With significant redevelopment, it may not be.

### **Library**

- The library site may have water/flood and parking issues
- The library recently did a survey of North Boulder residents regarding community needs

### **Arts District**

- The arts group wants to apply to the state for an arts district designation (a state creative district)
- The state has a tiered process, where the applicant has to get local government approval (via a resolution or similar) before they can apply
- With this, the first step is getting council to approve a resolution recognizing the North Boulder Arts District
- The general process is 1) submit a proposal to the arts commission for a recommendation, 2) city council accepts, 3) apply to the state for designation and funds, and as part of that process set up their own organization with sustainable funding, etc.  
The state sees these districts also as economic engines – could the city as well?

## **Other**

### **Commercial and Neighborhood Issues**

- Lack of change in the commercial areas in last several years is a concern– would really like to see a true neighborhood center
- North Boulder needs to be more of a self-sustaining neighborhood – need day-to-day conveniences like a pharmacy, groceries, etc.

- The small format retail has struggled more so with Uptown than Holiday. Holiday is fully leased, maybe as a function of better design.
- The village center concept in the original plan should remain and not become a strip
- There is no incentive for property owners on the west side of Broadway (between Violet Avenue and Yellow Pine Avenue) to develop
- Focus the plan update on areas of change (north of Violet Avenue)
- A market study of the village center area would inform this process
- Look at the subcommunity as a whole- Table Mesa has a neighborhood/commercial center and so should North Boulder.
- Armory Site (southeast corner of Lee Hill Drive and Broadway)
  - The area needs cultural amenities
  - Naropa consolidating their campuses there would be supported
  - Single-family detached housing would be okay; high density mixed use is over saturated in Boulder
  - Should have heart, occupied 24/7
  - Should be the glue of the community, cohesive, and the entry into the city.

### **Parking, Transportation, and Infrastructure**

- Consider allowing height to compensate for flood mitigation cost
- Explore new approaches to parking. A parking district where users share may be a good solution to avoid seas of asphalt, keep the area pedestrian oriented, and provide adequate parking for retailers/restaurants
- New restaurants on North Broadway can be challenging because there is not enough parking along and near North Broadway
- Garages may not be a solution because they primarily get used for car storage. They benefit some of the residents/offices.
- Would like to see a bus line running along US 36 to the commercial areas along 28<sup>th</sup>/29<sup>th</sup> Streets. This would get good ridership as an underserved route.
- Would support roundabouts at Yarmouth Avenue and Violet Avenue
- Some bicycle connections have been made since the original plan
- North Boulder is the northern gateway to Boulder, it should be welcoming. It is very confusing and dangerous as it is
- Connections needed on west side (pedestrian/bike) to the mobile home parks

### **Land Use Mix**

- Any type of large format retail that could be an anchor is difficult to do with the current zoning along North Broadway
- The whole area north of Violet Street could be one neighborhood center. It doesn't have to be just concentrated in the village center area.
- The MU-1 zone restricts uses to those that are neighborhood serving, but there could be opportunities to expand uses that draw from outside the neighborhood (the North Boulder residents would also benefit from it)
- There is a good mix of tenants right now along the North Broadway commercial area
- Some of the storage units in North Boulder may redevelop soon
- Some area along the west side of Broadway may support a small grocery, but developers may not invest in a grocery store unless there is high-traffic infrastructure to support it (4 lane intersection).
- The existing grocery options need to be better advertised – there is a mexican grocer, a gas station, and some small shops

### **Arts District**

- Arts district may be a good idea if it can integrate with what is already in North Boulder
- Some related businesses may include welding, studio space, live/work, or small coffee shops

- Smaller mixed use commercial is acceptable
- Supports commercial on the east side of the site, but commercial shouldn't extend past Yellow Pine.
- Some existing retail along 28th Street is underused

**Affordable Housing**

- Keeping the area around 40% (near what Holiday is) affordable housing units is a good mix.
- Less concerned than others about overconcentration of affordable housing. However, if we start getting into 60%-70% affordable housing units for the area that might be too high

## Attachment 5: June 6, 2013 Memo Comments

The feedback staff received from the March and April community interviews informed a North Boulder Subcommunity Plan update memo to Planning Board on June 6, 2013. The purpose of that memo was to introduce the Planning Board to the project and solicit feedback. Staff also sent this memo directly to community members for review and comment. Both groups reviewed and commented on the June 6 memo. Staff has also summarized these comments and provided responses below.

### **Comment: Keep It Geographically Focused**

The plan update should not reopen the entire original North Boulder Subcommunity Plan. Staff should focus the effort on the Village Center and Yarmouth North areas.

**Response:** This is consistent with the direction provided by City Council in the 2013 Work Plan.

### **Comment: Broaden the Scope Within the Focused Geographic Area**

The scope should be broadened within the North Broadway geographic focus area to include several other issues, including:

- Transportation and Parking - The transportation network along Broadway may be a barrier towards realization of the Village Center and Yarmouth North concepts. Broadway is not very walkable, and east west connections across Broadway are problematic due to traffic speeds and street widths. Similarly, parking issues present a challenge to balance business needs with the 1995 Plan's vision for a pedestrian scale environment.
- Housing – The overconcentration of affordable and special needs housing in North Boulder, particularly north of Violet Avenue, continues to be a concern. Similarly, the number and types of surrounding housing also relates to the success of the Village Center and Yarmouth North areas.
- Cultural Facilities - Land uses like an arts district and library can contribute to the success of the Village Center and Yarmouth North areas.

**Response:** Staff will be assessing all of the key barriers and opportunities towards realizing the 1995 Plan's vision for the Village Center and Yarmouth North areas. A market study (see [Attachment 3: North Boulder Market Study Summary](#)) will inform what some of these key barriers are. However, the plan update will not address any topics that do not directly relate to these geographic areas.

### **Comment: Citywide Initiatives May Not Adequately Address North Boulder-Specific Issues and Community Involvement**

While there are several citywide efforts to address issues like housing (Comprehensive Housing Strategy) and transportation (Transportation Master Plan) noted in the June 6 Planning Board memo, the North Boulder-specific issues may not get adequately addressed in these broader initiatives. The North Boulder Subcommunity Plan should be the implementation mechanism for the recommendations that come out of these efforts.

The North Boulder Subcommunity Plan update is potentially the most effective process for community feedback on issues around housing, transportation, arts, and the library.

**Response:** Both the Comprehensive Housing Strategy and the Transportation Master Plan (TMP) are citywide efforts that will have opportunities for community feedback and geographically specific implementation items. Both processes are in early stages so it is too soon to tell if there will be any recommendations to integrate into the North Boulder Subcommunity Plan. In order to keep this plan update focused and efficient (and in accordance with the 2013 Work Plan), staff will only focus on issues that relate to the Village Center and Yarmouth North areas, and coordinating with the Comprehensive Housing Strategy and Transportation Master Plan only as they relate to these geographic areas.

Staff is also working with housing and transportation staff to develop more user-friendly communications portals for North Boulder specific issues that may or may not be part of this plan update. This will include joint TMP and North Boulder Subcommunity Plan outreach later in 2013 (see Proposed Update Process and Timeline), and a North Boulder city staff point person to assist community members with addressing their concerns and directing them to the appropriate channels.

### **Specific Comments on June 6, 2013 Planning Board Memo**

#### June 6, 2013 Planning Board Memo Comment 1 (Planning Board Member)

I think the focus on the commercial North Broadway corridor makes a lot of sense. It keeps the scope of the update manageable while addressing the most important issues that the subcommunity faces. However, I think the scope needs to be broadened somewhat from what is proposed in the memo we received. Issues around parking, transportation and housing are central to the success of the commercial area and should be included in the sub-community plan revision.

For example, high traffic speeds along North Broadway along with the lack of crossing opportunities and the absence of a traffic light at Yarmouth and Broadway make it very difficult to realize the walkable, pedestrian friendly vision for the commercial area. The commercial viability of the area could increase dramatically if the two sides of Broadway were better linked and the roadway noise and danger were reduced. The TMP will be looking at issues across the entire city, and the specific needs of the North Broadway area will be easily lost in the larger process. Similarly with parking -- there are great opportunities to increase development feasibility for the west side of Broadway by creating a parking district and/or some kind of parking sharing. Again, the larger parking process wouldn't have the same focus on the needs of the North Broadway area.

Regarding housing, I agree that this is not the place to evaluate the larger issue of the ratio of affordable housing in the region north of Violet. However, how much housing is allowed or encouraged by the zoning is an important factor for the corridor development, and that needs to factor into the discussion.

Finally, an important reason to widen the scope is to make the process viable for neighborhood representatives. It's unreasonable to expect people to advocate for the neighborhood through as many as six separate processes: the sub-community revision, the TMP, the parking strategy, the comprehensive housing strategy, the library commission and the arts district designation. To the extent that we can centralize the process while keeping the focus on the North Broadway commercial corridor, it makes it feasible for residents to stay involved and engaged.

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#### June 6, 2013 Planning Board Memo Comment 2 (Planning Board Member Comment)

In general, I agree that connectivity and multi-modal issues are best addressed in the Transportation Master Plan (TMP). It is an actual plan. I think, however, that because the Housing and Parking are strategies and not plans, the North Boulder Subcommunity Plan (NBSP) update should address housing and parking as it would be the place to implement whatever strategies are developed in the corresponding strategy document.

Specific comments on the 6/6/ memo:

- What constitutes "overconcentration"? Does quantitative criteria exist to define such a condition? Without such definitions, how can we make that call? What are the impacts of overconcentration? Are they negative?

- The subcommunity plan should address the specific issues related to housing, while the housing strategy creates the overarching policies and objectives. Therefore, the housing issues related to this area should be addressed in this document.
- The NBSP should be the implementation tool of these strategies therefore, parking should be addressed as guided by the strategies.
- The TMP is actually a plan and agree that multi-modal and connectivity are addressed more appropriately in that document.
- Shouldn't the NBSP implement strategies defined by the Comprehensive Housing Strategy?
- Does this preclude the planned library? If so, any update to the NBSP should reflect this.
- However, as North Boulder is built out, a library comparable to Reynolds or Meadows would be more appropriate. The incubator station should be treated as a stop gap measure.

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### June 6, 2013 Planning Board Memo Comment 3 (Public Comment)

We appreciate that the City's commitment is not to reopen the Subcommunity plan in its entirety. We agree with limiting the focus. We just want to be sure that the critical elements of the original plan that are not working from our perspective get addressed. We agree with your approach in the following respects:

- Focus on that portion of North Boulder from Violet north to the City limits at Broadway and 36. (We would have the focus start just south of the Broadway Violet intersection, using the Didomenico Art house installation as the southern anchor. An analysis of the commercial viability of the North Broadway corridor would then include its three central intersections: Broadway/Violet; Broadway/Yarmouth and Broadway/Lee Hill.)
- Focus on the commercial/retail viability of this portion of the North Broadway Corridor. We have requested and support a market study that comprehensively examines what is working and not working about commercial development on this corridor. We would like to understand much better than we do the zoning, market, environmental, annexation, property ownership issues and their contribution to this corridor's commercial/retail stagnation. We would also like to understand how/whether the creation of a flourishing Art District in North Boulder, building on our existing artist community, can support commercial/retail development here.

We want to be sure, however, that any tailored reopening of the plan actually focuses on the factors that, from our perspective, are critical to the commercial and retail viability of Broadway North of Violet. Those are primarily transportation, housing and cultural issues.

#### **Transportation and circulation**

We and the North Boulder Alliance both believe that resolution of the transportation and circulation issues inhibiting must be integrated into any update of the Subcommunity Plan. While transportation issues are critical to any planning effort, this proposed update of the plan, after all centers on a transportation artery: Broadway. Many aspects of the current transportation and circulation inhibit the connection between the east and west sides of Broadway and are unsafe. Necessary improvements include:

- Pedestrian and bike friendly improvements: Slow traffic, two lanes, traffic circles
- Motorist friendly improvements: Yarmouth signal, Lee Hill turning lane, adequate parking
- Integrated network of streets improving circulation and providing routes other than Broadway both for everyday use and for emergency access
- Streetscape improvements to Broadway that make it more attractive and comfortable for neighbors and visitors to patronize North Boulder businesses.

#### **Housing**

We and the North Boulder Alliance have stressed repeatedly the importance of constraining the concentration of affordable housing in North Boulder even as we recognize the necessity of increasing housing units in our

community to support the commercial/retail growth we desire. We don't think it is merely an issue of fairness. We are convinced that the commercial/retail viability of our community depends on attracting residents who have the means to support local restaurants and retail.

### **Cultural amenities**

The two cultural amenities we believe are critical to the commercial/retail viability of this portion of the North Broadway corridor are the creation and support of a North Boulder Art District and the fulfillment of the original Subcommunity plan's original commitment to a North Boulder Branch Library.

### **NoBo Art District**

We know plans are underway for designation of a North Boulder Art District. We urge that the Subcommunity plan update be coordinated with this designation because we have become increasingly convinced that a thriving art scene in North Boulder can play a critical role in overcoming the economic stagnation we are experiencing. As it has done in so many other communities, a variety of artistic activity can draw neighbors and visitors, enhancing local businesses and events.

### **Branch Library**

We believe the City's and Boulder Housing Partners' commitment to a library station at WestView will help anchor the Broadway/Yarmouth intersection and enhance its commercial viability. Our primary concern, however, remains the City's lack of follow through on the full service branch for which the site was acquired many years ago.

### **North Armory Site**

We are concerned that the timing of your project will limit the options available to the current option holders on the Armory site. The size, location and major Broadway frontage of this site make it one of the most important remaining parcels in the North Broadway corridor for enhancing the corridor's commercial and retail viability.

In our April 16th note and vision submission to you, we tried briefly to set out the potential elements of a new vision for a viable North Broadway corridor. We took a deliberately brainstorming approach to reflect the diversity of opinion that we know exists in our North Boulder community while at the same time providing a focus on the issues we thought most important. We did not see our note and vision submission included in their entirety in your June 6 Information Item. We would appreciate your including them, as well as this note, in the submission you make to the Planning Board for its August 15th study session. If you would prefer a more focused submission, we're glad to oblige.

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### June 6, 2013 Planning Board Memo Comment 4 (Public Comment)

After reviewing your attachment further I realized that the North Boulder Sub-Community Plan is not intending to address the housing issue. I am a bit confused by the list of what the Plan will address and what it will not. The 'will not address' list is much longer and it seems that many of the concerns we have expressed over the past three months to you are being exempted from the Plan. Why document our concerns if they are not going to be addressed?

Isn't there already a NoBo Business Corridor Plan for the Village Center that is separate from the SubCommunity Plan? It seems short-sighted to not include residential in the Sub-Community Plan? The word community is comprehensive. I am not sure I am understanding the goal of the revisit to the Plan if it does not include all areas of concern.

If the subject of our over-concentration of affordable housing and social services is to be included in the New Comprehensive Housing Strategy for Boulder, then please address these concerns there. I see that both your name and Lesli's are on the staff list for that document. Although reading through the report on the study

session it is clear from the market study that North Boulder is going to be hit even harder due to the amount of developable space. The market study does not go near the topic of concentration, which is a huge oversight. This small community will continue to carry the load of affordable housing for Boulder, thus segregating populations within the city by economics. This is a sure formula for slumming and it is not what the BVSD called for. It is the exact opposite of the dispersal called for in the BVSD. Dispersal is not addressed in depth in the New Comprehensive Housing Strategy study session report.

I believe that the North Boulder SubCommunity Plan needs to address our local community's particular issues and protect our future development, not just along the commercial corridor. The infrastructure of housing will or will not support the business model, depending on the success of the residential community development. The infrastructure of transportation and parking will or will not support the business model, depending on the success of the residential community development. Community facilities and an art district directly impact the success of the commercial corridor.

Please excuse me if I am misunderstanding the scope of the Plan, or lack thereof. It looks like the new plan is only taking into consideration the topics addressed by the old plan. How can we ignore the many changes that have occurred in our community since the first plan was drafted? If we are going to put the time and effort into rethinking this, why not make it as effective as possible?

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#### June 6, 2013 Planning Board Memo Comment 5 (Public Comment)

Thank you for the update: it seems to comprehensively report the various opinions and concerns you have collected on the future development of North Boulder.

One thing caught my eye: the comment that HHS is not concerned about the concentration of affordable housing and social services in Boulder north of Violet Street if it continues to hover around 40%. I am attaching a special report generated by/for her department in November 2010. I hope that you will read it carefully as it expresses concern at that early date that the community is well out of balance with the Boulder Valley Comprehensive Plan. It states, in fact, that the concentration was already well above 40% then. Not included in the count is the 100% affordable Westview apartments, 1175 Lee Hill, 820 Lee Hill, Violet Crossing, the Blue Spruce auto development, Rosewood, the Armory, and whatever else might be developed on the west side of Broadway north of Violet. HHS knows perfectly well that with the completion of these projects the percentage will be in the mid to high 50% range, perhaps over 60%.

HHS was concerned enough in 2010 to order a special study. Now they use casual language and loose statistics to suggest there is no problem. I have presented this document repeatedly in the past to City Council, City Manager, Planning, etc. It is important to understand the full history and momentum of affordable housing in North Boulder. Our Housing and Human Services Department has not been candid with the public or city officials. They continue to ignore their own report of an imbalance in the city's goal of 10% affordable housing dispersed throughout the city of Boulder.

I recommend that Planning order from the Housing and Human Services Department an updated and accurate report on the current and projected percentages of affordable housing in Boulder north of Violet. This is essential to developing a plan for North Boulder that meets the expectations of the BVSD and addresses the concerns of the community. The department needs to be accountable for the situation of imbalance they have created. If I sound bitter and frustrated it is because we continually run up against this HHS "wall of denial" in our efforts to improve the future of our community.

The word 'moratorium' has been brought up by both citizens and several city council members to no avail. Perhaps it is the North Boulder Sub-community Plan that needs to propose this concept. Calling for an

exemption from the 20% affordable requirement for any future development (development that has not to date been issued permit) in the area of Boulder North of Violet between city boundaries west and east.

Please let me know if that is something the citizens of North Boulder could collect and document support for and that you could include in the NBSCP.

# Attachment 6: North Boulder Alliance Comments – April and July 2013

## North Boulder Alliance Comments – April 15, 2013

### Vision for North Boulder

- Broadway connects the neighborhoods to its east and west, rather than divides them, as is currently the case.
- Neighborhoods retain their individual character by requiring new development and redevelopment to be in harmony with the adjacent areas.
- The North Broadway corridor attracts business owners to provide a variety of retail and commercial services.
- The North Broadway corridor has a distinct and coherent visual identity appropriate to its function as Boulder's northern gateway.

### North Boulder Subcommunity Plan

- Residents of North Boulder need to be well-informed about the process for updating the plan and need multiple opportunities (of varying degrees of intensity) to provide input that actually affects the outcome.
- The update process should examine how and why development since its adoption has deviated from the plan in so many ways and make appropriate policy changes that will address the adverse consequences of those deviations from plan. In particular, the heavy presence of the homeless population has an adverse impact on adjacent neighborhoods, local businesses, pedestrians, and bus ridership.
- The update process should be completed before any significant development/redevelopment projects that are not already approved are allowed to move forward.

### Transportation and Circulation

- A North Boulder transportation plan creates an integrated network of streets that improves circulation and provides alternate routes, both for everyday use and for emergency access and/or evacuation.
- Street and pedestrian connections across Broadway "tie" the neighborhoods together.
- Transportation improvements address the dramatic increase in traffic resulting from recent and new development, especially the more high-density infill developments and redevelopments that are planned. These include upgrading signals at Broadway and Lee Hill, making street connections across Broadway from the residential developments on both sides, making pedestrian movement across Broadway safer and more inviting, adding shelters to bus stops to make them more user-friendly, and filling in missing links in bicycle lanes and multi-use paths.
- A new transit center located away from the Boulder Shelter for the Homeless helps to increase ridership and improve transit users' perception of safety.
- Streetscape improvements to Broadway will make it more attractive and comfortable for neighbors and visitors to patronize North Broadway businesses. Additional parking will help those businesses attract customers, both from North Boulder and outside.

### Neighborhoods

- The concentration of shelters, permanent supported housing, affordable housing, and social services that has taken place since the adoption of the subcommunity plan should not be allowed to continue. The area north of Violet now has 50% or more affordable housing, in contrast to the citywide goal of 10%. New development should provide no more affordable housing than is required under Boulder's inclusionary housing ordinance or should use the cash-in-lieu option to build affordable units in under-served neighborhoods. Social service agencies should be encouraged to locate or grow in other parts of Boulder so that they may serve the broader community without having a disproportionate impact on North Boulder.
- North Boulder has a variety of neighborhoods, each of which addresses its residents' needs and preferences in an effective way. This variety has contributed to the diversity of North Boulder's population with respect to age, family structure, and income.

- The individual character of these neighborhoods should be respected and protected; infill development should be in harmony with respect to density, home type, and design. Adjacent redevelopment should be designed to provide effective transitions, not harsh contrasts.

### **Business and Retail**

- North Broadway should become a hub for a wide range of businesses that serve both the neighborhood market and that of Boulder as a whole.
- North Broadway's existing low-cost commercial and industrial space on the west side is important for nurturing artists, small business start-ups, and niche businesses. However, streetscape and signage improvements can integrate these businesses into a more coherent North Broadway business district on both sides of the street.
- The North Broadway commercial corridor should be managed as a business center, with efforts to analyze the market for various businesses, recruit business owners, and manage design and parking issues.
- The business components of developments on parcels such as the Armory will be especially critical to the future of North Broadway's economic health. Development of the Armory site should include businesses that attract both daytime and night-time patrons from beyond the neighborhood.

### **Community Facilities and Amenities**

- The village center proposed in the 1995 subcommunity plan should be developed as a focal point that provides a sense of community to the diverse neighborhoods of North Boulder. It would be an excellent location for facilities such as meeting spaces, a police substation, or a library branch (see below).
- The subcommunity plan envisioned a library branch in North Boulder. We are still waiting. We understand that financial limitations make a full branch difficult to build in the near term; there are lower-cost options that could at least provide some service to the growing population of library patrons in North Boulder

# NORTH BOULDER ALLIANCE

*Preserving the integrity of our community as it grows.*

P.O. Box 2063, Boulder, CO 80306

(303) 444-5757

July 31<sup>st</sup>, 2013

Dear Jeff,

The North Boulder Alliance (NBA) would like to offer comments on the proposed scope of the North Boulder Subcommunity Plan (NBSP) update. The planning staff recommended to the Planning Board that the NBSP update focus exclusively on the viability of the North Broadway commercial area -- by focusing on barriers to and opportunities for realization of the 1995 Plan's vision for a village center. Unfortunately, we believe you will find that the principal barriers are issues excluded from the scope, as are the most promising opportunities to achieve the vision for North Broadway and the village center that were embodied in the 1995 plan. We also have concerns about the plans for community engagement and would like to recommend ways to make this a robust and productive partnership.

***Vision for North Boulder:*** The staff document acknowledges that it has received input from some residents, businesses, and taxpayers in North Boulder, but fails to recommend a visioning process that would engage the community in a meaningful way to shape a vision that will have broad public support and will thus be more likely to influence future development.

***Recommendation: Hold professionally facilitated, in-depth visioning meetings in North Boulder.***

***Assessment of Today's North Boulder Relative to the 1995 Plan:*** We question if the staff has really examined the ways in which North Boulder's development has diverged from the 1995 plan. As a small example, referring to WestView as a mixed-use development is gratuitous at best and misleading at worst. Labeling Dakota Ridge North as Wonderland Hills shows a similar lack of familiarity with North Boulder as it exists today.

The staff memo states that "the [1995] plan calls for a Village Center concept on both sides of Broadway at around Yarmouth Avenue. The east side of this area has seen significant redevelopment, but the west side has not. These redevelopment areas have been largely consistent with the plan's goals for vertical mixed use and pedestrian-oriented design."

The above statement is inaccurate in that the northeast corner of Yarmouth and Broadway (the center of the Village Center) commonly known as WestView in no way meets the vertical mixed use/pedestrian-oriented design requirement. In fact, it is 100% affordable rental housing. This raises the question of whether the city really knows whether the plan has been followed at all. We therefore request that the assessment process verify what's really there now.

***Recommendation: Provide a comprehensive assessment of the ways the 1995 NBSP did meet and did not meet its targeted goals.***

***Barriers to a Viable North Broadway Business Corridor/Village Center:*** The growing concentration of social services, shelters, subsidized housing, and vagrants north of Violet has serious implications for the market for businesses on North Broadway, yet these issues are to be excluded from the scope of the NBSP update. Street connectivity, traffic flow, and parking are and will continue to be critical factors in the

accessibility of North Broadway businesses to their local customers, but they are not included in the scope. Similarly, community facilities that serve as a magnet for potential customers (and vagrants) are also excluded from the plan update.

The scoping document also does not acknowledge that a principal barrier to the success of the plan is the city's desire to locate more affordable housing here due to lower land values. This trend could be considered a market reality that must be acknowledged and addressed. The document correctly acknowledges that affordable housing is overly represented in north Boulder compared to other parts of the city but it does not address the reason for this, which, if not addressed, will continue to serve as a barrier to the realization of the plan.

***Recommendation: Explain in detail the barriers that inhibit healthy, thriving business development in North Boulder.***

***Opportunities for a More Viable Business Environment:*** The staff also proposes to exclude two of the more promising opportunities for adding vitality and identity to the business corridor – capital investments in streetscape and signage and the nascent arts district.

By excluding so many of the critical barriers and opportunities for achieving the kind of thriving business district envisioned in the 1995 plan from consideration in the current update, we fear the effort will be doomed to result in recommendations to address the very issues that will not be addressed in the update. Aside from wasting resources in a futile effort, the City and the community risk losing our last opportunity to influence development in a way that realizes the vision of the 1995 plan (which is still supported by so many North Boulder residents, businesses, and taxpayers).

***Recommendation: Incorporate into the 2014 NBSP update clearly defined steps to reverse the barriers into opportunities for business growth in NB.***

***Community Engagement:*** Given recent history in the City's relationship with North Boulder residents, business owners, and taxpayers, it is especially important that the public engagement process be robust and citizen-friendly. Holding public meetings or Planning Board study sessions in prime vacation time would not send the message that the City welcomes citizen engagement. Holding public meetings downtown, rather than in North Boulder, de-emphasizes and dilutes the special importance of these issues to North Boulder neighborhoods. We urge the City to take the time and make the effort to do this right.

***Recommendation: Hold a series of formally scheduled meetings in North Boulder to encourage maximum resident participation and buy-in of the NBSP update process.***

NBA appreciates the opportunity to participate in the NBSP update but believes these issues important to North Boulder residents must be addressed within the City's update process.

Sincerely,

The North Boulder Alliance

cc: Lesli Ellis