



TO: Members of Council
FROM: Dianne Marshall, City Clerk's Office
DATE: October 7, 2014
SUBJECT: Information Packet

1. CALL UPS

- A. Site and Use Review** application, no. LUR2014-00042, for the redevelopment of the 45.5-acre Western Disposal Services site at 2655 N. 63rd St. in the IM zone district to include one 28.34-acre lot with a proposed 55' tall, 109,873 s.f. waste transfer station and recycling collection and processing facility and 4 developable lots ranging from 2.55 to 3.19 acres in size for future light industrial and technology development uses.

2. INFORMATION ITEMS

- A.** Update on Annexation of Flood Impacted Properties
- B.** North Boulder Sub-Community Action Plan

3. BOARDS AND COMMISSIONS

- A.** Beverages Licensing Commission – September 17, 2014
- B.** Human Relations Commission – September 15, 2014
- C.** Library Commission – July 9, 2014
- D.** Library Commission – July 26, 2014
- E.** Library Commission – August 6, 2014
- F.** Open Space Board of Trustees – September 2, 2014
- G.** Open Space Board of Trustees – September 10, 2014
- H.** Planning Board – August 7, 2014
- I.** Planning Board – September 18, 2014
- J.** Parks and Recreation Advisory Board – August 25, 2014
- K.** Transportation Advisory Board – August 11, 2014
- L.** Water Resources Advisory Board – August 18, 2014

4. DECLARATIONS

- A.** Marie Mercedes Alvarex Day – August 19, 2014
- B.** Colorado Cities and Towns Week – October 20-26, 2014
- C.** Crosswalk Safety Week – October 5-18, 2014
- D.** Escoffier Day – October 9, 2014



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
David Driskell, Executive Director of Community Planning + Sustainability
Susan Richstone, Deputy Director of Community Planning + Sustainability
Charles Ferro, Development Review Manager
Chandler Van Schaack, Planner I

Date: October 7, 2014

Subject: Call-Up Item: Site and Use Review application, no. LUR2014-00042, for the redevelopment of the 45.5-acre Western Disposal Services site at 2655 N. 63rd St. in the IM zone district to include one 28.34-acre lot with a proposed 55' tall, 109,873 s.f. waste transfer station and recycling collection and processing facility and 4 developable lots ranging from 2.55 to 3.19 acres in size for future light industrial and technology development uses.

EXECUTIVE SUMMARY:

On September 18, 2014, Planning Board approved (6-1, J. Gerstle opposed) the subject application with the conditions found in the disposition of approval, provided as **Attachment A**.

The current proposal is to allow for the redevelopment of the 45.5-acre Western Disposal Services site at 2655 N. 63rd St. in the IM zone district to include one 28.34-acre lot with a proposed 55' tall, 109,873 s.f. waste transfer station and recycling collection and processing facility (waste transfer station) and 4 developable lots ranging from 2.55 to 3.19 acres in size for future light industrial and technology development uses. The proposed waste transfer station and recycling collection and processing facility, to be located adjacent to Western Disposal's existing compost, mulch and dimensional lumber processing yard, would replace the existing facility at 5880 Butte Mill, and would include a public access drop-off facility for yard and wood waste, certain recyclable materials and residual trash.

The four additional lots would be developed at a later time subject to detailed Design Guidelines (see **Attachment B**). Per the Applicant's written statement, the intent for the development of the site will be to pursue a complementary dynamic between the compost, mulch and wood processing facility, the future waste transfer station and public drop-off, and the four additional development lots, potentially creating an "EcoDistrict" by maximizing the advantage of waste heat, by-products, and other technologies that may be related to Western's processes, or those of the businesses in the Park. Please refer to **Figure 1** for a vicinity map.



Figure 1: Vicinity Map

The proposal includes two vehicular access points off of 63rd Street, including a primary access to the waste transfer station and public drop-off facility to be placed in the same location as the existing site entrance on the northern portion of the site as well as a new access and roundabout circulation drive further to the southeast. Access to the four additional lots will be taken from the circulation drive via a combination of shared access points for the three southern lots and two access points serving the northern lot. Bicycle and pedestrian circulation into and through the site will be accomplished via detached sidewalks along 63rd Street and the internal circulation drives. The plan also includes a soft-surface pedestrian path running along the edge of the wetland area on the southern portion of the site from 63rd Street to a proposed pocket park, and extending north from the pocket park along the eastern edge of the waste transfer station parcel.

In terms of building design, the proposed Design Guidelines (see **Attachment B**) address all elements including the scale and mass of buildings, materials, colors, roof styles and door and window openings, and are intended to promote a cohesive design statement within each parcel and throughout the development as a whole. In addition, the proposed Lots 2 thru 5 would be required to go through an administrative Site Review (subject to call-up by the Planning Board) at the time of redevelopment to ensure consistency with the intent of the Design Guidelines and Site Review criteria. The proposed waste transfer station is proposed at a height of up to 55'. The

remaining buildings are intended to meet the maximum permitted by-right height for the IM zone of 45 feet. In terms of site layout, the Design Guidelines promote building-forward design, with modifications to the setbacks requested in order to allow for 10' building setbacks on Lot 2 along the internal access drive and 10' setbacks on Lot 3 along 63rd St. where 20' is the minimum required per the IM zone district standards. Parking is to be located so as to minimize the visual impact, and open space and landscaping will be required to meet applicable city standards.

The Planning Board's approval is subject to a 30-day call-up period by City Council which expires on **October 20, 2014**. City Council is scheduled to consider this application for call-up at its **October 7, 2014** public meeting.

The staff memorandum of recommendation to Planning Board and other related background materials are available on the city website. Follow the links: www.bouldercolorado.gov → A to Z → Planning Board → search for past meeting materials planning board → 2014 → 09.18.2014 PB Packet.

BACKGROUND:

An application for a similar project was reviewed as a Concept Plan by the Planning Board on Dec. 5, 2013 (the memo and the minutes are available on the city website. Follow the links: www.bouldercolorado.gov → A to Z → Planning Board → search for past meeting materials planning board → 2013 → 12.05.2013 PB Packet). At that time, the applicant had proposed to subdivide the site into 12 development parcels ranging from 1.5 acres to 8.6 acres in size, initially establishing (4) four lots with frontage along 63rd Street that could be sold or leased. At that time, it was undetermined whether Western Disposal would relocate their waste transfer station and recycling collection and processing facility to the subject site from its current location at 5880 Butte Mill; however, the proposed site plan was intended to allow for a future/potential transfer station and public access drop off facility within the site. A discussion and comparison of the proposed project and the Concept Plan review is provided in Key Issue no. 1 below.

Project Site.

The 45.5-acre project site is located in East Boulder just north of Arapahoe Ave. off of 63rd Street, immediately across from the Leggett Owen Reservoir. The site is bounded by 63rd Street on the east, Stazio Ball Fields and the Leggett Reservoir outfall on the north, the Union Pacific railroad on the west and the Leggett Reservoir inlet and Boulder County Recycling facility on the south (see **Figure 1** for a vicinity map). Currently, the project site is largely vacant except for approximately 12 acres of the property, generally located west of the Jones Donnelly ditch, which is being used by Western Disposal as one of the few compost processing facilities in the State of Colorado. The yard waste composting operation was established as a pilot program in 2002 and later formalized through a Use Review in 2008 (LUR2008-00018).

Site Context.

The project site is within the 1-mile section of 63rd Street between Arapahoe and Valmont Roads identified in the 2006 Master Plan for Waste Reduction as "Recycle Row," which is an area intended to serve as a one-stop-shop where Boulder residents and businesses can access facilities to meet all their waste reduction and recycling needs. Currently, the Master Plan for Waste Reduction is being updated as the Zero Waste Strategic Plan, a draft of which anticipates that the project site will include public drop off for wood and yard wastes to complement Western

Disposal's composting operations, as well as a potential construction and demolition debris sorting facility to serve the city and the region. In addition, existing uses within the "Recycle Row" corridor currently include Eco-Cycle and the Center for Resource Conservation at 6400 Arapahoe, Boulder County Recycling Center and a regional Hazardous Materials Management Facility at 1901 63rd, and Western Disposal's existing transfer station and public access drop off located at 5880 Butte Mill Rd.

ANALYSIS:

Overall, the project was found to be consistent with the Site Review Criteria of section 9-2-14(h), B.R.C. 1981. A consistency analysis of the proposed project with the site review criteria is provided in **Attachment C**. Because the design of the proposed transfer station has not been finalized and the other four lots are to be developed at a later date through individual site reviews, much of the criteria for building design, mass and scale refers to the proposed design guidelines for the development. The waste transfer station will be required to submit a Site Review Amendment application (subject to call up by the Planning Board) for approval of the architectural design, which will ensure that the final design will be consistent with the approved Design Guidelines. Similarly, consistency with the approved Design Guidelines and Site Review criteria for Lots 2 thru 5 will be ensured through the Administrative Site Review process that each lot will be required to undergo prior to development.

The application was found to be consistent with the Use Review criteria of section 9-2-15(e), B.R.C. 1981. Specifically, the relocation of the waste transfer station and recycling collection and processing facility is necessary in order to foster the city's Waste and Recycling policies, and the operating characteristics of the proposed use are such that the use will provide a direct service to the surrounding area while remaining compatible with and having a minimal negative impact on the use of nearby properties. In addition, given the variety of uses surrounding the site and the historical presence of a composting facility in this location, the proposed use will not change the predominant character of the surrounding area. Please see **Attachment C** for staff's complete analysis of the review criteria.

Planning Board Hearing. At their September 18, 2014 public hearing, the Planning Board approved the subject Site and Use Review request with a vote of 6-1 (J. Gerstle opposed). Board member Gerstle opposed the motion due to the project including modifications to setbacks without including final building designs. The board amended the conditions of approval to allow for a phased development plan that includes construction of the infrastructure improvements within three years and construction of the waste transfer station and recycling collection and processing facility within six years. The board also added a condition of approval requiring an amendment to the approved design guidelines to include consideration of bike access to the public drop-off area, alternatively fueled vehicle access, minimization of mosquito habitat, and multiple uses of parking areas such as recreation, events and food trucks. Finally, the board amended the conditions of approval to require approval of a Site Review Amendment for the 55' height and final architectural design of the waste transfer station and recycling collection and processing facility. There were no public comments regarding the proposal.

The 30-day call up period expires on **October 20, 2014**. City Council is scheduled to consider these applications for call-up at its **October 7, 2014** public meeting.

ATTACHMENTS:

- A. Notice of Disposition dated September 18, 2014
- B. Applicant's Proposed Plan
- C. Site and Use Review Criteria Analysis



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CITY OF BOULDER PLANNING BOARD
NOTICE OF DISPOSITION

You are hereby advised that on September 18, 2014 the following action was taken by the Planning Board based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

DECISION: APPROVED WITH CONDITIONS
PROJECT NAME: WESTERN INDUSTRIAL PARK
DESCRIPTION: Site and Use Review for the redevelopment of the 45.5-acre Western Disposal Services site at 2655 N. 63rd St. in the IM zone district to include one 28.34-acre lot with a proposed 55' tall waste transfer station and recycling collection and processing facility approximately 110,000 s.f. in size and 4 developable lots ranging from 2.55 to 3.19 acres in size for future light industrial and technology development uses.
LOCATION: 2655 N 63RD ST
COOR: N04E02
LEGAL DESCRIPTION: Outlot C1, Boulder County Recycling and Composting Authority Subdivision Replat A Lot Line Adjustment, City of Boulder, County of Boulder, State of Colorado.
APPLICANT: NANCY BLACKWOOD
OWNER: WESTERN INDUSTRIAL PARK LLC
APPLICATION: LUR2014-00042
ZONING: IM
CASE MANAGER: Chandler Van Schaack
VESTED PROPERTY RIGHT: NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.

APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS:

Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981:

- Height modification for Lot 1 to allow for a maximum principal building height of 55 feet where 45 feet is the maximum principal building height allowed by right.
- Reduction in the minimum front yard landscaped setback to allow for 10' setbacks on Lot 2 along the internal access drive and 10' setbacks on Lot 3 along 63rd St. where 20' is the minimum required.

Section 9-9-5, "Site Access Control," B.R.C. 1981:

- Increase in number of access points permitted to allow for two access points on Lot 2 where one is the maximum number permitted.

This decision may be called up before the City Council on or before **October 20, 2014**. If no call-up occurs, the decision is deemed final thirty days after the Planning Board's decision.

Final Approval Date: **October 21, 2014**.

FOR CONDITIONS OF APPROVAL, SEE THE FOLLOWING PAGES OF THIS DISPOSITION.

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A

SIGNED DEVELOPMENT AGREEMENT AND SIGNED FINAL PLANS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS. IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING BOARD APPROVAL AUTOMATICALLY EXPIRES.

Pursuant to Section 9-2-12 of the Land Use Regulations (Boulder Revised Code, 1981), the applicant must begin and substantially complete the approved development in compliance with the phasing plan. Failure to "substantially complete" (as defined in Section 9-2-12, Boulder Revised Code 1981) the development in compliance with the phasing plan shall cause this development approval to expire.

At its public hearing on September 18, 2014 the Planning Board approved the request with the following motion:

On a motion by C. Gray, seconded by J. Putnam, the Planning Board voted 6-1 (J. Gerstle opposed) to approve Site and Use Review application LUR2014-00042, adopting the staff memorandum as findings of fact, including the attached analysis of review criteria and subject to the recommended conditions of approval which shall be revised to include the following Condition of Site Review Approval No. 7:

7. Pursuant to Subsection 9-2-12(a), "Three Year Rule," B.R.C. 1981, the following development/phasing plan is approved:

- a. Phase I, to construct the public infrastructure improvements, shall commence at the date of this approval and shall be substantially completed within three years.
- b. Phase II, to construct a waste transfer station and recycling collection and processing facility, shall commence upon the expiration of Phase I and expires three years thereafter.

Friendly amendment by J. Putnam, accepted by C. Gray to add a condition 3.h to the Conditions of Site Review Approval which shall read as follows:

Amended design guidelines that will provide:

- (1) Consideration for access for bicycles to the public waste transfer drop-off area
- (2) Consideration for alternatively fueled vehicle access such as charging stations, bio diesel or compressed natural gas.
- (3) Consideration for minimization of mosquito habitat in storm water infrastructure and landscaping.
- (4) Consideration for multiple uses of parking areas, such as recreation, events, and food trucks.

Friendly amendment by J. Putnam accepted by C. Gray to revise Condition of Site Review Approval No. 6 to read:

6. Prior to a building permit application for any of the proposed Lots 2-5 of Western Industrial Park Subdivision, the Applicant shall submit a Land Use Review application for a **Site Review Amendment pursuant to Subsection 9-2-14(m), "Amendments to Approved Site Plans," B.R.C. 1981.** Prior to a building permit application for any building on Lot 1 the Applicant shall submit a Land Use Review application for a **Site Review Amendment** pursuant to Subsection 9-2-14(m), "Amendments to Approved Site Plans," B.R.C. 1981 for approval of the architectural design. Even if the building on Lot 1 exceeds the permitted height for principal buildings set forth in section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, such proposed height, by itself, shall not require a referral of such Site Review Amendment to the Planning Board; however, the City Manager may, in her discretion, either refer such application to the Planning Board or make the decision subject to call-up by the Planning Board.

Friendly amendment by A. Brockett, accepted by C. Gray and J. Putnam, to add to condition 3.h that shared parking between Lots 1 through 5 shall be strongly encouraged.

CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS OF SITE REVIEW APPROVAL:

1. The Applicant shall ensure that the **development shall be in compliance with all approved plans** dated August 29, 2014 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.
2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following:
 - a. Annexation Agreement dated January 13, 1988 and recorded March 20, 1989 at Film 1571, Reception No. 972794;
 - b. Annexation Ordinances 5151 5152 and 5153;
 - c. Development Agreement recorded on November 5, 2001 at Reception No. 2215932; and
 - d. Subdivision Agreement recorded on November 5, 2001 at Reception No. 2215933.
3. Prior to a building permit application on proposed Lot 1 of Western Industrial Park Subdivision, the Applicant shall submit a Technical Document Review application for the following items, subject to the approval of the City Manager:
 - a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the approved plans dated August 29, 2014 and in the approved Western Industrial Park Design Guidelines & Standards dated August 29, 2014 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.
 - b. A **final site plan** which includes detailed floor plans and section drawings.
 - c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.
 - d. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.
 - e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards and CDOT Access Code Standards, for all transportation improvements. These plans must include, but are not limited to: street plan and profile drawings, typical cross-section, street cross-sectional drawings, signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards, transportation detail drawings, geotechnical soils report, and pavement analysis.
 - f. A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.
 - g. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.
 - h. **Amended design guidelines** that will provide:
 1. Consideration for access for bicycles to the public waste transfer drop-off area
 2. Consideration for alternatively fueled vehicle access such as charging stations, bio diesel or compressed natural gas,
 3. Consideration for minimization of mosquito habitat in storm water infrastructure and landscaping,
 4. Consideration for multiple uses of parking areas, such as recreation, events, and food trucks.
 5. Strong encouragement of shared parking between Lots 1-5.
4. Prior to a building permit application for proposed Lot 1 of Western Industrial Park Subdivision, the Applicant shall submit a Technical Document Review application for a **Final Plat**, subject to the review and approval of the City Manager, and execute a subdivision agreement meeting the requirements of chapter 9-12,

"Subdivision," B.R.C. 1981 and which provides for the construction of all public improvements and dedication of all easements necessary to serve the development.

5. Prior to a building permit application for proposed Lot 1 of Western Industrial Park Subdivision, the Applicant shall submit a **financial guarantee**, in a form acceptable to the Director of Public Works, in an amount equal to the cost of providing eco-passes to the employees of the respective building for three years after the issuance of a certificate of occupancy for that building as proposed in the Applicant's Transportation Demand Management (TDM) plan.
6. Prior to a building permit application for any of the proposed Lots 2-5 of Western Industrial Park Subdivision, the Applicant shall submit a Land Use Review application for a **Site Review Amendment pursuant to Subsection 9-2-14(m), "Amendments to Approved Site Plans," B.R.C. 1981**. Prior to a building permit application for any building on Lot 1 the Applicant shall submit a Land Use Review application for a **Site Review Amendment** pursuant to Subsection 9-2-14(m), "Amendments to Approved Site Plans," B.R.C. 1981 for approval of the architectural design. Even if the building on Lot 1 exceeds the permitted height for principal buildings set forth in section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, such proposed height, by itself, shall not require a referral of such Site Review Amendment to the Planning Board; however, the City Manager may, in her discretion, either refer such application to the Planning Board or make the decision subject to call-up by the Planning Board.
7. Pursuant to Subsection 9-2-12(a), "Three Year Rule," B.R.C. 1981, the following **development/phasing plan** is approved:
 - a. Phase I, to construct the public infrastructure improvements, shall commence at the date of this approval and shall be substantially completed within three years.
 - b. Phase II, to construct a waste transfer station and recycling collection and processing facility, shall commence upon the expiration of Phase I and expires three years thereafter.

RECOMMENDED CONDITIONS OF USE REVIEW APPROVAL:

1. The Applicant shall ensure that the **development shall be in compliance with all approved plans** dated August 29, 2014 and the Western Industrial Park Design Guidelines & Standards dated August 29, 2014 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.
2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following:
 - c. Annexation Agreement dated January 13, 1988 and recorded March 20, 1989 at Film 1571, Reception No. 972794;
 - d. Annexation Ordinances 5151, 5152 and 5153;
 - e. Development Agreement recorded on November 5, 2001 at Reception No. 2215932; and
 - f. Subdivision Agreement recorded on November 5, 2001 at Reception No. 2215933.
3. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.
4. The Applicant shall ensure that the **Large Recycling Collection and Public Access Drop-Off Facility** operates in accordance with the following conditions:
 - a. All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition, or shall be baled or pelletized. Storage containers for flammable material shall be constructed of nonflammable material. Oil storage shall be in containers approved by the city fire department. No storage, excluding truck trailers and overseas containers, shall be visible above the height of the fencing.

- b. The site shall be maintained free of vermin infestation and shall be cleaned of litter and loose debris on at least a daily basis.
 - c. Any container provided for after-hours donation of recyclable materials shall be of sturdy, rustproof construction, shall have sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials
 - d. The containers shall be clearly marked to identify the type of materials that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers.
 - e. The facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation.
5. The Applicant shall ensure that the **Recycling Processing Facility and Waste Transfer Station** operates in accordance with the following conditions:
- a. Processors shall operate in a wholly enclosed building except for incidental storage, or within an area enclosed on all sides by an opaque fence or wall not less than seven feet in height and landscaped on all street frontages.
 - b. All exterior storage of material shall be in sturdy containers or enclosures which are covered or within an area enclosed on all sides by an opaque fence or wall not less than seven feet in height, secured, and maintained in good condition, or shall be baled or pelletized. Storage containers for flammable materials shall be constructed of nonflammable material. Oil storage shall be in containers approved by the city fire department. No storage, except for truck trailers or overseas containers, shall be visible above the height of the fencing.
 - c. The site shall be maintained free of vermin infestation, shall be cleaned of litter and loose debris on at least a daily basis, and shall be secured from unauthorized entry and removal of materials when attendants are not present.
 - d. Any containers provided for after-hours donation of recyclable materials shall be of sturdy, rustproof construction; shall have sufficient capacity to accommodate materials collected; and shall be secure from unauthorized entry or removal of materials.
 - e. Containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers.
 - f. No dust, fumes, smoke, vibration, or odor from the facility shall be detectable on neighboring properties.
 - g. Any composting component of the use shall be operated in accordance with the practices outlined in the Management Plan dated July, 2008 which is attached as an exhibit to the Notice of Disposition, if approved.
 - h. The access road and parking spaces shall be maintained as an all-weather surface suitable for emergency vehicle access that prevents dust and tracking roadway material onto adjacent streets.
6. Upon the execution of the development agreement required by section 9-2-9, B.R.C., 1981, this approval **supersedes the conditions of approval** contained in Exhibit A (Planning Department Notice of Disposition dated July 21, 2008) to the Development Agreement recorded in the Office of the Boulder County Clerk and Recorder at Reception No. 2959121 on October 10, 2008.

By: 
David Driskell, Secretary of the Planning Board

Note: Due to the size and number of pages of the plan set, Attachment B was too large to include in the memo. Therefore, a complete set of plans is available in the City Council office of the City Manager's Office.

Case #: LUR2014-00042

Project Name: Western Industrial Park

Date: Sept. 18, 2014

CRITERIA FOR REVIEW

No site review application shall be approved unless the approving agency finds that:

(1) Boulder Valley Comprehensive Plan:

✓ (A) The proposed site plan is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.

The proposal to subdivide the subject property and redevelop the site with Western Disposal's Waste Transfer Station and Public Access Drop-Off Facility as well as four light industrial lots to be developed at a later date is consistent with a number of Boulder Valley Comprehensive Plan Policies. In particular, the proposed Design Guidelines include numerous sustainability-oriented requirements and policies that meet the following goals, among others:

- 4.03 Energy Conservation and Renewable Energy,
- 4.04, Energy Efficient Land Use,
- 4.05, Energy Efficient Building Design,
- 5.06, Industry Clusters, and
- 5.14 Employment Opportunities.

In addition, Staff finds the relocation of the waste transfer station and public access drop-off facility onto the subject site adjacent to the existing compost facility to be more consistent with the city's broader sustainability-oriented goals as well as the long-term community vision contained in the [Master Plan for Waste Reduction](#) (MPWR), adopted by City Council in 2006. The MPWR implements the policies contained in the BVCP for the area of Energy and Climate, specifically subsections *4.06, Construction Waste Minimization* and *4.07, Waste Minimization and Recycling*.

N/A (B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a three-hundred-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:

Not applicable, as this proposal does not include any residential.

N/A (i) The density permitted in the Boulder Valley Comprehensive Plan, or,

N/A (ii) The maximum number of units that could be placed on the site without waiving or varying any of the requirements of [chapter 9-8](#), "Intensity Standards," B.R.C. 1981.

✓ (C) The proposed development's success in meeting the broad range of BVCP Policies considers the economic feasibility of implementation techniques require to meet other site review criteria.

The overall philosophy for the development of the Western Industrial Park (WIP) site is to pursue a complementary dynamic between the compost, mulch and wood processing facility, the future transfer station and public drop-off, and the 4 additional business lots. Ideally, businesses desiring to locate within the WIP will self-select in part because of the proximity to Western's facilities, and the entire "Recycle Row" facilities. These considerations are a fundamental part of the applicant's proposal.

(2) Site Design: Projects should preserve and enhance the community's unique sense of place through creative design that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design techniques which are consistent with the purpose of site review in subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

 (A) **Open Space:** Open space, including, without limitation, parks, recreation areas, and playgrounds:

 ✓ (i) Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;

The open space for the proposed Western Industrial Park incorporates a trail system along the southeast edge of the site and along the east edge of the transfer station site that will provide pedestrian circulation within the site. The trail system also joins the future sidewalk / bike lane along 63rd St. A small pocket park will provide common outdoor seating areas with views of the foothills, and the design guidelines encourage the creation of common open space features on each of the development parcels as they redevelop. The site is also directly south of the Stazio Ball Fields complex, which provides ample recreational opportunities. The ball fields will be accessible from the project site via the sidewalk/ bike lanes on 63rd St.

 N/A (ii) Private open space is provided for each detached residential unit;

Not applicable, as this proposal does not include any residential.

 ✓ (iii) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (*Cynomys ludovicianus*), which is a species of local concern, and their habitat;

Per the applicant's written statement, a premium has been placed on preserving the unique natural characteristics of the adjacent landscapes on the north and

southeast edges of the WIP site to maintain a sense of natural amenity, which distinguishes this property as unique and an attractive setting for business. (See comments under Landscaping below for additional information.) There are no Endangered Species on the WIP site.

✓ (iv) The open space provides a relief to the density, both within the project and from surrounding development;

The WIP site context is relatively rural and the surrounding uses are commercial, so it is arguable as to whether the surrounding development necessitates a relief to density; however, the proposal incorporates a variety of open space meant to maintain existing views and enhance the natural landscape surrounding the building sites. Open space/landscape buffers have been incorporated along the edges of the site. Open space internal to the 4 development parcels is addressed in the Design Guidelines, Chapters 2.0 Site Planning, Circulation and Parking Criteria and 3.0 Landscape Design. Open space within the development parcels shall be provided in excess of the minimum requirements of the Boulder Revised Code.

✓ (v) Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;

The site is adjacent to Stazio Fields and will connect to that site via the sidewalk system along 63rd St. Recreational amenities within the site include an internal pedestrian loop and a small pocket park at the west end of the trail along the south edge of the site that will incorporate benches, boulders, picnic tables and a trellis to frame the views to the mountains.

✓ (vi) The open space provides a buffer to protect sensitive environmental features and natural areas; and

A small area within the WIP along the southeast edge of the site contains the buffer zones for the mapped wetlands located south of the site, adjacent to the Leggett Inlet. The WIP Site Plan, Landscape Plan and Design Guidelines all respect the wetlands and provide criteria established for minor improvements within the Wetland Buffer Zones (such as trails/paths/seating areas/pocket park). Refer to the WIP Design Guidelines and Standards, Chapter 3.0: Landscape Design, Section 3.2: Landscaping within the Inner 25' Wetland, and Section 3.3: Landscape Zone Adjacent to and within 50' Outer Wetland for additional information

✓ (vii) If possible, open space is linked to an area- or city-wide system.

The open space trail system within Western Industrial Park will provide pedestrian/bicycle linkages to the soon to be completed 63rd Street sidewalk and bike lane, which can be used to access the South Boulder Creek Trail via the Stazio Ball Fields to the north.

N/A (B) Open Space in Mixed Use Developments (Developments that contain a mix of residential and non-residential uses)

Not applicable, as this proposal does not include any residential.

N/A (i) The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and non-residential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property; and

N/A (ii) The open space provides active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and are compatible with the surrounding area or an adopted plan for the area.

(C) Landscaping

✓ (i) The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;

The landscape design for the site closely follows standard xeric techniques, featuring a more natural/informal native and colorful plant palette along the 63rd Street edge and internal street and driveway into the waste transfer station. More manicured landscapes will be limited to the 2 major entries into the site off 63rd Street, parking lot screening and at the building entries. The perimeter landscape adjacent to the wetlands on the southeast and along the Leggett outlet on the north will be a mixture of native trees and shrubs. Please refer to WIP Design Guidelines and Standards, Chapter 3.0 Landscape Design for additional information.

✓ (ii) Landscape design attempts to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

There are no threatened or endangered species on site. Wood rail fencing is proposed along the southeast property line to minimize impacts to adjacent wetlands and along the north property boundary adjacent to Leggett Outlet.

✓ (iii) The project provides significant amounts of plant material sized in excess of the landscaping requirements of [sections 9-9-12](#), "Landscaping and Screening Standards" and [9-9-13](#), "Streetscape Design Standards," B.R.C. 1981; and

Landscaping in the Western Industrial Park is proposed to meet the current landscape requirements. See Landscape Requirements chart on Sheet L2.0 and refer to the WIP Design Guidelines and Standards Chapter 3.0, Sections 3.8 (Suggested Plant Materials Palette), and 3.9 (Minimum Landscape Material, Size and Quantities). In addition to the areas of the site that will be landscaped per the existing requirements, there is an existing wetland area which will be preserved and

lined with a soft surface path along the southeast portion of the site as well as several mature trees along the Leggett Outfall which will be preserved.

✓ (iv) The setbacks, yards, and useable open space along public rights-of-way are landscaped to provide attractive streetscapes, to enhance architectural features, and to contribute to the development of an attractive site plan.

The landscape concept for Western Industrial Park incorporates informal planting materials and landscape elements along 63rd Street and the internal roadway, within the natural open space areas on the north and south edges of the site, and along the internal pedestrian corridors. Trails are provided in the perimeter setbacks, and a pocket park on the southeast edge of the site will include a trellis/shelter structure with tables and benches, providing an outdoor meeting area with views to the Foothills and Flatirons. In addition, the Design Guidelines include language encouraging the use of landscaping to enhance architectural features.

___(D) *Circulation*: Circulation, including, without limitation, the transportation system that serves the property, whether public or private and whether constructed by the developer or not:

✓ (i) High speeds are discouraged or a physical separation between streets and the project is provided;

High speeds are discouraged through the design of the access streets to both the Waste Transfer Station/Public access drop off and the short "round about" street that provides access to the 4 development parcels. The fact that there are no through streets proposed and that all internal streets include detached sidewalks separated from the street by a planting strip both help to achieve this goal.

✓ (ii) Potential conflicts with vehicles are minimized;

The traffic to the transfer station has been separated from that traffic accessing the 4 development parcels, thereby significantly minimizing any vehicle conflicts between the larger WTS trucks and the traffic to the development parcels. Additionally, the circulation for the WTS/Public drop off traffic has been separated from the WTS traffic within the WTS/Public Drop-off access site. (See Sheet SP2.0 for specific details.)

✓ (iii) Safe and convenient connections are provided that support multi-modal mobility through and between properties, accessible to the public within the project and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, pedestrianways and trails;

Two (2) points of access are proposed into the site from 63rd Street. Circulation has been designed to create/maximize the efficient utilization of the parcels. The South Boulder Creek Pedestrian/Bicycle Path runs parallel to and west of South Boulder Creek. A connection east is stubbed out east just south of the Stazio Ball Fields (under the UP RR) parallel to and north of the Leggett Outfall. This provides for a

future connection east to the bike lanes and sidewalk in the soon to be completed 63rd Street. The WIP plan will connect to the sidewalk and bike lane along 63rd street via the internal sidewalks and soft surface pedestrian path.

✓ (iv) Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns, and supporting infrastructure that supports and encourages walking, biking, and other alternatives to the single-occupant vehicle;

See response above.

✓ (v) Where practical and beneficial, a significant shift away from single-occupant vehicle use to alternate modes is promoted through the use of travel demand management techniques;

Please refer to the Travel Demand Management (TDM) Plan and Traffic Study/Analysis as part of this submittal under separate cover.

✓ (vi) On-site facilities for external linkage are provided with other modes of transportation, where applicable;

As mentioned above, the proposal includes internal sidewalks and pedestrian paths that will connect to the sidewalk/ bike lane on 63rd, which will allow access to the South Boulder Creek Trail via Stazio Ball Fields.

✓ (vii) The amount of land devoted to the street system is minimized; and

Per the applicant's calculations, the amount of land dedicated to the internal street system constitutes approximately 4.2% of the WIP site and the streets have been designed to the minimum dimensions to be functional.

✓ (viii) The project is designed for the types of traffic expected, including, without limitation, automobiles, bicycles, and pedestrians, and provides safety, separation from living areas, and control of noise and exhaust.

The Western Industrial Park site has been designed to accommodate all types of traffic, providing separation between the WTS/Public Drop-Off Facility traffic and the traffic to the 4 development parcels to allow for both employee/ resident vehicular travel as well as large Western Disposal trucks.

(E) *Parking*

✓ (i) The project incorporates into the design of parking areas measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements;

The parking area for the public access drop-off facility has been designed to separate pedestrian and vehicular movements, with the incorporation of sidewalks adjacent to the parking spaces. The design of the parking areas for the development

parcels will be determined at time of review, and is outlined in the WIP Design Guidelines and Standards, Chapter 2.0, Section 2.6 Parking Lots. Parking areas will be required to meet all D&CS and land use code standards, and will be reviewed by staff through the site review process.

(ii) The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project;

The Waste Transfer Station (WTS) Visitor and Employee parking lot has been designed to wrap around the north and northeast corner of the WTS building. Chapter 2.0, Section 2.6 Parking Lots also includes criteria for minimizing land dedicated to parking.**C**

(iii) Parking areas and lighting are designed to reduce the visual impact on the project, adjacent properties, and adjacent streets; and

The lighting requirements outlined in the Design Guidelines meet or exceed the city lighting standards as outlined in section 9-9-16, B.R.C. 1981. Per Section 7.0 of the Design Guidelines, the intent of the approach to the overall lighting design of the Western Industrial Park is to reduce light pollution and incorporate "dark sky maintenance" into the selection of lighting fixtures. The guidelines also require all lighting fixtures to shield or confine light spread to within a site's boundaries.

(iv) Parking areas utilize landscaping materials to provide shade in excess of the requirements in Subsection [9-9-6](#) (d), "Parking Area Design Standards," and Section [9-9-14](#), "Parking Lot Landscaping Standards," B.R.C. 1981.

The Design Guidelines include numerous measures to reduce the urban heat island effect and promote parking lot shading, including providing shade from existing and new trees, shade from structures covered by solar panels, shade from architectural devices with high solar reflectance levels, hardscape materials with high SRI ratings (29+), and pervious pavement systems.

___(F) Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area

(i) The building height, mass, scale, orientation, and configuration are compatible with the existing character of the area or the character established by an adopted plan for the area;

The building height, mass, scale, orientation and configuration of the proposed project are compatible with the other buildings along/within the "Recycle Row" corridor (Western Disposal Services, EcoCycle, Boulder County Recycling Center and CHaRM), which are a mix of mostly two to three story buildings with a modern architectural vernacular. Overall, the Design Guidelines will serve to create predictability in future phases and to ensure the use of high quality materials and

modern building design, thereby enhancing the character of the Recycle Row area as it continues to develop.

✓ (ii) The height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans for the immediate area;

The height of the Waste Transfer Station is proposed to be 55', to accommodate the machinery required to maneuver within the building. All other buildings in lots 2-5 the WIP will range from 35' - 45'. This is in keeping with existing buildings along 63rd Street. Via Mobility and the Boulder County Recycling Facility are both 3-story buildings up to 40' in height, and the Public Service Building directly east of this site is far in excess of 55' in height. Overall, given the relatively sparse development pattern in the area, there is not much of an existing context to relate to; however, the proposed building heights are in keeping with the industrial/ Recycle Row character.

✓ (iii) The orientation of buildings minimizes shadows on and blocking of views from adjacent properties;

Due to the fact that the site is essentially surrounded by undevelopable parcels of land on all sides, the orientation of buildings is such that no nearby structures will be shaded as the site redevelops. Regarding views from adjacent properties, the natural buffers between the subject site and adjacent sites, particularly the railroad corridor and adjacent open space that runs to the west of the site, ensure that existing views of the Flatirons to the west will be maintained following the development of the site. In addition, mountain views from the adjacent Stazio Ball Fields will be preserved due to the fact that the existing compost facility is located immediately to the south of the ball fields and is not proposed for any new development as part of this proposal.

✓ (iv) If the character of the area is identifiable, the project is made compatible by the appropriate use of color, materials, landscaping, signs, and lighting;

The character of the area is an eclectic mix of industrial styles, with nearby PSCo-owned industrial facilities to the east and north, modern industrial buildings such as Via Mobility to the north and Boulder County Recycling to the south, and the historic industrial Valmont Butte site to the north east. The implementation of the proposed Design Guidelines and Standards will serve to attract a wide variety of design solutions that are innovative and sustainable, which will help to shape the future identity of the Recycle Row area. Please refer to Chapters 4.0 Architectural Design Criteria and 5.0 Sustainability Criteria (Resource, Energy and Water Conservation) for specific information and precedent images.

✓ (v) Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and

landscape materials that include, without limitation, the location of entrances and windows, and the creation of transparency and activity at the pedestrian level;

The Design Guidelines include numerous elements related to maintaining human-scaled architecture within the park. Some of these elements include breaking down very large buildings into modules or subparts to reduce perceived scale, incorporating architectural features such as overhangs, sunshades, light shelves, awnings and living “green” walls, and utilizing innovative and varied modern material uses, facade skin articulation, variations in material patterning/texture, angled roof forms, unique roof planes, building orientation, as well as pedestrian scale entries and other features.

✓ (vi) To the extent practical, the project provides public amenities and planned public facilities;

The proposed project incorporates a looped pedestrian trail and a small common pocket park as amenities for the businesses in the Western Industrial Park.

N/A (vii) For residential projects, the project assists the community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as mixed lot sizes, number of bedrooms and sizes of units;

Not applicable, as this proposal does not include any residential.

N/A (viii) For residential projects, noise is minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials;

Not applicable, as this proposal does not include any residential.

✓ (ix) A lighting plan is provided which augments security, energy conservation, safety, and aesthetics;

Lighting design is addressed in Chapter 7.0 Exterior Site Lighting Criteria. Specific lighting plans shall be provided at the Technical Document phase for each parcel, and will be required to meet all city standards.

✓ (x) The project incorporates the natural environment into the design and avoids, minimizes, or mitigates impacts to natural systems;

The Design Guidelines include numerous strategies for incorporating the natural environment into the design of the project, including planting native grasses and plant species, utilizing bio-swales, constructing green roofs, using water-efficient landscaping, etc. Many of the green building techniques outlined in the guidelines are intended to minimize impacts to natural systems.

✓ (xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality.

The Design Guidelines include numerous strategies designed to meet the above goal. Sections of the guidelines with specific energy-related requirements include: 5.1, Sustainable Sites, 5.2, Water Efficiency, 5.3, Energy and Atmosphere, 5.4, Materials and Resources, and 5.5., Indoor Environmental Quality, and 5.6, Special Consideration for the Waste Transfer Facility. Specific methods for on-site renewable energy proposed by the applicant include solar, geothermal, biomass to biogas and fuel cell combustion/ on-site generators. In addition, the project will be required to meet the city's robust energy code (30% above IECC).

✓ (xii) Exteriors or buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing;

The Design Guidelines encourage exterior materials and colors that are "aesthetically pleasing, of high quality and compatible with materials and colors of nearby structures." The use of durable materials such as brick, cast-stone, tile and textured brick are encouraged. Textured precast, stucco, and dark aluminum panels or spandrel glass panels may be suitable if used at a scale visually related to pedestrians.

✓ (xiii) Cut and fill are minimized on the site, the design of buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards;

The project site is relatively flat; therefore, cut and fill have been minimized in the site design. (See Sheet C2.0 Preliminary Grading Plan for additional information.)

N/A (xiv) In the urbanizing areas along the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the building and site design provide for a well-defined urban edge; and

Not applicable, as the site is not located in a boundary between Area II and Area III.

N/A (xv) In the urbanizing areas located on the major streets shown on the map in Appendix A of this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge and a transition between rural and urban areas.

Not applicable, as the project site is not located in a "gateway site" as established by the BVCP.

N/A (G) Solar Siting and Construction: *For the purpose of ensuring the maximum potential for utilization of solar energy in the City, all applicants for residential site reviews shall place streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:*

Not applicable, as the proposed development does not include any residential units; however, the Waste Transfer Station is intended to utilize active solar for on-site energy production, and section 4.4 Rooftops and Roof Forms, and 5.3, Energy and Atmosphere, of the Design Guidelines include measures to promote the use of photovoltaic solar on the other developable lots.

N/A (i) Placement of Open Space and Streets: Open space areas are located wherever practical to protect buildings from shading by other buildings within the development or from buildings on adjacent properties. Topography and other natural features and constraints may justify deviations from this criterion.

N/A (ii) Lot Layout and Building Siting: Lots are oriented and buildings are sited in a way which maximizes the solar potential of each principal building. Lots are designed to facilitate siting a structure which is unshaded by other nearby structures. Wherever practical, buildings are sited close to the north lot line to increase yard space to the south for better owner control of shading.

N/A (iii) Building Form: The shapes of buildings are designed to maximize utilization of solar energy. Buildings shall meet the solar access protection and solar siting requirements of [section 9-9-17](#), "Solar Access," B.R.C. 1981.

N/A (iv) Landscaping: The shading effects of proposed landscaping on adjacent buildings are minimized.

N/A (H) Additional Criteria for Poles Above the Permitted Height: No site review application for a pole above the permitted height will be approved unless the approving agency finds all of the following:

N/A (i) The light pole is required for nighttime recreation activities, which are compatible with the surrounding neighborhood, or the light or traffic signal pole is required for safety, or the electrical utility pole is required to serve the needs of the City; and

N/A (ii) The pole is at the minimum height appropriate to accomplish the purposes for which the pole was erected and is designed and constructed so as to minimize light and electromagnetic pollution.

N/A (I) Land Use Intensity Modifications:

N/A (J) Additional Criteria for Floor Area Ratio Increase for Buildings in the BR-1 District:

N/A (K) Additional Criteria for Parking Reductions: *The off-street parking requirements of [section 9-9-6](#), "Parking Standards," B.R.C. 1981, may be modified as follows:*

N/A (L) Additional Criteria for Off-Site Parking: The parking required under [section 9-9-6](#), "Parking Standards," B.R.C. 1981, may be located on a separate lot if the following conditions are met:

USE REVIEW CRITERIA

Criteria for Review: No use review application will be approved unless the approving agency finds all of the following:

(1) Consistency with Zoning and Non-Conformity: The use is consistent with the purpose of the zoning district as set forth in [Section 9-5-2\(c\)](#), "Zoning Districts Purposes," B.R.C. 1981, except in the case of a non-conforming use;

The subject site is located within the IM (Industrial- Manufacturing) zone district, which is defined per section 9-5-2(c)(4)(C), B.R.C. 1981, as "*Industrial manufacturing areas primarily used for research, development, manufacturing, and service industrial uses in buildings on large lots. Residential uses and other complementary uses may be allowed in appropriate locations.*" Pursuant to section 9-6-1, "Schedule of Permitted Land Uses," B.R.C. 1981, "recycling processing facilities" are allowed in the IM zone district if approved through a Use Review.

_____ (2) Rationale: The use either:

_____ (A) Provides direct service or convenience to or reduces adverse impacts to the surrounding uses or neighborhood;

_____ (B) Provides a compatible transition between higher intensity and lower intensity uses;

(C) Is necessary to foster a specific city policy, as expressed in the Boulder Valley Comprehensive Plan, including, without limitation, historic preservation, moderate income housing, residential and non-residential mixed uses in appropriate locations, and group living arrangements for special populations; or

The proposed relocation of Western Disposal's Waste Transfer Station and Public Drop-off Facility from 5880 Butte Mill to 2655 N. 63rs St. is necessary in order to foster the city's Waste and Recycling policies. Specifically, the proposal furthers the goals contained in sections 4.06 and 4.07 of the Boulder Valley Comprehensive Plan (BVCP), which are listed below:

4.06: Construction Waste Minimization

The city and county will encourage renovation of existing buildings over demolition and will develop policies and programs that promote the reuse of materials salvaged after deconstruction.

4.07: Waste Minimization and Recycling

The city and county will pursue and support programs and activities that reduce the amount of waste that must be landfilled and pursue Zero Waste

as a long term goal. Policies, programs and regulations will emphasize waste prevention, reuse, composting, recycling and the use of materials with recycled content.

The current Western Disposal transfer station has been in operation for many years. While it has adequately served the needs of city residents up until now, the facility is limited in size and ability to sort and store a variety of commodities and materials on-site, including a limitation to sort for a variety of construction and demolition materials. A modern, state-of-the-art transfer facility as is currently proposed will allow for additional sorting and processing opportunities. In addition, co-locating the facility next to the existing compost facility will allow Western to more efficiently share resources between facilities and to streamline operations while reducing energy usage spent on transportation. The new facility will also afford Western opportunities to meet the flex along with the corresponding value of the specific commodities in the marketplace, or, on the basis of changes in public policy.

_____ (D) Is an existing legal non-conforming use or a change thereto that is permitted under subsection (e) of this section;

✓ 3) Compatibility: The location, size, design, and operating characteristics of the proposed development or change to an existing development are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties or for residential uses in industrial zoning districts, the proposed development reasonably mitigates the potential negative impacts from nearby properties;

The proposed relocation of Western Disposal's Waste Transfer Station and Public Drop-off Facility from 5880 Butte Mill to 2655 N. 63rd St. will be reasonably compatible with and have minimal negative impact on the use of nearby properties. The existing site is home to Western Disposal composting operations, construction and wood waste processing center, and is bounded by 63rd Street on the east, Stazio Ball Fields and the Leggett Reservoir outfall on the north, the Union Pacific railroad on the west and the Leggett Reservoir inlet and Boulder County Recycling facility on the south. These adjacent uses act as "buffers" for the project site, and insure that the proposed uses will not have any negative impact on surrounding uses. Further, the other uses located in proximity to the site are primarily industrial uses which have been located in close proximity to both of Western's existing sites for many years. Taking this into consideration, the proposed waste transfer station and public access drop-off facility will remain compatible with the surrounding uses.

✓ (4) Infrastructure: As compared to development permitted under [Section 9-6-1](#), "Schedule of Permitted Uses of Land," B.R.C. 1981, in the zone, or as compared to the existing level of impact of a non-conforming use, the proposed development will not significantly adversely affect the infrastructure of the surrounding area, including, without limitation, water, wastewater, and storm drainage utilities and streets;

The majority of the infrastructure required for the proposed development is already in place. The new infrastructure required for the development is minimal given the site's large size (45.5 acres), and meets all applicable engineering standards with regards to stormwater, waste water, etc.

✓ (5) Character of Area: The use will not change the predominant character of the surrounding area or the character established by adopted design guidelines or plans for the area; and

The consolidation of Western's facilities within the Western Industrial Park site supports the further development of "Recycle Row" as outlined in the MPWR, wherein the one mile section of 63rd Street between Arapahoe and Valmont roads should serve as a one-stop-shop where Boulder residents and businesses can access facilities to meet all their waste reduction and recycling needs. The existing uses within the "Recycle Row" corridor currently include: Eco-Cycle and the Center for Resource Conservation, Boulder County Recycling Facility, Western Disposal composting operations, construction and wood waste processing center, and the existing WDS transfer station and public access drop off and WDS's headquarters. Given the number of recycling and waste-related industries already located in close proximity to the site as well as the fact that the area is identified as a center for such uses in the BVCP, the proposed waste transfer station will enhance rather than change the predominant character of the surrounding area.

N/A (6) Conversion of Dwelling Units to Non-Residential Uses: There shall be a presumption against approving the conversion of dwelling units in the residential zoning districts set forth in [Subsection 9-5-2\(c\)\(1\)\(a\)](#), B.R.C. 1981, to non-residential uses that are allowed pursuant to a use review, or through the change of one non-conforming use to another non-conforming use. The presumption against such a conversion may be overcome by a finding that the use to be approved serves another compelling social, human services, governmental, or recreational need in the community including, without limitation, a use for a day care center, park, religious assembly, social service use, benevolent organization use, art or craft studio space, museum, or an educational use.

Not applicable, as there are no existing residential units on the project site.



**INFORMATION PACKET
MEMORANDUM**

To: Members of City Council

From: Jane S. Brautigam, City Manager
David Driskell, Executive Director of Community Planning and Sustainability
Maureen Rait, Executive Director of Public Works
Susan Richstone, Deputy Director of Community Planning and Sustainability
Jeff Arthur, Director of Public Works for Utilities
Bob Harberg, Principal Engineer for Public Works - Utilities
Chris Meschuk, Flood Recovery Coordinator for Community Services
Bev Johnson, Annexation Project Manager

Date: September 30, 2014

Subject: **Information Item: Update on Annexation of Flood Impacted Properties**

PURPOSE

The purpose of this memo is to provide City Council with an update on the Annexation of Flood Impacted Properties. Two properties were recently annexed by emergency under a package of special incentives created to assist property owners, and eight additional properties will be brought forward in December 2014 for 1st reading of an annexation ordinance. In addition, the city recently received a grant of \$1,000,000 from the Colorado Department of Public Health and Environment (CDPHE) for the purpose of constructing water and sewer infrastructure in neighborhoods impacted by the flood. Landowners in three neighborhoods (Githens Acres, Old Tale Road and Cherryvale Road) without adequate utility infrastructure are being considered for possible use of the funds based on flood damage information. Surveys were sent out to property owners in these neighborhoods to gauge the level of interest. Results of the survey will be available after October 22, 2014.

BACKGROUND

After the September 2013 flood, the City of Boulder was contacted by a number of Area II property owners outside the city limits with concerns about their wells and on-site wastewater systems (OWS) and interest in connecting to the city water and wastewater systems. As part of the December 3, 2013 City Council briefing on the flood, staff presented options for helping impacted residents by facilitating annexation and connection to city utilities. City Council members expressed support for helping flood-impacted property owners by creating incentives

for annexation and also indicated that landowners should pay their share of costs and did not want annexation expenses to result in deferment of other needed city projects. The detailed package of incentives was presented through an information packet to Council in March 2014 prior to property owner outreach and was based on current Council approved annexation guidelines, and the -annexation package provided to the Gapter Road neighborhood in 2010.. Except for the fee and tax waivers, the package is consistent with the city's *Guidelines for Annexation of Substantially Developed Residential Properties* (2000), which has been the guiding policy document for single family residential annexations since 2000. The package includes the following:

1. The city will waive the annexation application and public hearing fees totaling \$6,580 for individual applications. (same as Gapter Road)
2. The city will waive all Development Excise Taxes (cost varies depending on age of home, can be up to \$3,286 for a new home) and Housing Excise Taxes (\$0.23 per house square foot). (same as Gapter Road)
3. The city will offer a 10-year financing plan for all water, wastewater and stormwater PIFs. (Financing of PIFs is a new offer.)
4. Property owners along creeks will be required to dedicate a flood maintenance easement of 60 feet along either side of the centerline of a major drainageway. (same as Gapter Road)
5. Property owners will be required to connect to water and wastewater systems within a few months of annexation or completion of any necessary public improvements and begin reimbursement to the city of their individual share of the costs of those public improvements as well as permit fees, tap fees, inspection fees and PIFs. (same as Gapter)
6. Community benefit requirements would be applied to properties with additional development potential, which includes the ability to subdivide the property and/or build at least one additional unit on the property. A community benefit requirement in the form of two times the cash in-lieu contribution as set forth in the inclusionary housing ordinance to the Affordable Housing Fund would be required at the time of subdivision building permit for the additional unit. (This requirement is consistent with the city's annexation guidelines.)

In Spring 2014, staff moved forward with the project by making an offer to approximately 160 property owners in Area II enclaves and neighborhoods adjacent to the city. The city also stipulated that it will not enter into individual negotiations with landowners under this offer due to the added staff resources involved in individual negotiations. If a property owner wishes to negotiate items not outlined in the standard package, they would pay all standard annexation fees and go through the regular annexation application review process without the ability to finance utility connection costs through the city. For example, any requests for change to the community benefit requirement outlined above would need to be reviewed through the regular development review process. Property owners interested in subdividing their property concurrent with annexation would also need to go through the regular review process and pay the full set of fees.

Staff initially received requests for more information about the specific costs of annexation from 35 property owners in May and June 2014. Of those properties, two were annexed by emergency in August 2014 and eight more are moving forward with annexation this fall (see Attachment A

for the location of these properties). The landowners of these properties were all offered the same package as outlined above and have agreed to the conditions of annexation.

KEY ISSUES

Six of the eight properties moving forward with annexation have further development potential of an additional unit. All property owners are providing community benefit in the form of two times the cash in-lieu contribution as set forth in the inclusionary housing ordinance to the Affordable Housing Fund at the time of building permit for any additional unit.

One of the annexing properties, 4415 Garnet Lane, is adjacent to the Githens Acres enclave. The property fronts on Garnet Lane, which is currently under Boulder County jurisdiction. Boulder County staff has requested that the city annex the portion of the road that fronts 4415 Garnet Lane and the property to the north (see Attachment B). This portion of the road includes an existing road barrier that was erected by the county several years ago to prevent cut-through traffic between 19th and 26th streets. The concern that this road barrier may be removed once the road is in the city has been a primary concern of the neighborhood over the years and a factor in their past decision not to annex. The city has stated that although it will not guarantee permanent closure of this road as a condition of annexation (which the neighborhood has requested in the past), staff has no intention of removing the barrier in the near future.

NEIGHBORHOOD ANNEXATIONS

Sixty-seven of the 160 property owners that received the offer from the city are part of residential neighborhoods (Githens Acres, Old Tale Road and Cherryvale/Baseline roads) lacking adequate utility infrastructure to make water and sewer hook-up feasible. The city has estimated the infrastructure installation and road resurfacing costs to be approximately \$1.1 million for Githens Acres (\$31,355 per household), \$842,000 for Cherryvale/Baseline roads (\$30,016 per most households) and \$730,000 for Old Tale Road (\$27,500 per household). Including the infrastructure construction costs, total annexation costs for households in these neighborhoods range as follows:

Githens Acres	\$44,700 - \$76,800
Old Tale Road	\$18,700 - \$72,900
Cherryvale/Baseline roads	\$52,700 - \$186,663 ¹

In order to make annexation more financially feasible for these neighborhoods, the city offered to upfront the cost of installing the utility mains in those neighborhoods if at least 75 percent of the landowners were willing to annex. A survey of landowners in April 2014 indicated there was not enough interest in moving forward with annexation in these areas. The reasons for not annexing included cost and, in the case of Githens Acres, disagreement with the city's policy regarding Silver Lake Ditch rights².

¹ Higher costs are associated with properties along Baseline where infrastructure improvement costs would be shared by only 3 households.

² The settlement agreement between the City of Boulder, Colorado and The Silver Lake Ditch & Reservoir Company stipulates that under a voluntary annexation of a Silver Lake Ditch Irrigated Property, the city shall be granted the option to purchase any shares associated with the property at the time of the completion of the first transfer of ownership of the property outside of the nuclear family.

In August 2014, the city received a grant from the Colorado Department of Public Health and Environment (CDPHE) for \$1,000,000 to construct water and sewer infrastructure in one of these neighborhoods. The grant funds were authorized by the state legislature (House Bill 1002) to assist communities in recovering from the September 2013 flood. The city must obligate this money by June 2015, and expend all funds by June 2016.

Property owners in the three neighborhoods lacking adequate infrastructure were sent letters informing them of the grant award and the potential cost savings for annexation. Annexation costs for individual households in these neighborhoods, with and without the grant money, range as follows:

	<u>Without Grant Money</u>	<u>With Grant Money</u>
Githens Acres	\$44,700 - \$76,800	\$24,100 - \$43,800
Old Tale Road	\$18,700 - \$72,900	\$10,400 - \$45,400
Cherryvale/Baseline roads	\$52,700 - \$186,663	\$22,700 - \$55,100

The letter to homeowners included a survey to determine how many property owners would be interested in annexing if the cost is reduced due to the new grant funding. In addition to the reduction in cost of the utility main infrastructure, the city is offering these neighborhoods further support by waiving the annexation administration fee and offering to finance all of the costs related to water and wastewater utility connection as in the original offer.

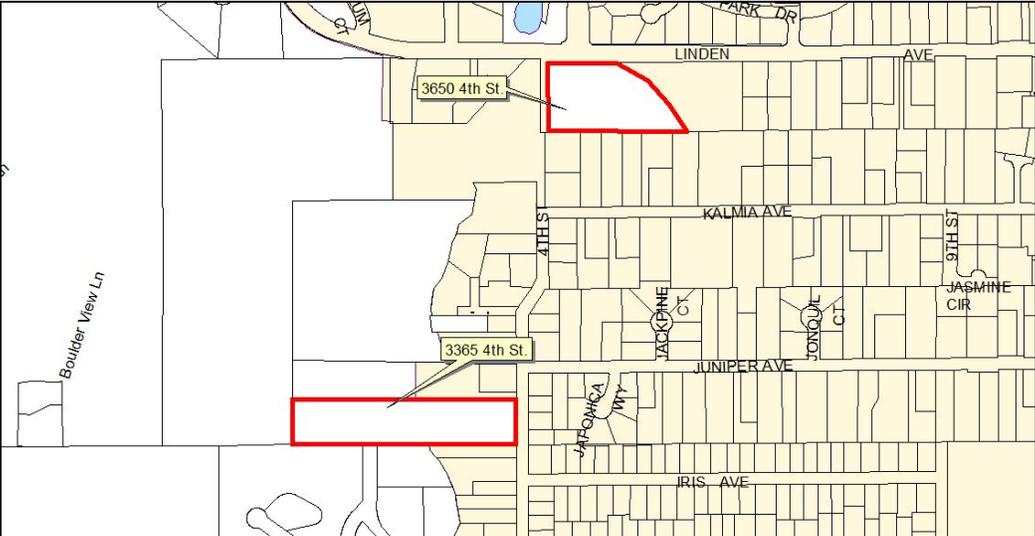
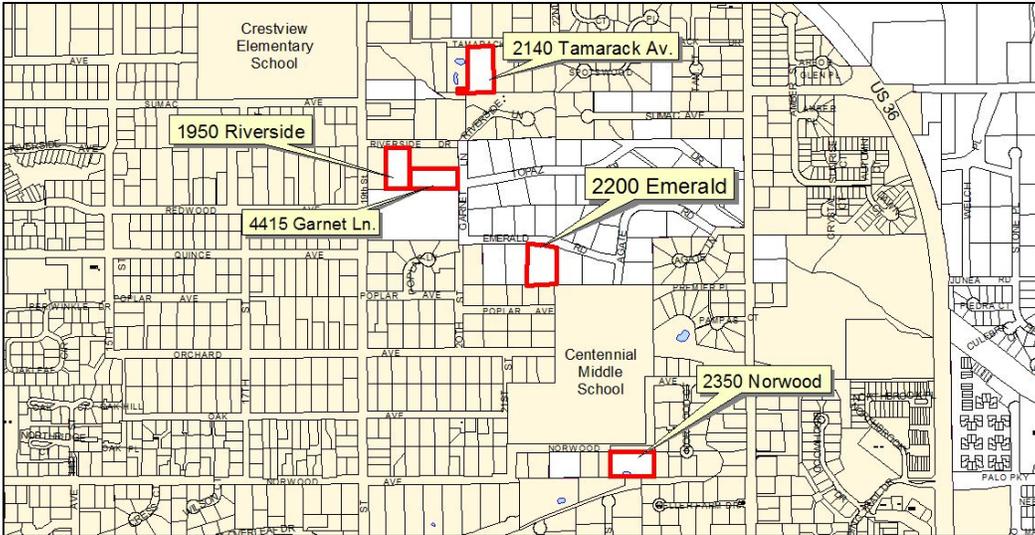
NEXT STEPS

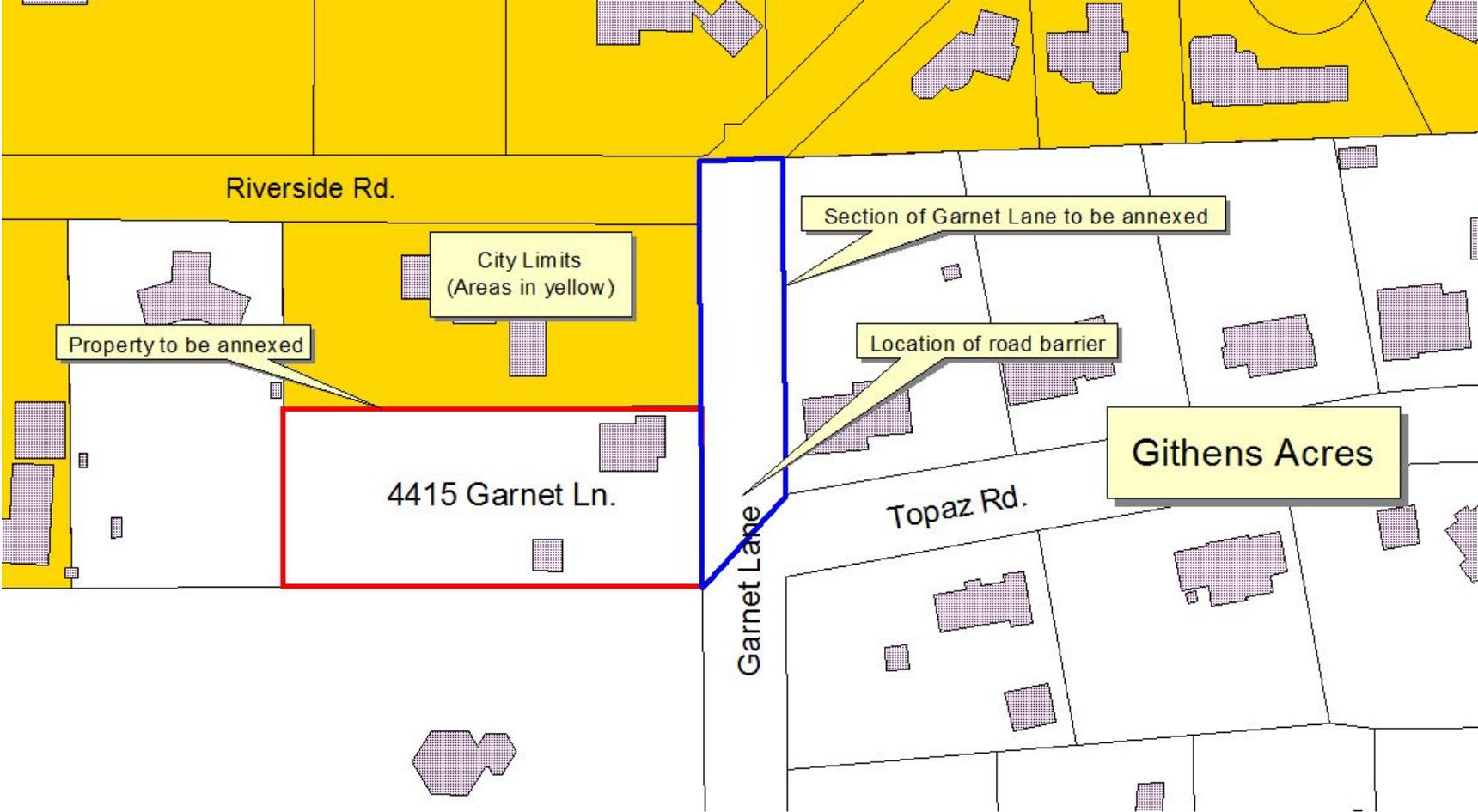
The deadline for receiving surveys from the neighborhoods is October 17, 2014. Once the surveys have been compiled, staff will select the neighborhood for use of the grant money that has the highest level of interest in annexation, and will then notify City Council and the neighborhoods of the results. The city will proceed to annex the right of way in the area that will receive the grant funded infrastructure, as well as any contiguous property owners interested in annexation at the same time (as required by State Law), including those interested in connecting to the new infrastructure. Staff anticipates that the annexation process will take approximately five months and Planning Board and City Council hearings will be scheduled for April and May 2015.

ATTACHMENTS:

Attachment A: Location Maps

Attachment B: Garnet Lane annexation







INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
David Driskell, Executive Director of Community Planning & Sustainability (CP&S)
Susan Richstone, Deputy Director, CP&S
Lesli Ellis, Comprehensive Planning Manager
Jeff Hirt, Planner II

Date: October 7, 2014

Subject: Information Item: North Boulder Subcommunity Action Plan

EXECUTIVE SUMMARY

The purpose of this memo is to provide council with the final North Boulder Subcommunity Action Plan. The Action Plan is a new generation of implementation items to further advance the North Boulder Subcommunity Plan (1995 Plan) with a focus on the North Broadway area. This Action Plan does not amend the 1995 Plan.

Council reviewed and discussed the preliminary action plan on May 20, 2014, and expressed support for both the scope and preliminary action plan items. City Council, Planning Board, Transportation Advisory Board, and additional community input has shaped refinements to the Action Plan presented in [Attachment A](#).

Please contact Jeff Hirt (hirtj@bouldercolorado.gov) by Friday, October 17, 2014 with any comments or questions about this Action Plan.

FISCAL IMPACT

Many of the action items will require prioritization against other potential work plan items, citywide and local capital improvements in future Capital Improvements Plans, and other funding priorities.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- **Economic** – The action items support redevelopment and investment that will foster the economic vitality of the North Broadway area.
- **Environmental** – The action items will foster a more “complete, discernible neighborhood” as called for in the 1995 Plan and will support lowering vehicle trips and creating a more walk- and bicycle-friendly area.
- **Social** – Staff has engaged a broad segment of the community in this planning effort through both traditional community meetings and online engagement opportunities. The action items will foster a safer and more vibrant North Broadway area.

BACKGROUND

The action plan is the result of an approximately 1 year process that included significant community engagement and feedback from City Council, Planning Board, and the Transportation Advisory Board. Attachment A provides a detailed summary of the process on pages 4-5. Staff completed this Action Plan consistent with the schedule presented to City Council, Planning Board, and the community last year.

New Community and Board Feedback

Since the May 20, 2014 council discussion, the following feedback has informed the action items:

Planning Board - August 28, 2014 Summary

Key themes from this meeting included:

- Support for periodic updates to ensure the city is advancing the action items;
- Enhancing North Broadway pedestrian and bicycle connections is critical to the vitality of the area;
- Support for the improvement district concept or other strategies to expedite action items;
- Support for zoning code adjustments to better accommodate service industrial and artists land uses; and
- The need to better articulate how the city will implement the action items, particularly those that require city funding.

Transportation Advisory Board – September 8, 2014 Summary

Key themes from this meeting included:

- Support for enhanced bicycle connections like separated bicycle lanes that better tie into the rest of the city network;
- Support for a new transit route along 28th Street/US 36 to connect the North Broadway area to the 28th Street regional commercial and Boulder Junction areas;
- Support for extending the SKIP terminus north from its current terminus at the homeless shelter; and
- Support for keeping on-street parking along Broadway as it serves dual purposes for parking and buffering between pedestrian areas and Broadway.

Community Feedback – August-September 2014

The North Boulder community provided additional feedback at the August 28 Planning Board meeting, an open house on September 23, 2014, and online feedback on the final draft. Key themes from the community during August and September included:

- Support for advancing the Fourmile Canyon Creek floodway improvements following the September 2013 flood events. Specifically, community members are interested in opportunities to remove the Village Center from the high hazard flood zone and mitigation opportunities upstream;
- Support for the arts component of the Action Plan, particularly strategies for small spaces for artists; and
- Support for the improvement district approach to advance those action items that require city funding.

Action Plan Summary

The action plan is included in Attachment A and includes the following:

- Introduction and background
- A one-page, graphic snapshot of the action items
- Detailed action items organized by three categories: 1) Arts and Placemaking; 2) Transportation, Access, and Parking; and 3) Land Use and Development. Each action item includes:

Timeframe: Target for completion of the action item

Summary: What it is and why it is important

1995 Plan Policies and Objectives: How the 1995 Plan policies support the action item
Specific Actions: These may include potential code amendments, capital improvements, etc.

Background: Any relevant analysis or background that informed the action item

Examples: For some action items, examples of how other communities have addressed this issue

Department Responsibility and Cost

NEXT STEPS

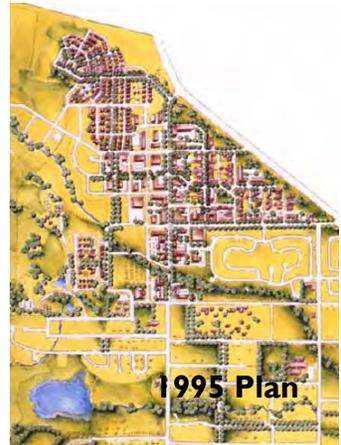
Next steps include the following:

1. City staff has already started working on some of the action items including Action Item 2.3 (US 36 and Broadway mobility hub). GO Boulder staff will be conducting outreach with community members, RTD, CDOT, and Boulder County around concepts for this area.
2. Continue to work with the North Boulder Armory site developer on plans to redevelop that site consistent with the 1995 Plan.
3. Use this Action Plan to propose work plans and prioritization of funding requests for implementation as part of annual work plans.
4. Provide updates every two years to Planning Board and City Council on the status of the Action Plan's implementation.
5. A future, Village Center-focused North Boulder Subcommunity Plan update once the outcomes from the Fourmile Canyon Creek flood mapping and mitigation process are more certain (see page 3 of the Action Plan for more detailed description of the flood's impacts on the project).

ATTACHMENTS/LINKS

Attachment A: North Boulder Subcommunity Action Plan

[North Boulder Subcommunity Action Plan Appendices](#)



CITY OF BOULDER

ACTION PLAN

NORTH BOULDER SUBCOMMUNITY

UPDATED: OCTOBER 2014

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- Appendix 2: 2013-2014 Community Input Summary
- Appendix 3: 1995 Plan Implementation Background
- Appendix 4: Improvement District Background

Acknowledgements

Special thanks to the people listed below and the participants who donated their time and ideas through the North Boulder Subcommunity Plan update process.

City Council Members

- Matt Appelbaum, Mayor
- Lisa Morzel, Mayor Pro Tem
- Macon Cowles
- Suzanne Jones
- George Karakehian
- Tim Plass
- Andrew Shoemaker
- Sam Weaver
- Mary Young

Planning Board Members

- Aaron Brockett, Chair
- Bryan Bowen
- Leonard May
- John Putnam
- John Gerstle
- Crystal Gray
- Elizabeth Payton

Transportation Advisory Board

Members

- Jessica Yates, Chair
- Andria Bilich
- Dom Nozzi
- Zane Selvans
- Daniel Stellar

Community Organizations

- Boulder Housing Partners
- Community Cycles
- NoBo Arts District
- North Boulder Alliance
- North Broadway Community Forum

City Staff

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- Micki Kaplan, Senior Transportation Planner
- Marni Ratzel, Senior Transportation Planner
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- Charles Ferro, Development Review Manager
- Brian Holmes, Zoning Administrator
- Karl Guiler, Senior Planner
- Marcy Cameron, Planner I
- Anna Nord, GO Boulder Intern

Consultants

- ArLand Land Use Economics
- MIG/Winston Boulder

All images courtesy of City of Boulder unless otherwise noted.



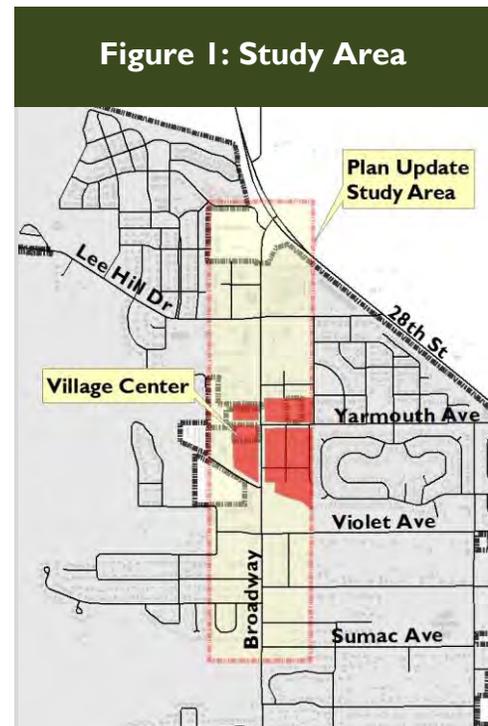
Image from April 24, 2014 North Boulder Community Workshop

FOCUSED AND ACTION ORIENTED

In August 1995, the city adopted the North Boulder Subcommunity Plan (1995 Plan). The 1995 Plan envisions a “beautiful, diverse, inclusive, and adaptive” North Boulder. This plan has shaped today’s North Boulder.

However, some key elements from the 1995 Plan have not been fully realized. As a result, in 2013, the city launched a plan update with a focus on the North Broadway area (Figure I: Study Area) and invited the community to participate. Because community members indicated strong support for the 1995 Plan’s overarching vision and policies during this process, the purpose of this Action Plan is to advance those items from the 1995 Plan that have not been fully realized and reflect current community values. Some action items are carried forward from the 1995 Plan with refinements and some are new, but all actions are consistent with the 1995 Plan.

This Action Plan does not amend the 1995 Plan. It acts as an implementation guide for the next 5+ years. The city will continue to evaluate the responsiveness of the 1995 Plan and this Action Plan against community priorities and development trends. The city anticipates a future plan update as the outcomes from the September 2013 flood become clearer (see below).



September 2013 Flood

September 2013 brought unprecedented rainfall to the region and North Boulder, causing significant flooding and extensive damage to both private property and public infrastructure. Full recovery will take years. The flood changed the scope and schedule of the project.

The study area experienced extensive impacts from the flood. Fourmile Canyon Creek flooded most of the properties on the west side of the Village Center and flooded differently than modeled and expected.

The 1995 Plan identifies the Village Center as the “symbolic heart” of the subcommunity and the future neighborhood center. The boundaries of the Village Center area are on both sides of Broadway at Yarmouth Avenue as depicted in Figure I above.

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

Due to the uncertainty of the forthcoming flood mapping and mitigation process, this Action Plan does not directly address this Village Center area. The city will undertake a future Village Center-focused plan update once the outcomes from this process become clearer (anticipated 2016). This Action Plan reflects those items that can advance outside of this flood mapping and mitigation process.



2013-2014 NORTH BOULDER SUBCOMMUNITY PLAN

UPDATE PROCESS

Like the 1995 Plan, this Action Plan reflects on participation of people with differing viewpoints through a variety of events. Additionally, City Council, Planning Board, the Transportation Advisory Board, and the arts community provided ideas and feedback throughout the project. Figure 2 provides an overview of the different project phases.

What Did the Community Say?

The plan update began with an extensive listening and learning phase in the North Boulder community. These conversations continued throughout the project, along with two well-attended meetings that involved community members, youth, and artists (see Figures 3 and 4).

The following themes emerged from these events. Appendix 2 provides a more detailed summary of those key themes and how the city is addressing them in this Action Plan or in parallel initiatives.

- **Support for a Geographically Targeted, Action-Oriented Plan Update.** The 1995 Plan has shaped (and continues to shape) today's North Broadway with redevelopment and city investments in infrastructure and civic facilities. While conditions have changed, the 1995 Plan's overarching vision and policies are still valid. The community supports a North Broadway-focused, action-oriented plan update.
- **Support the Growing North Boulder Arts Scene and North Boulder as a Distinct, Eclectic Place.** There is strong support for the growing concentration of creative industries in North Boulder and the arts district concept. The Action Plan should foster this trend through arts-oriented placemaking, city support for arts district formation, pursuit of an arts anchor land use, and strategies to preserve affordable artists and service industrial space. All of these strategies support the idea of North Boulder as a distinct, eclectic place that bolsters the economic vitality of the area.
- **Advance the 1995 Plan's Vision for North Broadway as Walkable, Bikeable, Transit-Friendly Main Street.** North Broadway should be a walkable, bikeable, human-scaled main street, as presented in the 1995 Plan. The 1995 Plan's vision for multi-modal connectivity and transit access is on the right track but has not been fully realized. This includes improved connectivity for all modes, particularly east-west intersections across Broadway and north-south bicycle connectivity along or near Broadway.

Figure 2: 2014 North Boulder Subcommunity Plan Update Process



- **Improve Parking Conditions in Redeveloped Areas.** The redevelopment of North Broadway into a more urban place brings parking challenges, particularly for retail and restaurants that depend on patrons finding parking. The city should study the problem and develop responsive solutions that also maintain multi-modal access.
- **Mixed Opinions on the Village Center Concept.** Some community members still support the 1995 Plan’s concept of keeping the retail and mixed use areas concentrated on North Broadway at the Yarmouth intersection on both sides of the street, while others have stated that North Broadway should act more as a corridor.
- **Mixed Opinions on Housing Diversity and a Future Grocery Store.** While many community members agree that large format, or “big box” retail is inappropriate on North Broadway, there is a desire for some type of anchor land use to bolster the economic vitality of the area. There are mixed opinions on the suitability of a neighborhood scale grocery store. Community members also support the mission of affordable and special needs housing types but many have stated there is an overconcentration in North Boulder.

Figure 3: Community Meeting Images



October 2013 Community Open House Images – Top: Open House; Middle: Growing Up Boulder Table; Bottom: NoBo Arts District Interactive Mosaic



April 2014 Community Workshop Images – Facilitated Small Group Conversations

Figure 4: Plan Update Community Engagement

Community engagement informed development of the Action Plan, including:

- **Focused Community Conversations:** Approximately 20 focused interviews with the North Boulder community to identify issues and opportunities this plan update should address
- **October 2013 Project Kickoff Open House** to introduce the project, identify issues, opportunities, and community priorities (approximately 100 in attendance, including an interactive mosaic organized by the NoBo Arts District)
- **Growing Up Boulder** input that reflects children, youth, and parent perspectives (see Appendix 2)
- **April 2014 Community Workshop** (approximately 60 in attendance) with small group discussions around possible action items, and
- **Community Review** of Draft Action Plan (September 2014).

How Will The Action Plan Be Implemented?

This Action Plan reflects items that further advance the 1995 Plan’s vision. The 1995 Plan will continue as the adopted subcommunity plan, including goals and objectives, development guidelines, the transportation plan (including required connections), and future land use map.

Each action item will require city resources. The city will prioritize action items against other local and citywide projects. The primary funding sources for the action items that require direct city funding are the citywide Capital Improvements Plan (CIP) and Operating Budget (see graphic below).

Implementation of these action items will take time, particularly with continued competition with other city priorities. This plan assigns each action item an estimated implementation timeline, and in some cases, estimated costs.

The primary purpose of Action Item 3.3 (Explore Improvement District) is to enhance and accelerate the implementation of many of these action items. This and other tools like regulatory incentives for private development (e.g., Action Items 1.3, 3.2) could serve to advance these action items in the competitive prioritization process for city funds and resources.

Example Template of Action Plan 2 Year Update

Action Item:

Actions Taken:

Outcomes:

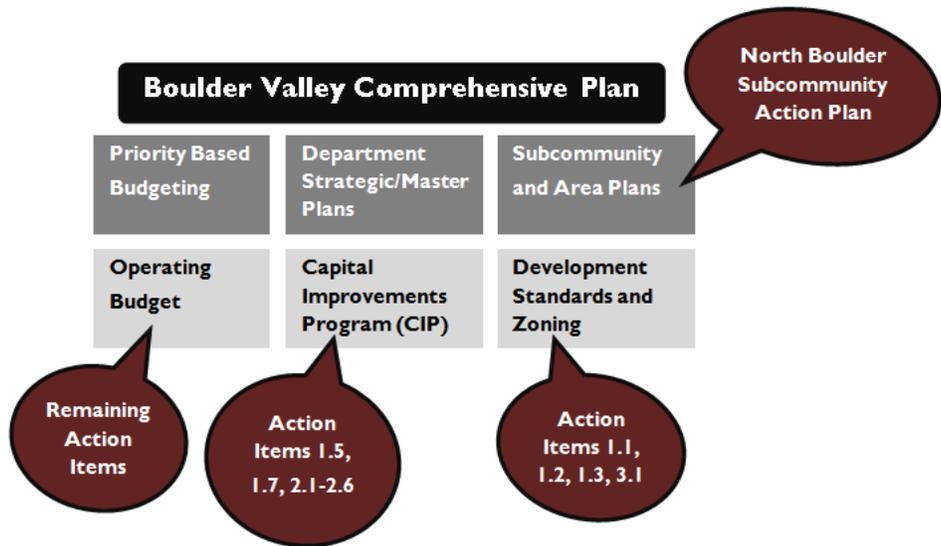
Completeness:

Tracking Progress

One way to facilitate implementation of these action items is to establish a status update process to Planning Board and City Council. This Action Plan should be evaluated every two years for progress on the implementation of these action items, and any needed refinements to the action plan. This status update may take the form of the example to the right:

How Does the City Allocate Resources to Implement these Action Items?

The graphic below illustrates the citywide decision making structure from the 2010 BVCP. The 2004-2019 Capital Improvements Plan (CIP) includes guiding principles and criteria for selecting projects for funding (see CIP Figure 1-4). Projects that require city funding or staff resources that do not fit within these criteria are prioritized into the operating budget.



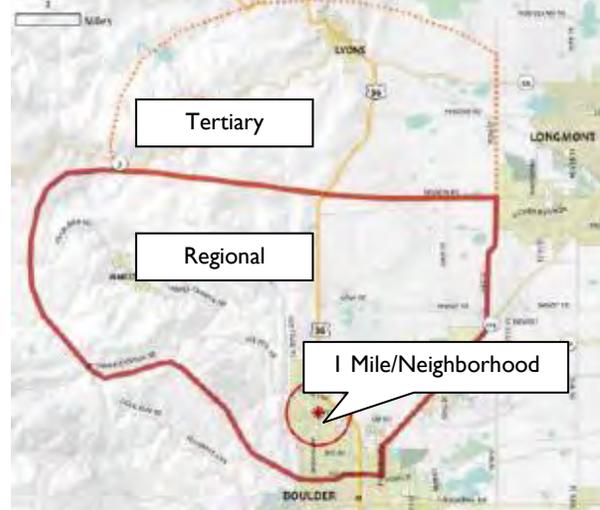
North Broadway Market Study

In 2013, the city completed a North Broadway Market Study that informed the plan update (see Appendix 1 for the full study). The purpose of the market study was to identify the land use and market barriers to realize the 1995 Plan's vision for North Broadway. Also, the market study can inform a future Village Center-focused analysis after flood mapping is complete.

Key market study findings include:

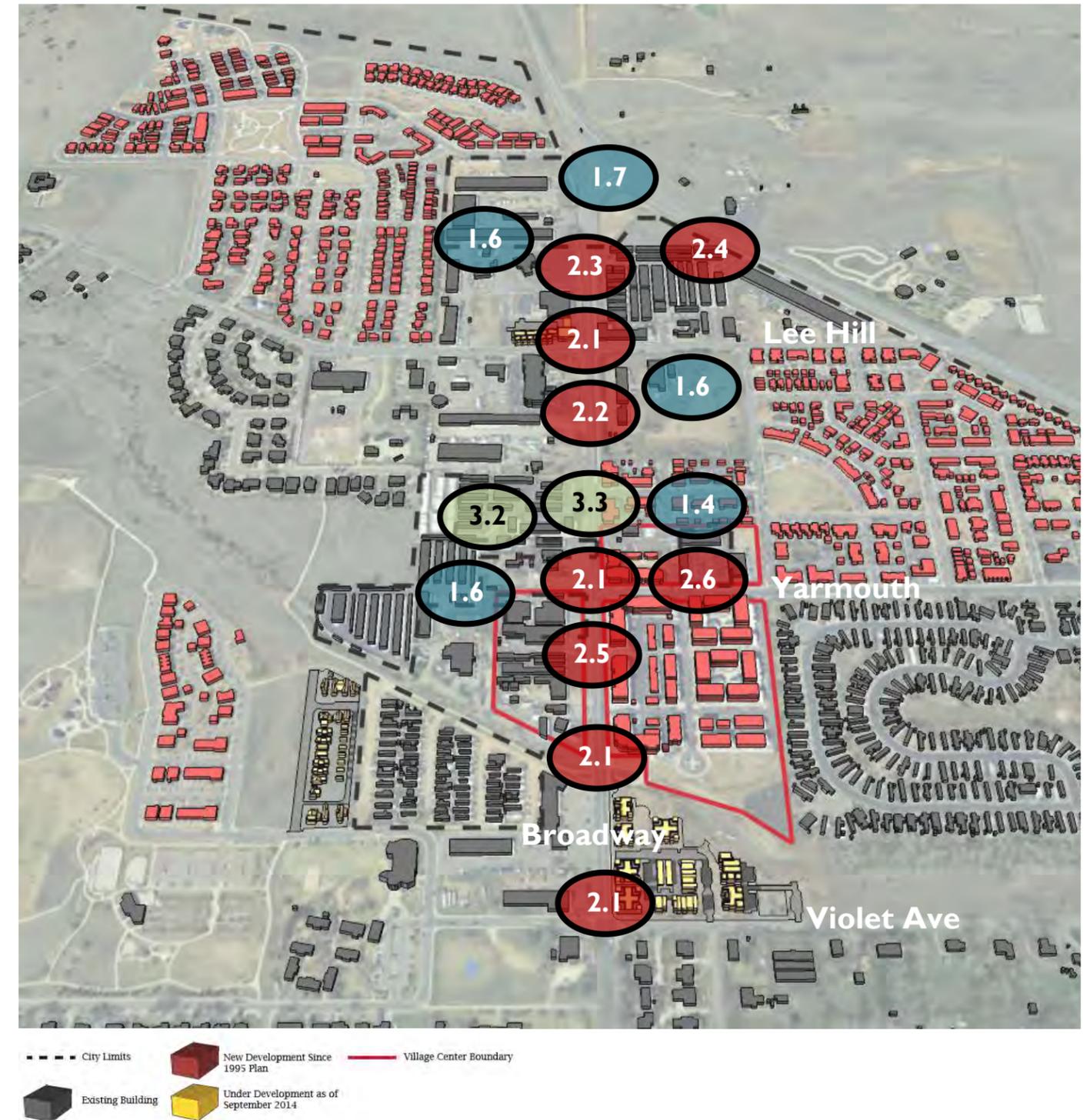
1. **Higher Incomes and Housing Values:** The one mile neighborhood market area (from the intersection of Yarmouth and Broadway) has higher income households and higher housing values than the City of Boulder and Boulder County on average.
2. **Demographics and Employment:** The neighborhood market area has a greater percentage of residents of Hispanic origin and a larger percentage of residents aged 0-17 years than the City of Boulder and Boulder County on average, and 1,200-1,300 full or part time employees.
3. **Current Grocery Store Demand:** The neighborhood market area has unmet neighborhood demand for approximately 17,000-28,000 square feet of grocery store uses, and unmet regional and tertiary area demand for approximately 25,700-42,900 square feet of grocery store uses.
4. **New Grocery Store Impacts:** A new, full service grocery store in the North Broadway area could impact existing area grocery store revenues up to 20-25%.
5. **Forecasted Retail Demand, Non Grocery:** The neighborhood market area has a forecasted demand of approximately 85,000-195,000 square feet of new retail to 2035, in addition to grocery store demand.
6. **Forecasted Office and Industrial Demand:** The North Broadway area has a forecasted demand of approximately 25,000-30,000 square feet of additional office and 30,000-35,000 additional light industrial/flex space to 2035.
7. **New Retail Demand Drivers:** The North Broadway area's retail demand is relatively weak, but can be bolstered by:
 - a. An anchor land use, additional redevelopment activity, or significantly more households; and
 - b. The addition of a significant number of new households in the neighborhood market area, which would also minimize the impact a new grocery store would have on existing stores in the market areas.
8. **Anchor Land Use Potential:** The North Armory site and Village Center areas have the most potential for an anchor land use, although both have constraints. The North Armory site is less centrally located and is not currently zoned to accommodate a major retail (or other) type of anchor. The west side of the Village Center has floodplain issues that must be resolved before any redevelopment is feasible.

Figure 5: North Broadway Market Study Study Areas



ACTION PLAN SNAPSHOT

Action	Responsibility	Cost	Timing
1. Arts and Placemaking	1.1 Analyze and Adjust Regulations to Allow Desired Live-Work Uses	Community Planning and Sustainability	Staff Time Short (Underway)
	1.2 Evaluate Strategies for Creative Signs	Community Planning and Sustainability, City Attorneys, Library and Arts through Community Cultural Plan	Staff Time, Legal Support May Be Required Mid
	1.3 Analyze Public Art Regulations and Incentives	Community Planning and Sustainability, Library and Arts through Community Cultural Plan	Staff Time, TBD Costs for Public Installations Mid (Underway)
	1.4 Analyze North Broadway Public Art Program	Library and Arts through Community Cultural Plan, Public Works	Staff Time and TBD costs for public art installations Mid (Underway)
	1.5 Analyze Infrastructure Spending on Arts Policies	Library and Arts through Community Cultural Plan, Public Works-Transportation, Community Planning and Sustainability	Staff Time, TBD Costs for Public Installations Mid (Underway)
	1.6 Explore Arts-Oriented Anchor Land Use	Library and Arts, Community Planning and Sustainability	Staff Time Mid
	1.7 Initiate Visioning and Design Process for Broadway and US 36 Gateway	Library and Arts, Community Planning and Sustainability, Public Works Transportation	Staff Time, estimated \$50-\$100K consultant fees Long
2. Transportation, Access, and Parking	2.1 Enhance North Broadway Pedestrian Connections	Public Works-Transportation, Library and Arts, Community Planning and Sustainability	TBD Mid
	2.2 Enhance North Broadway Bicycle Facilities	Public Works-Transportation, Library and Arts, Community Planning and Sustainability	TBD Mid
	2.3 Evaluate Extension of SKIP Terminus North and Mobility Hub at Broadway and US 36	Public Works-Transportation, Community Planning and Sustainability	TBD Long (Underway)
	2.4 Evaluate US 36 Transit Route	Public Works-Transportation	TBD Long (Underway)
	2.5 Initiate North Broadway Streetscape Plan	Public Works-Transportation, Community Planning and Sustainability, Library and Arts	Staff Time, estimated \$50-\$100K consultant fees Mid
	2.6 Conduct Parking Utilization Study for Redeveloped Areas and Develop Related Strategies	Public Works, Downtown and University Management Division/Parking Services, Community Planning and Sustainability	Staff time, estimated consultant fees: \$10,000 Short
3. Land Use and Development	3.1 Evaluate Affordable Service Industrial and Artist's Space Strategies	Community Planning and Sustainability, Library and Arts, Housing Division	TBD Mid
	3.2 Establish Criteria to Guide Nonresidential Annexations	Community Planning and Sustainability	TBD Short
	3.3 Explore Improvement District	Community Planning and Sustainability, University Management Division/Parking Services	Staff Time, Estimated consultant budget: \$50,000 Long



Timing: Short: 6 months – 2 Years; Mid: 3-5 Years; Long: 5+ Years **Note:** Map reflects approximate possible locations for implementation of action items. The map does not show those action items with general North Broadway applicability.

DETAILED ACTIONS

This Action Plan has three categories. Each one contains a brief description, goal statement, and policy guidance from the 1995 Plan.

1. **Arts and Placemaking;**
2. **Transportation, Access, and Parking; and**
3. **Land Use and Development.**

The table below summarizes how the detailed action items are presented.

<p>Action Item <i>Brief description</i> Timeframe – from October 2014</p>
<p>Summary – What it is and why it is important.</p>
<p>1995 Plan Policies and Objectives – How the 1995 Plan directly or indirectly supports this action item.</p>
<p>Specific Possible Actions – Specific implementation strategies to advance the action item.</p>
<p>Background – Highlights of any relevant analysis, background, or references to other city initiatives.</p>
<p>Examples – If applicable, examples of how other communities have addressed this issue.</p>
<p>Department Responsible and Cost – Who within the city is primarily responsible for implementing the action item and costs including staff time, capital costs, or other cost estimates.</p>





I. ARTS AND PLACEMAKING

In 2014, the North Broadway area has approximately 225 artists and creative industry professionals.¹ Arts-oriented placemaking² has strong community support as a strategy to foster these groups and the concept of North Broadway as a pedestrian friendly, eclectic, main street atmosphere.

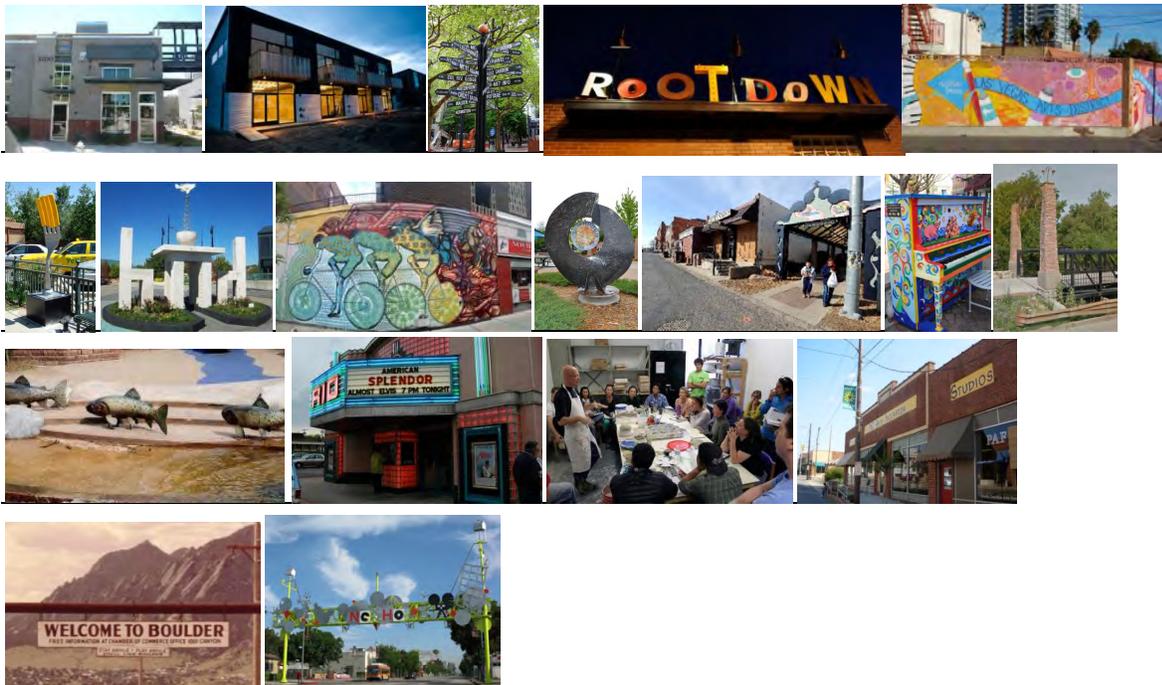
Action Plan Arts and Placemaking Goal

Support and foster the growing number of artists in North Boulder through land use, transportation, and placemaking strategies and investment.

1995 Plan Arts and Placemaking Key Policies

- *Create and preserve environments which promote sound and robust physical, mental, emotional, spiritual, economic, and artistic health in our community (Steering Committee Vision Statement)*
- *A place where artists, crafts persons, and small industrial business owners can live and work within close proximity. (Village Center transition areas to north and west)*

Additional 1995 Plan arts and placemaking policies are highlighted in the action items below.



¹ Source: NoBo Arts District

² The Project for Public Spaces defines placemaking as “both an overarching idea and a hands-on tool for improving a neighborhood, city or region” and “how we collectively shape our public realm to maximize shared value and facilitate creative patterns of activities and connections (cultural, economic, social, ecological) that define a place and support its ongoing evolution.”

I.1 Analyze and Adjust Regulations to Allow Desired Live-Work Uses

Support artists, startup businesses, and spaces where people can live and work in close proximity by analyzing and adjusting live-work regulations.

Timeframe: Short (6 months – 2 years)

Summary

The city's land use code defines live-work to only include uses "as allowed in the industrial zoning districts." While combining uses allowed in a zone district is allowed (e.g. a residential and office use), Title 9 should be clearer that the city explicitly allows live-work in some zone districts to avoid the need for case by case interpretations, and provide additional guidance through use-specific standards.

1995 Plan Live/Work Policies and Objectives

- New live/work areas close to the village center where people can live, work, shop, and recreate within close proximity (Executive Summary).
- Live/work units in a vertically and horizontally mixed configuration of office and residential uses along Broadway, 13th, 14th and Yarmouth (Yarmouth North Land Use Concept)
- Office/Light Industrial areas in North Boulder should provide live-work or workshop opportunities (Employment and Retail Centers Objectives)
- Reduce vehicle miles travelled and trip volumes city-wide (Employment and Retail Centers Objectives)

Specific Possible Actions

I.1.1 Explicitly Allow Live-Work in More Zone Districts: Analyze zone districts to allow live-work as a by-right use in more areas and adjust Table 6-1 accordingly. The North Broadway area does not have any zone districts that are not also in other areas of the city, so any changes would affect areas outside of North Boulder. Specific zone districts to explicitly allow live-work may include zone districts that already allow both residential and a wide range of nonresidential uses.

I.1.2 Modify Live-Work Definition to be more inclusive of a range of live-work types, possibly differentiating between higher and lower impact types of live-work units, remove standards from the definition (see Background below), and adjust reference to "as allowed in the industrial zoning districts".

I.1.3 Live-Work Performance Standards: Analyze need for any performance standards for live-work that may address buffering, impacts on surrounding areas, operational characteristics, etc. Ensure any live-work provisions in Title 9 reference the current city building code requirements for live-work units.

Background

- BRC Sec. 9-16-1 defines a live-work unit as "a structure with a combination of uses where work activities occur as allowed in the industrial zoning districts and includes a dwelling unit for the business occupant, but not including a caretaker dwelling unit. Such unit shall have only one kitchen and shall be occupied by either the owner, the tenant, or the owner's or tenant's employee plus any other persons that may be allowed to occupy a dwelling unit pursuant to Section 9-8-5, 'Occupancy of Dwelling Units,' B.R.C. 1981. The live-work unit must be the residence of a person responsible for the work performed on the premises."
- Table 6-1 only explicitly allows live-work by right in MU-4 and IMS zone districts that represent only 4% of the study area. Table 6-1 allows live-work with a use review process in the IS-1 and IS-2 zone districts that represent 19% of the study area
- The 2012 International Building Code addresses Live-Work units with the following requirements:³
 - Handled on case-by-case basis depending on the nature of the nonresidential use
 - 3,000 square foot maximum size for less stringent building code requirements (e.g., sprinklering requirements)
 - 50% maximum floor area for the nonresidential portion
 - ADA accessibility is required for the nonresidential area

Department Responsibility: Community Planning and Sustainability (lead)

Cost: Staff Time

Examples of Live/Work Units



³ 2012 IBC Sec. 419 Live/Work Units

1.2 Evaluate Strategies for Creative Signs

Evaluate strategies that enable creative signage that contributes to the artistic and eclectic character of the North Broadway area.

Timeframe: Mid (3-5 years)

Summary

Creative and artistic signage can be an effective tool to foster an eclectic, distinct place that also enables business and neighborhood identification, particularly as a means to support the growing number of North Boulder artists. The Action Plan and Community Cultural Plan processes have highlighted that the city's sign code can be difficult to interpret for creative and artistic signs and the sign code may be too rigid to enable creative signs.

1995 Plan Signage Policies and Objectives

- Not directly addressed, but numerous plan policies that support a variety of strategies to foster placemaking, such as:
 - Strengthen and support existing neighborhoods
 - Avoid monotonous building designs
 - Preserve and enhance the existing diversity and character of North Boulder's neighborhoods.

Specific Possible Actions

1.2.1 Evaluate Strategies for Creative Signs: Through the citywide Community Cultural Plan, evaluate current sign regulations and processes to better enable creative signs. This process should evaluate how the city interprets what is considered art (and thus exempt or subject to the sign code) and how the city can provide more guidance for creative signs that would contribute to North Broadway's artistic and eclectic character.

Background

- Art that does not advertise a business or product is exempt from a sign permit in the sign code and classified as "noncommercial", however, most works of art in a nonresidential area have the same restrictions as signs with advertising (BRC Sec. 9-9-21 (d)(8)).
- Examples of existing Boulder signs the current sign code prohibits include:
 - Holiday Drive In Sign
 - Boulder Theater Sign
 - The Colorado Shakespeare Festival Sign (extending over Broadway seasonally at 15th Street).

Examples

- City of Pasadena, CA Creative Sign Permit – includes process and design standards that address context, architecture, and impacts on surrounding areas.
- Town of Estes Park, CO Creative Sign Program – includes Design Review Board, purpose is to "provide more flexibility in the application of the sign code"

Department Responsibility: Community Planning and Sustainability (lead), Library and Arts, City Attorneys

Cost: Staff Time, Legal Support May Be Required

Examples of Creative Signs Not Currently Allowed Under Sign Code



(Portland, OR - too tall, lettering too large)



(Denver - extends above roof line)



(Arts District Mural - advertises a product or business)

1.3 Analyze Public Art Regulations and Incentives

Through the citywide Community Cultural Plan, foster public art through private development to contribute to the artistic and eclectic character of the North Broadway area through requirements or incentivizes.

Timeframe: Mid (3-5 years)

Summary

The likelihood of continued private redevelopment in the North Broadway area in the next several years presents an opportunity to encourage public art that contributes to the creative, unique, and eclectic character of the North Broadway area. However, the city does not currently have regulations or policy guidance to address the goal of providing public art in private developments.

1995 Plan Public Art in Private Development Policies and Objectives

- Not directly addressed, but 1995 Plan Arts and Placemaking Policies on page 10 support this action item.

Specific Possible Actions

- 1.3.1. Public Art Requirement for Larger Private Development:** Utilize tools from the citywide Community Cultural Plan that may include requiring larger private development projects in the North Broadway area to provide public art, contribute to a public art fund, or include an artist on the design team. Private redevelopment may include nonresidential and multifamily projects over a size threshold, TBD during implementation of this action item.
- 1.3.2. Public Art Incentives:** Evaluate regulatory incentives for provision of public art in North Broadway area such as density bonuses and expedited development review.

Background

- Title 9 does not address public art directly through development standards, definitions, or any review criteria for development applications.

Examples

- City of Santa Monica, CA – Cultural Arts Program provides incentives for public art in nonresidential projects over 7,500 square feet or more
- City of Tampa, FL – density bonuses for public art

Department Responsibility: Library and Arts (lead), Community Planning and Sustainability

Cost: Staff Time

Examples of Public Art



I.4 Analyze North Broadway Public Art Program

Through the citywide Community Cultural Plan, evaluate a program to foster public art through public and private investment and partnerships to contribute to the artistic and eclectic character of the North Broadway area.

Timeframe: Mid (3-5 years)

Summary

The Action Plan process, the emerging number of North Broadway artists, and the city's Community Cultural Plan process have highlighted a growing community interest in a North Broadway public art program. Community members have cited numerous regional examples that have fostered the arts and placemaking from Longmont (art in alleys) to Lafayette (Public Road rotating art) to Denver (public art on public buildings).

1995 Plan Public Art Program Policies and Objectives

- *Not directly addressed, but 1995 Plan Arts and Placemaking Policies on page 10 support this action item.*

Specific Possible Actions

- I.4.1. North Broadway Public Art Program:** Through the citywide Community Cultural Plan, encourage public and private arts investment to utilize local artists. For instance, encourage sculpture by local artists to be on rotating display in prominent public locations or encourage murals painted by local artists in appropriate places.

Background

- The city is currently launching a Community Cultural Plan that will establish the community's vision for culture and creative industries, including a toolbox and action plan. The city will be considering public art citywide and in the North Broadway area with that planning effort. The city anticipates this plan will be completed by late 2015.

Examples

- City of Lafayette – Public Art Committee whose mission is to “Bringing large-scale, permanently installed public art and an annual art on loan sculpture walk to Lafayette”. Includes an “Art on the Street Program” for South Public Road (see image to right).
- City of Longmont – Alleyscape and Breezway Project aims to revitalize parking lots, alleyways, and breezeways that “are essential to the growth and development of downtown”. Projects have been prioritized into the city's Capital Improvements Plan and built (see image to right).

Department Responsibility: Library and Arts (lead), Public Works

Cost: Staff Time and TBD costs for public art installations

Examples of Public Art



Public Road Art – Lafayette



Art in Alleys - Longmont

1.5 Analyze Infrastructure Spending on Arts Policies

Through the citywide Community Cultural Plan, foster public art to contribute to the artistic and eclectic character of the North Broadway area through arts investment in infrastructure.

Timeframe: Mid (3-5 years)

Summary

The Action Plan process, the emerging number of North Broadway artists, and the city's Community Cultural Plan process have highlighted a growing community interest in establishing a target arts investment amount for infrastructure projects. This may include transportation (streets, pedestrian crossings, etc.), utilities (e.g., flood mitigation, utility boxes), or civic buildings. While the city has historically integrated public art into some infrastructure projects, there is not an adopted policy or guidelines.

1995 Plan Infrastructure Spending on Public Art Program Policies and Objectives

- Not directly addressed, but 1995 Plan Arts and Placemaking Policies on page 10 support this action item.

Specific Possible Actions

- 1.5.1. Analyze Infrastructure Spending on Arts Policy:** Through the citywide Community Cultural Plan, consider a North Broadway-specific policy to invest a target percentage towards public art with major infrastructure projects, with preference towards using local artists. The Community Cultural Plan may also consider related citywide investment targets.

Background

- As a matter of practice, the city has invested an average of 1-1.5% of a project's budget with recent major infrastructure projects⁴. However, the city does not have any adopted policies to ensure this practice is consistent and continues.

Example

- **Fort Collins – Art in Public Places Program (APP)** - Created in 1995 and includes an APP Board, 1% spending towards public art for city construction projects over \$250,000, and a requirement for city construction projects between \$50,000 and \$250,000 to include a city-certified artist in the design process.

Department Responsibility: Library and Arts (lead), Public Works

Cost: Staff Time and TBD costs for public art installations

Examples of Public Art



Fort Collins Art in Public Places Program – Painted Pianos



Public Art with Clear Creek Enhancements – Golden, CO



Public Art with 28th Street Improvements – Boulder

⁴ Major, recent infrastructure projects with this level of public art investment include 28th Street, the Broadway and Euclid project, Skunk Creek underpass, and the 30th Street underpass and bridge replacement just south of Pearl Street.

1.6 Explore Arts-Oriented Anchor Land Use

Identify potential North Broadway arts anchor land uses and implement strategies to foster development of an arts oriented anchor land use.

Timeframe: Mid (3-5 years)

Summary

The Action Plan process and the North Broadway Market Study (see Appendix I) have highlighted a growing interest in a North Broadway anchor land use to enhance the economic vitality of the area. With this Action Plan's emphasis on arts and placemaking, the city should explore opportunities for an arts-oriented anchor land use in the North Broadway area.

1995 Plan Public Art Program Policies and Objectives

- Not directly addressed, but 1995 Plan Arts and Placemaking Policies on page 10 support this action item.

Specific Possible Actions

- 1.6.1. Coordinate with Citywide Community Cultural Plan** to identify desirable anchor land uses and the market for these uses in North Boulder. Specific possible anchor land uses include:
- Arts and/or business incubator to support artists and startups
 - Destination retail or restaurants (e.g., brewpub, music venue)
 - Neighborhood scale, independent movie theater
 - Satellite classrooms for art programs
- 1.6.2. Identify Suitable Locations** for an anchor land use.
- 1.6.3. Anchor Land Use Recruitment Strategy:** Develop an anchor land use recruitment strategy that may include marketing strategies to commercial real estate brokers.

Background

- The North Broadway Market Study indicates some demand for additional retail and office, but that absorption will be slow without an anchor land use (see Appendix I, page 3).
- The North Broadway Market Study indicates that the 1995 Plan's Village Center area and the Armory site have the most potential to accommodate an anchor land use (see Appendix I, page 3).

Examples

- Tech Ranch – Austin: Entrepreneur development programs, startup work space, and team building
- The Crucible – Oakland: Nonprofit education and training in the fine and industrial arts
- University of Missouri-Kansas City Downtown Arts Campus - Moved art classes to a satellite location closer to a growing arts scene.

Department Responsibility: Library and Arts, Community Planning and Sustainability

Cost: Staff Time

Examples of Arts Anchor Land Uses



Independent Movie Theater



Arts Incubator



University Art Class Facility, Satellite Location

1.7 Initiate Visioning and Design Process for Broadway and US 36 Gateway

Engage the community to design a gateway that reflects current priorities.

Timeframe: Long: (5+ years)

Summary

One of the 1995 Plan’s action items is a US 36 and Broadway gateway concept. This project has never come to fruition, and the 1995 Plan’s design concept may not reflect current community priorities that include arts and placemaking, announcing “you are in Boulder” and a distinct neighborhood, traffic calming, and enhanced transit opportunities.

1995 Plan Public Art Program Policies and Objectives

During the 1995 planning process, the North Boulder community considered several alternatives for the US 36 and Broadway gateway. The favored concept was a gateway that focuses on landform and landscape design rather than on any architectural treatment or “statement.”

Specific Possible Actions

- 1.7.1. Initiate community visioning and design process for gateway** that integrates with enhanced transit opportunities (see Action Item 2.3). This may include a gateway process as part of larger North Broadway Streetscape Plan process (see Action Item 2.5), developing alternatives and costs, and identifying funding strategies to implement preferred alternatives.
- 1.7.2. Continue to work with CDOT** to find alternate suitable locations for maintenance facilities.

Background

- The city completed a draft North Broadway Streetscape Plan (2003) as a 1995 Plan action item that includes some gateway concepts with landscaping. The city never officially adopted this plan but has used it to guide some streetscape improvements along the east side of Broadway north of Violet Avenue as redevelopment has occurred.
- Amount of land in gateway (includes 70’ buffer along US 36 and areas designated as gateway): 11.8 acres

Department Responsibility: Library and Arts, Community Planning and Sustainability, Public Works Transportation

Cost: Staff Time, consultant may be necessary, estimated \$50-\$100K consultant fees



US 36 and Broadway Today



Gateway to Arts District



Gateway to Coors Field, Denver



2. TRANSPORTATION, ACCESS, AND PARKING

The 1995 Plan contains a connections plan for cars, bicycles, pedestrians, and transit. The city implemented many of these connections and other related improvements following the 1995 Plan. However, the North Boulder community supports the implementation of several missing connections and new services to enhance access by all modes.

The action items in this section focus on bicycle, pedestrian, and transit connections because the community has indicated they are a priority, and the 2014 Transportation Master Plan ranks them as the second highest priority level behind system maintenance and travel safety. These action items support the goals of the 2014 Transportation Master Plan and are consistent with the direction of the Access Management and Parking Strategy and the city’s Climate Commitment. They also support the Arts and Placemaking action items.

Action Plan Transportation, Access, and Parking Goal

Foster a new generation of implementation items that further advance current community transportation, access, and parking priorities reflected in the 1995 Plan.

1995 Plan Transportation, Access, and Parking Key Policies (Chapter 8, page 20)

- *Encourage walking, biking, and transit use by providing safe, comfortable and convenient pedestrian and bicycle path connections.*
- *Determine locations for future transit center.*
- *Determine methods to calm traffic speeds on neighborhood streets.*
- *Pursue aggressive strategies to reduce the number and distance of car trips.*
- *Design a stronger entry/ gateway to the City at Broadway and U.S. 36.*
- *Inter-connect the street network in new neighborhoods.*

Additional 1995 Plan land use and development policies are highlighted in the action items below.



2.1 Enhance North Broadway Pedestrian Connections

Establish and enhance pedestrian connectivity, emphasizing east-west connectivity across North Broadway integrated with placemaking.

Timeframe: Mid (3-5 years)

Summary

Both the North Boulder community and the North Broadway Market Study identified inadequate pedestrian connectivity along and near North Broadway as a barrier towards the 1995 Plan’s goal for a walkable, main street concept. The 2014 Transportation Master Plan places pedestrian improvements as a high priority for funding and implementation as the “fundamental way to travel” and the “primary mode of transportation”.

1995 Plan Pedestrian Access Policies and Objectives

- New pedestrian and bicycle connections that will connect “missing links” in the overall bicycle/pedestrian network and improve access and safety to schools and other centers. (Executive Summary, primary concept)
- Provide safe and enjoyable pedestrian and bike paths, and transit facilities (Steering Committee Vision Statement)
- Encourage walking, biking, and transit use by providing safe, comfortable and convenient pedestrian and bicycle path connections. (Chapter 8, Transportation Goals)
- The 1995 Plan contains a Bicycle/Pedestrian Improvements Right-of-Way plan that has shaped new connections since the city adopted the plan. In addition to the east-west pedestrian crossings on North Broadway, the 1995 Plan also shows two pedestrian connections from the Boulder Meadows mobile home park to the Uptown Broadway development that have not been implemented.

Specific Possible Actions

- 2.1.1. Boulder Meadows:** Continue to explore establishing a pedestrian connection from Boulder Meadows to the Uptown development and Fourmile Canyon Creek.
- 2.1.2. Arts and Placemaking Enhancements, Signalized Intersections:** Enhance pedestrian crossing experience at existing and future signalized intersections with arts and placemaking that may include public art, signage, or alternative paving designs. Existing and planned signalized intersections in the study area include:
 - Violet and Broadway (existing signalized intersection)
 - Lee Hill and Broadway (existing signalized intersection)
 - US 36 and Broadway (in Boulder County, existing signalized intersection, see Action item 1.7)
 - Yarmouth and Broadway (planned signalized intersection)
- 2.1.3. Arts and Placemaking Enhancements, Uncontrolled Intersections:** Enhance pedestrian experience at existing and future uncontrolled (no traffic signal, includes signed and striped crosswalks) intersections with safety enhancements that integrate arts and placemaking.
- 2.1.4. Establish Target Investment:** Through citywide Community Cultural Plan, establish a target spending percentage at these intersections for public art and placemaking, with preference for local artists on the design team.
- 2.1.5. Fourmile Canyon Creek Broadway Underpass:** Implement safety measures under Broadway at the Fourmile Canyon Creek underpass (e.g., improved lighting).

Background

The city’s Pedestrian Crossing Treatment Installation Guidelines (2011) include standards for controlled (signalized) and uncontrolled pedestrian crossings:

- Controlled Pedestrian Crossing are where motorists are required to stop by either a stop sign or traffic signal (including a HAWK beacon). The city has more opportunities for arts and placemaking in the public right-of-way at these intersections than uncontrolled intersections.
- Uncontrolled Pedestrian Crossing are established pedestrian crossings that do not include a traffic signal, a HAWK beacon, or a stop sign that requires motor vehicles to stop before entering the crosswalk. For example, Boulder’s crosswalks with signs and/or pedestrian actuated flashing yellow lights are considered “uncontrolled”. The city’s opportunity for arts and placemaking at these intersections is more limited to the areas that do not interfere with the intersection.

Department Responsibility: Public Works Transportation (lead), Library and Arts, Community Planning and Sustainability

Cost: TBD



Broadway and Fourmile Canyon Creek Underpass

2.2 Enhance North Broadway Bicycle Facilities

Enhance and provide new bicycle facilities with an emphasis on north-south connectivity along and near Broadway.

Timeframe: Mid (3-5 years)

Summary

North Broadway has bicycle lanes, but the North Boulder community has expressed that bicycling feels unsafe due to traffic speeds and a lack of motorist awareness. North Broadway is the most direct north-south bicycle connector linking North Boulder to the rest of the community. The citywide Transportation Master Plan places a high priority on bicycle improvements and creating a lower stress level for this mode of travel, including a citywide grid network that connects different destinations and links bicycling and transit.

1995 Plan Bicycle Access Policies and Objectives

- New pedestrian and bicycle connections that will connect “missing links” in the overall bicycle/pedestrian network and improve access and safety to schools and other centers. (Executive Summary, primary concept)
- Provide safe and enjoyable pedestrian and bike paths, and transit facilities (Steering Committee Vision Statement)
- Encourage walking, biking, and transit use by providing safe, comfortable and convenient pedestrian and bicycle path connections. (Chapter 8, Transportation Goals)
- The 1995 Plan contains a Bicycle/Pedestrian Improvements Right-of-Way plan that has shaped new connections since the city adopted the plan.

Specific Possible Actions

- 2.2.1. Enhanced Bicycle Facilities:** Construct enhanced bicycle facilities along North Broadway, in accordance with the Transportation Master Plan’s priority for a low stress bicycle network. This may include city evaluation of a separated bicycle lane along North Broadway.
- 2.2.2. Target Arts and Placemaking Investment:** Through the citywide Community Cultural Plan, establish a target percentage of spending on North Broadway bicycle enhancements for public art and placemaking, with local artists on the design team.
- 2.2.3. B-Cycle Stations, High Priority:** Work with B-Cycle group to advance stations at Yarmouth and Broadway, Lucky’s, and 19th and Violet (all of which are high priority, but unfunded items in B-Cycle’s master plan).
- 2.2.4. B-Cycle Station @ Gateway Mobility Hub:** Work with B-Cycle group to place US 36 and Broadway B-Cycle station as high priority item in their master plan as US 36 and Broadway gateway/mobility hub progresses (see Action item 2.3).
- 2.2.5. Enhanced Bicycle Facilities and Annexation Community Benefit:** Include funding towards or construction of B-Cycle station in accordance with their master plan and other “above and beyond” bicycle enhancements in the North Broadway area to contribute towards community benefit as part of annexation (see Action Item 3.3).

Background

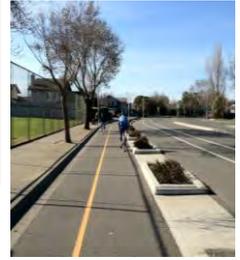
- Since 1995, the city has constructed bicycle lanes on North Broadway, Lee Hill, and Yarmouth. The city has also constructed the Fourmile Canyon Creek trail and Broadway underpass in the study area since 1995.
- The Boulder B-Cycle Master Plan (August 2013) includes station planning principles to prioritize future locations, including:
 - High employment and density areas
 - Proximity to destinations
 - Multimodal access nearby
 - Good visibility, and
 - Proximity to existing stations (i.e., within ½ mile of stations, “clusters of stations are essential”).

Examples

- Boulder Baseline Cycle Track – part of city’s Living Laboratory program from 30th – 35th
- City of Coeur d’ Alene, ID – Public Art Bike Racks, part of the 4th Street/Midtown Placemaking Project, used local artists to construct public art that also functions as bicycle racks. Cities with similar programs include Nashville; Louisville, KY; Columbus, OH; Austin, and Chicago.

Department Responsibility: Public Works Transportation (lead), Library and Arts, Community Planning and Sustainability

Cost: TBD



Coeur d’ Alene, ID Public Art Bicycle Racks

2.3 Evaluate Extension of SKIP Terminus North and Mobility Hub at Broadway and US 36

Evaluate a mobility hub at US 36 and Broadway pursuant to the citywide Transportation Master Plan, and integrate its design with Action 1.7 (US 36 and Broadway Gateway).

Timeframe: Long (5+ years)

Summary

Both the 1995 Plan and the 2014 Transportation Master Plan (TMP) recommend a transit center or mobility hub at US 36 and Broadway. The North Boulder community continues to support this concept, including integration with Action 2.3 (Gateway), and the arts and placemaking strategies set forth in this Action Plan. North Boulder community members also support extending the SKIP terminus north away from its current location at the homeless shelter and connections with other transit routes.

1995 Plan US 36 and Broadway, SKIP Access Policies and Objectives

- Explore possible locations for future transit center(s) (Executive Summary)
- Provide transit centers with shelter from the elements, seating, covered bicycle parking, schedule and fare information, and newspaper racks. (Transportation Objectives, page 20)
- The 1995 Plan contains a Auto/Transit Improvements Right-of-Way Plan that shows a transit route as a future connection to the Dakota Ridge area with a circulator route (page 25)

Specific Possible Actions

- 2.3.1** Continue to work with agency partners (CDOT and Boulder County) to find other suitable locations for any desired maintenance facilities, rather than in the gateway area.
- 2.3.2** Implement mobility hub in accordance with the Transportation Master Plan, including transit, bike share, car share, bicycle parking, and integration with Action 1.7 (Gateway). The city should consider First and Final Mile⁵ solutions to the surrounding community with this process in accordance with the TMP.
- 2.3.3** Extend SKIP terminus and other transit connections north to US 36 and Broadway.

Background

- The TMP identifies the North Boulder Mobility Center to include high amenity bus stop features, including real time passenger information displays, wayfinding, and a bike and car share station (see Action Item 2.2.4 B-Cycle, 2014 TMP Figure 5-8 Transit Facilities and Amenities)

Department Responsibility: Public Works Transportation (lead), Community Planning and Sustainability, and Agency Partners (CDOT, RTD, Boulder County)

Cost: TBD



Existing North Broadway Transit Routes

⁵ First and last mile strategies are typically designed to help transit users access transit or final destinations. Strategies vary widely from infrastructure to policy to education. Successful programs will improve the user experience by supporting intuitive, safe and recognizable routes to and from transit stations/stops (Source: 2014 Transportation Master Plan Action Plan).

2.4 Evaluate US 36 Transit Route

Evaluate a bus route more directly linking the North Broadway area to the 28th Street commercial area and Boulder Junction.

Timeframe: Long (5+ years)

Issue Summary

The 1995 Plan and the citywide Transportation Master Plan both show a proposed transit route from a future mobility hub at US 36 and Broadway that runs along US 36/28th Street into and near the US 36/28th Street regional commercial areas and Boulder Junction. The North Boulder community continues to support this future transit improvement.

1995 Plan US 36 Transit Route Policies and Objectives

- Encourage walking, biking, and transit by providing safe, comfortable and convenient connections (Executive Summary, Connections)
- Provide a transit stop on US 36 (Neighborhood Recommendations, page 14)
- Auto/Transit Improvements Right-of-Way Plan (page 25 – route shown as future connection)

Specific Possible Actions

- 2.4.1** Work with CDOT and RTD to study and implement US 36 transit route, integrated into planning for the US 36 and Broadway gateway area and mobility hub (see Action Item 1.7, Gateway, 2.3)

Department Responsibility: Public Works Transportation (lead)

Cost: TBD



Image from 2014 Transportation Master Plan Showing Proposed US 36/28th Street Transit Connection (in blue)



2.5 Conduct Parking Utilization Study for Redeveloped Areas and Develop Related Strategies

The city should understand and quantify the parking issues first with a parking utilization study and develop responsive strategies.

Timeframe: Short (6 months - 2 years)

Summary

The North Boulder community has identified inadequate parking conditions as a key barrier to the viability of retail and restaurants in the North Broadway area. The community has expressed that these businesses depend on patrons being able to find a parking space as they are often arriving by car. The primary area of concern is the east side of Broadway north of Fourmile Canyon Creek.

1995 Plan Parking Policies and Objectives

- Look for opportunities to experiment with new parking management strategies aimed at reducing the number and distance of car trips, such as shared parking with adjacent public and private users. (Community Facilities Objectives, page 18)



Broadway and Yellow Pine Street Parking

Specific Possible Actions

- 2.7.1 Parking Utilization Study:** Conduct parking utilization study for North Broadway area, with an emphasis on the Uptown and Main Street North areas, but extending to new projects including Violet Crossing (4410 Broadway) and plans for the Armory site (4750 Broadway). This study should also consider future redevelopment on the west side of Broadway.
- 2.7.2 Identify and Implement Parking Management Strategies:** Once the city quantifies any parking issues, evaluate and identify appropriate parking and access management strategies from the forthcoming Access Management and Parking Strategy parking toolkit. Strategies from this toolkit should balance incentives versus requirements and may include:
- Shared parking opportunities
 - Parking reductions by right (e.g., with proximity to transit, enhanced bicycle facilities, etc.)
 - Evaluation of a North Broadway parking and access district
 - Increased enforcement of parking time limits (e.g., 2 hour limits in Uptown and Main Street North areas)
 - Evaluation of underutilized loading areas for parking
 - Evaluation of “edge parking” – storage parking options that can be accessed by transit, or bicycle/pedestrian connections for occasional use of second vehicles.
 - Evaluation of paid parking options



Background

- The Access Management and Parking Strategy is currently underway and will develop a toolkit of best practices to address a variety of parking issues around the city. This will include the “SUMP” principles– shared, unbundled, managed, and paid parking.
- The Travel Demand Management programs that are components of the 2014 Transportation Master Plan (see Sec 4.6) also address parking as one type of TDM strategy. This action item should integrate with Action Item 2.8, TDM.

Department Responsibility: Downtown and University Management Division/Parking Services (lead), Public Works, Community Planning and Sustainability

Cost: Staff time, consultant may be necessary, estimated consultant fees for parking utilization study: \$10,000

2.6 Initiate North Broadway Streetscape Plan

Initiate a comprehensive evaluation and plan for the North Broadway area that addresses the physical aspects of the public realm including streetscaping, placemaking/arts, transit, and access management.

Timeframe: Mid (3-5 years)

Summary

A comprehensive streetscape plan can address many of the action items in this Action Plan as part of one coordinated effort. This would enable a coordinated evaluation and plan that synchronizes all of the elements of the North Broadway public realm together – design, placemaking, access management, the US 36 and Broadway gateway, and transit enhancements.

1995 Plan North Broadway Streetscape Policies and Objectives

- Develop and implement streetscape improvements (including burying utility lines) along N. Broadway (Employment and Retail Centers Action Plan, page 17)
- Development of a North Broadway streetscape plan as one of the first phases of implementing the Plan (Transportation Recommendations, page 22)
- Design streetscapes in conformance with the streetscape plans below, or subsequently adopted streetscape plans (e.g., North Broadway) (Transportation Recommendations, page 23)

Specific Possible Actions

2.6.1 Combined Action Item Implementation: Evaluate a process to implement Action Items 1.4 (Explore North Broadway Public Art Program), 1.7 (Initiate Visioning and Design Process for Broadway and US 36 Gateway), 2.1 (Enhance North Broadway Pedestrian Connections), and 2.2 (Enhance North Broadway Bicycle Facilities) together as part of a comprehensive North Broadway Streetscape Plan.

2.5.1 Access Management Strategies: Initiate process to engage property owners and businesses on west side of Broadway to analyze access issues and management strategies. Strategies may include:

- Evaluate using the current North Boulder Transportation Connections Plan to establish preferred access points (from 1995 Plan).
- Analyze approach and strategies to access management and coordinate with citywide Access Management and Parking Strategy toolkit with items such as access districts.

Background

- The city drafted but never adopted a North Broadway Streetscape Plan in 2003 as a 1995 Plan implementation item. This plan has been used to guide some of the streetscape improvements that have occurred with redevelopment on the east side of Broadway, but has seen limited use outside of a few projects.
- Broadway between Violet Avenue and Lee Hill Drive has five vehicular access points on the east side, with one more anticipated as the Armory site redevelops. This same half-mile stretch on the west side currently has 17 vehicular access points, which creates more points of conflict for pedestrians and bicyclists and interrupts the flow of vehicular traffic.
- Section 9-9-5 of the Boulder Revised Code outlines the City's policy on site access control.
- Section 2.04 (Site Access) from the City of Boulder Design and Construction Standards outlines the design standards for curb cuts.

Department Responsibility: Public Works Transportation, Library and Arts, Community Planning and Sustainability

Cost: Staff Time, consultant may be necessary, estimated \$50-\$100K consultant fees



Image from North Broadway Streetscape Plan (2003)





3. LAND USE AND DEVELOPMENT

The overall purpose of these land use and development action items is to:

1) synchronize with the Arts and Placemaking and Transportation, Access, and Parking action items, and 2) to capitalize on land use and development opportunities in the North Broadway area. This Action Plan does not change any existing or future 1995 Plan zoning and land use classifications. Future Village Center-focused analysis may yield future land use map changes.

Land Use and Development Action Plan Goal

Use land use and development tools to capitalize on opportunities and remove barriers towards realizing the 1995 Plan’s vision for the North Broadway area.

1995 Plan Land Use and Development Key Policies

The 1995 Plan categorizes land use and development policies by subcommunity wide and area specific items. Subcommunity wide land use and development policies include (from Executive Summary):

- *Maintenance of existing zoning in established neighborhoods*
- *Mixed density, mixed income housing neighborhoods with good connections to parks, shops, office, and civic uses*
- *An emphasis on design quality and improved site design*
- *An improved land use pattern with a village center acting as the “symbolic heart” and core activity area for North Boulder*

Additional 1995 Plan land use and development policies are highlighted in the action items below.



3.1 Evaluate Affordable Service Industrial and Artist's Space Strategies

Coordinate with the citywide Community Cultural Plan to analyze strategies to preserve and foster new affordable service industrial and artist's space in the North Broadway area.

Timeframe: Mid (3-5 years)

Summary

The North Boulder community, Planning Board, and City Council have expressed concern over erosion of spaces that foster the growing arts scene in North Boulder and service industrial land uses that serve a valuable community need. The primary concern is the increasing lack of affordability of these spaces and that redevelopment will push them out of the area.

1995 Plan Affordable Service Industrial and Artists Policies and Objectives

- Strengthen the established residential and service industrial areas (*Executive Summary, Primary Concept*)
- Re-write service industrial zoning standards to support the development guidelines for industrial areas (*Employment and Retail Centers Action Plan*)
- While one of the goals of the Subcommunity Plan is to upgrade the appearance of the Broadway corridor, these businesses are extremely valuable to the area and to the City as a whole and should not be displaced. Most of the rents in this area are low compared to the rest of the city, and the uses that are located in large buildings, generate relatively few vehicle trips per square foot of building area. (*Employment and Retail Centers Recommendations*)
- Preserve the existing diversity of industrial uses (*Employment and Retail Centers Recommendations*)



North Broadway Art Studio



North Broadway Service Industrial



Specific Possible Actions

- 3.1.1 Account for and Allow More Service Industrial and Arts-Related Uses:** Update Title 9 use chart to clarify allowances for desirable service industrial and arts-related land uses that have emerged since last code update (late 1990s).
- 3.1.2 Evaluate Counting Towards Affordable Housing Requirements and Annexation Community Benefit:** Evaluate feasibility of allowing affordable service industrial towards annexation community benefit requirement (see Action Item 3.2) and affordable artist's space to satisfy the city's affordable housing requirements.
- 3.1.3 Industrial Protection Area:** Evaluate mechanism for industrial protection area. This may include strategies such as:
- Defining the geographic area eligible for this designation in Title 9
 - Requirements or incentives for provision of service industrial or artist's space with redevelopment
 - Additional restrictions on non service industrial and artist's space
 - Allow affordable service industrial and artist's space to count towards affordable housing requirements in these areas (per Action Item 3.1.2 above)

Examples

- City of Portland, Oregon, Guild's Lake Industrial Sanctuary Plan (2001): incorporated into citywide Comprehensive Plan and zoning code, articulates importance of industrial land uses, includes action plan
- City of Chicago: Planned Manufacturing Districts, Industrial Corridor Designations: purpose is to provide clarity and certainty for industrial businesses and that they won't face undue competition from other land uses
- Artist Space Boston: Program through the Boston Redevelopment Authority that works with city departments to develop and acquire affordable spaces permanently dedicated to artists

Department Responsibility: Community Planning and Sustainability (lead), Library and Arts, Housing Division, City Attorneys

Cost: TBD

3.2 Establish Criteria to Guide Nonresidential Annexations

Develop North Boulder-specific community benefit criteria to provide more guidance and certainty for nonresidential annexations.

Timeframe: Short (6 months - 2 years)

Summary

Section 1.24 of the Boulder Valley Comprehensive Plan (BVCP)⁶ and page 14 (Neighborhoods Action Plan) of the 1995 Plan identify annexation of Area II properties as a priority. BVCP Section 1.24 also requires that any property requested for annexation that has development potential to demonstrate “special opportunity or benefit to the city”. Properties gain numerous benefits by annexing into the city such as increased development potential and improved access to city services. However, nonresidential Area II properties in the North Broadway area have little guidance or certainty for how to satisfy this community benefit requirement, outside of provision of affordable housing. This Action Plan process has identified several more specific potential community benefits for nonresidential county enclaves in North Boulder.

1995 Plan Annexation Policies and Objectives

- Annexation of the remaining North Boulder enclaves should occur (*Neighborhood Recommendations – County Enclaves, page 10*)
- Develop annexation package for Area II properties
- Help defray the property owners costs of annexation (*County Enclave Development Guidelines*)

Specific Possible Actions

- 3.3.1** Develop North Boulder-Specific Community Benefit Guidelines to guide annexations for eligible properties that expands on current citywide policies that may include but are not limited to:
- Preservation or provision of affordable artists and/or service industrial space (see Action Item 3.1);
 - Contribution towards the city’s North Broadway arts and placemaking vision;
 - Contribution towards or construction of bicycle facilities beyond those required by city code, such as a Boulder B-cycle station in accordance with their master plan;
 - Provision of senior housing that is consistent with BVCP goals; and
 - Guidelines that are consistent with the city’s residential annexation policies (see Background section below).

Background

- September 2013 Flood Residential Annexations - The city has initiated a process to assist residential property owners with annexing property impacted by the September 2013 flood event (e.g., failing water and sewer infrastructure). The city has offered a special package of incentives for residential properties, some of which are in the North Boulder area that were affected by Fourmile Canyon Creek flooding.
- BVCP Residential Annexation Policies - The city adopted residential annexation guidelines in 2002 that supplements BVCP annexation policies with more detail on applying the city’s community benefit policies (e.g., guidelines for properties in floodplain areas, properties with additional development potential, etc.), but has not adopted any expanded nonresidential policies.
- Annexations Since 1995: Of the approximately 1,848 acres that encompasses the North Boulder Subcommunity, the city has annexed approximately 192 acres since the 1995 Plan (approximately 10% of the subcommunity land area).
- North Broadway County Enclaves - The North Broadway study area has approximately 14 acres of county enclaves. Approximately 7% of the study area is in county enclaves.
- The average timeline for an annexation is approximately 12-16 months based on recent annexation cases processed by the city’s Planning and Development Services Division.

Department Responsibility: Community Planning and Sustainability (lead), City Attorneys

Cost: TBD

North Broadway Nonresidential County Enclaves



County Enclave: 1309 Yarmouth (1.3 acres)



County Enclave: 4593 Broadway (1 acre)



County Enclave: 4635 Broadway (2.1 acres)



County Enclave: 975 Rosewood (2.5 acres)

Other:

- 4699 Broadway (county enclave - 1 acre)
- 4949 Broadway (surrounded by city on three sides – 8.3 acres)

⁶ BVCP Sec. 1.24 states “The city will actively pursue annexation of county enclaves, Area II properties along the western boundary, and other fully developed Area II properties”.

3.3 Explore Improvement District

Analyze feasibility of a North Broadway Improvement District to further Action Plan goals.

Timeframe: Long (5+ years)

Summary

Of the 16 Action Items, at least 9 will likely require direct funding from the city⁷. All of these actions will require either financial or staffing resources to implement. The city has effectively utilized General Improvement Districts to provide revenue that advances specific goals. An improvement district could be an effective mechanism to expedite some of these action items (e.g., arts and placemaking improvements, parking management strategies, etc.) that the city will evaluate against other priorities in a competitive process. The city also has an opportunity to synchronize an improvement district with the evolving NoBo Arts District and the pursuit of official city and state designation in coordination with the citywide Community Cultural Plan. Appendix 4 and the Specific Possible Actions section below provides a more detailed summary of the city's options for establishing an improvement district.



Parklet in University Hill Improvement District

1995 Plan Improvement District Policies and Objectives

- Initiate a process such as an assessment district to develop equitable funding mechanisms to establish the desired pedestrian, street, and bicycle system. (Transportation Chapter, page 22)
- Establish Assessment District to implement library, transit center, and other public facilities' development in the Village Center area (Community Facilities Action Plan)
- In order to fund the public improvements recommended in the Plan, it may be necessary to establish an assessment district or utilize other mechanisms to equitably distribute costs and benefits of the improvements (Implementation, page 33)



Specific Possible Actions

3.4.1. Conduct Stakeholder Outreach, including:

- Identify desired study area and develop property database
- Determine service priorities and support for district
- Identify district management options

3.4.2. Conduct District Feasibility Assessment, including:

- Cost and revenue analysis for different district structures (see Appendix 4 for structural options)
- Business plan with district purpose, boundaries, work program, budget, assessment method, district type, and governance structure

3.4.3. District Formation (depending on results of outreach and feasibility assessment), including:

- Legal and procedural steps for district formation under BRC Chapter 8-4 and Colorado Law
- Mobilizing stakeholders to manage a petition drive
- Preparation for City Council action
- Facilitating an election to approve assessments and taxes



Background

- **Creative Districting:** A group of North Boulder community members and artists are actively working on official state and local designation of a NoBo Arts District through the state's Creative Industries program. The city's Library and Arts Department division is supporting this effort and coordinating closely with this plan update through the citywide Community Cultural Plan.
- BRC Chapter 8-4 (General Improvement Districts) provides the mechanism for the city to establish GIDs

Department Responsibility: Downtown and University Management Division/Parking Services (lead), Community Planning and Sustainability, City Attorneys

Cost: Staff Time, consultant may be required, consultant budget estimate: Approximately \$50,000 (\$25,000 for district feasibility analysis and \$25,000 for district formation, including legal support)

⁷ Action items 1.4, 1.5, 1.7, and 2.1- 2.6 will require direct funding from the city.

APPENDIX 1: NORTH BROADWAY MARKET STUDY



North Broadway Market Study

Presented to:

City of Boulder, Colorado

December 18, 2013

Prepared by:



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I. EXECUTIVE SUMMARY

ArLand Land Use Economics (ArLand) was retained by the City of Boulder in the summer and fall of 2013 to prepare a market analysis for the North Broadway area. ArLand prepared this technical report summarizing the economic conditions and market potentials of the area. The report serves as a framework and background for the development of the North Boulder Subcommunity Plan update.

Project Scope

The purpose of the market study is to act as the foundation to evaluate the feasibility of developing the Village Center as currently depicted in the North Boulder Subcommunity Plan (1995 Plan), with a focus on the feasibility of a retail anchor land use, and to evaluate the redevelopment potential on North Broadway as it relates to the 1995 Plan's vision. The information is a basis for planning the types and intensities of uses, development scenarios and preferred alternatives. As with any plan and ultimate development project, the actual mix and timing of development is going to vary.

Existing Conditions and Findings

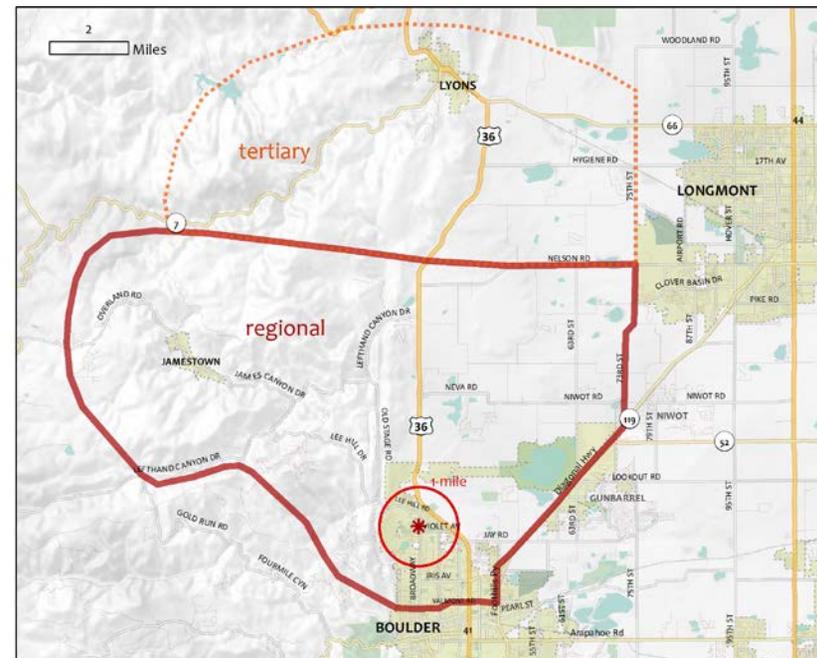
- The **North Boulder Subcommunity Plan**, adopted in 1995, **helped facilitate a tremendous amount of change and redevelopment** in the North Boulder area. While the Holiday neighborhood and Uptown Broadway followed the subcommunity's planning process, **a few significant areas have not redeveloped** and outstanding questions remain regarding the Village Center and anchor land uses; role and location of a grocery store; the future of the Armory site; and the increased prominence and role of the arts in the area.
- Because the North Boulder Subcommunity is at the northern edge of Boulder and adjacent to open space, **several market areas were examined** including the immediate neighborhood market area (1-Mile Market Area¹), as well as Regional and Tertiary Market Areas which include households in communities like Jamestown, Lake of the Pines, and county areas beyond City limits. This report closely examines the potential for a grocery store in the North Broadway area. Boulder is a jobs center and attracts a significant number of commuters, some of whom will shop while in the City. At the same time, **communities like Longmont and Louisville have grown enough to support their own specialty stores**, like Lucky's and Alfalfa's, reducing the number of residents from these communities who would shop in Boulder for specialty grocery items.
- **There are higher income households in the 1-Mile Market Area**, and a solid mix of income types and households. The majority of households in the 1-Mile Market Area earn between \$100,000 and \$200,000 annually. There are a significant percentage of households with higher incomes and higher housing values in the market areas examined relative to the City of Boulder and Boulder County. Other characteristics of the 1-Mile Market Area include a greater percentage of residents of Hispanic origin, a larger

¹ For the purposes of this report, the neighborhood market area is a 1-mile radius from the intersection of Yarmouth Avenue and Broadway in North Boulder.

percentage of residents aged 0-17 years, and a greater percentage of homes valued at less than \$150,000 based on estimates of the current population.

- **There are an estimated 1,200 to 1,300 full and part time employees in the North Broadway area** (immediate NoBo neighborhood) with employees in manufacturing, landscaping and construction-related fields, wholesale and retail trades, and personal and business services. There are an estimated 225 artists and others in the creative industries located in the area, according to the NoBo Art District.
- Neighborhood-oriented retail such as grocery stores is heavily dependent on the number of neighborhood rooftops. **There is a significant amount of grocery store retail square feet in the Boulder market area** (over 673,000 square feet in 20 stores), however, much of it is more centrally located and in neighborhoods south and east of the North Broadway area, highlighting why **some North Broadway residents feel that there is a lack of grocery services** in the neighborhood. At the same time, most grocery stores, while serving a neighborhood need, also serve residents from a wide-ranging area.
- Under current conditions, the analysis indicates that there is **unmet neighborhood demand for 17,000 to 28,000 square feet of grocery uses** in the 1-mile radius. In evaluating the market, many stores would also evaluate potential demand in the wider Regional and Tertiary market areas which would include serving communities in the broader area such as Jamestown and Lyons shown in Figure 1. In this area, under current conditions, there is broader unmet demand for **25,700 to 42,900 square feet of grocery uses**, assuming that residents here would drive to Boulder for their grocery store needs.

Figure 1
Grocery Store / Supermarket Market Areas



Source: ArLand

- At the same time, potential developers and retailers evaluating the North Boulder market have expressed concern about the **significant amount of grocery retail** already existing in the Boulder market, as well as the North Broadway area's proximity to open space and lack of density relative to other Boulder neighborhoods. Potential developers and retailers have also indicated concern

about the **potential impact that an additional neighborhood or full-service grocery store** would have on existing grocery store retailers in the area. Conversations and an impact analysis estimate that the impact would be 20-25% of current estimated revenues for those stores closest to the North Broadway area. Lucky's, because of its geographic proximity to the North Broadway area, would potentially be the most heavily impacted.

- From now through 2035, this analysis forecasts **demand for approximately 85,000 to 195,000 square feet of additional retail and restaurant development** in the 1-Mile Market area, in addition to demand for grocery store retail. However, without an anchor or additional redevelopment activity, absorption is likely to be slow. Grocery store development could propel demand for commercial development adjacent to or in easy proximity to the grocery store. Without additional activities supporting redevelopment west of Broadway, Armory redevelopment would not be enough to help bolster commercial redevelopment mid-block or at the Broadway and Yarmouth Village Center intersection. Additional activities would include any activity that would accentuate the role of Yarmouth and Broadway as the Village Center in the area.
- From now through 2035, this analysis forecasts **demand for approximately 25,000 to 30,000 square feet of additional office and 30,000 to 35,000 square feet of additional light industrial / flex space**. Small office space has been popular in the area for business and professional services, many in the creative arena. Some of the industrial demand could be met at properties zoned industrial in the northern portion of the North Broadway area. Small office space demand could be met at redeveloped properties on the west side of Broadway.
- **The Armory site and Village Center area have the greatest potential for a retail anchor land use or grocery store location, but both have significant constraints.** The Armory is not as centrally located (relative to the Village Center area) and is not currently zoned to accommodate a traditional grocery store or other major retail anchor. The Village Center has not materialized as the neighborhood center and intersection as the North Boulder Subcommunity Plan identifies. There are also flood plain issues for some of the properties west of Broadway.
- At this point in time, without the addition of a significant number of households in the area, **the addition of a neighborhood or full-service grocery store would potentially impact the viability of other grocery stores including Lucky's**, which is approximately one mile from Broadway and Yarmouth. There has also been an ongoing desire for neighborhood commercial services. The market for these services would be bolstered with an increased number of households in the market area which would strengthen demand.
- The NoBo Art District has a significant and growing presence in the North Broadway community.² With **an estimated 225 artists and creatives** in the area, it is a potential avenue to create a brand and niche distinct from other parts of Boulder. The District has indicated a strong interest in assisting with branding, public improvements, and other activities which could potentially help the

² The NoBo Art District is not an officially designated arts district, but is currently pursuing state and local designation.

District as well as their businesses. They have organized First Friday events as well as other activities in the area. There is a particularly strong clustering of artists at 4949 Broadway and 4593 Broadway.

- Broadway can be wide and intimidating. Yarmouth doesn't go through on the west side of Broadway. While the North Boulder Subcommunity Plan calls for Yarmouth to extend through to the west side of Broadway, that extension will be facilitated when redevelopment occurs on the affected properties. **An intersection and pedestrian crossing at the Yarmouth and Broadway location will help ground the location as the neighborhood Village Center and create a better connection between the east and west sides of Broadway.** Without additional improvements to the intersection of Yarmouth and Broadway like these, it is unlikely that any commercial redevelopment at the Armory would benefit the Village Center area and vice-versa. Limited retail development at the Armory should not impact any commercial development potentials at the Village Center area.
- **On the west side of Broadway, there are a large number of public storage units, auto service centers, and industrial buildings, many of which house artists, construction, and other related businesses.** Some of the buildings are poorly maintained and were significantly impacted by the September 2013 flood. Storage, in particular, provides income to current property owners and can be a difficult land use to transition from.
- Many of the properties in the North Broadway area were heavily impacted by the September 2013 flood. A flood study completed prior to this flood event in 2008 **estimated over \$5 million needed for flood plain mitigation on properties on the west side of Broadway near Four Mile Canyon Creek³.** The 2013 flood event has triggered the need to reassess the flood boundaries and required mitigation which will affect this estimate. At this time, any redevelopment activity would need to address the flood plain improvement with the first redevelopment responsible for paying all the costs.
- On the west side of Broadway in the Village Center area, there are a variety of **properties within County enclaves.** For redevelopment to occur in accordance with the North Boulder Subcommunity Plan, the properties must annex into the City. Through annexation, city water and sewer will be provided to the properties and additional development potential is allowed. Annexation and connection to city utilities is expensive, and many of these county enclaves have additional challenges, in particular high hazard floodplain designation. Therefore, **annexation and redevelopment of the properties is particularly challenging.**

³ Source: City of Boulder/Urban Drainage and Flood Control District – Fourmile Canyon Creek and Wonderland Creek Major Drainageway Planning (Final Plan), May 2011, page18.

II. INTRODUCTION

The City of Boulder retained ArLand Land Use Economics (ArLand) in the summer and fall of 2013 to prepare a market study for the North Broadway area in preparation for the City's planned update of the North Boulder Subcommunity plan. The purpose of the market study is to help analyze the feasibility of developing the Village Center as currently depicted in the North Boulder Subcommunity Plan and to evaluate the development potential along North Broadway. Data analysis was completed and interviews were conducted in the summer of 2013. The report is intended to serve as a framework and background for the development of an update to the subcommunity plan.

Project Background

The North Boulder Subcommunity Plan, adopted in 1995, helped facilitate a tremendous amount of change and redevelopment in the North Boulder area. At the time, the area contained nearly half of the city's total vacant residential land and several prominent vacant or under-developed commercial sites. While the Holiday Neighborhood is a result of the subcommunity planning process which envisioned an integrated, mixed-use, mixed-income community, a few significant sites in the Village Center and in the Yarmouth North areas have not redeveloped. It appears that the 100 year flood plain has impeded redevelopment in parts of the area west of Broadway. The Village Center concept, intended to be the "heart of the subcommunity" has not fully materialized. A number of questions have surfaced since the development of the 1995 Plan, relating to:

- Village Center location and anchor land uses
- Role and location of a grocery store

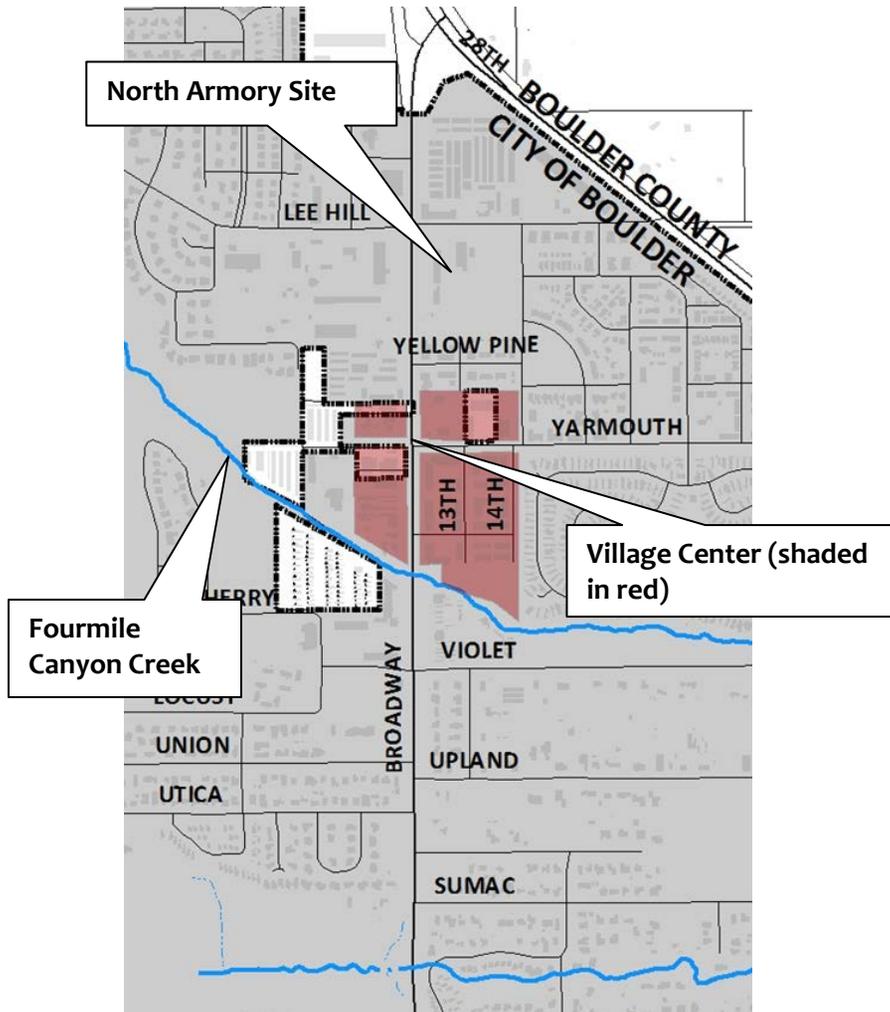
- Future plans for the National Armory site
- Increased prominence and role of arts in the area

Current Conditions

The North Broadway area is located at the northern gateway of the City of Boulder (Figure 2). The area is bordered by residential development and open space to the north. Industrial, storage and commercial uses can be found on the northern end of Broadway. The area transitions to the Holiday neighborhood on the east side of Broadway and Uptown Broadway. While there have been a few scattered redevelopment projects on the west side of Broadway, it retains its primarily industrial and warehouse orientation. Fourmile Canyon Creek also runs through the neighborhood, south of Yarmouth. It flooded significantly in September, 2013, and as a result, the City will conduct further assessments in the area to determine the need for any new mitigation strategies.

The upcoming North Boulder Subcommunity Plan update and this market study are intended to set the policy framework for the future of this area. Many in the community maintain their support for the original subcommunity plan. While there has been some disappointment that some of the original tenets of the plan have not been implemented, a clearer understanding of current market constraints and opportunities will enable a realistic update and implementation of the plan.

Figure 2
North Broadway Area



Source: City of Boulder

1995 North Boulder Subcommunity Plan North Broadway Vision

While the original North Boulder Subcommunity Plan (1995 Plan) encompasses a much broader geographic area in North Boulder, this market study, and the subsequent North Boulder Subcommunity Plan update is a much more focused examination and plan for the North Broadway area (Figure 2).

The 1995 Plan calls for a Village Center on both sides of Broadway at Yarmouth, extending to Fourmile Canyon Creek to the south. The Center is intended to serve as the subcommunity’s core retail area and heart of the subcommunity. While the east side of the Village Center has built out, the west side has not. The areas north of the Village Center are intended for valuable service industrial uses, with some residential, neighborhood-serving small-scale retail, and office.

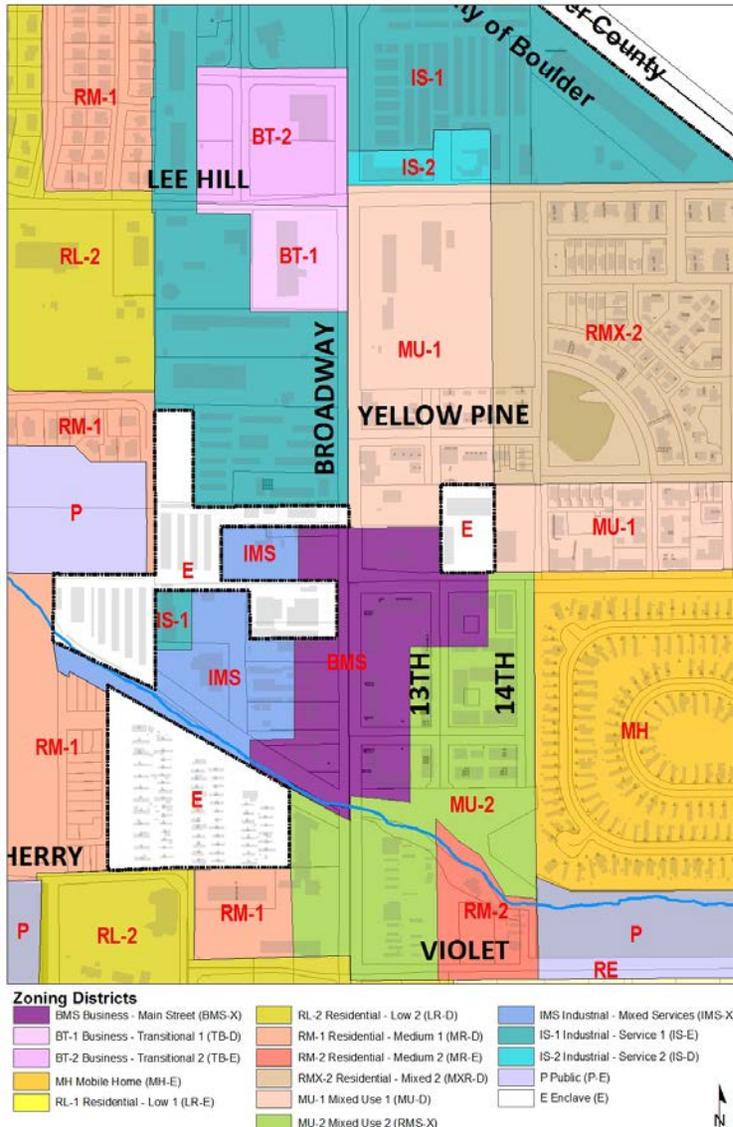
Following adoption of the 1995 Plan, the City initiated a rezoning process to align current zoning with the 1995 Plan's future land use categories on several key properties along North Broadway. These properties include the Village Center and Yarmouth North (Armory site area) areas. Table 1 below summarizes select development standards and use regulations for the three zone districts that encompass most of the Village Center area and Armory site. The zoning map for the area is shown in Figure 3.

Table 1
North Broadway Zoning Summary

Zoning District/Description	Building Size Restrictions		Select Use Restrictions
Business Main Street (BMS) Business areas generally anchored around a Main Street that are intended to serve the surrounding residential neighborhoods.	Maximum Building Size	15,000 s.f.	<ul style="list-style-type: none"> • Detached and attached dwelling units allowed • Restaurants < 1,500 s.f. allowed (> 1,500 sf requires use review) • A variety of office uses allowed • All convenience retail allowed, over 20,000 s.f. requires use review
	Floor Area Ratio (FAR)	.67	
	Maximum Building Height	38'	
	Maximum # Stories	3	
Mixed Use 1 (MU-1) Mixed use areas which are primarily intended to have a mix of residential and nonresidential land uses within close proximity to each other.	Maximum Building Size	15,000 s.f.	<ul style="list-style-type: none"> • Attached dwelling units allowed • Detached dwelling units requires use review • No retail over 5,000 square feet • Restaurants < 1,500 s.f. allowed • Office uses allowed provided more of the building is used for residential (otherwise requires use review) • Retail restricted primarily to convenience retail with at least 50% of building used as residential.
	Floor Area Ratio (FAR)	.6	
	Maximum Building Height	35'	
	Maximum # Stories	2	
Mixed Use 2 (MU-2) Mixed use residential areas adjacent to a redeveloping main street area, which are intended to provide a transition between a main street commercial area and established residential districts.	Maximum Building Size	15,000 s.f.	<ul style="list-style-type: none"> • Attached residential units allowed • Detached residential units require use review • Convenience retail < 2,000 s.f. allowed • Most other retail sales < 5,000 s.f. requires use review • No retail over 5,000 square feet • Restaurants < 1,000 s.f. allowed • Office uses allowed provided more of the building is used for residential (otherwise requires use review)

Source: City of Boulder

Figure 3
North Broadway Area Zoning Map



Source: City of Boulder

The intent of the 1995 Plan’s future land use categories and subsequent rezonings was to keep the commercial services in the Village Center area at a smaller, more neighborhood scale. However, interviews indicate that the size (square footage) limitations, in particular, for retail and restaurant uses, have been disincentives to development in some areas along North Broadway.

Market Study Scope

The market study’s scope examines local and regional economic and demographic trends and projections impacting the North Broadway area with a particular focus on the potential for commercial development as it supports a Village Center. It is organized into the following sections.

- *Economic and Demographic Framework* discusses relevant local, regional and market area population, demographic and employment trends and projections impacting the market potential for the North Broadway area.
- *Retail Market Analysis* examines the retail market and potential retail uses appropriate for the neighborhood.
- *Office and Flex Analysis* discusses small office potential. It also discusses the current industrial market and its role in the area’s redevelopment.
- *North Broadway Barriers* discusses some of the area’s redevelopment constraints as well as discusses potential tools.
- *North Boulder Subcommunity Plan Update Opportunities* summarizes and discusses overall land use potentials and next steps.

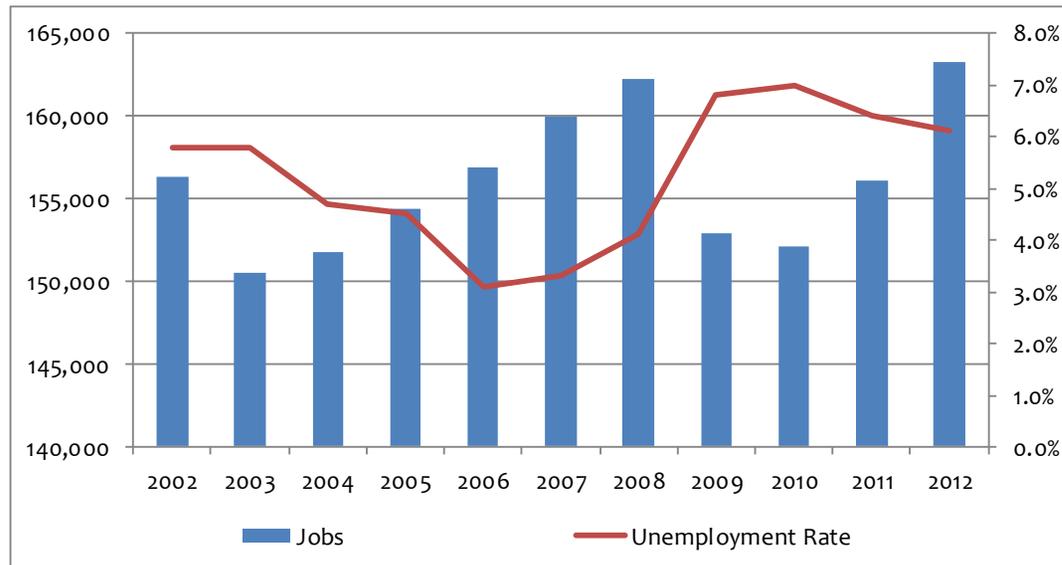
III. ECONOMIC AND DEMOGRAPHIC FRAMEWORK

This section describes the economic and demographic trends for the North Broadway area, the market area(s), the City of Boulder, and the region. The background information is intended to help depict North Broadway's place within the larger economy and provide information to help inform future planning and land use opportunities in the area.

3.1 General Economic Background

Like much of the nation and the larger metropolitan region, Boulder County has seen a great fluctuation of jobs in the last decade. All aspects of the local economy have been affected, including real estate and development. After the terrorist attacks of 2001, the number of jobs declined locally and then rebounded through 2008. The County again lost jobs during the Great Recession and is now in the midst of a recovery as can be seen in Figure 4. While the national recession has officially ended, economic recovery has lagged somewhat plagued by continued relatively high levels of unemployment. Boulder County and the larger Denver-Boulder metropolitan region, in general, have fared relatively well in comparison to the rest of the country.

Figure 4
Boulder County Jobs and Unemployment Rate, 2002-2012



Source: BLS, ArLand

In 2012, there were over 160,000 jobs in the County (Table 2). More than half are located in the City. Top industries include Professional, Scientific and Technical Services, Educational Services, Health Care and Social Assistance. Significant industry clusters include aerospace, bioscience, data storage, light manufacturing, natural and organic products, outdoor recreation, photonics, renewable energy and energy research, software and tourism. A survey conducted by the Boulder Economic Council in 2012 found that the vast majority (83%) of individuals employed in the City live within a 20 to 30 minute drive or approximately 20-mile radius of the City. This would include residents commuting to homes in Boulder County north of the North Broadway area in areas such as Jamestown, Lyons, Longmont, and other communities.

Table 2
Boulder County Employment, 2002-2012

Industry	2002	2006	2012	2012	Percentage	
				Percentage of Total	Change 2002-2012	Change 2002-2012
Agriculture, Forestry, Fishing and Hunting	400	334	374	0.2%	-26	-6.5%
Mining	237	630	250	0.2%	13	5.5%
Utilities	322	307	288	0.2%	-34	-10.6%
Construction	7,148	5,706	4,192	2.6%	-2,956	-41.4%
Manufacturing	22,345	18,652	16,824	10.3%	-5,521	-24.7%
Wholesale Trade	5,073	5,504	5,439	3.3%	366	7.2%
Retail Trade	16,555	16,162	16,455	10.1%	-100	-0.6%
Transportation and Warehousing	3,169	2,148	2,013	1.2%	-1,156	-36.5%
Information	10,822	8,863	8,683	5.3%	-2,139	-19.8%
Finance and Insurance	4,375	4,677	4,807	2.9%	432	9.9%
Real Estate and Rental and Leasing	2,848	2,409	2,271	1.4%	-577	-20.3%
Professional, Scientific, and Technical Services	18,256	21,833	24,112	14.8%	5,856	32.1%
Management of Companies and Enterprises	618	1,477	1,071	0.7%	453	73.3%
Administrative and Support and Waste Management	7,211	6,571	6,602	4.0%	-609	-8.4%
Educational Services	16,656	17,555	20,286	12.4%	3,630	21.8%
Health Care and Social Assistance	13,643	16,050	19,120	11.7%	5,477	40.1%
Arts, Entertainment, and Recreation	2,214	2,529	2,712	1.7%	498	22.5%
Accommodation and Food Services	13,483	14,141	15,645	9.6%	2,162	16.0%
Other Services (except Public Administration)	4,586	4,139	4,671	2.9%	85	1.9%
Public Administration	6,392	7,200	7,473	4.6%	1,081	16.9%
Total	156,353	156,887	163,288	100.0%	6,935	4.4%

Source: Colorado Department of Labor & Employment, BLS ArLand

3.2 Population and Demographic Characteristics

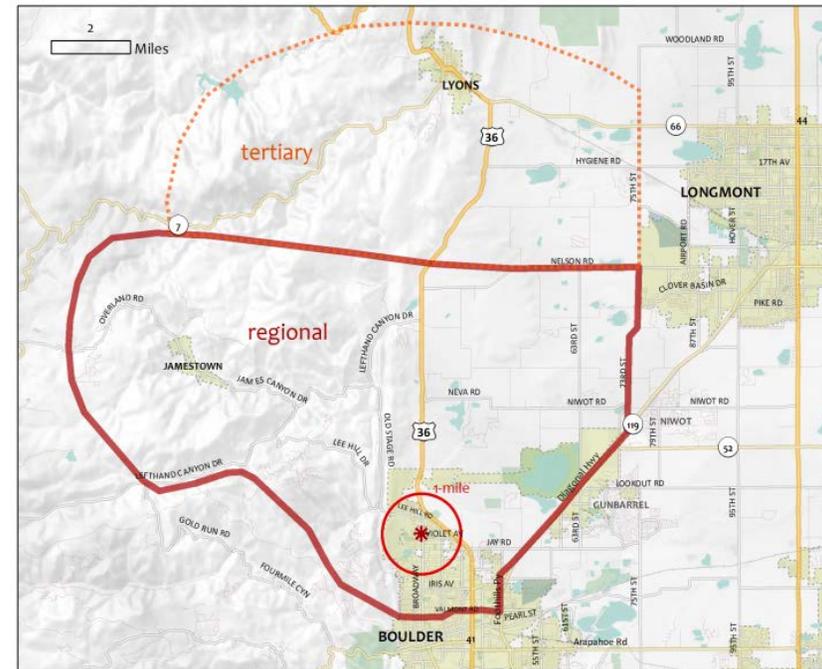
The City of Boulder is one of ten incorporated cities and towns located in Boulder County. It is the largest City and the jobs center for the immediate region. While the City attracts commuters from throughout the County, the North Broadway area is the northern gateway to the City of Boulder particularly for travelers and commuters living in Jamestown, Lyons and other County locations to the north.

For purposes of the retail market analysis, 1-Mile, Regional and Tertiary Market Areas were designated as shown in Figure 5. The market areas are the areas from which a project will draw the majority of its retail customers. Boundaries of market areas are often irregular because they can be influenced by geographic barriers, commuting patterns, and the presence of competing or complementary retailers. Typically neighborhood oriented retail encompasses a 1 to 2 mile radius, community level retail encompasses a 3 mile radius, and regional level retail encompasses an approximate 5 mile (or larger) radius around a potential site.

The 1-Mile Market Area is the area within an approximate 1-mile radius from the intersection of Broadway and Yarmouth and represents the neighborhood market area for the North Broadway area. It also represents the market area for a neighborhood-level grocery store. It includes most of the residential areas at the northern edge of the City.

A larger supermarket or grocery store would also likely attract shoppers in a wider ranging area; not only the immediate North Broadway neighborhood, but parts of the County as shown in Figure 5 designated as the Regional Market Area. It would also

Figure 5
1-Mile, Regional and Tertiary Market Areas



Source: ArLand

likely attract commuters travelling to Boulder for jobs and services. The Regional Market Area includes Jamestown, the larger north Boulder community, as well as communities in the County like Lake Valley and Lake of the Pines.

The Tertiary Market Area includes communities further north such as Lyons in Figure 5 and does not include the 1-Mile and Regional Market Area. While it is possible to shop at the local grocery stores in town, for larger items and greater selection, households in these areas are likely to travel to Boulder (as well as Longmont). Although Boulder is a jobs and services center, Longmont is attractive to these shoppers because of the presence of a full-size Walmart. Our analysis assumes that a North Broadway grocer would only be able to attract a portion of the potential spending that might be available in this area.

3.3 Market Area Demographic Characteristics

There are over 8,000 persons in 3,200 households in the 1-Mile Market Area (Table 3). The Regional Market Area (which incorporates all of the 1-Mile Market Area) is estimated at 36,800 persons in nearly 16,000 households. There are nearly 3,300 persons in 1,400 households in the Tertiary Market Area. In comparison, the City of Boulder's 2013 population is over 100,000 persons in 43,400 households. Average household sizes in the North Broadway market areas are higher, in general, than the City as a whole, which is reflective of the household nature of the area and the higher concentrations of students in other areas of the City.

Table 3
Population and Households in Market Areas, 2013

	Persons	Households	Persons / Households
1-Mile Market Area	8,185	3,231	2.6
Regional Market Area	36,830	15,926	2.4
Tertiary Market Area	3,262	1,412	2.3
City of Boulder	100,493	43,433	2.2
Boulder County	305,015	124,233	2.5

Source: Claritas, ArLand

Table 4 shows housing tenure within the 1-Mile, Regional, Tertiary Market Areas, the City of Boulder, and Boulder County. Although there is rental housing in the immediate 1-Mile Market Area, the vast majority of housing is owner occupied. Owner occupancy in the market areas and the County is much higher than the City as a whole, which is about 50% owner-occupied and 50% renter-occupied.

Table 4
Housing Tenure

	Owner Occupied	Renter Occupied
1-Mile Market Area	87.3%	12.7%
Regional Market Area	71.0%	29.0%
Tertiary Market Area	77.5%	22.5%
City of Boulder	50.1%	49.9%
Boulder County	64.4%	35.6%

Source: Claritas, ArLand

Median household incomes are shown in Table 5 and income breakdowns are shown in Figure 6. In general, market area household incomes are much higher than the City as a whole. Average and median household incomes in the 1-Mile Market Area are estimated at nearly \$112,000, indicating the presence of a number of higher income households within this market area.

Figure 6 indicates that the greatest percentage of households in all areas earn between \$100,000 and \$200,000 (2013).

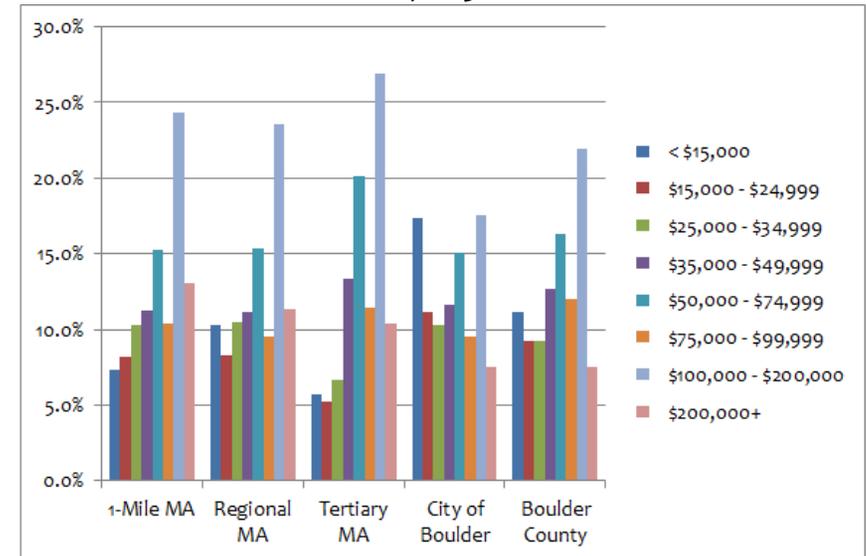
Table 5
Median Household Incomes, 2013

	Median HH Income	Avg HH Income
1-Mile Market Area	\$71,314	\$111,816
Regional Market Area	\$65,929	\$103,865
Tertiary Market Area	\$73,544	\$106,775
City of Boulder *	\$56,274	\$84,225
Boulder County *	\$66,989	\$92,308

Source: Claritas, ArLand

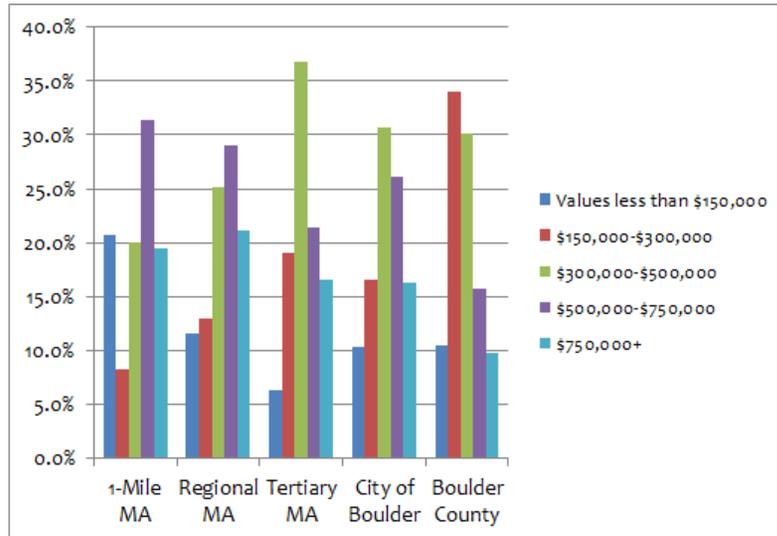
* 2012 American Community Survey

Figure 6
Household Income Breakdowns, 2013



Source: Claritas, ArLand

Figure 7
Owner-Occupied Housing Values, 2013



Source: Claritas, ArLand

Figure 7 above indicates that the highest percentage of owner occupied houses in the 1-Mile and Regional Market Areas are homes valued between \$500,000 and \$750,000. Both Market Areas have a significant percentage of homes valued at \$300,000 and up. The 1-Mile Market Area also has a high percentage of homes valued at less than \$150,000.

Table 6 shows median owner occupied housing values. Of all the market areas analyzed, the 1-Mile Market Area has the highest values.

Table 6
Median Owner-Occupied Housing Values, 2013

	Median Owner-Occupied Housing Values
1-Mile Market Area	\$507,034
Regional Market Area	\$501,943
Tertiary Market Area	\$425,330
City of Boulder	\$447,204
Boulder County	\$329,450

Source: Claritas, ArLand

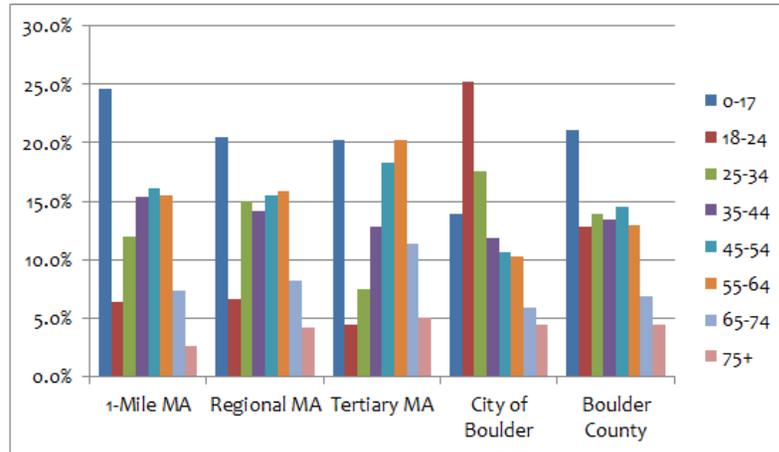
The median ages in the market areas are older than the City and County, respectively, as shown in Table 7 at 39.5 in the 1-Mile Market Area and over 40 in the Regional and Tertiary Market Areas.

Table 7
Median Age, 2013

	Median Age
1-Mile Market Area	39.5
Regional Market Area	40.5
Tertiary Market Area	47.7
City of Boulder	31.1
Boulder County	36.7

Source: Claritas, ArLand

Figure 8
Age Breakdowns



Source: Claritas

Figure 8 shows that the 1-Mile Market Area has a much higher percentage of children between 0-17 relative to the rest of the population in the area. The City’s university population shows up in the high percentage of residents in the 18-24 age categories.

Figure 9
Race and Ethnicity, 2013

	1-Mile Market Area	Regional Market Area	Tertiary Market Area	City of Boulder	Boulder County
White	82.5%	87.8%	94.0%	87.7%	86.6%
Black	0.8%	0.7%	0.4%	0.8%	0.8%
American Indian	0.5%	0.5%	0.3%	0.4%	0.6%
Asian/Pacific Islander	4.4%	3.4%	1.5%	4.9%	4.4%
Other / Two or more	11.8%	7.6%	3.7%	6.2%	7.5%
Hispanic Origin*	18.5%	11.5%	5.5%	8.9%	13.9%

Source: Claritas, ArLand

* can be of any race

The 1-Mile Market Area has a greater percentage of residents of Hispanic origin compared to the other market areas, the City and County, as a whole (Figure 9).

3.4 NoBo Psychographics

Psychographics is a term to describe characteristics of people and neighborhoods, which instead of being purely demographic, reflect attitudes, interests, opinion, and lifestyles. Nielsen / Claritas is a leading system for characterizing neighborhoods into one of 66 distinct market segments. Psychographic studies of individuals or communities can be valuable in the fields of marketing, demographics, opinion research, and social research. Commercial and residential developers are increasingly interested in understanding a community's psychographic profile. The categories and terms described below are used to describe psychographic segments nationally. The psychographic information is derived from Census data, leading consumer surveys, and other public and private sources of demographic and consumer information.

Households living in the NoBo neighborhood (1-Mile Radius) fall into the following market segments:

- *The Affluentials*: These residents enjoy comfortable, suburban lifestyles. The median incomes and home values are well above the U.S. median values and members of this group tend to have college degrees and white collar jobs. The Affluentials are big fans of health foods, computer equipment, consumer electronics, and the like. They are drawn to comfortable homes and apartments with a manageable commute to downtown jobs, restaurants, and entertainment.
- *Inner Suburbs*: Residents tend to be high school educated and downscale. This group is racially diverse, divided evenly between homeowners and renters, and filled with households that are either young or aging in place.
- *Elite Suburbs*: The most affluent social group, this group makes six figure incomes, have post graduate degrees, own single family homes, and are in managerial and professional occupations. They are home to America's up and coming business class. They rank highly for owning a small business and having a home office.
- *Middleburbs*: The group includes a mix of homeowners and renters as well as high school and college graduates. They tend to have good jobs and discretionary incomes to visit casual-dining restaurants, shop at midscale department restaurants, and travel across the U.S. and Canada.
- *Landed Gentry*: This group consists of wealthy Americans who migrated to the smaller boomtowns. Many of the households contain Boomer families and couples with college degrees, expansive homes and professional jobs. They're twice as likely as average Americans to telecommute. They can afford to spend heavily on consumer electronics, wireless and computer technology, and the like. This group tries to maintain a balanced lifestyle between high power jobs and laid-back leisure.

3.5 Employment and Commercial Real Estate Characteristics

According to Info USA, there are approximately 1,200 to 1,300 full- and part-time employees in the commercial areas in an approximately ½ mile radius from the intersection of Broadway and Yarmouth.⁴ The commercial areas include the newer commercial east of Broadway, found mostly in the Holiday neighborhood and Uptown Broadway developments, as well as the older, industrial, warehouse area west of Broadway. Most of the businesses are small, averaging 6 or fewer employees each.

There are several landscaping and construction related firms in the area. There is manufacturing in the area although much of it has transitioned to artists working with metals, textiles, and leather. Namaste Solar is included in the Wholesale Trade category, along with several other wholesale businesses in the area. Within the retail category, restaurants have hired the most full- and part-time employees at an estimated 165 workers, according to Table 8. There are a number of businesses in the miscellaneous retail categories with many of the artists falling into these categories. There is a 1st Bank, along with small offices of insurance agents, financial advisors, and others in the Finance category. There are a number of different services in the area, including a number of personal services as well as business services, auto repair and others.

⁴ The ½ mile radius was chosen here to primarily analyze employment in the immediate North Broadway corridor area.

Table 8
Full and Part Time Employment at North Broadway Businesses, 2013

Industries	2013 Estimated Employment	Industries	2013 Estimated Employment
Agricultural Services	33	Finance, Insurance, Real Estate Services	60
Construction	61	Lodging	40
Manufacturing	19	Personal Services	49
Food	1	Business Services	42
Printing, Publishing	2	Auto Repair	69
Leather / Textile Products	11	Misc. Repair	2
Fabricated Metals	1	Misc. Entertainment	72
Machinery	3	Health Services	36
Transportation Equipment	1	Legal Services	5
Transportation		Educational Services	74
Motor Freight Transportation & Warehousing	33	Social Services	100
Wholesale Trade	106	Museums / Galleries	2
Retail Trade	311	Membership Organizations	2
Building Materials	14	Engineers, Architects, Accountants	54
General Merchandise	6	Misc. Services	6
Food	33	Public Administration	93
Auto Parts	11		
Clothing	2		
Furniture and furnishings	28		
Restaurants	165		
Misc. Retail	52		
		Total	1,269

Source: InfoUSA, ArLand

Note: Businesses in an approximately 1/2 mile radius from the Yarmouth and Broadway intersections.

3.6 Population and Household Forecasts

In order to begin developing projections for future supportable grocery and other commercial development, forecasts for the market areas are developed based on population, household, and employment projections. Table 9 shows the population and households in the 1-Mile, Regional, and Tertiary Market Areas and the forecasts for population and household growth in these areas. Any developments currently under construction or in the planning pipeline are not included in the 2013 estimates. Figure 10 and Table 10 (following) provides a summary of the key developments under review or approved for construction.

Table 9
1-Mile, Regional, and Tertiary Market Areas Population and Household Forecasts, 2013-2035

	2013	2035	2013-2035	CAGR 2013-2035
<i>1 Mile Market Area</i>				
Population	8,185	9,386	1,201	0.6%
Households	3,231	3,787	556	0.7%
Persons/ HH	2.5	2.5	2.2	
<i>Regional Market Area</i>				
Population	36,830	38,731	1,901	0.2%
Households	15,926	17,179	1,253	0.3%
Persons/ HH	2.4	2.3	1.5	
<i>Tertiary Market Area</i>				
Population	3,262	3,432	170	0.2%
Households	1,412	1,517	105	0.3%
Persons/ HH	2.3	2.3	1.6	

Source: Claritas, DRCOG, City of Boulder, ArLand

Current projections show relatively modest additions to the household count through 2035. The 1-Mile Market Area is projected to add approximately 550 new households, while the Regional Market Area is projected to add almost 1,300 households. Forecast annual growth rates are less than 1% per year.

Figure 10
Major Developments in North Broadway Area (1995-2013)



Source: City of Boulder, ArLand

Table 10
Major Developments in North Broadway Area (1995-2013)

Map ID	Name	Date	Approx. Site Size	Description
1	Holiday	2003-2005	27 acres	324 residential units (187 market rate units and 137 permanently affordable units), 55,000 square feet of non-residential space and a 1.7 acre park
2	Dakota Ridge	2001-present	42 acres	420 residential units (300 market rate and 120 permanently affordable units.)
3	Uptown Broadway	2003, 2008	8.5 acres	223 residential units (185 market rate and 38 permanently affordable) and 40,337 square feet of mixed use commercial space
4	Westview	2011-2012	1 acre	34 permanently affordable units
5	Foothills	2001-2002	5 acres	74 residential units (22 market rate and 52 permanently affordable units)
UNDER REVIEW / UNDER CONSTRUCTION				
6	820 Lee Hill	2014	6 acres	32 single family detached homes
7	Violet Crossing	2013	4.7 acres	98 market rate residential units
8	1000 Rosewood	2013	4.5 acres	18 residential units (16 single family units, 2 duplex units), 50% permanently affordable
9	1175 Lee Hill	2014	1.2 acres	31 residential units (market rate and 31 permanently affordable transitional housing units)
Units Under Review / Under Construction				179

Source: City of Boulder

Between 1995 and 2013, a significant number of residential units were added to the North Broadway area as shown in Figure 10 in Map ID numbers 1 through 5. These select developments added 1,076 residential units to the North Broadway area during this time period.

Areas 6 through 10 in Figure 10 and Table 10 show 179 units in planned residential projects that are currently under review, or are under construction.

3.7 Employment Forecasts

Employment forecasts are also relatively modest for the area. Table 11 indicates that the market areas are forecast for jobs growth with the addition of approximately 117 jobs in the 1-Mile Market Area, 247 jobs in the Regional Market Area and 36 jobs in the Tertiary Market Area. There is a slight discrepancy between the estimates for North Broadway jobs found in Table 9 and 1-Mile Market Area estimates because of slightly different geographic areas.

Table 11
1-Mile, Regional and Tertiary Market Areas Employment Forecasts, 2013-2035

	2013	2035	2013-2035	CAGR 2013- 2035
1 Mile Market Area	1,570	1,687	117	0.3%
Regional Market Area	17,989	18,236	247	0.1%
Tertiary Market Area	964	1,000	36	0.2%

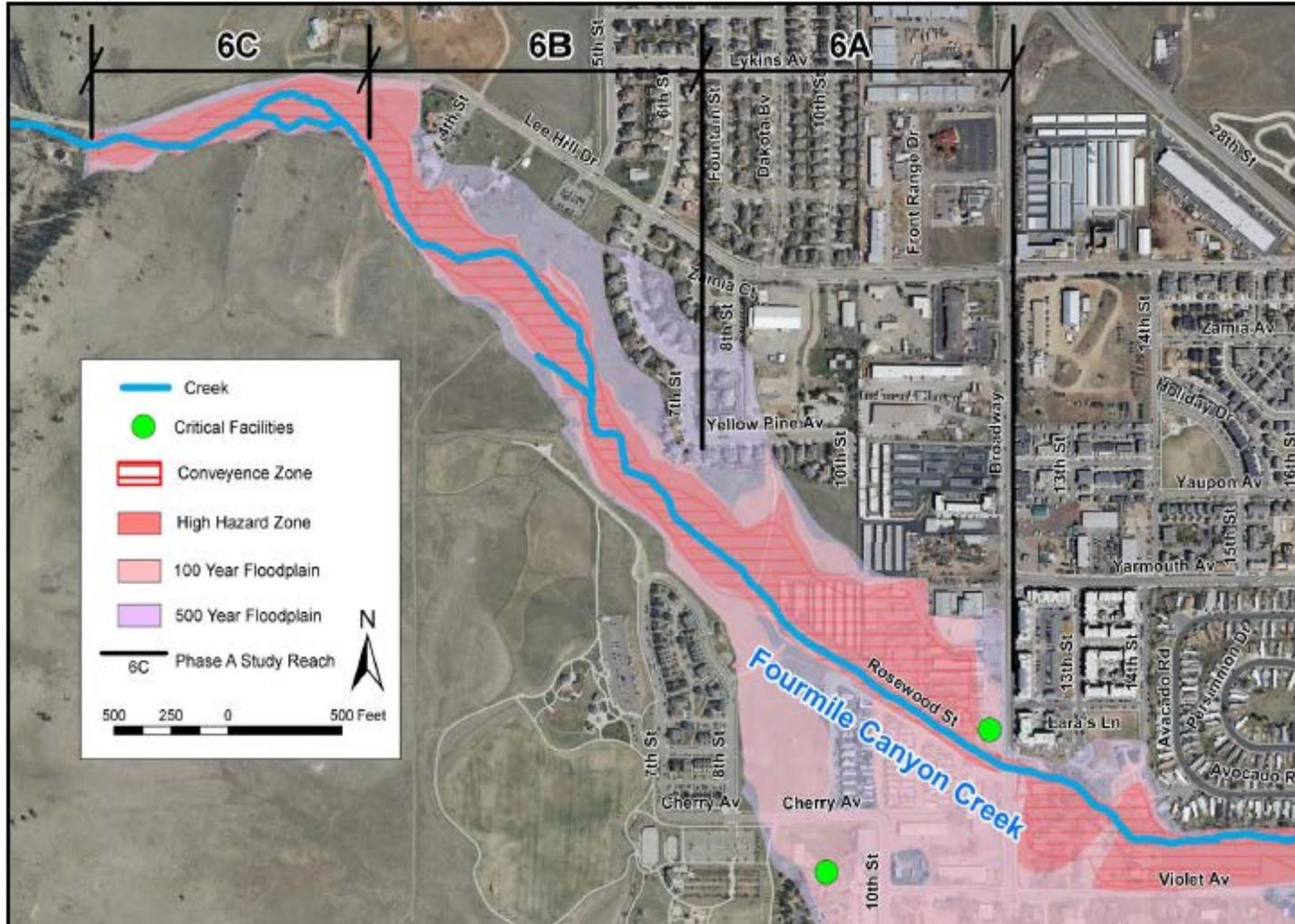
Source: DRCOG, ArLand

3.8 High Hazard Zone

Figure 11 depicts the High Hazard Zone in the North Broadway area which encompasses a significant portion of the area north of Rosewood Street. There are a variety of storage and industrial uses and artists located in the area. No redevelopment is allowed in the high hazard areas without significant flood mitigation.

Figure 11
High Hazard Zones in North Broadway

Figure 10.2 Existing Conditions Fourmile Canyon Creek Reaches 6C, 6B, 6A



Source: City of Boulder

The flood of September 2013 affected a number of properties in the area. The City is assessing the event and will reevaluate the need for remapping and mitigation strategies along Fourmile Canyon Creek. The City's estimated costs for flood mitigation in the Village Center area west of Broadway (before the flood in 2008) were about \$2.7 million with an additional approximately \$3.1 million in estimated building flood mitigation costs. It is unclear how the September 2013 flood event will impact these estimates. The City has no current funds to help offset the costs of flood mitigation. At this time, anyone interested in redeveloping the area would be fully responsible for offsetting these expenses up-front.

Although there are a number of reasons why the area west of Broadway has not redeveloped, the lack of funding to pay for flood plain improvements is a significant barrier. Although Violet Crossing, a 98-unit multi-family apartment project at Violet and Broadway is currently under construction, some of the public flood plain mitigation funds used to improve the property were agreed upon and allocated a number of years ago. Similar funds would be unavailable now for any new flood plain improvements since the program is now focused on mitigation of flood hazards associated with existing development.

IV. RETAIL MARKET ANALYSIS

This section discusses the retail market potential for the North Broadway area. It examines current and future retail demand and supply in the market areas.

4.1 Retail Demand Analysis

Retail demand is calculated by:

- Estimating households and incomes in the market area in order to derive total incomes potentially available for retail expenditures; and,
- Based on current expenditure patterns, calculating the income percentage spent in retail categories by residents within the market area. This results in estimated demand by retail category.

By comparing estimated demand (both current and future) to an estimate of supply or sales by retail category, an estimate of unmet retail demand can be calculated by:

- Subtracting supply from demand to obtain an estimate of unmet demand; and
- Incorporating sales per square foot averages by retail category in order to arrive at the approximate square footage of unmet retail demand.

The estimate of unmet retail demand is considered by retailers along with other criteria in making location decisions. Retailers also consider other factors including the overall retail project format, synergy with other tenants, and location relative to other stores. Retailers locate in different types of centers, and each retailer has its own location criteria.

The next sections will focus on demand and supply for a grocery store in the neighborhood first, followed by a discussion of general retail in the North Broadway area.

4.2 Current and Future Demand for North Broadway Area Grocery Store

Table 12 shows the estimated total household incomes in the 1-Mile Market Area currently, in 2020, 2025, and 2035, based on estimated potential growth in households and average household incomes. The analysis conservatively estimates that average household incomes will remain constant. Total incomes potentially available, a portion of which will be available for retail expenditures, are currently \$361 million and projected to increase to (in today's dollars) \$423 million by 2035.

Table 12
Total Household Incomes in the 1-Mile Market Area

	2013	2020	2025	Growth 2013-2035		CAGR % Growth 2013-2035
				2035	2035	
<i>1 Mile Market Area</i>						
Households	3,231	3,377	3,494	3,787	556	0.7%
Average Household Income	\$111,816	\$111,816	\$111,816	\$111,816	\$111,816	--
Total Household Incomes	\$361,277,496	\$377,612,485	\$390,728,170	\$423,490,663	\$62,213,167	0.7%

Source: DRCOG, City of Boulder, ArLand

Table 13 compares expenditure potential to retail capture by existing grocery store retailers to estimate unmet retail demand for groceries. Demand is calculated by multiplying total household incomes by potential household expenditures for groceries. An estimate of current sales is subtracted out. Table 13 shows that there is current unmet demand for 17,000 to 28,000 square feet of grocery store space. By 2035, that increases to 23,000 to 34,000 square feet.

Table 13
Grocery Demand in 1-Mile Market Area

2013 Households	3,231
Avg Household Income	\$111,816
Total Household Income	\$361,277,496
Annual HH Growth Rate through 2035	0.7%
% Expenditures on Groceries	5.50%
Grocery Demand	\$19,870,262
Est. Sales	\$9,613,571
Current Retail Void	\$10,256,691
Est. Sales / SF	\$450
<i>Current Retail Void (S.F.)</i>	<i>17,094 - 28,491</i>
<i>Additional Demand from Household Growth (S.F.)</i>	<i>7,604</i>
<i>Total Demand 2035 (S.F.)</i>	<i>22,797 - 33,796</i>

Source: Claritas, Census of Retail Trade for CO, ULI, ArLand

4.3 Current and Future Demand for Full-Service Grocery

Table 14 shows the estimated total household incomes in the Regional and Tertiary Market Areas, in 2020, 2025, and 2035, based on estimated potential growth in households and average household incomes. The Regional and Tertiary Market Areas represent the areas that a conventional full service grocery store (60,000 square foot store and larger) would examine as part of their potential customer base.

The analysis conservatively estimates that average household incomes will remain constant at the household incomes shown. Total incomes in the Regional Market Area, a portion of which will be available for grocery store expenditures are currently \$1.6 billion increasing to (in today's dollars) nearly \$1.8 billion by 2035. In the Tertiary Market Area, total incomes estimated (based on ¼ of the households in the Tertiary Market Area) are \$37 million increasing to over \$40 million by 2035.

Table 14
Total Household Incomes in the Regional and Tertiary Market Areas

	2013	2020	2025	2035	Growth 2013-2035	CAGR % Growth 2013-2035
<i>Regional Market Area</i>						
Households	15,926	16,256	16,519	17,179	1,253	0.3%
Average Household Income	\$103,865	\$103,865	\$103,865	\$103,865	\$103,865	--
Total Household Incomes	\$1,654,153,990	\$1,688,434,697	\$1,715,793,338	\$1,784,276,900	\$130,122,910	0.3%
<i>Tertiary Market Area (1/4 of Households)</i>						
Households	353	360	366	379	26	0.3%
Average Household Income	\$106,775	\$106,775	\$106,775	\$106,775	\$106,775	--
Total Household Incomes	\$37,691,575	\$38,440,414	\$39,033,245	\$40,499,676	\$2,808,101	0.3%

Source: DRCOG, ArLand

Table 15
Grocery Store Demand in Regional and Tertiary Market Areas

2013 Households	16,014
Avg Household Income	\$103,881
Total Household Income	\$1,663,576,884
Annual HH Growth Rate through 2035	0.3%
% Expenditures on Groceries	5.50%
Grocery Demand	\$91,496,729
Est. Sales	\$76,068,000
Current Retail Void	\$15,428,729
Est. Sales / SF	\$450
<i>Current Retail Void (S.F.)</i>	<i>25,714 - 42,858</i>
<i>Additional Demand from Household Growth (S.F.)</i>	<i>35,013</i>
<i>Total Demand 2035 (S.F.)</i>	<i>51,974 - 86,624</i>

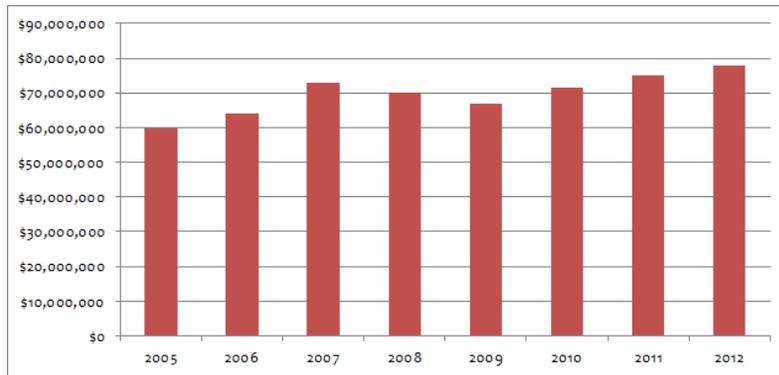
Source: Claritas, Census of Retail Trade for CO, ULI, ArLand

The analysis in Table 15 includes an estimate of Walmart Neighborhood grocery sales. It indicates that there is a current retail grocery void of approximately 25,700 square feet to 42,900 square feet in the Regional and Tertiary Market Areas. By 2035, assuming no additional grocery store in the wider regional area, that demand increases to 52,000 square feet to 86,600 square feet.

4.4 Retail Supply Characteristics

Despite a dip in sales tax collections in 2009 corresponding to the period of the Great Recession, the City’s retail sales tax collections have rebounded according to Figure 12. City sales taxes are 3.41% of retail sales revenues in the City of Boulder. Retail in the North Broadway area has generated 1.5% to 1.7% of overall City sales tax revenues in the last seven years.

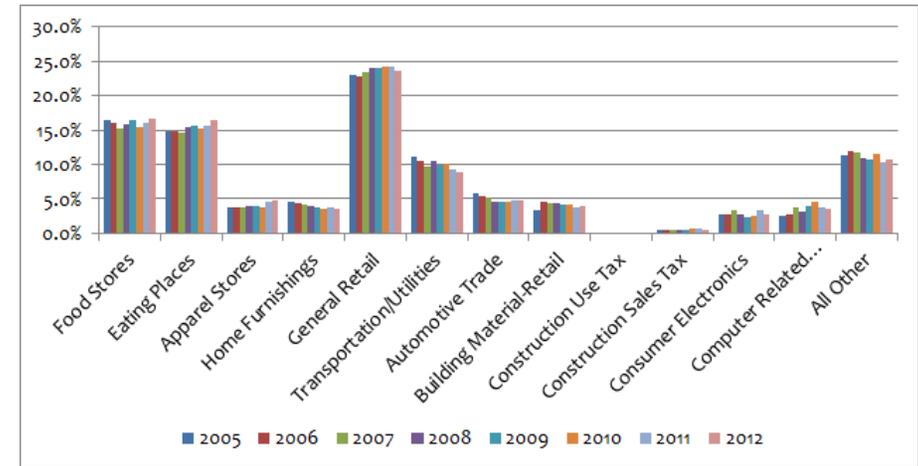
Figure 12
City of Boulder Sales Tax Collections, 2005-2012



Source: City of Boulder, ArLand

Food and grocery stores are a consistent source of sales tax revenues for the City of Boulder. While General Retail generates the majority of sales taxes, food stores (groceries) and eating places (restaurants) fall closely behind (Figure 13).

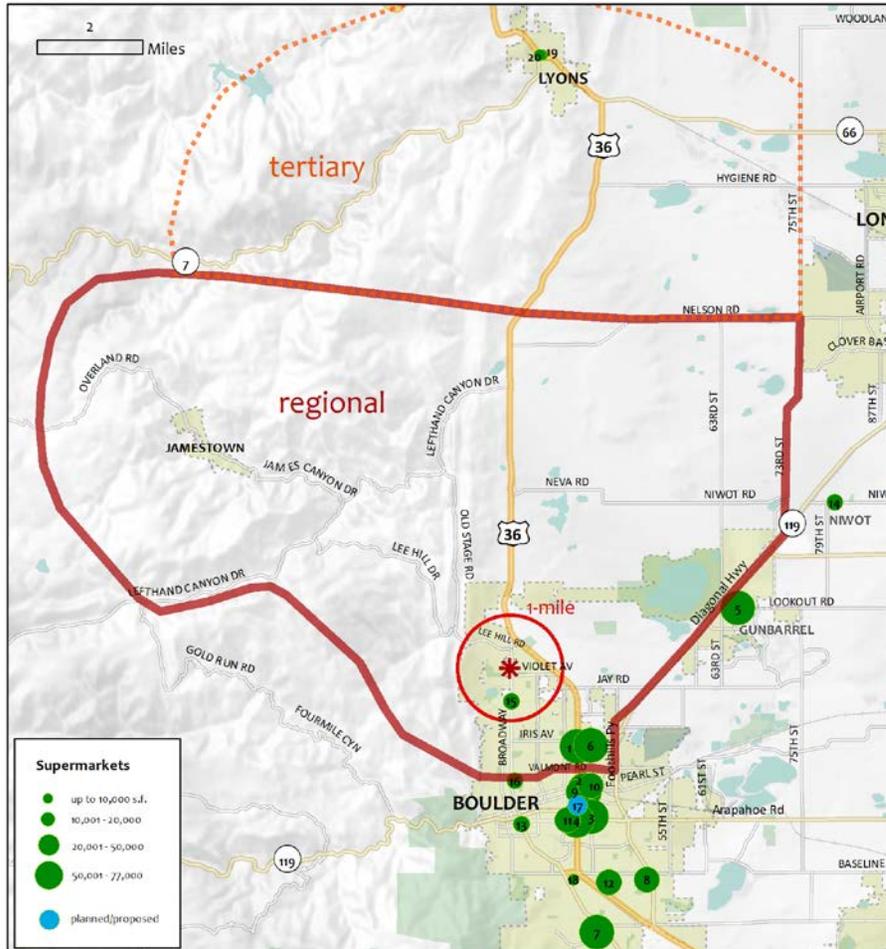
Figure 13
City of Boulder Sales Tax Collections by Industry, 2005-2012



Source: City of Boulder, ArLand

Figure 14 shows grocery store supply in the area. The significant amount of grocery, centrally located and in Boulder’s major commercial corridors south and east of the North Broadway area highlights why some residents feel there is a grocery store void in the neighborhood. At the same time, these grocery stores serve a wide-ranging area, including North Broadway households.

Figure 14
Grocery Stores and Supermarkets



Source: ArLand

Table 16
Grocery Stores and Supermarkets

ID	Name	Address	City	Est. Grocery SF
1	Safeway	3325 28th St.	Boulder	77,000
2	Whole Foods Market	2905 Pearl St.	Boulder	77,000
3	King Soopers	1650 30th St.	Boulder	58,000
4	Safeway	2798 Arapahoe Ave.	Boulder	55,000
5	King Soopers	6550 Lookout Rd.	Boulder	55,000
6	Walmart Neighborhood Market	3303 30th St.	Boulder	52,000
7	King Soopers	4600 Table Mesa Dr.	Boulder	52,000
8	Safeway	4800 Baseline	Boulder	50,000
9	Target (with Fresh Grocery)	2800 Pearl St.	Boulder	30,000
10	Natural Grocers/Vitamin Cottage	2355 30th St.	Boulder	25,000
11	Sprouts	2525 Arapahoe Ave.	Boulder	25,000
12	Sprouts	2950 Baseline	Boulder	24,000
13	Alfalfa's Market	1651 Broadway St.	Boulder	20,000
14	Niwot Market	7980 Niwot Rd.	Longmont	15,000
15	Lucky's Market	3960 Broadway St.	Boulder	14,000
16	Ideal Market (Whole Foods)	1275 Alpine Ave.	Boulder	14,000
17	Trader Joe's	28th & Walnut.	Boulder	14,000
18	Whole Foods	2584 Baseline Dr.	Boulder	10,000
19	St. Vrain Market, Deli, Bakery	455 Main St.	Lyons	3,000
20	Steamboat Mtn. Natural Foods	454 Main St.	Lyons	3,000
TOTAL				673,000

Source: ArLand, City of Boulder

4.5 Impact of New Supermarket / Grocer

There is over 670,000 square feet of grocery store space in the City of Boulder and in nearby communities (in the Regional and Tertiary Market Areas) in an estimated 20 grocery stores and supermarkets. Interviews indicate concern over the great number of grocery options in the Boulder market and the impact that new stores will have, particularly on the independent grocery stores. There has also been concern expressed about the proximity of open space and fewer numbers of households in the North Broadway area.

- Grocery stores prefer to be located in areas where there are households completely surrounding them. North Broadway is at the edge of North Boulder and adjacent to a significant amount of open space. Any larger or full-service grocery store would need to depend on potential grocery store demand and regular shopping from households in the Regional and Tertiary Market Areas. While some of these households have been affected by the flood of September 2013, the analysis assumes that households will be rebuilt in the same communities.
- There are fewer households in the immediate North Broadway area. As a point of comparison, Lucky's is approximately one mile from the intersection of Broadway and Yarmouth (Table 17). Some of the households in Lucky's 1-Mile ring overlap with the count of households in the 1-Mile ring around Broadway and Yarmouth. There are nearly 1,400 more households in the Lucky's 1-Mile ring compared to the number of households in the 1-Mile ring at the intersection of Broadway and Yarmouth. There are more than 5,500

households in the same geographic area around the Ideal Market.

- Communities outside of Boulder, such as Louisville and Longmont are building their own specialty and independent grocery stores. Although this potentially reduces traffic and trip generation, it also means that these shoppers are not purchasing as much at Boulder outlets as they may have been previously when these stores did not exist in their areas.

Table 17
Households in 1-Mile Radius Around Independent Grocery Stores

	Households in 1- Mile Radius	Difference in Household Numbers
Intersection of Broadway and Yarmouth	3,231	--
Lucky's Market	4,625	1,394
Ideal Market	8,806	5,575
Alfalfa's Market	10,789	7,558

Source: Claritas, ArLand

A gravity model approach was used to help estimate the likely impacts on nearby competing supermarkets of a new Broadway store. A new grocery store locating along north Broadway in Boulder would draw only a small fraction of its eventual customer base from future household growth, which is projected to be relatively slow. Most spending would instead come from a shift in spending patterns already present in the market area. In other words, some grocery spending currently going to other existing market area stores would be shifted to

a new Broadway store based, primarily, on convenience and product selection.

This spatially-driven technique begins with an oversimplification of the competitive environment. Only households within the Regional Market Area are considered as potential customers and only those stores within the market area are considered as potential destinations. Obviously, household shopping behavior differs, however, of all the retail categories, households tend to regularly enjoy going to a neighborhood grocery store or supermarket out of habit and familiarity. It is assumed that households will allocate their supermarket spending across the handful of competing stores based solely on the distance to each store and the size (attractiveness) of each store. The model is termed a gravity model because, gravitational “pull” decreases as a function of the distance. Thus, nearby stores are much more likely to attract spending than more distant stores of a similar size.

Table 18 shows the current estimated share of market by the grocery stores in the Regional Market Area. It should be noted that these are estimates based on size of store, location of market area households and their willingness to spend at these stores based on the geographic proximity to the store.

Table 18
Current Market Area Grocery Store Estimated Share of Sales in the Regional Market Area

Name	Estimated SF	Est. Sales from Market Area	Market Area Share
Lucky's Market	13,000	\$9,618,000	11%
Ideal Market	14,000	\$8,400,000	9%
Safeway	77,000	\$34,650,000	38%
Walmart Nbhd. Mkt.	52,000	\$23,400,000	26%
New Market Area Store	0	\$0	0%
Stores Outside Market Area		\$15,428,729	17%
Total	156,000	\$91,496,729	100%

Source: ArLand

It is assumed that there is over \$90 million of grocery store spending available across these stores in the market area based on households, incomes and spending of households in the market area. Stores and other grocery venues outside of the immediate market area at grocery stores not listed also receive some market area spending.

Assuming that a new store of approximately 40,000 square feet was constructed in the market and assuming that a new store would fare relatively well in capturing market share, Table 19 assumes that all existing stores would be equally impacted⁵. In reality, Lucky's would potentially be hardest hit, given its geographic proximity and smaller size. However, in this more conservative model, all stores would suffer equally with a 20% decrease in sales. Lucky's has estimated that a new store would affect revenues negatively by up to 25%.

⁵ A 40,000 square foot store was used as an example as it represents the average size of the stores listed in the table.

Table 19
Potential Sales Impact of New Grocery Store

Name	Estimated SF	Est. Sales from Trade Area Households	Market Area Share of Sales	Change in Sales
Lucky's Market	13,000	\$7,739,269	8%	-20%
Ideal Market	14,000	\$6,759,187	7%	-20%
Safeway	77,000	\$27,881,647	30%	-20%
Walmart Nbhd. Mkt.	52,000	\$18,829,164	21%	-20%
New Market Area Store	40,000	\$17,872,501	20%	N/A
Stores Outside Market Area		\$12,414,960	14%	-20%
Total	196,000	\$91,496,729	100%	

Source: ArLand

4.6 North Broadway Inventory

Table 20 summarizes the retail tenants currently in the North Broadway area by type of business in the Holiday and Uptown Broadway developments. While there are a few scattered retail establishments west of Broadway, they tend to be construction and auto oriented establishments. Some of the artists located in these areas sell from their locations, although the majority of them do not use these locations as primary retail outlets. The newer retail space in the area (east of



Broadway) houses office, business and personal services, and restaurant uses. There is a small specialty retail niche in fitness and cycling serving patrons of the sport. North Broadway,

particularly Amante's Coffee, is a convenient de-facto gathering spot for cycling enthusiasts.

Table 20
Commercial Establishments North to South (in the Uptown Broadway and Holiday Developments)

Business Name	Category
Acqua Fleur Day Spa	Personal Service
MIG Winston	Business Service
Spruce Café	Restaurant
Winter & Company	Business Service
Alice Cohen CPA	Personal / Business Service
North Boulder Studio	Personal / Business Service
Oblique	Business Service
North Boulder Chiropractic	Personal / Business Service
Lawrence & Associates CPAs	Personal / Business Service
Caledonia Wealth Management	Personal / Business Service
Proto's Pizzeria	Restaurant
Iron Works Fitness	Wellness
Red Pine Studios	Business Service
Bacco Mozzarella Bar	Restaurant
Amante Coffee	Restaurant
Boulder Cycle Sport	Wellness
458o Restaurant	Restaurant
Subway	Restaurant
1st Bank	Personal / Business Service
FasCat Coaching / Performance Cycling	Wellness / Retail
Gamers Guild	Retail
Chicago Hair	Personal Service
Pupusas Restaurant	Restaurant
Boulder Cycle Sport	Wellness / Retail
Boulder Dental Arts	Personal Service
Red Tail Wellness	Wellness

Source: ArLand

The Holiday Neighborhood

The Holiday neighborhood is a 324-unit community in the North Broadway area that was developed by Boulder Housing Partners in partnership with seven developers and a variety of non-profit organizations on a site in the City that was originally slated for development as big box retail.

Main Street North is a mixed-use development at the gateway to the Holiday Neighborhood with buildings and uses arranged around Broadway and Yellow Pine Avenue. The non-residential space is comprised of approximately 55,000 square feet. Commercial tenants include Spruce Confections, Proto's Pizzeria, and other shops and offices. Well-defined common areas provide places for café seating and outdoor gathering. The architecture provides a traditional "Main Street" two-story scale. Office and retail spaces range in size from as small as 630 square feet to as large as 4,000 square feet.

Uptown Broadway

In 2003, while the Holiday neighborhood was building out, Uptown Broadway also commenced development on the east side of Broadway and Yarmouth. The development is comprised of approximately 40,000 square feet of mixed use commercial space and 233 residential units. Although the residential development was successful, the retail struggled for a variety of reasons. The commercial part of the development was subsequently converted to retail condos. Although approximately 800 square feet remains to be sold and is currently vacant, it has taken a number of years for the commercial space to be fully occupied.

Speculation on why the commercial development has been unsuccessful include: lack of critical mass of retail in the area,

zoning restrictions on size of retail and lack of easy parking, among other reasons.



4.7 Retail Demand without an Anchor

The relatively slow absorption of the Uptown Broadway neighborhood has been a concern and recently approved projects such as Violet Crossing and Westview have little or no ground floor commercial space. Without a strong retail anchor, more area households, or activities to help bring people into the neighborhood to shop, future retail demand would tend to be more limited with slow absorption of space.

Tables 21 and 22 shows potential retail demand in the neighborhood or 1-Mile Market Area.

Table 21
Retail Demand in 1-Mile Market Area

2013 Households	3,231
Avg Household Income	\$111,816
Total Household Income	\$361,277,496
Annual HH Growth Rate	0.7%

Category	% Retail Expenditures [1]	Demand (retail potential)	Est. Sales	Current Retail Void (\$)	Est. Sales / s.f. [2]	Current Retail Void (s.f.)	Additional Demand from Household Growth (s.f.) (22-yr)	Total Demand 2035
<i>Convenience Goods</i>								
Grocery Stores	5.50%	\$19,870,262	\$9,613,571	\$10,256,691	\$450	22,793	7,604	30,396
Specialty Food Stores	0.30%	\$1,075,811	\$578,638	\$497,173	\$350	1,420	529	1,950
Beer, Wine, and Liquor Stores	0.42%	\$1,503,268	\$4,084,463	-\$2,581,195	\$300	--	863	--
Health & Personal Care Stores	1.96%	\$7,072,874	\$3,375,045	\$3,697,829	\$350	10,565	3,480	14,045
<i>Shopper's Goods</i>								
General Merchandise Stores	5.53%	\$19,978,872	\$5,727,434	\$14,251,438	\$500	28,503	6,881	35,384
Furniture & Home Furnishings Stores	1.02%	\$3,679,110	\$735,036	\$2,944,074	\$250	11,776	2,534	14,311
Clothing and Clothing Accessories	2.13%	\$7,679,414	\$2,781,159	\$4,898,255	\$250	19,593	5,290	24,883
Sport. Goods, Hobby, Book, & Music	0.92%	\$3,333,981	\$1,324,352	\$2,009,629	\$250	8,039	2,296	10,335
Miscellaneous Store Retailers	1.14%	\$4,117,314	\$3,486,893	\$630,421	\$250	2,522	2,836	5,358
<i>Food Services & Drinking Places</i>								
Full-Service Restaurants	2.13%	\$7,691,247	\$4,309,595	\$3,381,652	\$350	9,662	3,784	13,446
Limited-Service Eating Places	1.86%	\$6,713,916	\$1,541,576	\$5,172,340	\$325	15,915	3,557	19,472
Special Food Services	0.36%	\$1,289,823	\$1,266	\$1,288,557	\$250	5,154	888	6,043
Drinking Places (Alcoholic Bevs.)	0.22%	\$786,411	\$1,156,314	-\$369,903	\$250	--	542	--
<i>Durable Goods</i>								
Auto Parts, Accessories, and Tires	0.68%	\$2,472,788	\$352,252	\$2,120,536	\$250	8,482	1,703	10,185
Bldg Mater., Garden Equip. & Supply	4.42%	\$15,954,058	\$11,483,217	\$4,470,841	\$300	14,903	9,158	24,061
Electronics & Appliance Stores	0.98%	\$3,529,721	\$492,881	\$3,036,840	\$250	12,147	2,431	14,579
Total (without Groceries)	24.05%	\$86,878,606	\$41,430,121	\$45,448,485		148,681		194,050

Source: Claritas, Census of Retail Trade for CO, ULI, ArLand

[1] Demand percentages based on national and state averages

[2] National averages per Urban Land Institute, research and retailer interviews

Table 22
Unmet Retail Demand by 2035 (Non-Grocery)

	1-Mile Market Area (s.f.) 2013	1-Mile Market Area (s.f.) 2035
<i>Convenience Goods</i>		
Specialty Food Stores	1,420	1,950
Beer, Wine, and Liquor Stores	--	--
Health & Personal Care Stores	10,565	14,045
<i>Shopper's Goods</i>		
General Merchandise Stores	---	---
Furniture & Home Furnishings Stores	11,776	14,311
Clothing and Clothing Accessories	19,593	24,883
Sport. Goods, Hobby, Book, & Music	8,039	10,335
Miscellaneous Store Retailers	2,522	5,358
<i>Food Services & Drinking Places</i>		
Full-Service Restaurants	9,662	13,446
Limited-Service Eating Places	15,915	19,472
Special Food Services	5,154	6,043
Drinking Places (Alcoholic Bevs.)	--	--
Total	84,646	194,488

Source: Claritas, Census of Retail Trade for CO, ULI, ArLand

The analysis shows demand for 85,000 to 195,000 square feet in retail categories appropriate for the North Broadway area. This demand figure does not include grocery store demand.

Categories most appropriate would include:

- Specialty Food Stores
- Health and Personal Care
- Furniture and Home Furnishings
- Clothing and Accessories
- Sporting Goods, Hobby, Books and Music
- Miscellaneous Store Retailers
- Full-Service Restaurants
- Limited Service Eating Places

Without the addition of catalyst activities, public investment, or anchor tenants to help galvanize commercial activities, potential lease up would likely be slow and incremental.

4.8 Retail Demand with an Anchor

The 8.5 acre Armory site is relatively small for a conventional grocery store anchored center; however, it is among a handful of North Broadway sites that have the potential to generate interest among retailers for a grocery store co-location. Grocery stores in conventional centers typically have square footage requirements, and developers of these centers typically add additional retail and commercial services within these centers to help with financial feasibility. Smaller, more urban grocery stores also have square footage requirements and developers of these centers will often add additional retail and commercial uses because there is strong interest among many retailers in co-location with a grocery store. For example, the planned urban grocery store at 20th and Chestnut in the

LoDo neighborhood of downtown Denver has an estimated 10,000 to 20,000 square feet of additional retail and office.

Banks, restaurants, dry cleaners, and other personal and business services like to be located next to grocery stores. Grocery stores may bring in a householder 2 to 3 times per week, at which time the householder is taking care of other business during the same shopping trip. A grocery store on the east side of Broadway would help support commercial activities on the Armory site and on the east side of the street, primarily.

4.9 Retail Market Analysis Conclusions

While there is grocery demand, there are trade-offs and questions regarding the feasibility of a grocery store in the neighborhood.

- Grocery stores prefer to be located in areas where there are households completely surrounding them. North Broadway is at the edge of North Boulder and adjacent to a significant amount of open space. This situation will not change.
- There is concern about the limited number of households in the North Broadway area. Additional households would make retailers more comfortable about a potential North Broadway location.
- There is ongoing concern about cannibalization of the existing and popular Lucky's market. It is located about one-mile from the Broadway and Yarmouth intersection. Depending on the market niche of a new grocery store, the impact analysis and conversations estimate that the impact would be in the range of 20 to 25% of overall store revenues at Lucky's. Given the thin margins under which grocery stores operate, Lucky's could find it difficult to survive under such conditions.

- Lucky's is currently not interested in a Lucky's annex or a smaller store in the North Broadway area at this time.
- Locally-based retailers, in particular, are anxiously awaiting the effect of the Walmart and Trader Joe's openings.
- Other alternatives include a smaller convenience store, offering limited fresh produce, a food co-op, and the like. There are two very limited stores in the neighborhood, which may potentially be a base for expanding neighborhood offerings.
- Grocery store development on the Armory site could propel demand for commercial development adjacent to or in easy proximity to the grocery store. However, the North Boulder Subcommunity Plan and current zoning on the Armory site are not conducive to construction of a conventional grocery store.
- Commercial development likes corners for easy accessibility. Lee Hill and Broadway is the closest intersection to the Armory, and there is development already slated for, or currently existing on these corners. However, without additional activities supporting redevelopment west of Broadway, it is unclear whether Armory redevelopment would be enough to help propel or bolster commercial redevelopment, mid-block or further south on the west side of Broadway.
- There is demand for an additional 85,000 to 195,000 square feet in retail categories appropriate for the North Broadway area, including specialty retail, restaurants, and the like. In order to facilitate lease-up, there would be the need to add catalyst activities or anchor tenants to the area such as art galleries (in conjunction with local artists), destination restaurants, entertainment offerings, brewpubs, musical venues, etc.

V. OFFICE AND LIGHT INDUSTRIAL ANALYSIS

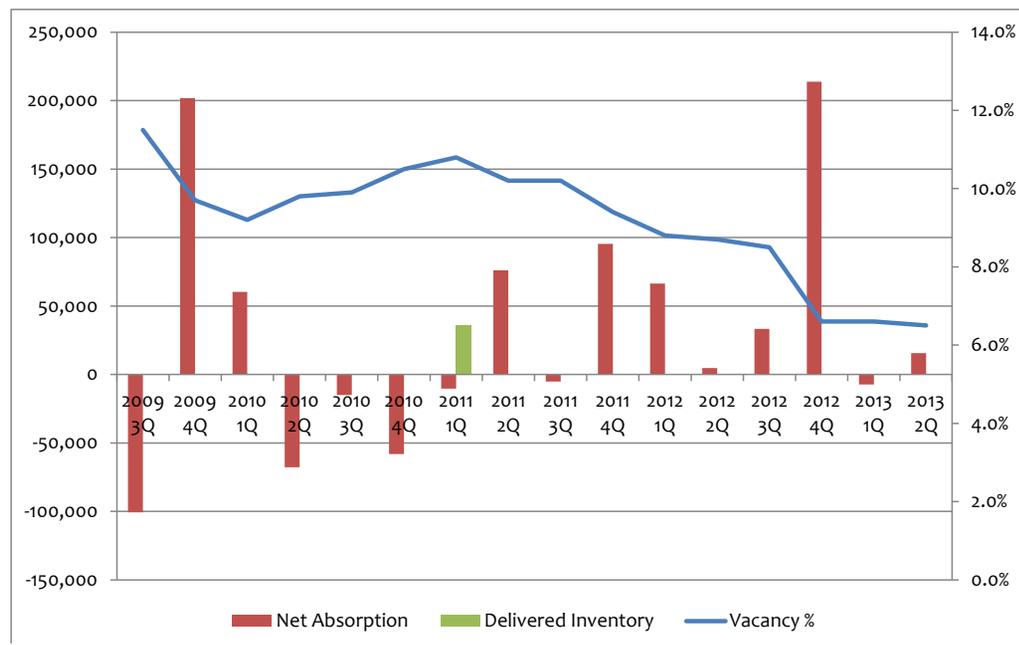
This section examines the office and industrial market in the North Broadway area. There is over 500,000 square feet of non-residential space between Violet and US 36 along Broadway. Of the commercial uses at the Holiday development and Uptown Broadway neighborhoods, small office space has been the most successfully developed. Office helps promote day time activity in residential neighborhoods, and, in the case of Boulder, helps accommodate personal and business services, and other creative industries. There is a significant amount of industrial, warehouse, and storage space west of Broadway. Several of the industrial areas offer smaller, inexpensive space for artists and other craftspeople.

5.1 Office Development Trends

Downtown Boulder, which is a creative office hub for the region, is experiencing very low vacancy rates, resulting in high gross rental rates of \$30 to \$35 per square foot (plus parking), pushing some companies to examine other more inexpensive areas in Boulder. While there are lower lease rates on the US 36 corridor and in Longmont, many companies would prefer to remain in the City as they grow.

As of the second quarter of 2013, the Boulder office vacancy rate at an estimated 6.5% is substantially lower than the 16.5% vacancy rate in the metropolitan Denver region, as a whole. There is about 11 million square feet of office space in Boulder. Recent vacancy rates have declined and there has been recent positive absorption in the market. Office development activity has picked up recently in preparation for an improving economy (Figure 15). There are several projects currently in the planning stage including a potential 70,000 square foot mixed use redevelopment project, including office at 30th and Pearl, and a 45,000 square foot office-flex property at 3200-28th Street.

Figure 15
Boulder Office Development Trends



Source: CoStar



Both the Holiday neighborhood and Uptown Broadway include office space. Studio Mews near Zamia Street within the Holiday neighborhood was intended to be an energizing mix of unique buildings and uses with residences above artists' studios and shops. The studios and shops have been converted to primarily office uses, although many of the businesses are in the creative realm. Dakota Ridge west of the Broadway corridor also has some office space.

5.2 Office Development Potential

The market for office is a function of growth or change in jobs among those industry sectors that typically occupy office space. Table 23 describes the current jobs in the Regional Market Area, which is the market area examined for office space potential. Approximately 250 jobs are forecast for this area.

After calculating the number of potential new jobs during this time period, an estimate was made of the portion of the workforce in industry categories and their requirements for office space. While categories such as Construction and Wholesale Trade may occupy very little traditional office space, industries such as Professional and Technical Services, for example, have an estimated high percentage of their work force in office space. Future jobs growth in the area indicates demand of approximately 25,000 to 30,000 square feet of office space, much of which would be in a small office configuration, similar to what has been developed in the area. Interviews also indicate that increasing demand for small office space has been seen as the economy returns. Studio Mews, which was originally intended to be artists' studios in the Holiday neighborhood, does include a few artists, however, many of the users are more office-oriented.

Table 23
Potential Office Space Demand, 2010-2035

Industry	Estimated		% of Total Jobs Estimated to be Office	New Regional Market Area Jobs 2013-2035		Market Area Office Space S.F. Needs ^[1]
	Regional Jobs 2013	% Jobs		Office Jobs	Office Jobs	
Agriculture, Forestry, Fishing and Hunting	73	0.5%	10%	1	0	32
Mining	40	0.3%	60%	1	0	105
Utilities	33	0.2%	15%	1	0	22
Construction	669	4.7%	5%	12	1	146
Manufacturing	773	5.5%	10%	14	1	338
Wholesale Trade	636	4.5%	10%	11	1	278
Retail Trade	1,424	10.1%	10%	25	2	622
Transportation and Warehousing	58	0.4%	10%	1	0	25
Information	150	1.1%	70%	3	2	459
Finance and Insurance	667	4.7%	95%	12	11	2,768
Real Estate and Rental and Leasing	559	4.0%	95%	10	9	2,319
Professional and Technical Services	1,433	10.1%	95%	25	24	5,946
Management of Companies and Enterprise:	44	0.3%	95%	1	1	183
Administrative and Waste Services	413	2.9%	15%	7	1	271
Educational Services	855	6.0%	25%	15	4	934
Health Care and Social Assistance	2,578	18.2%	65%	45	29	7,319
Arts, Entertainment, and Recreation	415	2.9%	15%	7	1	272
Accommodation and Food Services	961	6.8%	15%	17	3	630
Other Services, Ex. Public Admin	1,058	7.5%	15%	18	3	693
Public Administration	1,299	9.2%	60%	23	14	3,404
Total	14,138	100.0%	43%	247	107	26,763

Source: Claritaas, DRCOG, ArLand

[1] CoStar estimates 250 square foot per office job

5.3 Current Industrial Uses

Boulder has long been a jobs hub for the region, although there is mounting concern about the lack of quality industrial and warehouse space to accommodate growing and innovative businesses. According to interviews and the Xceligent database, lease rates for the industrial space west of Broadway are \$14-\$17 per square foot on a modified gross or gross basis for spaces fronting Broadway and \$9-\$12 per square foot towards the back of the properties. Some of the industrial space, particularly at 4593 and 4949 Broadway, are properties conducive to dividing up into 400-500 square foot spaces, attractive to artists and others in creative, start-up industries. The artists' spaces are primarily rentals.

There are older auto-related uses interspersed among the industrial and retail uses west of Broadway. There are a number of properties used primarily for storage. There are infrastructure and maintenance issues throughout the properties. Access, parking, setbacks, etc. are inconsistent throughout the west side of the street. According to interviews, the heavier industrial uses have slowly moved out. While there have historically been more auto-oriented uses, those uses are not as lucrative anymore and have been replaced by storage, which is. Namaste Solar, the solar panel developer and installer, has their headquarters in the area.

5.4 Industrial Demand

While there is demand for industrial and light industrial flex uses in the Boulder market and the North Broadway area, further significant development of this use is precluded by the mixed use development that has already occurred in the area, and the lack of available space to adequately accommodate Boulder businesses that have outgrown their 'start-up' space.

Although there are more technical definitions, in general, industrial space refers to traditional industrial space with manufacturing or other uses which either need a lot of space or are generally not as desirable in a mixed use environment. Light industrial flex space is intentionally flexible where some of the space can be used for office and other space can be used for light manufacturing and warehousing. This type of space can be popular among startups because of its relatively low cost.

The market for industrial space is a function of growth or change in jobs among those industry sectors that typically occupy industrial space. Table 24 describes the current jobs in the Regional Market Area and the share that are estimated to be industrial jobs.

After calculating the number of potential new jobs forecast to be created by 2035, an estimate was made of the portion of the workforce in industry categories with requirements for light industrial flex space. While there is estimated demand for up to 30,000 square feet in the North Broadway area, it is not anticipated that traditional industrial space for significant processing or manufacturing is appropriate in the North Broadway area. Flexible commercial space appropriate for startups, businesses like Namaste Solar, light research and development, artist's space and potentially some quasi-retail space, would be targeted light industrial users.

The 1995 North Boulder Subcommunity Plan highlights the importance of the industrial uses to the area acknowledging that additional commercial and industrial space provides opportunities for people to work close to where they live. It also acknowledges the importance of upgrading the Broadway corridor, at the same time, stating that light industrial businesses are extremely valuable and should not be displaced. Rents are relatively low compared to the rest of the City, and the current uses generate relatively fewer vehicle trips per square foot of building area. The 1995 Plan also suggests the design of buildings which are structurally flexible to accommodate a mix of uses over their expected lives.

Table 24
Potential Light Industrial Flex Demand

Industry	Estimated Regional Jobs 2013	% Jobs	% of Total		Industrial Jobs	Market Area Industrial Space S. F. Needs ^[1]
			Jobs Estimated to be in Industrial Space	New Regional Market Area Jobs 2012-2035		
Agriculture, Forestry, Fishing and Hunting	73	0.5%	60%	1	1	306
Mining	40	0.3%	25%	1	0	70
Utilities	33	0.2%	85%	1	0	196
Construction	669	4.7%	50%	12	6	2,630
Manufacturing	773	5.5%	90%	14	12	4,862
Wholesale Trade	636	4.5%	90%	11	10	12,000
Retail Trade	1,424	10.1%	10%	25	2	995
Transportation and Warehousing	58	0.4%	80%	1	1	973
Information	150	1.1%	30%	3	1	629
Finance and Insurance	667	4.7%	5%	12	1	350
Real Estate and Rental and Leasing	559	4.0%	5%	10	0	244
Professional and Technical Services	1,433	10.1%	5%	25	1	626
Management of Companies and Enterprises:	44	0.3%	5%	1	0	17
Administrative and Waste Services	413	2.9%	40%	7	3	1,299
Educational Services	855	6.0%	5%	15	1	336
Health Care and Social Assistance	2,578	18.2%	5%	45	2	1,013
Arts, Entertainment, and Recreation	415	2.9%	3%	7	0	98
Accommodation and Food Services	961	6.8%	3%	17	1	227
Other Services, Ex. Public Admin	1,058	7.5%	20%	18	4	1,664
Public Administration	1,299	9.2%	20%	23	5	2,042
Total	14,138	100.0%	21%	247	51	30,576

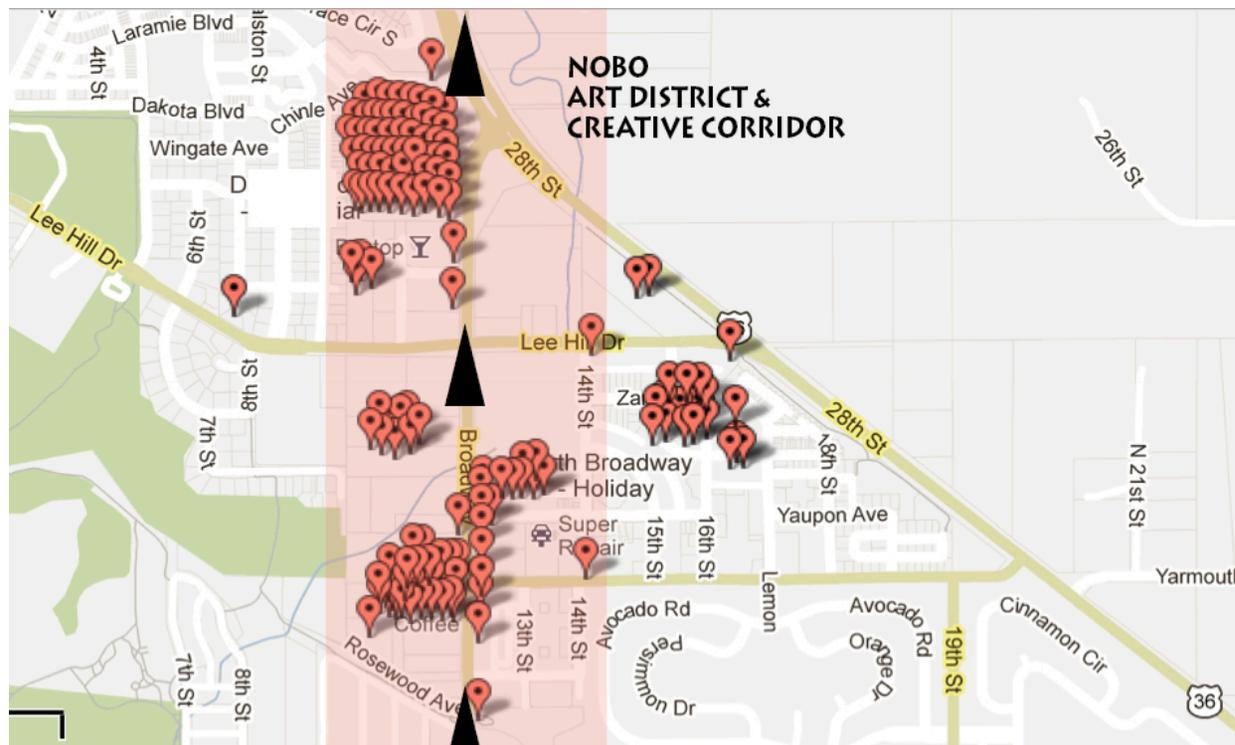
Source: DRCOG, CoStar, Claritas, ArLand

[1] Square foot per job estimates vary from 450 to 1,200 sf depending on industry

5.5 Artists

The NoBo Art District is an artist-run organization dedicated to promoting the artists and creative industries in the North Boulder area. The District has a significant and growing presence in the North Boulder community. The district is not an officially designated arts district at this time, but is pursuing that designation through City and State channels. According to the district, there are over 225 artists and others in the creative industries clustered along Broadway and the North Boulder area. On the west side of Broadway, there is a particularly strong clustering of artists at 4949 Broadway and 4593 Broadway.

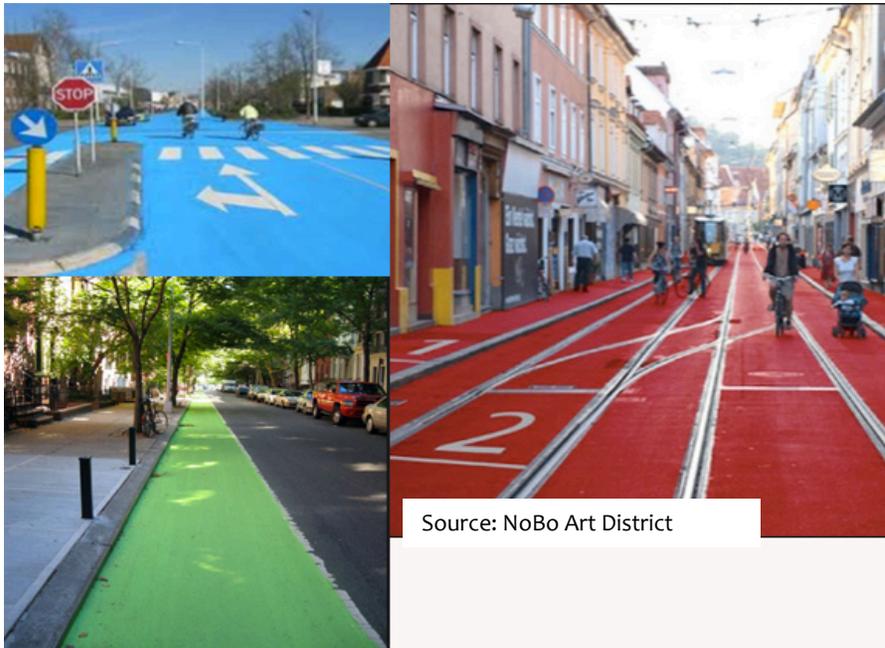
Figure 16
North Broadway Artists and Creatives



Source: NoBo Art District

The district's initiatives include:

- Sponsoring First Friday openings and other events to support local artists;
- Offering PaintAbout classes and scholarships to support access to contemporary art and education;
- Hosting art projects and other community events like the NoBo Little Libraries at various venues within the neighborhood; and,
- Initiating the creation of a vital street-scape enlivened by sculpture, lighting and other art through the creation of a public arts program.



The group is interested in getting more involved in the “branding” of North Broadway through sculpture, lighting, painting of the street, and other activities which would not only help their respective businesses, but would also help brand and distinguish the area from the wide variety of other commercial districts in Boulder. A further description of potential artists’ involvement is discussed in the Opportunities section.

5.6 Potential Office and Industrial Demand Capture

Through 2035, the analysis forecasts demand for approximately 20,000 to 25,000 square feet of office and 30,000 to 35,000 square feet of light industrial / flex space. However, demand capture is going to be dependent on overcoming some of the barriers to redevelopment historically seen in the area and taking advantage of potential area opportunities. This will be discussed in the next sections on Barriers and Next Steps.

VI. NORTH BROADWAY BARRIERS

The potential demand for commercial uses in the North Broadway area is described below, taking into consideration local and regional market trends, feedback from area real estate experts, developers, brokers and property owners. Competitive development projects and trends over the past ten years were examined. As with any plan and ultimate development project, the actual mix and timing of development is going to vary based upon a variety of factors, including the needs of the property owners, the development and financial markets, the timing and cost of public sector improvements and assistance, if any, and level of private sector investment.

6.1 Village Center

One of the primary challenges to the development of a Village Center in the North Broadway area is the perception in the community and in the market that it took a significant amount of time for the existing commercial to absorb. At the same time, there isn't as much retail space to activate the area as is desirable.

- The North Broadway area is on the edge of the City, so it is not an area that many Boulder residents will traverse as they are commuting or running other errands, although some residents of outlying communities do commute through the area. While there are some bicycling shops that are a destination for those in the bicycling community, there aren't other significant clusters of destination retailers or an anchor tenant like a supermarket. Although restaurants like 4580 and Proto's have been successful in attracting people throughout the City, other destinations in the area are few and far between.
- There has been a discussion of a grocery anchored retail shopping center to help activate the retail spaces in the North Broadway area. North Boulder community members have expressed some interest in a grocery store, but over time they have become somewhat split on the level of support for the concept of a new store. While a grocery store with a conventional layout could serve as an anchor tenant for the area, its locational benefit would generally accrue to other retail establishments and intersections closest to the center first.
- While there appears to be market demand for a smaller convenience or grocery store, there has been a longstanding concern on the part of the grocers that there aren't enough households to support another independent local market primarily serving the local neighborhood. Lucky's is very close and it is estimated that another grocery store in the area similar to Lucky's would negatively impact the store.
- Smaller grocery stores tend to carry higher priced merchandise and, although helpful for convenience items, would not be attractive for significant shopping among those with more modest incomes in the neighborhood. The introduction of the Walmart neighborhood grocery store to the Diagonal Plaza area detracts from the ability of a North Broadway grocery store to serve the local neighborhood.
- The width of Broadway, lack of pedestrian crossings, and the traffic volume are also barriers to retail synergy at the Yarmouth and Broadway intersection that includes the Village Center. Property owners on the west side of Broadway have observed that patrons

of restaurants on the east side of Broadway will often park on their properties and then have to cross Broadway to get to their destinations.

6.2 Public Storage

One of the more significant challenges to the redevelopment of the West Broadway area is the number of self-storage units in the area. This particular use has been successful in the area and the growth of smaller residential units and commercial space in the immediate area has contributed to the demand. It can provide significant cash flow to property owners and can be a difficult land use to transition from because it can be financially lucrative.

Conservatively, self-storage facilities generate an estimated \$8 per square foot (NNN) basis⁶. Gross revenues average over \$1 per square foot based on posted price lists for storage facilities in the area. Assuming a capitalization rate of 7.75%, this translates to \$103 per square foot for the building as well as the land on which the building is located. Any redeveloper would need to pay this price in order to acquire land in this area, in addition to paying for other needed public improvements. While prices fluctuate depending on Broadway frontage, prices appear to be in line with recent sales. The Namaste Solar building and land's value is estimated at \$115 to \$125 per square foot, per Boulder County assessor's records.

6.3 Flood Plain

Another difficult issue is the need for significant flood mitigation prior to redevelopment near Yarmouth and Broadway, west of Broadway. The estimated costs in the area west of Broadway, encompassing the commercial area fronting Broadway, are about \$2.7 million. There is also an additional approximately \$3.1 million in estimated building flood mitigation costs. The September 2013 floods have triggered the need to reevaluate the flood plain maps in the area. These estimates may change.

While there may be funds available through the Federal Emergency Management Agency (FEMA) for flood recovery cost reimbursement, it is unlikely that FEMA would reimburse the City for floodplain related redevelopment costs. Redevelopment in the flood plain would need to occur in a manner consistent with FEMA, State, and City of Boulder floodplain development regulations.

6.4 Annexation

Some of the properties west of Broadway in the Village Center area have not been annexed into the City. These properties are all County enclaves. The North Boulder Subcommunity Plan particularly encourages annexation of these County enclaves for a variety of reasons including provision of urban services, given that the properties are already developed at urban densities. Proposed annexations with additional development potential need to demonstrate community benefit consistent with Boulder Valley Comprehensive Plan (BVCP)

⁶ NNN is a triple net lease where, in addition to the stipulated rent, the lessee assumes payment of all expenses associated with the operation of the property including taxes, insurance and other operating expenses, including costs of maintenance and repair.

policies. Annexations that are most strongly encouraged are those that resolve an issue of public health without creating additional development impacts.

VII. NORTH BOULDER SUBCOMMUNITY PLAN UPDATE OPPORTUNITIES

Despite the barriers described throughout this study, there are significant opportunities in the North Broadway market area. The community is interested in ensuring that the intent of the existing plan for the area is carried out, with some modifications to address changing circumstances and existing conditions.

While there has been a longstanding desire for a grocery-anchored center to not only help define and to assist with the commercial activities in the community, other action items could bolster the existing retail and address some of the redevelopment barriers in the area.

Table 25
North Boulder Subcommunity Plan Update Opportunities

	Existing Condition	Opportunity
Village Center	The Village Center is focused on the intersection of Broadway and Yarmouth, some of which overlaps with the high hazard flood zone.	The Village Center geographic area should be re-evaluated to align future land use options with the area's market realities and post-flood assessment and conditions.
Grocery Anchor	Retailers and others are waiting to see how the grocery situation pans out in Boulder. This analysis was conducted as the Walmart Neighborhood grocery recently opened to large crowds. Trader Joe's has yet to open as of the date of this report. While the new retailers will generate a surge in interest in the short term, and while sales and traffic will return to previous levels, there will be some impact on stores and/or merchandise directly competitive with the new offerings.	<p>Grocery stores need rooftops and there is ongoing concern with local service providers about the general lack of rooftops in the North Broadway area. Any number of additional rooftops would help support a convenience type of market.</p> <p>Several North Boulder community members have expressed interest in a convenience oriented grocery in the market area. Working with the existing stores to expand their offerings (there are two very limited stores offering some fresh foods in the North Broadway area), partnering with a food co-op, farmers market, or other alternative form of supplying fresh groceries to the neighborhood would help address demand and have a much more limited impact on other area grocers.</p>

	Existing Condition	Opportunity
NoBo Art District	<p>There are an estimated 225 artists and others in creative industries in the North Broadway area with a strong interest in creating / supporting a brand for the area that reflects their presence and helps bolster their creative activities. This group has indicated a strong interest in being involved in the development of public improvements and related activities.</p> <p>There is also inexpensive industrial space in the North Broadway area, some of which hasn't been well-maintained. Some of the spaces are work spaces for artists. They are sized small enough to be inexpensive rentals.</p>	<p>Incorporate artists into the public process. Evaluate potential for a plan for funding that incorporates art into public spaces and improvements. The NoBo Art District can potentially sponsor competitions for branding ideas and other public improvements with City assistance and other support.</p> <p>While artists are located throughout the area, they tend to be clustered in the more inexpensive industrial spaces on Broadway. Most of the artists do not own their spaces. Work with developers to ensure that inexpensive live / work and other flex space is available to help support the arts community in the North Broadway area.</p>
Other Anchor Tenants / Users	<p>Need for additional “anchors” to support / bolster commercial activities in the area</p>	<p>Branding activities, commercial space to support the brand, working with local brokers and developers to identify additional anchors such as art galleries (in conjunction with local artists), destination restaurants, entertainment offerings, brewpubs, musical venues, and the like. Identify local retailers, based on the categories identified, in other parts of the City or region, with a potential interest in expanding. Continue to support small office space users.</p>

	Existing Condition	Opportunity
Street Improvements	Although Broadway can be busy, it is not a major arterial. However, it can be wide and intimidating to cross. Yarmouth doesn't go through on the west side of Broadway yet. There is some willingness among area property owners for a Yarmouth extension across Broadway to the west.	Evaluate opportunities to create an intersection at Yarmouth and Broadway (or at the center of the geographically defined Village Center, if refined) to enhance the Village Center concept in the 1995 North Boulder Subcommunity Plan. Study the need for a pedestrian signal or other alternatives to ensure that pedestrians can traverse Broadway safely at Yarmouth, or other key intersections that may advance the Village Center concept. Work with the property owner on the west side of Broadway at Yarmouth to ensure that a Yarmouth extension would complement potential future redevelopment plans.
Public Storage And Other Potential Redevelopment Sites	Public storage sites are scattered throughout the area west of Broadway and there are a variety of other underutilized sites in the area west of Broadway including auto service centers, etc.	<p>The economics of public storage are difficult to address. In the short term, there are locations in front of some of the storage and/or industrial facilities that could facilitate some redevelopment.</p> <p>During the North Boulder Subcommunity Plan update and with the help of developers currently located in the neighborhood, reach out to property owners on the west side of Broadway regarding their redevelopment interests and potentials.</p>

	Existing Condition	Opportunity
Flood Plain Mitigation	<p>There is an estimated over \$5 million needed for flood plain mitigation on properties on the west side of Broadway near Four Mile Canyon Creek. While funds may be available from FEMA for flood recovery cost reimbursement, funds for floodplain redevelopment are not available. The funds available may not cover all of the projected needs.</p> <p>At this time, any redevelopment activity would generate the need to address the flood plain improvements with the first redevelopment responsible for paying all the costs. Because of the multiple property owners in the area, this presents a significant barrier towards redevelopment.</p>	<p>Funding for flood plain improvements has been addressed in other jurisdictions through larger regional districts which receive public and private funds to address flood plain improvements needed, however, these funds are typically prioritized to mitigate flood hazards to existing development.</p> <p>In order to help incentivize redevelopment in the area, potential flood mitigation tools might include:</p> <ul style="list-style-type: none"> • The use of special districts, such as urban renewal, or more targeted districts, to address and fund flood plain mitigation improvements needed up front to be repaid through redevelopment tax increment over time. Redevelopment activity would be needed in order to generate the tax increment necessary to pay back the improvements made. • Redevelopment, as a City financial tool, could be focused on public improvements. Explore its use in the area west of Broadway to help facilitate flood plain improvements, and address other infrastructure needs.
Annexation	<p>On the west side of Broadway, there are a variety of properties within County enclaves. For redevelopment to occur, the properties must annex into the City with the inclusion of substantial community benefit. For some of the smaller property owners, this has presented a challenge for redevelopment.</p>	<p>Annexation is a complex, Citywide policy issue. Explore opportunities for flexibility with annexations that would align with overall project goals and desired outcomes for the area.</p>

	Existing Condition	Opportunity
<p>Armory</p>	<p>Developers have entered into an agreement with the Colorado Department of Military and Veterans Affairs (DMVA) to explore the purchase and redevelopment of the Army National Guard Armory. Various site plans and options have been discussed with the community over a number of years.</p> <p>North Boulder community members have expressed some interest in a grocery store, but over time, they have been somewhat split on the level of support for the concept of a new store.</p>	<p>Without additional improvements to the intersection of Yarmouth and Broadway, including improvements that would make Yarmouth a true intersection, it is unlikely that commercial redevelopment at the Armory would benefit the Village Center area. At the same time, allowing limited retail development at the Armory should not negatively impact the market potential for commercial development at the Village Center area since its challenges, in some respects, are unrelated.</p> <p>At this point in time, without a significant number of additional households in the North Broadway area, the addition of a neighborhood or full-service grocery store would potentially impact the viability of other grocery stores including Lucky's, which is less than one mile from Broadway and Yarmouth.</p> <p>With or without the grocery anchor, there has also been an ongoing desire for neighborhood commercial services. While there is a market, their potential viability would be strengthened, in general, with an increased number of households in the North Broadway area.</p>

APPENDIX 2: 2013-2014 COMMUNITY INPUT SUMMARY

This appendix summarizes community input on the North Boulder Subcommunity Plan from small group discussions, two public meetings in October 2013 and April 2014, and an open house in September 2014. The table below organizes community input into key themes and how the Action Plan or parallel city initiatives are addressing it.

	Key Themes from Community Input	Action Plan Items (if applicable)	Notes
General Comments	1995 Plan's Vision is Still Valid The 1995 Plan's overarching vision for the North Broadway area is still valid, including: <ul style="list-style-type: none"> • 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 	All	The plan update focuses on a new generation of action items that further advances the 1995 Plan's vision.
	Action Oriented Approach Support for an action oriented approach that further implements the 1995 Plan's vision.		
	Geographic Focus Support for the targeted geographic focus on the North Broadway area as this is the area with the most potential for change.	All	The plan update focuses on the North Broadway area (see Figure 1: Study Area).
	Keep North Broadway Eclectic Concerns about North Broadway losing its "funkiness" and eclectic atmosphere as redevelopment occurs.	All	The Action Plan has arts and placemaking strategies throughout. Additionally, the Action Plan recommends protections for service industrial and arts oriented land uses, which have contributed towards the area's eclectic appeal.
	North Broadway as Human Scale Place Support for North Broadway as a pedestrian friendly, human-scaled main street, as presented in the 1995 plan.	Transportation, Access, and Parking Action Items (2.1-2.8)	The Action Plan recommends streetscape improvements and pedestrian and bicycle enhancements. Additionally, the 1995 Plan's vision and policies support this concept.
Arts and Placemaking Comments	Strong Support for NoBo Arts District	1.1-2.2, 2.5, 3.1-3.3	The Action Plan contains numerous recommendations to support the growing arts scene in North Boulder. The city's Library and Arts Department is also launching two key related initiatives – the Community Cultural Plan and Creative Districting project in 2014 that will evaluate opportunities for the city to support formation of local creative districts like NoBo. The city is also supporting formation of NoBo Arts District including meeting facilitation, utilizing a consultant to support the district, and other forthcoming support.
	US 36 and Broadway Gateway Continued support for community process to design a new vision for this area.	1.7	The 1995 Plan's vision for the US 36 and Broadway gateway reflects a "focus on landform and landscape design rather than on any architectural treatment or statement." The Action Plan process indicated support for a new type of gateway that includes placemaking and integration with a mobility hub.

North Boulder Subcommunity Action Plan
 Appendix 2: Community Input Summary
 October 7, 2014

Key Themes from Community Input	Action Plan Items (if applicable)	Notes
Losing Affordable Artists and Service Industrial is a Key Concern The community is concerned that as redevelopment continues to occur along North Broadway, the affordable spaces that have accommodated artists, creative industries, and service industrial businesses will disappear.	3.1	CDOT has expressed interest in maintenance facilities in the gateway area. City staff is currently working with CDOT to evaluate other locations for maintenance facilities that would meet their needs and the city's wishes for the gateway area.
Arts Anchor Land Use An arts anchor land use would bolster the economic vitality of the area and foster the growing North Broadway arts community.	1.6	The Action Plan recommends strategies to further this priority throughout. The city's Library and Arts Department is also launching the Community Cultural Plan that will evaluate opportunities to advance these strategies. The 1995 Plan also supports "methods to strengthen service industrial areas" that yielded related zoning code changes in the late 1990s to implement the plan that are still in effect.
Arts-Oriented Placemaking Along North Broadway Support for arts oriented placemaking along North Broadway as an opportunity for branding, to unify the area, and support the growing North Boulder arts scene. This could include streetscape improvements and art integrated into infrastructure (e.g., artistic crosswalks).	1.2-2.2; 2.5, 3.3	The North Broadway Market Study (see Appendix A) also supports this strategy, and the Action Plan addresses this. The Community Cultural Plan will also evaluate opportunities to advance this strategy.
Creative Signage The city's sign code may be too rigid and should support creative signage to foster the growing North Boulder arts scene and placemaking opportunities. This includes business and arts district identification signs and directional signs to the businesses less visible off of Broadway.	1.2	The Action Plan recommends these strategies throughout, including the potential for a more comprehensive strategy with a North Broadway Streetscape Plan.
Live/Work Support for more allowances for live/work units, particularly for artists.	1.1	The Action Plan contains specific recommendations addressing this.
North Broadway Streetscape Plan Support for a comprehensive evaluation and strategies to achieve a variety of goals for North Broadway around arts, placemaking, walkability/bikeability, and access management.	2.5	The Action Plan contains specific recommendations addressing this.
Transportation Connectivity The 1995 Plan's vision for connectivity has not been fully realized—there are several missing multi-modal connections.	Transportation, Access, and Parking Action Items (2.1-2.6)	The 1995 Plan's connections plan is still being implemented as redevelopment occurs. Specific new or enhanced transportation connections are discussed below.
Specific Transportation Connections		
East-West Pedestrian Connectivity Broadway is a major barrier to cross with the existing limited pedestrian crosswalks.	2.1	The Action Plan recommends evaluating new or enhanced crossings at the Broadway and Yellow Pine, Yarmouth, Violet, and Lee Hill Road intersections and as improved lighting and safety measures at the Fourmile Canyon Creek path Broadway underpass.
North-South Bicycle Connectivity Bicycling along or near Broadway north-south is challenging and needs improvement because of traffic speeds and lack infrastructure to make it easy and safe.	2.2	The Action Plan recommends related enhancements and the city's GO Boulder staff is evaluating separated or buffered bicycle facilities along North Broadway that has been included in the 2014 Transportation Master Plan. The Violet Crossing development at the northeast corner of Violet and Broadway has also facilitated a connection across Fourmile Canyon Creek.
Boulder Meadows Bicycle/Pedestrian Connection The community supports a direct bicycle and pedestrian connection from this mobile home park west to the Uptown mixed use development. No connection currently exists without going north to Yarmouth.	2.1	The 1995 Plan (connections plan) shows two proposed connections west to the Uptown mixed use area. The Action Plan further recommends implementing this connection.

Transportation, Access, and Parking

Key Themes from Community Input	Action Plan Items (if applicable)	Notes
Signalized Intersection at Broadway and Yarmouth Support for a new signalized intersection at this location.	2.1, 2.5	The 1995 Plan calls for a stoplight at this intersection that redevelopment on the west side of Broadway at Yarmouth will facilitate. The Action Plan further emphasizes facilitating this connection.
Placemaking and Transportation Infrastructure Support for placemaking with infrastructure – e.g., artistic crosswalks.	2.1-2.2	The Action recommends art integrated with transportation infrastructure.
North Broadway B-Cycle The community supports an additional B-Cycle station(s) in the North Broadway area to link in with the growing citywide network of stations.	2.2	The Action Plan contains specific recommendations addressing this.
Broadway Traffic Calming The community agrees North Broadway is wide and intimidating to cross, in part because of high speed traffic.	1.7, 2.1-2.2, 2.5	The Action Plan contains a recommendation for a North Broadway Streetscape Plan that should include traffic calming measures.
North Broadway Streetscape Plan Strong support for a comprehensive evaluation and strategies with a streetscape plan to achieve a combination of goals around walkability, placemaking, etc.	2.5	The Action Plan contains specific recommendations addressing this.
Inadequate Parking The community indicated that there may be inadequate parking for businesses in the redeveloped areas along North Broadway (e.g., Main Street North, Uptown). While there is support for minimizing parking lots from an urban design standpoint, these businesses depend on patrons arriving by car.	2.6	The Action Plan contains specific recommendations addressing this, first starting with a parking utilization analysis to better understand the problem before identifying potential solutions.
Enhanced Transit The community supports extending the SKIP terminus north away from the current location at the homeless shelter. The current terminus feels unsafe and does not integrate well into the neighborhood. The community also supports evaluating a new transit route along US 36 east connecting the North Broadway area to the commercial areas along 28 th Street and Boulder Junction.	2.3-2.4	The Action Plan and Transportation Master Plan contain specific recommendations addressing this.
Affordable and Special Needs Housing The community supports the diversity of housing choices that has emerged since 1995, but there may now be an overconcentration of affordable and/or special needs housing in the North Boulder Subcommunity.		The citywide Comprehensive Housing Strategy (CHS) will develop a new generation of housing strategies and related implementation tools. The city's Housing Division has been actively involved with the North Boulder Subcommunity Plan and these comments have been communicated to them to consider with the CHS project.
Community members support the mission of special needs housing but have stated there is an overconcentration in North Boulder.		
Higher Density Housing Mixed opinions on whether or not higher density housing along Broadway between Violet and Sumac is desirable.		The Boulder Valley Comprehensive Plan and Comprehensive Housing Strategy (which includes an opportunity site component) will further evaluate the feasibility of new housing.
View Protection Mixed opinions on the west side of Broadway regarding avoiding the “canyon” effect with redevelopment and view protection to the west.		The city's zoning code has several mechanisms to support view protection. First, the citywide charter limiting any building to a maximum of 55 feet in height, and all zone districts abutting the west side of Broadway have floor area ratio (FAR) standards, setbacks, and open space requirements.
Village Center Mixed opinions on the 1995 Plan's concept of keeping the retail and mixed use areas concentrated in one area along North Broadway, on both sides of the street, while others have stated that North Broadway should act more as a corridor.		The ongoing flood mitigation and mapping process will delay evaluation of the village center.
Annexations Community support for providing more flexibility and fostering annexations of county enclaves in the study area.	3.2	Action Plan Item 3.2 directly addresses this item.

Land Use and Development

Key Themes from Community Input	Action Plan Items (if applicable)	Notes
<p>Anchor Land Use The community (and the North Broadway Market Study) support the importance of an anchor land use to bolster the economic vitality of the area.</p>	1.6	Action Plan Item 1.6 directly addresses this item. The current proposal for the Armory site's redevelopment includes several new tenants, one of which is a destination brew pub that may act as a future anchor.
<p>Armory Site The Armory site is an important opportunity, but the community has mixed opinions on what is appropriate there. However, there is strong support for integrating the arts and placemaking into the site and an urban, walkable concept.</p>		The Armory site developer has submitted plans to redevelop the site as a mixed use project with residential, retail, artists space, and a brew pub. To date, the concept has received strong community support. The proposal is slated for Planning Board and City Council hearings in 2014.
<p>Large Scale Retail The community continues to support neighborhood scale retail, rather than any "big box" type of retail, consistent with the community's vision with the 1995 Plan.</p>		The current zoning along North Broadway restricts retail uses to a neighborhood scale. This zoning has been in place since the late 1990s as a 1995 Plan implementation item. The Business Main Street is intended to be the highest density area along North Broadway (part of the Village Center) and requires a use review for any retail over 20,000 square feet, and the MU-1 district that includes the Armory site and Main Street North only allows retail in a mixed use building, and no more than 5,000 square feet of retail.
<p>Affordable Service Industrial and Artists Space The community supports strategies to address protection and promotion of affordable artists, service industrial, and live-work space.</p>	1.1, 3.1	Action Plan items 1.1 and 3.1 directly address this item.
<p>Library Community support for a library, which was an implementation item from the 1995 Plan.</p>		Since the Action Plan project has begun, the NoBo Corner Library has opened at Violet and Broadway.
<p>Need Outdoor Space for Events Community support for more outdoor gathering areas for events.</p>		The Main Street North and Uptown developments have some outdoor public plaza areas, and the redevelopment plan submitted for the Armory includes substantial outdoor plaza areas.
<p>Public Safety Issues with Homeless Shelters The community expressed safety concerns, particularly as it relates to the transient population in the North Broadway area.</p>	2.1	Action Plan Item 2.1 (Fourmile Canyon Creek underpass lighting) directly addresses this. City staff has also relayed these concerns to the existing homeless shelter and soon to be completed transitional housing at 1175 Lee Hill, and learned that both facilities have detailed codes of conduct that addresses behavior of their tenants outside of the shelter in the North Broadway area. The City's Police Department has also been involved with this project, having supported community meetings to listen and respond to these concerns.
<p>General Improvement District Community support for exploring formation of a North Broadway improvement district to support numerous goals throughout this Action Plan.</p>	3.3	Action Plan Item 3.3 directly addresses this.
<p>Flood Mitigation Community support for financing Fourmile Canyon Creek flood mitigation improvements, in addition to already completed sediment removal and cleanup after the September 2013 floods.</p>		The city has applied for Community Development Block Grant (Disaster Recovery) funding through the Colorado Resiliency Planning Grant Program for a "West Fourmile Canyon Creek Annexation Study and Design Charrette" that includes the Ponderosa Mobile Home park.

GROWING UP BOULDER INPUT

A sample of child, youth and parent perspectives (2013-2014)

For the North Boulder Subcommunity Plan Update, Growing Up Boulder used a variety of methods to ask young people and their parents, “What do you like or not like about North Broadway? What are the key opportunities for that area?”

While the information collected is not part of a scientific study, we believe the views shared here still represent meaningful input into the Update, and they include an important subset of the community that is often not represented at public meetings or in more traditional forms of outreach.

Community Engagement methods employed include:

- Drawing sessions with elementary and middle school children and the public meeting on October 30, 2013 (n=3 elementary school children, n=1 middle school student)
- Questions for parents of young children via Boulder Rock’n Moms Yahoo Group post on November 7, 2013 (n=24)
- Questions for high school student acquaintances via email on November 7, 2013 (n=4)
- “City-on-a-wall” activity and individual drawings with Foothill Elementary School 1st grade class on May 5, 2014 (n=24)

Answers varied significantly by age group. Below is a summary of the most frequently requested design elements, in descending order of importance.

Group	Ideas/Design elements
Elementary School children	<ul style="list-style-type: none"> • Fields, trees and flowers • Zoo or space for animals • Toy store
Youth (middle school + high school)	<ul style="list-style-type: none"> • Increased safety at the Front Range/Broadway bus stop • Safer paths to walk and ride bikes in North Boulder
Parents	<ul style="list-style-type: none"> • Indoor play space • Water features (pool and/or splash pad) • Inexpensive restaurants • General store • Shade on playgrounds

The rest of this document provides the detailed information collected from children, youth and families.

Design elements	Elementary School	Middle School	High School	Parents of children
n=56	27	1	4	24
Businesses				
Ice cream/frozen yogurt	2		2	
Inexpensive restaurant			1	6
healthy drive through				1
"Fun" store like Apple Store			1	
Toy store	5		1	
Artisan shop			1	
museum	1			
mall	1			
general/small grocery store	2			6
Candy store	4		1	
Book store		1		
winding pedestrian shopping areas				5
Clothing store			1	
Recreation				
zoo and/or space for animals	11			
water features (pool and/or splash pad)	2		1	8
playground	2		1	
indoor play area	1	1	1	14
teen hangout				3
skate park				2
library--regular-sized				5
improve Holiday playground				5
outdoor community space				1
shade on playgrounds				6
interactive trail				1
movie theater			1	
fields, trees and flowers	17	1	1	2
Transportation				
Safer paths to walk and bike (Dakota Ridge to Broadway scary)	2		3	2
Ecopass			1	
Increased safety at Front Range/Broadway stop			4	3
More walkable destinations				3
Safety				
Increased safety in Dakota Ridge			2	2

Complete responses

During the October 2013 North Boulder Subcommunity Meeting, facilitators worked with several elementary school and middle school students to collect their ideas for the North Boulder Subcommunity Plan. The instructions were:

- I. Draw a picture of North Broadway which answers these questions:
 - a. (All ages) What do you see yourself doing in the main North Boulder downtown area? What would it look like, smell like, feel like? With whom would you be doing it? How would you get there? (Bus, bike, scooter, walk, car, roller skates, skateboard?)
 - b. (First grade and older) Would the North Broadway area be a corridor (one straight line of stores down Broadway) or more of a town center (spread out to side streets perpendicular to Broadway and on Broadway)?

These are the children's responses:

Elementary School Child (n=3)

- Recreational spaces
 - A place to play hide and seek and tag
 - Field

- Play on tree trunks
- A pool in our neighborhood (Dakota Ridge) or nearby (three kids requested this)
- Park designed with giant candy corn sculptures (giant candyland playground)
- toys outside, both big and little
- zoo
- Businesses
 - toy store
 - Candy store
- Transportation
 - Better places to bike and walk; too scary to bike from home in Dakota Ridge down Broadway to shops there

Middle School Youth

- Business:
 - Bookstore
- Transportation
 - Bike path
- Recreational spaces
 - Park with a field
 - More trees

High School Youth (n=4)

Mara Mintzer, Dakota Ridge neighborhood resident, sent the following email to high school students she knew within the neighborhood:

I am working with the City of Boulder to update their plans for how North Boulder/North Broadway (the area near and across from Protos and Spruce Confections) should develop. I want to make sure the voices of teens are heard in this plan. If you have a few minutes, could you please send me your answers to the following questions, and I'll pass your ideas along to the City:

What do you like or not like about North Broadway? What would make it more teen-friendly?

Your answers might include ideas for new businesses, places to hang out, things to do, or ways to get around. You might also think about how the National Guard Armory could redevelop.

Thank you in advance for taking the time to answer these questions. Your answers will help shape the future of your town! Also, feel free to share these questions with your friends living in North Boulder.

These are their responses:

- It would be really cool to have a safe bike route from Dakota ridge to Protos area. Also, the location of the bus stop can sometimes be scary due to the characters that hang around there, and is such a bummer if you want to go into town via RTD by yourself (with out friends/ parents). Making that environment more secure feeling. I think if some popular business came to attract more people, there would be others around and teens would feel safer. I'll pass this along to some of my other North Boulder friends!
- A small business for local artists would be cool. Just a place where people can sell things they have made (art, toys, jewelry etc.).
- More ice cream or frozen yogurt shops—a place like Sweet Cow, where the ice cream is good and you can hang out on the astroturf lawn; also would be good to be able to hold an event there
- Less professional/adult places and more new and fun places, like the Apple Store
- The homeless shelter: it feels very uncomfortable to be near there at the bus stop, but additional businesses would make the area feel safer. I think it makes sense that homeless people share our community, but I don't want our community to be dominated by them to the point that I don't feel safe. I think they should treat Boulder with the same respect that other citizens have (i.e. don't talk too loudly or rudely on the bus or in the library). I don't feel safe taking the bus in the night or the early morning. The city should have an Ecopass for everyone so that more people take the bus and it feels more populated. I would also feel better if there were more police around and/or if there were a police person that the whole neighborhood knows.
- In the Dakota Ridge neighborhood: I walk my dog early in the morning (5:45 am) and sometimes late at night, and I don't feel safe. I saw a guy peeing in the bushes on 5th Street, I have seen people tagging the neighborhood, and I have seen people sleeping on the benches.
- The strip club is a real problem! Turn that area into an RTD hub.

Parent perspective (n=24)

North Boulder Subcommunity Action Plan
Appendix 2: Community Input Summary
October 7, 2014

7

On 11/7/2013, Mara Mintzer posted the following question to “Boulder Rock’n Moms Yahoo Group,” a group utilized by a large number of parents (usually of small children) in the Boulder area:

North Boulder families: What do you like or not like about North Broadway? What are the key opportunities for that area? What actions can the City take in the new flood context?

The City of Boulder is updating the North Boulder Subcommunity Plan, and they are looking for feedback from North Boulder residents about how the area of North Broadway (near, around and across from Protos) should continue to develop over the next 20 years. I want to make sure the voices of families and children are heard in this process. Please send me your ideas and the ideas of your children (no idea is too ridiculous) so that I can send them along to the City. I work for Growing Up Boulder (www.growingupboulder.org), in case you are wondering why I am asking these questions! Thank you in advance for your time.

Twenty-four parents responded:

- There have been many voices to have some sort of water feature in north boulder and i completely agree. Although, I would take it a bit further than a splash pad... Boulder is lacking in quality outdoor aquatics! We have lived in a number of communities and this is the first where there isn't a great outdoor pool! We need a 50 meter/yard swimming pool, diving well, baby pool, and kid water play area. Please help bring this to north boulder!! I have seen other communities combine it with a skating rink and that would be great for skating and hockey... but please help with the pool!
- We would also love to see a play area for young kids. This town does a great job with fitness for adults and older kids, but there is hardly anything for young kids and practically nothing for toddlers and babies. A Gymboree or Peekadoodle would be amazing!
- More restaurants, please!! I know it may never happen but how about a healthy drive through? :) A Starbucks! We are always driving out of this community because there just aren't enough options. Believe me, if there were - we would be there bc it;s no fun to drive an hour round trip with little ones for food in the evening!
- I would love an arboretum or a botanic garden. The Chicago Botanic Garden is located in a suburb of Chicago so maybe we could have something like that here :) They had amazing train garden in the summer and moved it inside for the winter months (holiday theme). Kids loved it and it was amazing!!
- There need to be more teen hangouts. It would be great to have a skate park for teens in North Boulder. Scott Carpenter park is too crowded, with BMX bikes and skateboarders competing for space. Many of the skater kids hang out at Installation, a skating shop next to Whole Foods. The owner, Raoul, lets kids hang out there because they have nowhere else to go.
- A pool complex! With a splash pad play area, a kiddie pool and a big pool, and hot tub. Either public or private pool and tennis club.
Indoor play space, with an indoor playground for crummy days. Look at Peekadoodle or Urban Recess as models. Both in San Francisco.
- I think relocating the Bus Stop strip club would be a great idea in a neighborhood where single family home prices are fetching upwards of 650k. I would assume that plan is in the works but know in general its better not to assume anything. Just my 2c. :)
- Yes! A huge splash pad in North Boulder Park.
- Another Lucky's grocer (sorry to whomever owns Lucky's; unless, they want a new project;) where the ROTC lot is (didn't it sell?).
- A pavilion at the community garden to block sunlight
- BURY the POWER-LINES ON GRAPE!!!
- I would love to see a library branch in north boulder.
- I think an indoor play space for the winter would be great and more storefronts, restaurants, shops would be great.
- I REALLY want to encourage folks to RESPOND TO THIS! In Boulder, suggestions from the community are often taken very seriously and actually implemented.
- My five-year-old's preschool class at Boulder Journey School, recently partnered with Growing Up Boulder on submitting ideas to revamp the Boulder Civic Area (around bandshell/Library/Dushanbe Teahouse/Boulder Creek). Not only did the City Council and designers listen to the kids and take their ideas seriously, the winning bid for the design consists mostly of ideas that came FROM THE KIDS! How cool is that?! When Boulder has an amazing, functional, family-friendly Civic Area to enjoy, you'll have a bunch of five-year-olds (among others) to thank :).
- A library would be great. And I second the indoor play space, retail storefronts, more cafés & restaurants. I'd love to see it all laid out in an interesting way, though. Like a winding pedestrian shopping area that one enters into, rather than just straight rows of shops along Broadway, would be cool. I'd love to hear other folk's ideas.

- Me too - an indoor play space (so lacking in Boulder) would be GREAT! There are so many families up here. And yes, more storefronts and places for us to wander and visit during the day.
I live in the Holiday neighborhood and think the big playground/park that was built down the street from Protos is terrible. It has no slides or swings or great climbing structures. It doesn't really make sense - Holiday is so community oriented and has so many families - but b/c the playground is pretty useless, no families with kids congregate there. I think it would make a HUGE difference to upgrade the park so people could have a place for kiddos of all ages to come and be with each other.
- My husband would like to see: at least one crosswalk and some kind of interactive trail for kids.
Also, a playground with a splash pad or water play of some kind. There's so little shade up north because all the trees are so young. It's hot up there!
- So ladies my husband and I are considering opening an indoor playspace and would love to get feedback from people as to the type of things they are looking for. I have a concept but would love more input.
- Are people looking for a place to drop kids and come back or a fun place to hang while their kids play? Any input appreciated.
- It is so true- I don't understand that playground at all! We've visited it a couple of times when we stopped to check out the little library right there and my kids were done after about 2 minutes. They were more interested in running around the large grassy area.
- For the indoor playspace, this is a great model. I've been to the one in Oakland, CA several times and loved it. <http://www.tumbleandteacafe.com/>
- There used to be a place in N. Boulder called Playgrounds - from what I understand, it was a profitable business, but the people who started it had to move back east for family reasons and no bought it from the.
- Me personally, I love to hang with other parents and I am not comfortable dropping my kiddos off somewhere - so I am looking for a nice space that serves tea/snacks/etc - has lots of places for mommas and papas to chat and lots of safe, soft toys for kiddos to play on (think play - the new grandrabbits place), but with wifi, tea, food and tables for parents that don't have to supervise their kids 100% of the time. On that note, I'd also put out some really strong rules about kiddos who do need supervision and have parents that don't provide it, impacting everyone else, but that's another story.
- I would be happy to share more about playgrounds and/or other ideas (in my pre-children life, I was a pretty sharp marketing/business chick)...
- I had a similar idea a while back, but I wasn't prepared to raise funds, do a biz plan, etc., back then. When I visit my parents in Holland, MI, I take my daughter to Deanna's Playhouse, and I based my idea on it: <http://lifeservicessystem.org/deannasplayhouse/index.html>
- While Deanna's is a Christian-based, non profit combination play space and Parenting Place with wonderful parenting support and resources, I wanted to create just the play space. But now that Parenting Place is closed, perhaps this is an opportunity for you to pick up where they left off and provide similar services as well as a play space.
- Deanna's is huge, and is sponsored by local businesses with a \$5 per person entry fee, keeping it accessible to lower income families. There are different activities and areas for babies and kids up to age 5, including an art room, music room and dress-up/stage. I think the liability of drop-off places is pretty big, and you would have to have highly trained employees, but it sure is convenient for parents. Deanna's is not drop-off, and in fact, they encouraged parents to play with their kids and not sit on the sidelines. You would have to decide if you want to keep the price low to allow economic diversity, or if you want it to be a premium destination. I would love for a play place to have a breadth of activities from non-electronic media to creativity zones to indoor play structures. Birthday parties too!
- My husband and I were just talking about this because we were in Westminster at JumpCity. There isn't a lot of indoor options for kids in Boulder. You have to go to the burbs. I looked into this once as business to possibly open. The challenge was the amount of space needed and the CRAZY prices here for leasing a building like that. The math just did not add up. Especially having to account for the slower summer months. I'm wondering if a space like that could get a bit of a price break? But, if offered some parenting services, maybe some grants would help.
- I think it would be awesome to have some sort of play place that was indoor and outdoor. If we are throwing out our ultimate wish list. I would love to have a super awesome indoor and outdoor pool. North Boulder Rec is pretty good, but it would be great to have something like that Indoor, but than an awesome outdoor pool for the summer. Something with fountains, slides, etc.
- But, something like that at our end of town would bring people from other parts of Boulder to our hood to eat, drink, shop, etc.
- Does anyone know if there is going to be any type of community meeting or anything to discuss?
- Mara- I love that you posted this question here, you know I have an opinion:)

- An outdoor pool. Please. There are plenty of people from the South in the N. Boulder hoods and we just want our dang neighborhood pool like we had when when we grew up. A modern one like at Colorado Athletic Club. Not a horrible 1970's pool. Not directly in Dakota Ridge but close too it :)
- Indoor play space- would love to have a Little Monkey business somewhere, just not sure if I want in N. Boulder. I don't want N. Boulder to become big box-ish or chain store-ish. Commercial but like W. or E. Pearl.
- Walkable. N. Boulder destinations need to be walkable and connected by walking paths.
- Something that encapsulates outdoor living, but not necessarily another playground. An amphitheater and park like Chastain Park in Atlanta.
- Trees. Plant lots and lots of trees. Again a Southern thing.
- More restaurants and small cafes.
- Less industrial feel. Something to balance all the auto shops and storage units and U-haul establishments. Happy to co-exist but they are an industrial eye sore in my opinion. Not to make it too Stepford but I do in fact like that Connecticut towns require business and storefronts to adhere to a certain aesthetic for signage, building facades, etc. N. Boulder is the place to do that if Boulder ever did.
- I agree with a lot of what has already been said but would like to throw in my support for the following:
 - improvement of Holiday Park with better play structures;
 - an outdoor pool or at least a splash pad/fountain/water play area for kids (maybe at Foothills Community Park?);
 - an indoor play area would also be great (there used to be a place in Denver called The Village that had an indoor play area with an attached cafe that served food, coffee, wine and beer, etc.; it also held music, art, and other classes for kids and cooking classes for adults. Parents had to stay with their kids but I think a place where you could drop your kids off would also be great);
 - grocery store;
 - more retail, including restaurants. A family-friendly burger-beer place would be awesome (something like Southern Sun up here!);
 - library branch (more than what is going in at Yarmouth and Broadway).
- That's great you are considering opening a play space in N. Boulder. I had some feedback from indoor play spaces that I have bad experiences at to try to know what parents AREN'T looking for:
 - Parents that don't supervise their children, who are on their electronic devices and oblivious to everything else going on around them. I would almost say you should have a no-electronic device rule at the door.
 - Parents that have a kid that is too sick to go to daycare, or who has been sent home from daycare and bring their visibly sick kid (mucus running down their face, coughing, etc.) to the play space. The play space needs to be vigilant about cleaning.
 - Playspaces that have dangerous or not maintained pieces. I went to bouncetown one time in Longmont and one of the bounce castles was not inflated enough, and no employees or parents were supervising the kids, and one kid managed to push a stick up tube, down inside the bounce castle and then got himself stuck face down in the hole and almost suffocated before I had to go get his parents/store employees to get him out.
 - The JCC has a very simple tumbling room with lots of padded shapes that you can re-arrange and climb over which i really like.
- My husband and I feel we need:
 - More shade at all the parks, especially over the play structures
 - Water features, such as a pool and splash pad (most other Boulder neighborhood have this as part of their HOA or in the form of a public pool within easy walking/biking distance)
 - A fun, kid-friendly playground in Holiday
 - A safe bike-route on or near North Broadway (not safe for kids or cautious adults right now)
 - Indoor play space—both for little kids and another for bigger kids
 - Increased safety at the bus stop in front of the homeless shelter
 - More family-friendly restaurants—similar to Proto's (but we get sick of pizza every week and Proto's can be expensive)

FOOTHILLS ELEMENTARY: CHILD INPUT FOR NORTH-BOULDER SUB-COMMUNITY PLAN

Sample: 24 6-7 year-old children in grade 1 class at Foothills Elementary, Boulder, CO. (Note: This was a small convenience sample).

I. The City on the Wall

Method

- This activity was based on Stanley King's method *The City on the Wall* (<http://youthmanual.blogspot.com/p/city-on-wall.html>)
- The facilitator drew an 'original wild landscape,' and a person (you) arriving in a canoe, then asked the question: "What do you see, feel and smell here?" Next, the first house was built, then some friends' houses, and finally the glue factory, which children asked to be placed further away.
- Next, children were asked to draw on this landscape what they would like to see in their city (results in section a. below). This took place in groups of six. During this process the other three groups were asked where they currently like to go, and what activities they like to do in their actual city (results in section b. below).
- A discussion followed, where children were asked the following questions: "What do you see, or smell now?" "What do you like that would make you want to live here?" "Why would you not want to live here?" (Results in section c. below).
- In the final section of this activity children were asked: "What is the most important thing you would like to see in your city?" (Results below in section d.).

Results

- a) City on the Wall drawing (see below). This drawing has numerous buildings, some parks, trees and play-structures, and is quite crowded and chaotic (which is generally the result of this activity). The children did not include any mode of transport other than walking (i.e. there were no depictions of cars, bikes or roads).



- b) Answers to the question "Where do you like to go/what do you like to do in your city" fell under three general categories: City-based retail activities, city-based indoor/outdoor activities, and nature-based outdoor activities (see Table 1.).

Table 1. Children's Favoured Activities

City-based Retail	City-based Indoor/Outdoor Activities	Nature-based Outdoor Activities
Ice Cream	Swimming Pool	Boulder Reservoir
Toy Store	Football	Hike
Museum	School	Kayak
Mall	Roller-coaster	Camping
	Gymnastics	Summer Camps
	Swing on bars	Fishing
	Tag	Boulder creek – walk dog
	Sand Box	
	Play cops and robbers	
	Play hide and seek	
	Play with friends in park	

Carnival

c) Discussion of The City on the Wall image: Children's answers to the four questions are presented in Table 2.

Table 2. Children's perception of their 'City on the Wall'

What do you smell?	What do you see?	Why would you live here?	Why would you not live here?
Smoke	Happiness	Like trees	Too crowded
Bagels	Crowded		Too polluted
Garbage	Lots of trees		Small place with lots in it
Ice Cream	Glue factory nicely separated		Hard to find your way with all the houses
	Homes, spread out		
	Big difference from when it started – now it is a lot more polluted		

d) Table 3 shows the important things children said they would like to see in their city. The responses were divided into three major categories: Built structure, Nature/Environment, Other.

Table 3. Children's choices of important things in a city

Built Structure	Nature/Environment	Other
Pickle store	Nature	Peaceful song
Ice Cream Store	Crystal Cave	Skydiving off roofs
Animal Shelter	Hills	
Zoo*	Zoo*	
Mall	Waterfall	
American Girl Doll Store	Nature and green to be pretty	
Bakery	Park	
Big outdoor pool	Woods to be alone, with only birds around you	
Children's Library **	No pollution	

* Response included in two categories

** Teacher's response

II. Drawing Activity

Methods

The second activity was an extension of the first, asking children to create individual drawings of what they would like to see in their ideal city.

Results

The majority of children depicted **their homes** (n = 16) or **themselves** (n = 13) surrounded by **nature** (19). Most common forms of nature were the combination of green fields, trees and flowers (14). Many children also drew rivers and mountains, some included forests, one a green roof, one a vegetable garden, and one a crystal or diamond cave.

Two other major themes emerged with the analysis of the drawings: **Built structures**, other than one's home, were highly prevalent. These structures were most commonly a friend's house (4), or a store. Stores would be the following: candy store (2), general store (2), a toy store, rock store, bakery, and a pickle store. Other buildings included a homeless shelter, two animal shelters, dog-houses, a zoo, the White House, and a factory. Outdoor built structures were two playgrounds, two football fields, a pool, and a soccer field. **Animals** were also commonly depicted (in 10 drawings), mainly showing companion animals such as dogs, but birds or fish were also present, and in one case a ladybug, and one a monkey.

A large portion of children who drew themselves and other people, had the person pictured in an outdoor environment, about half the time participating in an **outdoor activity** (12 drawings). Only two children drew a person inside a building (one in own home, one in toy store). Most common outdoor activities were walking, riding a bike and riding in a boat. Other activities were hiking, paddle-boarding, climbing, walking a dog, swimming, playing in a garden or playground, sky-diving, and climbing a tree.

Less than half the children (n=9) included modes of **transportation** in their pictures. The major form of transportation depicted was walking, followed by riding a bike. Although roads or path were drawn in many cases, only two children drew cars, and neither put themselves in the vehicle. Public transportation was not depicted in any of the drawings.

About half of the children (n = 12) also used words, sentences or phrases to describe their ideas and recommendations. Listed below are the children's relevant quotes:

"Trees, nature."

"Zoo animals."

"I love biking!"

"I want to live in the mountains and get food from nature! I'll visit the animal shelter every day! I'll lay on the warm grass and listen and look at the birds!"

"I love my Mama. I love an love an love!"

"No polluted air."

"Make airplanes, make boats."

"Peaceful cabin in the woods."

"Not polluted air."

"I love to bike and swim and a peaceful song."

"I love the hot."

APPENDIX 3: 1995 PLAN IMPLEMENTATION

BACKGROUND

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.

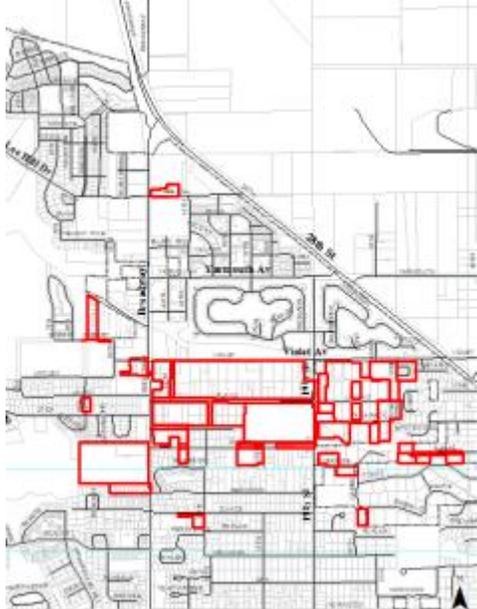


1999 AND 2012 NORTH BOULDER AERIAL IMAGES

1995 PLAN IMPLEMENTATION SUMMARY

Category	Implementation Item and Description	Implementation Status
Zoning and Land Use	New Zone Districts and Development Standards The 1995 Plan contains numerous recommendations for new North Boulder zone districts and development standards.	Five new zoning districts were created and properties were subsequently rezoned to: <ul style="list-style-type: none"> • A business main street zone, patterned after historic 'Main Street' business districts; • Three mixed use zones that provide a transition between the higher intensity business 'Main Street' and surrounding residential or industrial areas; and • A mixed density residential zone district.
North Broadway Area (Village Center and Yarmouth North)	Village Center The 1995 Plan calls for a Village Center concept on both sides of Broadway at around Yarmouth Avenue.	<ul style="list-style-type: none"> • 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). • The east side of the Village Center 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.
Community Facilities, Parks, and Open Space	Parkland The 1995 Plan recommends several new parks throughout the subcommunity.	Since 1995, the following parks have been built or are in the process of being built: <ul style="list-style-type: none"> • Foothills Community Park • Neighborhood Park on the Mann property • Holiday Neighborhood Park • The Elks Neighborhood Park is in the 2013-2018 Capital Improvements Plan • Dakota Ridge Neighborhood Parks
	North Boulder Library The 1995 Plan recommends a new Boulder Library branch in North Boulder	The NoBo Corner Library opened in 2014 at the corner of Yarmouth and Broadway. The 1995 Plan and many community members still supports a full service library in North Boulder.

1995 PLAN IMPLEMENTATION SUMMARY

Category	Implementation Item and Description	Implementation Status
<p>Annexation</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;">ANNEXATIONS SINCE 1995 (OUTLINED IN RED)</p> 
<p>Transportation and Streetscape</p>	<p>Development Compliance with Transportation Plan The 1995 Plan recommended a new requirement for compliance with the Transportation Plan during development or redevelopment.</p>	<p>The city adopted an ordinance that requires dedication or reservation of Rights-of-Way in conformance with the North Boulder Subcommunity Transportation Plan.</p>

1995 PLAN IMPLEMENTATION SUMMARY

Category	Implementation Item and Description	Implementation Status
	<p>North Broadway Streetscape The 1995 Plan recommended development and implementation of streetscape improvements along North Broadway</p> <p>Auto/Transit Improvements Right-of-Way Plan The 1995 Plan calls for transportation connections that encourage walking, biking, and transit use.</p>	<p>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).</p> <p>Connectivity: 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>Enhanced Transit: 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 28th Avenue. Currently, bus service along Broadway only extends to Front Range Avenue and Broadway (one block north of Lee Hill Road).</p> <p>US 36 Gateway: The city has also not implemented a gateway feature where Broadway intersects with US 36, as recommended by the plan.¹</p>
<p>Stormwater Utilities</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>

¹ See page 22 of the 1995 North Boulder Subcommunity Plan.

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.² 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 2035.³

- **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 the 1995 Plan Estimated** – 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.⁴

1995 Plan Concept for Lee Hill Road Area



2013 Development Pattern



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

² 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.

³ 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.

⁴ 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.

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 homes (includes mobile homes)	2,930	73%	n/a	635	3,566	62%	22%
Total North Boulder Subcommunity Wide Housing Units	4,014	100%	1,629-1,784 New Units	1,731	5,745	100%	43%

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%
Total	750,000	100%		515,203	1,265,203	100%	69%

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.

EXISTING LAND USE BY LAND AREA, NORTH BOULDER SUBCOMMUNITY⁵

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%

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%

⁵ SOURCE: Boulder County Assessors Office (based on how the county classifies land uses, which may not align with city zoning classifications).

MAJOR DEVELOPMENTS IN NORTH BROADWAY AREA (1995-2013) Date: 8-15-13



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

APPENDIX 4: IMPROVEMENT DISTRICT BACKGROUND

An improvement district is a private sector initiative to manage and improve the environment of a business district with services financed by a self-imposed and self-governed assessment. Similar to a common area maintenance (CAM) charge commonly found in shopping malls and office parks, improvement districts can help a business district increase its competitiveness in the regional marketplace. Services financed by an improvement district are intended to enhance, not replace, existing city services.

Benefits of Improvement Districts

Benefits from improvement districts, which can stretch well beyond their boundaries, include:

- Creating and maintaining a cleaner, safer and more attractive business district;
- Ensuring stable and predictable revenues;
- Providing innovative management;
- Responding quickly to market changes and community needs;
- Promoting distinct identities in business districts;
- Leveraging resources; and
- Creating a unified voice to increase a business district's influence.

Colorado Improvement Districts Law

Colorado's Improvement District Law of 1988¹ includes the following key provisions:

- Improvement districts can finance a wide variety of services, including marketing, maintenance, economic development, public safety, planning, events, and parking management.
- Improvement districts are accountable to those who pay through an improvement district board of directors comprised of property and business owners within the district.
- Services financed by an improvement district are usually provided by a private sector organization, not government.
- Improvement districts require demonstrated support from owners of personal and real property representing more than 50% of assessed value and acreage.
- The "Taxpayers Bill of Rights" (TABOR) requires a vote by owners of real and personal property and lessees and residents of commercial property within a district to approve the assessment.
- Controls and safeguards can include a cap on assessments and a periodic review to ensure that improvement district services are effective.

Boulder Improvement Districts

Current city improvement districts and their purposes include:

- Boulder Junction Access and Parking Districts: Created in 2010 for parking related services and improvements and providing travel demand management programs such as EcoPasses, car share, and bike share. Property tax based with parking revenues and bonding capacity.
- Central Area (CAGID): Created in 1970s for parking and related improvements, property tax based with bonding capacity.
- University Hill (UHGID): Created in 1970s for parking and related improvements, expanded in 1987 to include public right of way maintenance, streetscaping, landscaping, signage, etc. Property tax based with parking revenue and bonding capacity.
- Downtown Business Improvement District: Created in 1999 in the downtown for enhanced maintenance, marketing, and business development. Property tax based.
- Forest Glen EcoPass District: Created to pay for EcoPasses for residents, property tax based.

¹ C.R.S 31-25-602.

Colorado Special Financing Districts Summary

	Business Improvement District (BID)	Downtown Development Authority (DDA)	Urban Renewal Authority (URA)	General Improvement District (GID)	Special Improvement District (SID)
Background	Quasi-municipal organization is a subdivision of the state. All property assessed in a BID must be commercial. Boundary may or may not be contiguous.	Quasi-municipal organization intended to halt or prevent deterioration of property values or structures in Central Business District.	Established to eliminate blighted areas for redevelopment by purchasing, rehabilitating, and selling land for development.	Quasi-municipal organization that is a subdivision of the state. Can provide a wide range of services.	An assessment district which is not a subdivision of the state, nor is it separate from the municipality.
Focus Areas	Management, Marketing, Advocacy, Economic Development	Real Estate Development, Infrastructure, Operations	Real Estate Development, Rehab, Financing, Infrastructure	Capital Improvements, Public Facilities, Maintenance	Capital Improvements, Infrastructure
Formation Process	Approval by petition of property owners representing 50% of acreage and 50% of value of proposed district; Council ordinance; TABOR election.	City ordinance subject to vote by affected property owners; TABOR election.	Finding of blight; Petition by 25 electors; Council resolution.	At least 200 or 30% of, whichever is less, electors of the proposed district must sign petitions; If all taxable property owners in the district sign a petition, public hearing can be waived.	Need petitions from property owners who will bear at least 50% of the cost of the improvement; ordinance forms district.
Assessment Method	Assessment or mill levy on commercial property	TIF on property and/or sales and 5 mill property tax for operations	TIF on property and/or sales tax	Property tax and income from improvements	Assessments on property
Pros/Cons	Very flexible entity that can finance improvements and provide services.	Ability to finance improvements and provide services; through general mill levy and TIF increment. Needs approval from other county entities to collect increment.	Can generate sales and/or tax increment to finance future development. Increment needs approval from county entities.	Only those in district can authorize and pay for improvements. Requires petition and election.	Equitable: only those who benefit pay. Difficult to form – requires election. City constructs improvements.
Governance	Minimum 5-member board appointed by Mayor or governing body; Can also be elected.	5-11 member board appointed by City Council.	5-11 member commission appointed by City Council.	Governing body is ex-officio board.	City Council
Can they...					
Operate Facilities?	Yes	Yes	Yes	Yes	No
Levy property tax with voter approval?	Yes	5 mill property tax for operations	No, but can use TIF	Yes	No
Levy sales tax with voter approval?	No, but may create SID within BID	No, but can use TIF	No, but can use TIF	No	No
Issue GO bonds with voter approval?	Yes	Bonds secured by property tax	Yes	Yes	No
Issue revenue bonds?	Yes	Increment can be issued by municipality	Yes	Yes	Yes
Issue special assessment bonds?	Yes	No	No	Yes	Yes

Source: Progressive Urban Management Associates, Colorado Revised Statutes 31-25

CITY OF BOULDER
BEVERAGE LICENSING AUTHORITY
*** * * MINUTES * * ***
WEDNESDAY, SEPTEMBER 17, 2014, 3:00 P.M.
CITY COUNCIL CHAMBERS
MUNICIPAL BUILDING – 2ND FLOOR
1777 BROADWAY, BOULDER, COLORADO

NAME OF BOARD/COMMISSION: Beverage Licensing Authority (BLA)

DATE OF MEETING: September 17, 2014

NAME & PHONE OF PERSON PREPARING SUMMARY: Mishawn Cook, Licensing Manager (303-441-3010)
Kristen Huber, Licensing Specialist (303-441-3034)

NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:

Board Members: Steve Wallace, Harriet Barker, Lisa Spalding, David Timken, and Tim McMurray.

Staff Present: Sandra Llanes, Assistant City Attorney, Mishawn Cook, Licensing Manager, Michele Lamb, Tax and Licensing Administrator, and Kristen Huber, Licensing Specialist.

QUASI-JUDICIAL MEETING OUTLINE OF AGENDA

1. Member roll call; Approval of Beverage Licensing Authority (BLA) minutes from August 20, 2014, and hearing agenda issues from licensing clerk.

Roll call was taken. A quorum of five BLA members attended with all members present. Member Spalding suggested one change to the August 20, 2014 draft minutes. Member Barker moved, McMurray seconded, to approve the August 20, 2014 minutes as amended. Motion approved 5:0.

Ms. Cook stated that a hearing would not be convened for Agenda Item #7 because Licensing staff did not receive a complete application.

Ms. Cook noted that she had additional comments for Agenda Item #13 regarding the Folsom Field and Coors Event Center temporary modifications which she would explain under that item.

Ms. Cook also stated that a representative of LYFE Kitchen had requested that Agenda Item #11 be moved to the beginning of the hearing. Rachel Mitchell, Member and Registered

Manager of LYFE Kitchen, then requested to have Agenda Item #11 moved to the beginning of the hearing. The BLA agreed to the change and Agenda Item #11 proceeded after Agenda Item #4.

2. Matters from the Boulder Police Department (BPD).

Officer Kaufman appeared on behalf of the BPD and stated that there were no matters to discuss.

3. Matters from the Responsible Hospitality Group (RHG).

Ms. Cook stated that the RHG would not be attending the hearing. Ms. Cook also noted that a state training for liquor licensees would be held in the Council Chambers on Thursday, September 18, 2014.

4. Jennifer Korbelik, Community Coordinator, City of Boulder, and Susan Stafford, Director, Off-Campus Housing and Neighborhood Relations, University of Colorado Boulder.

Ms. Korbelik and Ms. Stafford presented to the BLA about their collaborative efforts regarding alcohol in the community.

5. Show cause hearing concerning a May 31, 2014 violation and whether the Hotel-Restaurant type liquor license held by Back Country Pizza and Tap House, LLC d/b/a Back Country Pizza and Tap House, 2319 Arapahoe Ave, Boulder, CO 80302, should be suspended or revoked.

This item proceeded after Agenda Item #11. An audio CD was entered as Exhibit 1, a fully executed stipulation was entered as Exhibit 2, and a Proof of Training form was entered as Exhibit 3.

John Fayman, Registered Manager, and Mary Boerman, General Manager, were sworn in and confirmed the ten day premise posting under oath. Hearing procedures were read. No BLA members disclosed ex-parte communications or conflicts of interest.

Janet Michels, Assistant City Attorney, stated that a stipulation to the facts in this matter had been reached. The fully executed stipulation was entered as Exhibit 2. Member Spalding moved, Barker seconded, to accept the stipulation to the facts. Motion approved 5:0.

Mr. Fayman and Ms. Boerman provided testimony regarding mitigating evidence.

The BLA noted mitigating factors. Member Wallace moved, McMurray seconded, to set this violation penalty at 3 suspension days served with 11 days held in abeyance. Motion approved 5:0.

The licensee requested to serve the 3 suspension dates from October 6 to October 8, 2014. Member McMurray moved, Spalding seconded, to accept the requested 3 suspension dates from October 6 to October 8, 2014. Motion approved 5:0.

- 6. Public Hearing and Consideration of whether there is good cause for a non-renewal of a July 21, 2014 non-administrative renewal application from Xianfa Inc. d/b/a Yurihana, 6525 Gunpark Drive, Suite 330, Boulder, CO 80301; Lian Hua Xian, President and Registered Manager; with a premise business mailing address, for a renewal of a Hotel-Restaurant type liquor license.**

Lian Hua Xian, President and Registered Manager, and Kiki Choung, translator, were sworn in and confirmed the ten day premise posting under oath. Hearing procedures were read. No BLA members disclosed ex-parte communications or conflicts of interest. No third parties requested interested party status and no public comments were received.

Ms. Cook stated that the sales tax division would now approve this license renewal.

Mr. Xian and Ms. Choung provided testimony regarding the renewal application.

Member Barker moved, Timken seconded, to approve this renewal application for a Hotel-Restaurant type liquor license with a condition of non-administrative renewal in 2015. Motion approved 5:0.

- 7. Public hearing and Consideration of an application from non-profit, The Humane Society of Boulder Valley, Inc, with Jeff Mason, Event Organizer, for the Boulder Marathon event at Boulder Reservoir, 5565 N. 51st Street, Boulder, CO 80301; for a Special Event Liquor Permit on Sunday October 5, 2014.**

This item was not discussed as Licensing staff did not receive a complete application.

- 8. Public hearing of a May 22, 2014 application from Jamieson S. St. John d/b/a Jamieson S. St. John, 1325 Broadway, Suite 201, Boulder, CO 80302; Jamieson St. John, Owner and Registered Manager; with a business mailing address at 8471 Turnpike Drive, Suite 222, Westminster, CO 80031; for a transfer of a Hotel-Restaurant type liquor license.**

Dan Carr appeared as the licensee's attorney. Jamieson St. John, Owner and Registered Manager, was sworn in and confirmed the ten day premise posting under oath. Hearing procedures were waived. No BLA members disclosed ex-parte communications or conflicts of interest. No third parties requested interested party status and no public comments were received.

Mr. St. John provided testimony regarding the license transfer application.

Member Spalding moved, Barker seconded, to approve this transfer application for a Hotel-Restaurant type liquor license. Motion approved 5:0.

- 9. Public hearing of a July 9, 2014 application from Botte Piccola d/b/a PMG, 2018 10th Street, Boulder, CO 80302; Emily Gold, Owner, and Burton Daniel, Registered Manager; with a premise business mailing address, for a transfer of a Hotel-Restaurant type liquor license.**

Emily Gold, Owner, and Burton Daniel, Registered Manager, were sworn in and confirmed the ten day premise posting under oath. Hearing procedures were read. Member McMurray

disclosed that he knew Mr. Daniel and Member Spalding disclosed that she read an article about PMG in the Daily Camera. No other BLA members disclosed ex-parte communications or conflicts of interest. No third parties requested interested party status and no public comments were received.

Mr. Burton and Ms. Gold provided testimony regarding the transfer application. A copy of the restaurant menu and wine list was entered as Exhibit 1.

Member Spalding moved, Barker seconded, to approve this transfer application for a Hotel-Restaurant type liquor license. Motion approved 5:0.

- 10. Public hearing of a July 16, 2014 application from Boulder Indoor Soccer, Inc. d/b/a Boulder Indoor Soccer, 3203 Pearl Street, Boulder, CO 80301; Simone Smead, President and Owner, Patricia Amman, Vice President and Owner, Peter Ambrose, Secretary and Owner, and Patrick Keane, Treasurer, Owner, and Registered Manager, with no other members holding over a 10% interest; with a business mailing address at 2845 29th Street, Suite B, Boulder, CO 80301, for a new Beer and Wine type liquor license.**

Peter Ambrose, Secretary and Owner, was sworn in and confirmed the ten day premise posting under oath. Hearing procedures were waived. No BLA members disclosed ex-parte communications or conflicts of interest. No third parties requested interested party status and no public comments were received.

Mr. Ambrose provided testimony regarding the license application and neighborhood petition results.

Member McMurray moved, Barker seconded, to approve this new Beer and Wine type liquor license. Motion approved 5:0.

- 11. Public hearing of a July 21, 2014 application from Cita Corp, LLC d/b/a LYFE Kitchen, 1600 Pearl Street, Suite 100, Boulder, CO 80302; DJ Mitchell, Member, and Rachel Mitchell, Member and Registered Manager; with a business mailing address at P.O. Box 100505, Denver, CO 80250, for a new Hotel-Restaurant type liquor license.**

This item proceeded after Agenda Item #4 per the licensee's request. Carol Johnson, representative of Esquire Petitioning Services, DJ Mitchell, Member, and Rachel Mitchell, Member and Registered Manager, were sworn in and confirmed the ten day premise posting under oath. Hearing procedures were read. No BLA members disclosed ex-parte communications or conflicts of interest. No third parties requested interested party status and no public comments were received.

Ms. Johnson provided testimony regarding the neighborhood petitions.

Mr. Mitchell and Ms. Mitchell provided testimony regarding the license application.

Member McMurray moved, Barker seconded, to approve this new Hotel-Restaurant type liquor license. Motion approved 5:0.

12. Matters from the Assistant City Attorney:

Sandra Llanes, Assistant City Attorney, stated that the proposed changes to the BLA Rules of Procedure are on the City Council agenda for December 2, 2014.

13. Matters from the Licensing Clerk:

A. Informational items:

i) September Special Events and Temporary Modifications

Ms. Cook noted that the list included temporary modifications for Folsom Field East Stands and Folsom Field West Stands for home football games. Ms. Cook also noted that she anticipated a temporary modification application for the Coors Events Conference Center for home basketball games.

Ms. Cook stated that Licensing staff is increasing on-site inspections for Special Events.

ii) September Liquor License renewal mailing list

This material was stated to be in the hearing packet.

Ms. Cook stated that the videos for the BLA Special Hearing on October 30, 2014 for the Press Play matter would be distributed on flash drives.

14. Matters from the Chair and Members of the Authority

Member Spalding inquired about the temporary modifications for Folsom Field East and Folsom Field West and Ms. Cook further explained the modifications. Member Spalding also inquired about the new Illegal Pete's location on University Hill. Ms. Cook stated that she would research it.

ADJOURNMENT

Member Barker moved, McMurray seconded, to adjourn the meeting. Motion approved 5:0, thus the hearing was adjourned at 6:03 p.m.

TIME AND LOCATION OF FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS:

3rd Wednesday of every Month at 3PM in City Council Chambers for 2014.

Attested:

Approved:

City of Boulder
BOARDS AND COMMISSIONS MEETING SUMMARY FORM

NAME OF BOARD/COMMISSION: Human Relations Commission
DATE OF MEETING: Sept. 15, 2014
NAME/TELEPHONE OF PERSON PREPARING SUMMARY: Robin Pennington 303-441-1912
NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT: Commissioners – Amy Zuckerman, Shirly White, Emilia Pollauf, Nikhil Mankekar Staff – Karen Rahn, Carmen Atilano, Kim Pearson Commissioners absent - José Beteta
WHAT TYPE OF MEETING (CIRCLE ONE) [REGULAR] [SPECIAL] [QUASI-JUDICIAL]
AGENDA ITEM 1 - CALL TO ORDER – The Sept. 15, 2014 HRC meeting was called to order at 6:01 p.m. by A. Zuckerman .
AGENDA ITEM 2 – OATH OF OFFICE: Nikhil Mankekar
AGENDA ITEM 3 – AGENDA ADJUSTMENTS – None.
AGENDA ITEM 4 – APPROVAL OF MINUTES – E. Pollauf moved to accept the Aug. 18, 2014 minutes. S. White seconded the motion. Motion carries 4-0.
AGENDA ITEM 5 – COMMUNITY PARTICIPATION (non-agenda action items) – Alphonsse Keasley spoke on the visit of Fulbright Dr. Maphosa and invited the commissioners to the reception to be held for him next week. Francisco Uribe expressed concern that only five DMV offices in the state are available to issue license and identifications to undocumented persons, and requested that the HRC recommend City Council to place on their Legislative Agenda a request that the state request funding for additional offices.
AGENDA ITEM 6 – ACTION ITEMS A. Living Wage Issue – Harry Hempy , Green Party candidate for governor, spoke in support repealing the statute preventing municipalities from establishing a minimum wage and the importance of the role of government to protect wages. Neil DiMuccio spoke in support of raising the minimum wage in Boulder, and the struggle to earn an income above the poverty level despite having both a bachelor’s and a master’s degree. Francisco Uribe , a member of the Immigrant Advisory Committee, spoke about the difficulties faced by his Hispanic friends who hold two and three jobs in order to pay rent, utilities and buy food. S. White gave a report on the Living Wage Forum that was held on Sept. 2 and proposed that the HRC host a special meeting in October for a living wage public hearing. A discussion was held among the commissioners and staff regarding possible dates, venues and methods of publicizing the event. S. White moved to approve. E. Pollauf seconded. Motion carries 4-0.
AGENDA ITEM 7 – DISCUSSION/INFORMATIONAL ITEMS A. Work Plan Update <ol style="list-style-type: none"> 1. Resolution on Unaccompanied Immigrant Children – C. Atilano reported on the revision of the document from a declaration to a resolution, and that it is scheduled to go before City Council on Oct. 7. 2. Marriage Equality – A. Zuckerman reported that the Colorado Supreme Court announced that it would take a case this year. 3. Proclamations <ol style="list-style-type: none"> a. PrideFest – A. Zuckerman stated that she had brought a copy of the

declaration which was presented on Sept. 14 at PrideFest.

b. Celebration of Immigrant Heritage – C. Atilano noted that the proclamation will be read at the Sept. 16 council meeting and accepted by Commissioner José Beteta.

4. October through December HRC Meeting Location – C. Atilano noted that the October, November and December HRC meetings would be held in the 1777 West Conference room instead of Council Chambers.

B. Bolder Boulder – No updates were provided.

C. Event Reports – A. Zuckerman attended the Sept. 14 PrideFest event and commented that the HRC has funded a lot of work around transgender issues and looked forward to the formal report from Out Boulder. **E. Pollauf** attended several events at the Americas Latino Eco Festival that took place Sept. 11 – 15.

D. Follow Up Tasks – Submit the approved August minutes, look into holding a Living Wage Public Hearing on Oct. 26 at Sacred Heart Church and a second hearing later that week, continue to work on the **Resolution on Unaccompanied Immigrant Children**, confirm that **J. Beteta** will appear before City Council to read the **Celebration of Immigrant Heritage Proclamation**, prepare recommendations around minimum wage and opening more DMV offices for HRC to submit to City Council for consideration for their legislative agenda.

AGENDA ITEM 8 – IMMEDIATE ACTION ITEMS – None. It was noted that interpreters would be needed for the Living Wage Public Hearing.

AGENDA ITEM 9 – Adjournment – E. Pollauf moved to adjourn the Sept. 15, 2014 meeting. **N. Mankekar seconded** the motion. **Motion carries 4-0.** The meeting was adjourned at 7:00 p.m.

TIME AND LOCATION OF ANY FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS: The next regular meeting of the HRC will be Oct. 20, 2014 at 6:00 p.m. at 1777 West Conference Room, Municipal Building, 1777 Broadway St.

**CITY OF BOULDER
BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING
MINUTES**

Name of Board/ Commission: Library Commission	
Date of Meeting: July 9, 2014 at the Reynolds Branch Library, 3595 Table Mesa Drive, conference room	
Contact Information Preparing Summary: Jennifer Bray, 303-441-4160	
Commission Members Present: Anne Sawyer, Donna O'Brien, Anna Lull, Paul Sutter, and Joni Teter Commission Members Absent: None	
Library Staff Present: David Farnan, Director of Library & Arts Jennifer Miles, Deputy Library Director Linda Cumming, Reynolds Branch Manager City Staff Present: Jennifer Bray, Communications Specialist III Glenn Magee, Facilities Design and Construction Manager Public Present: No members of the public attended the meeting.	
Type of Meeting: Regular	
Agenda Item 1: Call to Order and Approval of Agenda	[6:00 p.m., Audio 0:20 sec]
The meeting was called to order at 6:00 p.m.	
Agenda Item 2: Public Participation	[6:00 p.m., Audio 0:43 sec]
No members of the public were in attendance.	
Agenda Item 3: Consent Agenda	[6:00 p.m., Audio 0:54 sec]
Item 3A, Approval of May 7, 2014 Library Commission Meeting minutes. Sawyer emailed suggested changes to the commission prior to the meeting. Teter motion was made to approve the minutes as amended. Vote: 5-0, approved unanimously.	
Item 3B, Approval of May 14, 2014 joint Arts Commission and Library Commission meeting minutes. It was noted that the Arts Commission has already approved these minutes at the May 21, 2014 Arts Commission meeting. Sawyer said there was a request for more information on the Community Cultural Plan. Teter asked Farnan to summarize the staff's perspective of the meeting discussion and asked the commission if there was value in capturing more detail about the discussion on public art and what public art means. Sawyer asked for agreement from the commission to direct staff to include more information in the minutes on the Community Cultural Plan and public art or to leave the minutes as written. Sutter supported adding additional detail. Sawyer made a motion to add additional information as noted to the minutes. Vote: 5-0, approved unanimously.	
Item 3C, Motion to approve Warner Charitable Trust donation. Sawyer gave a short summary of Alex Warner's biography, which is included in the Library Commission Handbook. This information came from the Carnegie Branch Library for Local History. Sutter moved, and Lull seconded, to approve the resolution as offered in the agenda packet. Vote: 5-0, approved unanimously.	
Agenda Item 4: Commission Priority Discussion and Input	[6:09 p.m., Audio 9:20 min]
Item 4A, Main Library renovation project update (p. 10-12) Magee presented information regarding the construction update and a project budget update, as well as a summary of the Teen Space grand opening to the public, which was held on June 26, 2014. Magee discussed some of the new furniture, noted that the raised floor installation in the Reference area is almost completed, that the chiller has been installed and is operational and temperatures are noticeably cooler. Magee raised library staff for the way they're handling the shelving changes. Magee noted that Aimee Schumm has completed the contract for the new automated materials handling/RFID system, and that Interlock Construction may be working to prepare the space for the new system. In the north wing of the Main Library, Facilities and Asset Management staff have completed the remodel of the Channel 8 offices to include new Communication staff offices. Legal agreements for the bridge café are still	

being finalized.

Commission discussion, questions, and comments included:

- Flood improvements? Newer flood study indicated that fewer improvements need to be made. Staff are working to have flood walls built, waterproofing the basement, and putting funding toward fixing skylights, repairing leaks in windows, roof and balconies, as well as in Ch. 8 studio area of building.
- Any potential for unexpected surprised? Yes, there was a railing issue a few weeks ago which was handled, we had a learning curve on the now completed Teen Space as far as equipment storage, and this is all good experience before we tackle the larger projects such as the phase 3 children's area. Interlock Construction has been fabulous.

Item 4B, Discussion of commission priority goals with respect to a library district

Sawyer asked fellow commissioners if they would like to begin a discussion about a library district and, if so, what would their goals be? There was agreement that more information about funding would be helpful. A question was raised about whether or not commissioners would want to identify an expanded taxing area for a districting question. After more discussion, Sawyer proposed tabling this district discussion until it is determined to be part of, or a goal of, the library master plan update. Any library districting question would be deferred until late 2016 when master plan update is completed, if it was determined to be something the Library Commission wanted to pursue. Vote: 5-0, passed unanimously.

Commission discussion, questions, and comments included:

- Lull wondered if BPL has been approached by other libraries for a district discussion? Broomfield and Louisville are not interested in becoming a district.
- Teter fine with tabling this discussion, and noted that becoming a district would be about more than just funding, but about what kind of library services we want to provide. Colorado already has more special districts than any other state. The county does not get library services for free, but the agreement was that they would provide social services and cities would provide library services. Farnan noted that, per capita, BPL is one of the best financed libraries in Colorado.
- O'Brien asked what the timing is for the master plan update? Update will begin in September 2015 and run through August 2016, with implementation beginning in January 2017.

Agenda Item 5: Matters from the Commission

[6:36p.m., Audio 36:26 min]

5A: Review and update of Library Commission bylaws (p. 13-16)

Commission voted unanimously to update the bylaws. Sawyer emailed changes to the bylaws to the commissioners prior to the meeting. See page 2 of July meeting handout at: <http://www.boulderlibrary.org/pdfs/commission/2014/handouts/14JulHandouts.pdf> . Vote: 5-0. Sawyer's amendment will be voted on at the August Library Commission meeting.

5B: Preparation for July 26, 2014 Library Commission retreat (p. 17)

The final agenda packet will be distributed the Tuesday prior to the retreat on July 22.

Commission discussion, questions, and comments included:

- Teter asked if there was a document outlining the role of the Library Commission? There is a statement, but we should get samples from other libraries to help in defining role in respect to staff, the public, the Arts Commission. There is charter language, and legal responsibilities of the commissioners. This will be discussed further at the retreat as far as what commissioners think their role is, and what staff thinks, and how commissioners may be helpful to staff.
- The 2013 communications guidelines and the working document from a retreat a few years ago will be circulated, and Miles will include in the retreat packet.
- Farnan stated that the charter was last updated in the 1980s, and gives the commission broad operational authority, and almost no mention of strategy. Mentions commissioners being beholden to the city manager, and does not mention commissioners acting on behalf of the general public.
- Teter said that in the bylaws, commissioners must be at least 18 years old to serve, and asked if we would want to change that, and perhaps strengthen relationship with the Boulder Teen Advisory Board.

5C: Library Commission update (from memo) (p. 18-19)

There were no comments or questions about this item.

5D: Statement of support for public art at the library

After last commission meeting in May, Sutter had drafted a statement in support of public art. Commissioners discussed and made revisions to the statement to be as follows:

“In the wake of the recent proposed public art installation at the Main Library, the Library Commission wishes to express its general support for public art in and around the libraries. We believe that public art enriches our libraries as public spaces and adds to the cultural experiences essential to the mission of the BPL. We support a robust public art selection process that includes substantial opportunities for public input.”

Sutter moved to approve the statement as listed above, O’Brien seconded. Vote: 4-1, Teter opposed. Motion passes. (Note: The minority opinion is attached.)

Agenda Item 6: Matters from the Department**[7:10 p.m., Audio 1 hr., 10:23 min.]****6A: Library update (from memo) (p. 20-23)**

- Update on the 2014 budget adjustment to base budget process
- Temporary public art projects and process

Sawyer made a motion to support the public art projects as defined in the memo, Lull seconded. Vote: 5-0, passes unanimously.

- Review of City Council feedback from June 10, 2014 study session
- “The Foundry” tech lab user agreement
- Status of the proposed changes to library rules of conduct (Commission will discuss at Aug. 6, 2014 meeting)
- Commission handbook updates
- Updated on library consortium
- Update on Prospector

Agenda Item 7: Future Items and Scheduling**[7:31 p.m., Audio 1 hr., 31:37 min]**

- Next meeting Aug. 6, 2014 at Main Library, and the Foundry’s grand opening is the next day, at 10 a.m.
- Would commissioners like to tour The Foundry before dinner or at the beginning of the Aug. 6 meeting? Was decided to do tour at 5 p.m. before dinner.
- Update on the proposed changes to rules of conduct
- Library renovation update, update on city manager’s recommended budget, update on library website, and making a motion on library commission bylaws. Civic area behaviors will be discussed at Sept. meeting.

Agenda Item 8: Adjournment**[7:36 p.m., Audio 1 hr., 36 min.]**

There being no further business to come before the board at this time, the meeting was adjourned at 7:36 p.m.

Date, Time, and Location of Next Meeting:

The next Library Commission meeting will be at 6:00 p.m. on Wed., Aug. 6, 2014, at the Main Library in the Arapahoe Conference Room, 1001 Arapahoe Ave., Boulder, CO 80302.

Commissioner Sawyer approved these minutes on September 24, 2014; and Carrie Mills attested to this approval on September 24, 2014.

An audio recording of the full meeting for which these minutes are a summary, is available on the Library Commission web page at <http://boulderlibrary.org/about/commission.html>

**LIBRARY COMMISSION MEETING
JULY 9, 2014**

Minority Opinion on the “support for public art” motion

I strongly support the notion that “arts” are a part of the BPL mission. My concern was with the motion’s wording. “Public art” in Boulder has been focused on monumental works associated with facilities for at least the last 20 years. While there are times and places when monumental art is appropriate, I believe that “public art” in the context of the Library’s mission has a much broader meaning, including interactive, temporary, and educational art, in a wide range of media and forms.

The July motion was prompted by the controversy over the City’s most recent foray into “monumental art.” I thought it was important to clarify that the “public art” support by the Library Commission goes beyond monumental art to encompassing a broader vision. I have no doubt that my fellow Commissioners are equally supportive of this broader definition. However, our shared vision would not necessarily be obvious to someone reading a motion to support “public art,” given the context and historic associations with that term.

Submitted by Joni Teter

**CITY OF BOULDER
BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING
MINUTES**

Name of Board/ Commission: Boulder Public Library Commission Annual Retreat
Date of Meeting: July 26, 2014 at the Meadows Room, Chautauqua Meeting House, 900 Baseline Rd.
Contact Information Preparing Summary: Jennifer Miles, 303-441-3106
Commission Members Present: Anne Sawyer, Donna O'Brien, Anna Lull, Paul Sutter, and Joni Teter Commission Members Absent: None
Library Staff Present: David Farnan, Director of Library & Arts Jennifer Miles, Deputy Library Director City Staff Present: Jane Brautigam, City Manager City Council Members Present: Tim Plass Facilitators: Sharon Morris, Director of Library Development, Colorado State Library Jacqueline Murphy, Library Community Programs Senior Consultant, Colorado State Library Public Present: Alice McDonald Peter Richards
Type of Meeting: Retreat
Agenda Item 1: Introduction and Review of Agenda and Outcomes The meeting was called to order at 9:08 a.m. Facilitators Morris and Murphy introduced themselves and acknowledged the commitment of the Library Commission to the community. The following outcomes were reviewed. Boulder Library Commission members will have: <ul style="list-style-type: none"> • A clear understanding and outline of the roles of the Library Commission • A list of ways the commission can be more effective • Agreement on objectives and strategies for 2014-2016
Agenda Item 2: Core Values [Audio 17:55] Retreat agreements were established. Commissioners shared a favorite memory of libraries, and their values and personal motivations for serving on the Library Commission. The motivating factors included: <ul style="list-style-type: none"> • The opportunity to make a difference in the community • Presenting what the library is to the community • Great opportunity to get to know the community being a newcomer • Represent the interests and needs of the neighborhoods in Boulder • Support the practice of history in the digital age • The vital importance of community public space • Libraries are a central part of life • Listening to the community and helping to make things happen • Bringing the right people together to solve problems
Agenda Item 3: Commission Responsibilities (Relationships and Responsibilities) [Audio 30:30] Sawyer introduced the purpose of the discussion to begin to outline and clarify the role of the commission, its definition in the charter, and the relationship between the Library Commission, City Council, the city manager and the library director. She asked Brautigam to share what the charter language that states 'the Library Commission works under the direction of the City Manager' means to her and what she expects from the commission. Brautigam shared that the charter was written at a time when the government worked differently and does not accurately described what the commission does or should be doing today. The Library Commission operates for the benefit of the community, looking ahead and guiding staff for the future of the library. She stated that she thought the City of Lafayette's charter language accurately described the Library Commission's role and responsibilities. She sees the commission's role as being advisory to City Council and to work with the library staff. Teter noted that the pamphlets from the Colorado State Library were helpful because they make a distinction between a governing board and an advisory board. Sawyer introduced City Council Member, Tim Plass, and he shared a council member's perspective on the role of

the Library Commission. Plass thanked the commissioners for their service. The Library Commission provides a different perspective than staff. The Library Commission is an extension of the will of the City Council and represents the citizens' perspective. The commission provides important feedback to City Council to help it make decisions for the community so that Boulder can have the best library possible and that it represents what the community wants.

There was discussion about the most effective ways for the Library Commission to give feedback to the city manager and City Council, and speak at City Council meetings.

Sawyer stated that having the 'open door' relationship with the city manager and City Council has been beneficial for the commissioners to be able to share information and feedback directly. She stated that as the charter is changed, it is important to maintain these relationships.

Teter stated that it will be useful to have language that defines the relationship of the Library Commission to the director and the staff. There was discussion about the current practice to include input on hiring the library director. O'Brien stated that current practices should be written down.

Sawyer noted that staff is another stakeholder that is not represented in the charter. She asked Farnan to share what staff sees as the role of the Library Commission. Rather than broad operational authority and decisions, Farnan stated that making policy decisions is a valuable role for the commission. He stated that the Library Commission should have a role in evaluating operational efficiency. He also thought advising staff on strategy and where the library is going in the future is another important role for the Library Commission. He said that what he sees as missing from the charter is the Library Commission's responsibility to the community. It is important for staff to know that the Library Commission is representing the community's view.

There was discussion on the role of the Library Commission in evaluating performance of the staff. Brautigam stated that it is her role to evaluate staff performance but that she is open to the Library Commission's feedback. Plass encouraged the commissioners to share any concerns they might have about staff performance one-on-one with Brautigam.

Sawyer said that the Library Commission helping to define the role of the library director and top management role is an interesting discussion for the commission to have at a later date. She also stated that providing an annual review of library services may be an appropriate role for the commission. She requested that the Library Commission create a subcommittee to further define the role of the Library Commission.

Agenda Item 4: Commission Responsibilities (City Charter)

[Audio 1:21:36]

Sawyer asked the commissioners to discuss their responsibility to the community. The following suggestions were offered and discussed:

- Acknowledging and supporting how libraries are changing and making sure these changes are meeting community needs
- Reflecting the diversity of the community
- Assisting members of the community that have some need of the library
- Advocating to the community and acting as liaisons to communicate plans and strategies for the library to the community
- Recognizing community needs of the library and reacting to get them met
- Balancing priorities
- Representing the library to the community and the community to the library
- Being responsive to community questions and concerns and bringing issues to commission meetings
- Reaching out to diverse populations
- Do we expand our role to include community relations and marketing?
- Managing capital priorities

Teter added that clarifying and defining who we [library] are serving is important to understand in setting priorities. There was discussion about the Library Master Plan and policies that guide priorities and that these are topics for future discussion. The commission discussed their role and involvement in discussing policy issues at the state and national level and advocacy on policy issues that have local impact. Sutter recommended having a channel open [to the State Library] to stay informed and give input on issues. O'Brien stated that she would like to think locally and make where we live a better place. Lull agreed and recommended staying focused on issues that have direct impact

on our local libraries.

Based upon the roles and responsibilities discussion, Murphy invited the commissioners to outline what they like in the current charter and what elements they would like to change. Teter suggested having a conversation about charter vs. bylaws. Murphy likened the charter to the Library Commission's constitution and suggested that the bylaws describe how the Library Commission governs itself as a board.

Sawyer asked the commissioners if they wanted to pursue recommending to City Council for charter changes on the [2015] ballot. There was consensus to pursue recommending charter changes. There was discussion about the similarities between the language in the city charter and the Boulder Revised Code and the process for updating both and what information should be included in each. Sutter suggested that central strategy for revision is for the commission to decide if it should be defined as a governing board or an advisory board.

Sawyer asked the commissioners to state their interest in forming a subcommittee. Sawyer and Teter volunteered to serve on the subcommittee. Farnan will be involved. O'Brien recommended that there be a standing agenda item for the monthly Library Commission meeting for the subcommittee to report back to the commission.

Farnan informed the commissioners that their recommendation would need to be presented to the City Council by March 2015. Sawyer proposed charter changes be ready for commission review by December 2014. Sawyer requested that the commissioners submit their input on charter language directly to her by Aug. 1. Farnan offered to inform the city manager of the Library Commission's intent to recommend charter changes on Monday, July 30.

Sutter noted that the Library Commission hadn't yet discussed the Boulder Library Foundation and many of the examples provided in the packet had language about administering trusts. O'Brien said the foundation is separate. Sawyer stated that the Library Commission oversees the Warner Memorial Trust and recommended keeping language related to overseeing trusts. Farnan acknowledged the commission for having a great discussion.

Agenda Item 5: Commission Review

[Audio 2:01:58]

Morris asked the commissioners to consider, as an advisory board, what they need from each other or what they need to do as a whole in order to improve the operation of the commission. She also asked them what resources or tools they need from others to perform their responsibilities as commissioners.

Teter commented that the one-at-a-time discussion online ahead of the meetings is helpful and she would like it to be continued. Sutter has struggled with the nature of open meetings and coming to consensus and would like to have a better sense of what is going to happen during the meetings. Sawyer shared that issues can be sent to the chair to review with Farnan before the meeting. Murphy offered that the commission and staff consider phrasing agenda items to indicate the expected action. Lull would like to have the objective of each agenda item be clearly stated. O'Brien stated that the questions for commission at the end of the memos has been helpful. Teter shared that having the information in the packet in advance is beneficial to good discussion. O'Brien acknowledged her fellow commissioners for always coming prepared to meetings and being a high performing group. Sutter suggested that new commissioners be oriented to the purpose of each section of the agenda.

There was discussion about the options for reorganizing the agenda structure and clearly stating the purpose of each item. Teter recommended including a standing agenda item for subcommittee reports. Sawyer suggested starting by restructuring the September meeting agenda and asking for the commissioners' feedback about it.

Teter suggested making the relationship with the Boulder Library Foundation more effective. There was discussion about the Library Commission's relationship with the Boulder Library Foundation and the foundation's role in fundraising and promoting the library.

Farnan asked the commissioners to give guidance on the contents of the monthly meeting minutes. Sawyer wants the minutes to accurately reflect the meeting, the concepts discussed and consensus. O'Brien and Sawyer agreed that having their names included with statements is helpful when referring back. Teter urged that the public be kept in mind when writing minutes, the City Council is not the only audience. Sawyer suggested that the minutes guidelines created a couple of years ago be reviewed and updated. Sutter recommended that commission state what the public record should reflect at the end of the discussion of each agenda item. Farnan asked if the commissioners were all comfortable with their names being included. All commissioners agreed.

Following the Strategy Discussion Outline in the meeting packet, Farnan asked for the commissioners' feedback on strategies for the library.

There was discussion about target audiences and who it should be serving. It was suggested that an emphasis be placed upon making the library more dynamic for children. Sutter noted that making the library inviting to children would slowly correct the common notion that libraries are "old-fashioned." Lull emphasized the importance of children's programming because it imparts early literacy skills to parents. Commissioners also cited high-need populations as a target demographic, but stated that reaching out to low-need users would revitalize support for public services among taxpayers. Overall, it was agreed to use literacy as a unifying objective across all library users.

Commissioners discussed the concept of free services and programs, and fees for programming. Farnan asked the commissioners to weigh in on charging fees for programs. Sawyer stated that the library should be a place where all people come together. O'Brien would prefer a mix of fee and free programming to bring about a strong mix. Sutter reframed the question to ask what will get more people into the library, noting that fee-based programming may achieve that end. All commissioners agreed that it was important to revamp the film programming.

The discussion included the following points:

- "Free" is not necessarily valued
- Library partnering with other agencies to further targeted community groups
 - Including Dairy Center for the Arts?
- Consider fees for some services/programs with partners or stakeholders
 - Subsidize as needed
 - Mix of fee and non-fee and foundation support
 - Could increase quality of programs and help with marketing
 - Suggested donations could be an option
 - Start with a pilot?
- Increase programming and attendance through marketing
- Programming to attract a wider population – more dynamic, outside of the box events

O'Brien mentioned some comments from the public, noting the perception of the library as unwelcoming. Sawyer suggested increased training in customer service for staff working the front desk. Farnan noted other staffing concerns, especially in balancing the number of staff accessible to the public and the number of staff working on internal and external projects. O'Brien responded that the desire is not for increased quantity of service, but increased quality.

Farnan began a discussion on what steps should be taken to support the idea of "Reinventing the Place to Be." Commissioners considered how to approach the Library Foundation to discuss programs and other activities that can reinvent the library as the place to be. The following suggestions were offered and discussed:

- Build partnerships
 - Restaurant donations or discounts
 - Parking vouchers – public transportation support
 - Budding partnership with the farmer's market in the revamped café
- Explore partnerships with overlapping missions and formal agreements
- Bring in potential maker space partners and funders
- Bring in facilitator
- External expert as resource?
- Add commission retreat update to next foundation meeting

Commissioners discussed e-resources at the library. O'Brien expressed concern over long holds on e-books and a lacking selection which may cause e-book users to disregard the library. Sutter urged moving patrons towards e-books and similar materials, and putting more money into those digital resources. Farnan explained that the price and cost per use for both print and electronic books requires a balance, considering patron interest against accessibility and utility. Commissioners suggested pursuing new models for e-books from vendors such as self-publishing or smaller publishers.

Farnan introduced discussion on the Canyon Theater by suggesting that groups no longer be charged to use the theater. Farnan noticed that the theater is often empty and believes that waiving the rental fee or charging a

percentage of ticket sales may lead to increased programming. Sutter worried that increased and multipurpose use of the theater may confuse patrons and urged for clear messaging. Other points of discussion included:

- Vibrant community space
- Create distinction between library and non-library sponsored events
- Fee programs donate 10% of profit to library
- Stay flexible based on other civic initiatives
 - Cultural and arts programming
 - Keep regular updates of civic initiatives
 - Community-focused

Agenda Item 7: Wrap up and Next Steps

[Audio 4:12:52]

Morris reviewed the commissioners' feedback on the benefits and opportunities for improvement of the retreat meeting structure and format.

Meeting adjourned 4:08 p.m.

APPROVED BY:

ATTESTED:

Board Chair

Staff Secretary

Date

Date

An audio recording of the full meeting for which these minutes are a summary, is available on the Library Commission web page at <http://boulderlibrary.org/about/commission.html>

Commissioner Sawyer approved these minutes on September 24, 2014; and Carrie Mills attested to this approval on September 24, 2014.

**CITY OF BOULDER
BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING
MINUTES**

Name of Board/ Commission: Library Commission	
Date of Meeting: August 6, 2014 at the Main Library, 1001 Arapahoe Blvd, Arapahoe Conference Room	
Contact Information Preparing Summary: Carrie Mills, 303-441-3106	
Commission Members Present: Anne Sawyer, Donna O'Brien, Paul Sutter, and Joni Teter Commission Members Absent: Anna Lull	
Library Staff Present: David Farnan, Director of Library & Arts Jennifer Miles, Deputy Library Director Lisa Holmberg, Web Services Specialist Aimee Schumm, eServices Manager Carrie Mills, Administrative Specialist II	
City Staff Present: Glenn Magee, Facilities Design and Construction Manager	
Public Present: No members of the public attended the meeting.	
Type of Meeting: Regular	
Agenda Item 1: Call to Order and Approval of Agenda	[6:00 p.m., Audio 0:14 sec]
The meeting was called to order at 6:00 p.m.	
Agenda Item 2: Public Participation	[6:00 p.m., Audio 1:09 min]
No members of the public were in attendance.	
Agenda Item 3: Consent Agenda	[6:01 p.m., Audio 1:13 min]
Item 3A, Approval of May 14, 2014 joint Arts Commission and Library Commission meeting minutes (p. 3-4) Sawyer and O'Brien noted that the additions to the minutes better captured the discussion at the meeting. Teter motioned to approve the minutes. O'Brien seconded. Vote: 4-0, approved unanimously.	
Item 3B, Approval of July 9, 2014 minutes (p. 9-12) Sawyer submitted changes to commissioners prior to the meeting. Sutter moved to approve the minutes as amended. Teter seconded. Vote: 4-0, approved unanimously.	
Item 3C, Approval of the Boulder Public Library Commission By-Laws revisions (p. 13-14) Sawyer noted that the by-laws may need to be revised again, but approval would put current changes into place. Sawyer clarified that the changes were to fix duplication between the by-laws and the corresponding code in the city charter. Teter moved to approve the by-laws as presented. O'Brien seconded. Vote: 4-0, approved unanimously.	
Agenda Item 4: Presentation: Update on the library website redesign	[6:03 p.m., Audio 3:29 min]
Holmberg and Schumm presented on the current status of the website redesign. (Note: Slides can be accessed online: http://boulderlibrary.org/pdfs/commission/2014/packet/14AugLCPacket.pdf#page=15) The presentation included a slideshow outlining the timeline, project goals, and initial designs. Vision Internet produced the color set, new logo, and general page layout. Content, structure, and research options are the work of the redesign team. Staff ran tests on the initial designs using prescripted questions to gain feedback from patrons and have continued to improve the website based on this research.	
Commission discussion, questions, and comments included:	
<ul style="list-style-type: none"> • Teter appreciated the clean, streamlined look but questioned the minimization of downloadable/streamable materials on the front page, noting that the focus appears to have moved back towards books. • Teter also expressed concern over the size of the slider, noting that this content takes up considerable realty. Holmberg responded that the slider was sized to match the resolution for the digital signage and to mimic the city's page. • All commissioners agreed that "Online Premium Resources" suggested a cost associated with the materials. Sutter suggested renaming it to "Online Featured Resources." • Sawyer pointed out the absence of the events list and recommended highlighting events and lesser known services, such as classes, on the website. • Sawyer also inquired about the search bar, asking whether search terms are routed through the catalog or as a general website search. Holmberg stated that the redesign team had not yet made a decision. • Sawyer encouraged Holmberg to avoid a static page by adopting methods which encourage users to scroll, 	

such as text columns of different lengths. Holmberg responded that the team has given consideration to the methodology.

- Commissioners hoped that the homepage would include a link to Spanish language resources or a parallel homepage and would incorporate the theme of the Library, “Reinventing the Place to Be.”

Agenda Item 5: Commission Priority Discussion and Input

[6:43p.m., Audio 43:03 min]

5A: Main Library renovation project update (p. 20-24)

Magee updated the Commission on the renovation project. Phase Two (Floor Two of South building) opened up last week. The crew has begun Phase Three on schedule, currently working to move all books and shelves out of the new children’s area. Magee expects no more budget busts or big problems. Gradually, windows will be replaced by ICC as only four or five will be measured and cut at a time. There are still problems with the cooling system, but Magee expects improvements over the next few days.

Progress on the café has begun. The café will be spread along the hall to open up visibility between both ends of the bridge and to break up the long, linear space. There will be caulk drawings on the floor by next Wednesday. There should be different types of seating available, including soft seating. Farnan assured that the anticipated layout does not impede walkway traffic. Café will be done at the end of October at the latest.

Miles confirmed the anticipated date of completion for all renovations is the end of Dec. 2014. Farnan suggested a joint party with the Foundation to serve as the reopening party.

Commission discussion, questions, and comments included:

- Teter asked about any plans regarding the nearest patio to the café. Magee noted that he is still waiting on the civic area plan, though they have interviewed several consultant teams. Magee explained that the patio plans are not connected to the café yet, but may potentially be in the future.
- Sawyer asked about signage for the Spanish language collections, noting that there is signage on the spiral staircase, but nothing upon reaching the second floor. Miles stated that those signs have been ordered.
- Farnan and Sawyer explained that the “Pooh Garden” has been renamed to the “South Patio,” but invited commissioners to suggest alternative names. Suggestions included Circular Patio, Circular Garden, and Creek Patio.

Agenda Item 6: Matters from the Department

[6:57 p.m., Audio 57:45 min]

6A: Library and Arts Director’s report

- Full report can be found here:
<http://www.boulderlibrary.org/pdfs/commission/2014/packet/14AugLCPacket.pdf#=22>
- Farnan explained that the patio architect was hired with condition of the ballot initiative passing. The City Council approved last night to push forward with \$8.7 million for civic area renovation and another \$5 million for creek area and path.
- Teter asked for clarification on the related workgroup handout (found here: <http://boulderlibrary.org/pdfs/commission/2014/handouts/14AugHandouts.pdf>) and how this fits with the new architect. Farnan notes that they relate in answering how to finance these projects, but will continue to investigate their connectedness.
- Peter Kageyama, author of *For The Love of Cities*, will speak on concepts of relationships with cities in Canyon Theater on Aug. 26 at 6pm. This is first in the series of public events around art, with plans for panel discussions, films, speakers, and more running from late Aug. to Oct leading up to the Festival of Ideas.
- Small Business Development Center (SBDC) is included in the draft budget. He plans to pitch a program idea with SBDC to the Foundation for scholarships to business classes. Budget will be finalized Sept. 9. SBDC does charge for programs so the Commission will further discuss this topic at a future meeting.

6B: Proposed changes to the library rules of conduct

- Sawyer recommended that the purpose statement be more public-friendly. Teter inquired if the Library needed the regulatory language in order to function appropriately. O’Brien urged that if regulatory language was necessary, then we should couple it with a more public-friendly complement. Farnan noted that stating the intended use of the library with regulatory language secures the Library against a level of liability when a behavior is not listed in the rules.
- There were competing concerns over the bag size limit rule. Farnan explained that the staff strongly desires this rule so that there is something supporting the staff member when they confront this issue.
- The Commission asked for Farnan to take the rules to the attorneys to determine if the legalese was essential. If so, Sawyer recommends including a note at the bottom of the rules referring to a document that includes the legalese so that the list of rules are readable to a wider population.

- Farnan intends to reduce the number of places that rules will be posted to foster a friendlier environment.
- Some rules were removed, such as guidelines to required dress and proper use of bathroom, as they fall under the wording for the intended use of the library.

6C: Library update (from memo) (p. 33-35)

- Status of the 2015 City Manager’s Recommended Budget update
- “The Foundry” tech lab user agreement
- Main Library South Patio Renovation
- Principal Librarian and Administrative Specialist II hiring update

Agenda Item 7: Matters from the Commission (p. 36-37)

[7:31 p.m., Audio 1:31:49 hr]

7A: Update on the Foundation’s anniversary celebration

O’Brien explained that the subcommittee of the Foundation met and agreed to go forward with the celebration. The idea for a joint celebration will be presented to the Foundation soon. Possible dates are Jan. 25 and Feb. 8.

7B: Update from the Civic Area Planning Subcommittee

Teter sent the minutes from the last meeting. The subcommittee is looking for 5 examples of experiential art, so please forward any suggestions to Teter. The charge for the subcommittee is continuing to develop, so Teter will continue updates in subsequent meetings.

7C: Library Commission update (from memo)

- Commissioner deadline to register for CalCon with Miles is Aug. 15. CalCon runs from Oct. 16-18.

7D: Follow up: July 26 Library Commission Retreat

- Sawyer will send out merged ideas regarding charter changes from the retreat in the next few days. Sawyer, Teter, and Farnan to meet to come up with set of proposals to discuss particular language.
- Agenda changes will be rolling out over the next few months.
- Minutes from the retreat are not necessary, instead Sawyer recommends filling out the notes a bit more.
- While the SBDC partnership is bigger than anticipated for a pilot partnership, Farnan assured that this is a major opportunity for the Commission to build partnerships as planned at the retreat. Commissioners were clear that they gave Farnan the green light to proceed with these partnerships following the retreat.
- Teter suggested presenting all items from the retreat to the Foundation which may affect them.
- Teter further suggested talking with the Arts Commission and SBDC to help artists attend business classes.

Agenda Item 8: Future Items/Scheduling

[7:55 p.m., Audio 1:55:35 hr]

- Renovation Update
- Update on City addressing Civic Center Area behaviors
- Review Draft Meeting Room Usage Policy
- Update on City Manager’s Recommend City Budget
- Rules of Conduct continued
- Charter Bylaws Recommendation continued – next generation of the bylaws
- Partner Pilotship discussions
- New head librarian visit

Agenda Item 9: Adjournment

[7:57 p.m., Audio 1:57:01 hr]

There being no further business to come before the board at this time, the meeting was adjourned at 7:57 p.m.

Date, Time, and Location of Next Meeting:

The next Library Commission meeting will be at 6:00 p.m. on Wed., Sept. 3, 2014, at the Main Library in the Arapahoe Conference Room, 1001 Arapahoe Ave., Boulder, CO 80302.

Commissioner Sawyer approved these minutes on September 24, 2014; and Carrie Mills attested to this approval on September 24, 2014.

An audio recording of the full meeting for which these minutes are a summary, is available on the Library Commission web page at <http://boulderlibrary.org/about/commission.html>



CITY OF BOULDER
Boards and Commissions Minutes

NAME OF COMMISSION: Open Space Board of Trustees

DATE OF MEETING: September 2, 2014

NAME/EXTENSION OF PERSON PREPARING SUMMARY: Leah Case x2025

NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT:

MEMBERS: Tom Isaacson, Shelley Dunbar, Frances Hartogh, Molly Davis

STAFF: Mike Patton, Dave Kuntz, Mike Orosel, Leah Case

GUESTS: Bob Eiche, Chief Financial Officer, Cheryl Pattelli, Director of Fiscal Services, Ron Gilbert, Assistant Controller

TYPE OF MEETING: REGULAR CONTINUATION SPECIAL

SUMMATION:

AGENDA ITEM 1- **Consideration of recommendations to City Council regarding Issuance of Open Space Acquisition Bonds Series 2014 in a principal amount of \$10,000,000 to be used to continue acquisition of open space real property; and supplemental appropriation of the 2014 Open Space Bond proceeds in the Open Space Fund and the Open Space and Mountain Parks budget.*** Mike Orosel, Financial Services Manager, and Bob Eiche, Chief Financial Officer, presented the above bond information.

This item spurred one motion:

Frances Hartogh moved the Open Space Board of Trustees recommend that the City Council; (1) approve an emergency ordinance to authorize the City of Boulder to issue Open Space Acquisition Bonds Series 2014 in a principal amount of \$10,000,000 to be used to continue acquisition of open space real property within the context of the Open Space and Mountain Parks Acquisition Update 2013-2019 and to pay the necessary costs of issuance; (2) approve an ordinance making a supplemental appropriation of the Open Space Acquisition Bonds, Series 2014 proceeds to the 2014 Open Space and Mountain Parks budget in the Open Space Fund; and (3) approve the lowest bid which was received from Stifel Nicolaus & Company, Inc. as a successful bid. Tom Isaacson seconded. This motion passed unanimously.

ADJOURNMENT: The meeting adjourned at 5:25 p.m.

ATTACH BRIEF DETAILS OF ANY PUBLIC COMMENTS:

None.

TIME AND LOCATION OF ANY FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS:

The next OSBT meeting will be September 10, 2014 at 6:00 p.m.



CITY OF BOULDER
Boards and Commissions Minutes

NAME OF COMMISSION: Open Space Board of Trustees
DATE OF MEETING: September 10, 2014
NAME/EXTENSION OF PERSON PREPARING SUMMARY: Leah Case x2025
NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT: MEMBERS: Tom Isaacson, Frances Hartogh, Molly Davis, Kevin Bracy Knight STAFF: Mike Patton, Jim Reeder, Dave Kuntz, Don D'Amico, Steve Armstead, John D'Amico, Mike Orosel, Mark Gershman, Leah Case GUESTS: Kurt Bauer, Environmental Project Manager; Jeff Arthur, Director of Public Works; Jeff Lipton, University of Colorado
TYPE OF MEETING: <u>REGULAR</u> CONTINUATION SPECIAL
SUMMATION: AGENDA ITEM 1- Approval of the Minutes Molly Davis moved to approve the minutes from August 20, 2014 as amended. Tom Isaacson seconded. This motion passed unanimously. Frances Hartogh moved to approve the minutes from September 2, 2014. Tom Isaacson seconded. This motion passed unanimously; Kevin Bracy Knight abstained as he was absent last meeting. AGENDA ITEM 2- Public Participation None. AGENDA ITEM 3- Director's Updates Steve Armstead, Environmental Planner, gave the Board an update on the Voice and Sight Tag Program. Dave Kuntz, Resource Systems Division Manager, gave an update to the Board on the new dog regulations at the Wittemyer Open Space. AGENDA ITEM 4- Matters from the Board Tom asked the Board to move the date of the October meeting. The new date has not been decided on yet.

AGENDA ITEM 5 – Public hearing and consideration of a recommendation to City Council regarding the South Boulder Creek Major Drainageway Mitigation Plan. *

Don D’Amico, Ecological Systems Supervisor, and Kurt Bauer, Engineering Project Manager – Utilities, gave a presentation to the Board.

This item spurred three motions:

Frances Hartogh moved the Open Space Board of Trustees recommend proceeding with the “West Valley Improvements” and “Arapahoe Detention” phases of the “Regional Detention at U.S. 36 with Downstream Improvements” flood mitigation alternative at this time. Molly Davis seconded. This motion passed unanimously; Shelley Dunbar was absent for this vote.

Frances Hartogh moved the Open Space Board of Trustees recommend investigating alternatives to the “Regional Detention at U.S. 36” component which may have lesser potential for environmental impacts. Molly Davis seconded. This motion passed unanimously; Shelley Dunbar was absent for this vote.

Frances Hartogh moved the Open Space Board of Trustees make a statement to City Council: The Board believes that constructing a regional detention at US 36 would require a significant disposal of Open Space lands, which would be subject to all applicable Open Space charter provisions. Molly Davis seconded. This motion passed unanimously; Shelley Dunbar was absent for this vote.

AGENDA ITEM 6 – Consideration of a motion to approve the purchase of approximately 80 acres of land, the mineral estate, nine (9) shares of Left Hand Ditch Company water, 80 shares of Dry Creek-Davidson Ditch Company water, two houses and associated outbuildings located at 3285 and 3287 95th St. from the Martinson family for \$3,000,000 for Open Space and Mountain Parks purposes. *
John D’Amico, Property Agent, gave a presentation to the Board.

This item spurred one motion:

Frances Hartogh moved the Open Space Board of Trustees approve a motion recommending that the Boulder City Council approve the purchase of approximately 80 acres of land, mineral estate, nine shares of Left Hand Ditch Company water, 80 shares of Dry Creek-Davidson Ditch Company water, two houses and associated outbuildings located at 3285 and 3287 95th St. from the Martinson family for \$3,000,000 for Open Space and Mountain Parks purposes. Kevin Bracy Knight seconded. This motion passed unanimously; Shelley Dunbar was absent for this vote.

AGENDA ITEM 7 – Review the City Manager’s 2015 proposed budget for the Open Space and Mountain Parks Department and recommend approval of the Operating and Capital Improvement Program Budgets and a portion of the Lottery Fund Capital Improvement Program Budget. *
Mike Orosel, Financial Services Manager, gave a presentation to the Board.

This item spurred one motion:

Kevin Bracy Knight moved the Open Space Board of Trustees approve, and recommend that City Council approve the appropriation of \$29,601,652 in 2015 from the Open Space Fund and the General Fund and \$355,300 from the City’s Lottery Fund CIP to cover the 2015 Open Space and Mountain Parks Department operating and CIP expenditures and transfers. Additionally, the OSBT would recommend adding one additional standard fixed term trail specialist, the trail crew, and associated expenses. Tom Isaacson seconded. This motion passed unanimously; Shelley Dunbar was absent for this vote.

ADJOURNMENT: The meeting adjourned at 10:40 p.m.

ATTACH BRIEF DETAILS OF ANY PUBLIC COMMENTS:

Many members of the public spoke in regard to the South Boulder Creek flood mitigation plan. Most were in support of the staff recommendation. Many voiced their concern for a decision to be made quickly, so this process can move forward.

Two members from the public spoke in favor of the Martinson acquisition.

TIME AND LOCATION OF ANY FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS:

The next OSBT meeting will be in October, the exact date is TBD.

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
August 7, 2014
1777 Broadway, Council Chambers

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

PLANNING BOARD MEMBERS PRESENT:

Aaron Brockett
Crystal Gray
John Gerstle
Leonard May
Liz Payton
John Putnam

PLANNING BOARD MEMBERS ABSENT:

Bryan Bowen

STAFF PRESENT:

Susan Richstone, Deputy Director for CP&S
Hella Pannewig, Assistant City Attorney
Susan Meissner, Administrative Assistant III
Chandler Van Scahaack, Planner I
Karl Guiler, Senior Planner
Heidi Hansen, Civil Engineer II

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 6:06 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

There were no minutes scheduled for approval

3. PUBLIC PARTICIPATION

No one from the public spoke.

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

- A. Call up: 28th St. Multi-Use Path, Iris Ave to Yarmouth Ave Floodplain Development Permit (LUR2014-00048). Expires: August 14, 2014.**
- B. Information Item: Floodplain mapping revisions for Lower Bear Creek and Upper Boulder Slough.**

5. PUBLIC HEARING ITEMS

- A. Public hearing and consideration of a Use Review application, no. LUR2014-00044, for expansion of the Escoffier Culinary School within the Table Mesa Shopping Center**

at 693 Table Mesa Dr. The area of expansion is located within the Residential Medium-2 (RM-2) zone district. The applicant intends to pursue Vested Rights per section 9-2-19, B.R.C. 1981

Applicant: Vince Porreca

Owner: W.W. Reynolds Companies

Staff Presentation:

C. Van Schaack presented the item.

Board Questions:

C. Van Schaack answered questions from the board.

Applicant Questions:

Bill Reynolds, the applicant, answered questions from the board.

Kurt Bachman and Bob Saiz from the Cooking School, answered questions from the board.

Public Hearing:

1. David Willard, 3975 Dehesa Ct., did not feel that this was a good use for the neighborhood; students would likely be coming from other parts of town.

Board Discussion:

C. Gray thought that this was a good proposal. It will provide a good buffer to the residential neighborhood to the south and will be a good addition to the area. She liked that it provided Eco-Passes.

J. Putnam thought this was a good use and noted that the site is very accessible by transit.

Motion:

On a motion by C. Gray, seconded by J. Putnam the Planning Board voted 6-0 (B. Bowen absent) to approve Use Review application LUR2012-00101, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval with the addition of hours on Saturday from 8am to 7 pm.

1. The Applicant shall ensure that the development shall be in compliance with all approved plans and the Applicant's written statement dated June 12, 2014 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.
2. The Applicant shall not expand or modify the approved use, except pursuant to subsection 9-2-15(h), B.R.C. 1981.
3. The Applicant shall comply with all previous conditions contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following: PUD# P-79-20 and Special Review #SR-79-22.

- B. Rehearing to consider a recommendation to City Council on an ordinance implementing recommended actions of the Economic Sustainability Strategy (ESS) and achieve “early win” goals of the Comprehensive Housing Strategy (CHS) by amending Title 9, “Land Use Code,” B.R.C. 1981, by adding a new intensity standard to Chapter 9-8, “Intensity Standards,” B.R.C. 1981, to permit land dedicated as right-of way for new transportation connections as designated in adopted area plans or adopted transportation network plans to be included in the zoning calculations for lot area to determine allowable density (dwelling units per acre) and Floor Area Ratio (FAR) as well as open space requirements on lots.**

Staff Presentation:

S. Richstone introduced the item

K. Guiler presented the item.

Board Questions:

K. Guiler answered questions from the board.

Public Hearing:

1. **Lois LaCroix, 2835 Elm Ave**, spoke in opposition to the proposed ordinance. She is not in favor of density in Boulder.
2. **David Williard, 3975 Dehesa Ct.**, asked the board to consider the neighbors and property values when allowing for high density developments. He encouraged the city to add more parks and playgrounds to the new developments to disperse noise and congestion.
3. **Richard Harris, 2645 Briarwood Dr.**, spoke in opposition to the proposed ordinance. He thought it was disingenuous and offensive to taxpaying citizens.
4. **Patrick Dillard, 835 33rd Street**, spoke in opposition to the proposed ordinance. He felt it would be important to build a Boulder County train system and invest in local transit, similar to Aspen.
5. **Amy Tremper, 1529 Easy Rider Lane**, spoke in support of the ordinance. She hoped it would create smaller affordable market rate units in Boulder. She thought that it would have been more widely supported by the public if it had been vetted during the North Boulder Subcommunity Plan update process.
6. **Steve Pomerance, 335 17th Street**, spoke in opposition to the proposed ordinance. He thought there were other ways to achieve the desired outcomes and that it would be bad practice to change rules mid stream. He will send ideas to the board via email.
7. **Sue Prant, 3172 29th Street**, the Director of Community Cycles, spoke in support of the proposed ordinance. She has seen many cases where developers are penalized by creating connections. The city should look for ways to make the connections possible. It would be a loss to miss the opportunity to break up super blocks.
8. **Zane Selvans, 744 Marine Street**, supported the proposal. He encouraged the creation of walkable nodes throughout the city and thought that this ordinance would provide opportunities to do so.
9. **Carolyn Hales, 3675 Aspen Ct.**, spoke in favor of more density and thought that this would only make a modest change. She noted that density is more sustainable than the alternatives; Boulder already has ample open space.

10. **Sally Eckert, 10005 Colb Hill Rd.**, spoke in support of the proposed ordinance and for providing places for people to gather.
11. **Gary Sprung, 3675 Aspen Court**, spoke in favor of density and the proposed ordinance.
12. **Will Toor, 3032 10th Street**, spoke in support of the ordinance on behalf of Better Boulder. This is a modest and reasonable fix. He noted that this would work with the city's goals and that the type of development within the vicinity of public transit stations would support the city's sustainability goals.
13. **Alan Boles, 525 College Avenue**, from Plan Boulder County, spoke in opposition to the proposed ordinance. He thought that Boulder is going through a development binge and thought that this change would benefit developers.
14. **Sandra Snyder, 3040 18th Street**, spoke in opposition to the proposed change. She did not think that this provided a clear quality of life improvement or that this was the right way to go about this issue.
15. **Jim Leach, 1680 Yellow Pine**, felt that north Boulder needed this ordinance. The west side of Broadway is currently adversely impacted by issues that this would mitigate. He thought that Boulder is moving away from a suburban culture; density has more to do with quality of life than profit.
16. **Cosima Krueger-Cunningham, 977 7th Street**, expressed a series of concerns pertaining to increased density and its repercussions on children, dogs and the urban forest.
17. **Adrian Sopher** (pooled time with **Elisabeth Patterson** and **Kenneth Hotard**), spoke in support of the proposed ordinance. He noted that 42% of his project area in the Transit Village that will incorporate affordable housing was required to be dedicated to roadways. Because it was the first project in the area, he was also required to accommodate all utilities and drainage. He did not think that it was clear that there was a difference between Net and Gross densities when the Transit Village was conceived.
18. **Steve Tremper, 1529 Easy Rider Lane**, spoke in support of the proposal. He did not think that this was a hoax to benefit developers. Density is an important for achieving sustainability.

Board Comments:

J. Putnam voted for this the last time and would vote for it again. He thought it was a small and reasoned extension of the Comp Plan and ESS. It makes basic planning sense and is tied into the established planning process. One of the critical goals of the Comp Plan is to make fine grained connections through public works as well as through private site development. This would allow for density in the planned and appropriate locations that have multi-modal corridors. It will marginally increase density to the designated areas but will not increase it over the zoning or other requirements. The public benefit is identified because it has been established through the TMP and Comp Plan. We need a certain intensity of development to support transit, Walkability and retail. He cited several sections of the code to support his views: 2.16 Mixed Use and High Density Development: The city will provide incentives and remove regulatory barriers. Section 2.22: Improve mobility grid- integrate land use and transportation planning. Other relevant sections included 4.04, 6.09, 7.01, 7.10. He thought the proposed ordinance change was acceptable given that all developments must go through Site Review. He did not think that this would create a windfall for developers and generally did not think that this should be the driving issue.

L. May agreed with much of what **J. Putnam** said, but would not support the ordinance. He did not think that a sufficient case was made that this would have a predictable outcome or would

target properties that are not redeveloping. He wanted to see a clear guiding policy goal and pathway to desired policy outcome. He thought that this was not an early win because it is more complex. The city has already incentivized redevelopment in these area plans via zoning changes and it has not worked. He did not see this as a density issue, but as a clear policy goal with specific outcomes.

A. Brockett supported the ordinance and agreed with many of **J. Putnam's** comments. He clarified that roads would not count as open space and building footprints would not change; this would simply allow for more, smaller units with the same amount of open space, and increase affordability thereby keeping families in town and providing housing for in-commuters who wish to live in Boulder. He thought that the connections piece was an important part of this as well. The current connection plans cannot function if all parcels do not redevelop. By removing the disincentives for redevelopment, it would be possible to achieve a finer street grid that would allow for pedestrian and cycling connectivity. He noted that there was a lot of citizen support and did not think it was a hallmark of a developer windfall. Projects would still be subject to Site Review, safeguarding against inappropriate development.

L. Payton supported walkability but did not think that this would achieve that end. Though the allowable FAR would increase, it would not ensure that developers would build more units. She cited a study by George Washington University that showed that units in walkable transit rich developments tend to sell for much more than comparable developments in less transit rich areas of town. She did not think that connections were an economic deterrent to developers because these areas of town are more marketable. She requested that this to be modified to have more teeth to get the desired outcomes.

C. Gray would not support this proposal as is. She thought this would be a big change and would benefit from more public input; the desired outcomes currently lack specificity and aspirations lack guidance. She thought that the Planning Board and public advocacy could do more to break up superblocks. She felt that Boulder was already seeing an influx of density and asked whether community benefits would be brought to the table in return for the increased densities. She thought that there were tools available via Council ordinance. Rather than applying this as a blanket solution, she would prefer to see specific area plan revisions to solve the specific problems.

J. Gerstle did not support this proposal. He did not think we should need to rely on this approach to achieve the stated density and transit goals. It is reasonable to expect developers to accommodate the stated goals of the transit network and should not be necessary for them to receive additional compensation.

A. Brockett noted that the board would not pass the ordinance given the straw poll. He asked if any modifications could be made to the proposal that would garner more support.

L. May saw the proposal as fundamentally flawed. He did not think that this was an easy win; it would benefit from a more in-depth study.

L. Payton agreed with **L. May**.

J. Putnam would not support changes because it would make things unduly complex. He did not want it to become so Byzantine that it would require special ordinances and rezoning.

Motion:

On a motion by L. May, seconded by L. Payton the Planning Board voted 4-2 (J. Putnam and A. Brockett opposed, B. Bowen absent), to deny the recommendation to City Council to adopt an ordinance implementing recommended actions of the Economic Sustainability Strategy (ESS) by amending Title 9, "Land Use Code," B.R.C. 1981, by adding a new intensity standard to Chapter 9-8, "Intensity Standards," B.R.C. 1981, to permit land dedicated as right-of way for new transportation connections as designated in adopted area plans or adopted transportation network plans to be included in the zoning calculations for lot area to determine allowable density (dwelling units per acre) and Floor Area Ratio (FAR) as well as open space requirements on lots.

L. May would like the board to be a part of developing the solutions over the course of the BVCP update and to lay out a path with Council to identify issues and establish a process to resolve the problems. Quantify where we are headed and where we are relative to where we want to be. This is not an early win.

J. Putnam preferred to focus on the Comp Plan update and other quick wins. He did not want to think that there was an easy way to do this right now.

A. Brockett noted that the Comp Housing Strategy update is coming up and the board will be involved in that process.

C. Gray reminded staff that the L. May sent an email with several items for discussion and would like to schedule a retreat to address them. She would also like to discuss means for engaging the public.

J. Putnam pointed out that the board has dedicated three meetings to this issue and still has not identified the issues. He recommended that staff and Council determine what to do from here. The Planning Board has many other items to tackle. He would only recommend dealing with this through the BVCP and Comp Housing Strategy updates.

L. Payton thought it would be difficult for the board to find consensus on this.

6. MATTERS

S. Richstone discussed the calendar. Given the full upcoming schedule, she did not recommend that additional meetings be added to the agenda.

L. May would like to add more meetings or retreats for the board to discuss these issues.

A. Brockett has limited time to add more meetings.

J. Putnam recommended that the board use the annual letter to Council as a forum to discuss these items.

C. Gray liked J. Putnam's idea; the board could beef up its annual letter to City Council to highlight these issues.

S. Richstone will modify the calendar to allow the board to prepare for the joint study session with Council Calendar and to discuss the annual letter to Council. In relation to the "mitigate and

minimize energy” clause in the code, she noted that Boulder’s new building and energy codes are being touted as the most stringent in the country. The city is going to bring in consultants to see what this means and will report the findings to the board. She gave an update on the Hill Moratorium.

L. May asked that the Planning and other boards be included on the Comprehensive Housing Strategy work group lists.

6. DEBRIEF MEETING/CALENDAR CHECK

7. ADJOURNMENT

The Planning Board adjourned the meeting at 9:48 p.m.

APPROVED BY



Board Chair

9/18/14

Date



CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: September 18, 2014
TIME: 6 p.m.
PLACE: Council Chambers, 1777 Broadway

1. CALL TO ORDER

2. APPROVAL OF MINUTES

The August 7, 2014 minutes are scheduled for approval.

Approved

3. PUBLIC PARTICIPATION

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

A. Call Up: 820 Lee Hill Subdivision Final Plat (TEC2014-00030). Expires: September 18, 2014

B. Information Item: Access easement vacation for the vacation of a 14-foot public pedestrian and bicycle trail easement located on Naropa University property at 2130 Arapahoe Avenue. Case number LUR2014-00052.

No items were called up

5. PUBLIC HEARING ITEMS

A. Public hearing to consider a recommendation to City Council on an ordinance amending Title 9, "Land Use Code," B.R.C. 1981, to (1) simplify various vehicular parking standards and reduce quantitative requirements for warehouses, storage facilities, and airports and (2) create new land use - based bicycle parking standards. The proposed changes were identified as part of the Access Management and Parking Strategy (AMPS) process relative to parking citywide.

Approved 7-0

On a motion by **J. Putnam** seconded by **L. May**, the Planning Board voted 7-0 to recommend approval to the City Council of an ordinance amending Title 9, "Land Use Code," B.R.C. 1981, to (1) simplify various vehicular parking standards and reduce quantitative requirements for warehouses, storage facilities, and airports and (2) to create new land use-based bicycle parking standards, and of an ordinance amending the Design and Construction Standards related to bicycle parking design standards to eliminate the Cora-style bike parking rack style and codify the use of inverted U racks for all bike parking requirements as recommended by staff with the following exception: that the bicycle parking for commercial uses be increased by 25% across the board and that staff reach out to disability and senior advocacy groups prior to the City Council hearing and that Council consider the long term adequacy of the ADA Parking requirements.

Friendly amendment by **J. Gerstle**, accepted by **J. Putnam** and **L. May**, to revise the motion recommending an increase of the proposed requirements for commercial uses to referring to nonresidential uses rather than commercial uses.

On a motion by **C. Gray**, seconded by **L. May**, the Planning Board recommend that during the AMPS analysis, that the Neighborhood parking program be fully funded and made available to

lessen impacts that parking reductions for restaurants, taverns, and brewpubs could potentially cause to adjacent residential areas and that the MPP program have adequate enforcement.

- B.** Public hearing and consideration of a Site and Use Review (LUR2014-00042) for the redevelopment of the 45.5-acre Western Disposal Services site at 2655 N. 63rd St. in the IM zone district to include one 28.34-acre lot with a proposed 55' tall, 109,873 s.f. waste transfer station and 4 developable lots ranging from 2.55 to 3.19 acres in size for future light industrial and technology development uses.

Applicant: Nancy Blackwood
Owner: Western Disposal Services

Approved with Conditions 6-1 (J. Gerstle opposed)

Conditions:

Include the following Condition of Site Review Approval No. 7:

7. Pursuant to Subsection 9-2-12(a), "Three Year Rule," B.R.C. 1981, the following development/phasing plan is approved:

- a. Phase I, to construct the public infrastructure improvements, shall commence at the date of this approval and shall be substantially completed within three years.
- b. Phase II, to construct a waste transfer station and recycling collection and processing facility, shall commence upon the expiration of Phase I and expires three years thereafter.

Friendly amendment by **J. Putnam**, accepted by **C. Gray** to add a condition 3.h to the Conditions of Site Review Approval which shall read as follows:

Amended design guidelines that will provide:

- (1) Consideration for access for bicycles to the public waste transfer drop-off area
- (2) Consideration for alternatively fueled vehicle access such as charging stations, bio diesel or compressed natural gas,
- (3) Consideration for minimization of mosquito habitat in storm water infrastructure and landscaping,
- (4) Consideration for multiple uses of parking areas, such as recreation, events, and food trucks.

Friendly amendment by **J. Putnam** accepted by **C. Gray** to revise Condition of Site Review Approval No. 6 to read:

6. Prior to a building permit application for any of the proposed Lots 2-5 of Western Industrial Park Subdivision, the Applicant shall submit a Land Use Review application for a **Site Review Amendment pursuant to Subsection 9-2-14(m), "Amendments to Approved Site Plans," B.R.C. 1981.** Prior to a building permit application for any building on Lot 1 the Applicant shall submit a Land Use Review application for a **Site Review Amendment** pursuant to Subsection 9-2-14(m), "Amendments to Approved Site Plans," B.R.C. 1981 for approval of the architectural design. Even if the building on Lot 1 exceeds the permitted height for principal buildings set forth in [section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981](#), such proposed height, by itself, shall not require a referral of such Site Review Amendment to the Planning Board; however, the City Manager may, in her discretion, either refer such application to the Planning Board or make the decision subject to call-up by the Planning Board.

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

A. September 16, 2014 Council Study Session on Planning Issues

B. Prepare for October 14th Study Session with City Council: BVCP Scope and Resilience and other Items

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

A. The Planning Board adjourned the meeting at 11:28 p.m.

CITY OF BOULDER
BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING MINUTES

To listen to the Parks and Recreation Advisory Board meetings in their entirety, please go to the following link:
www.boulderparks-rec.org

Name of Board/Commission: Parks and Recreation Advisory Board
Date of Meeting: August 25, 2014
Contact Information Preparing Summary: Sally Dieterich 303-413-7242
Board Members Present: Mike Conroy, Myriah Conroy, Kelly Wyatt, Mike Guzek, Marty Gorce, Tom Klenow
Board Members Absent: Michelle Estrella
Staff Present: Yvette Bowden, Sally Dieterich, Jeff Haley, Abbie Poniatoski, Alison Rhodes, Doug Godfrey, Dean Rummel, Nancy Utterback
Guests Present: Rella Abernathy, City of Boulder Integrated Pest Management Coordinator
Type of Meeting: Advisory/Regular
Agenda Item 1: Call to Order The meeting was called to order at 6:00 p.m. and the agenda was approved.
Agenda Item 2: Future Board Items and Tours Future city council meeting – Pay As You Go short term sales tax discussion 9/23/14 city council study session – smoking ban
Agenda Item 3: Public Participation John Barkmeier, representing Boulder Rugby, spoke on a public/private partnership with the City of Boulder for practice field development at Tom Watson Park and a potential playing field in the future. Paul Rohr, representing Boulder Rugby, spoke in support of the rugby club and the need for more multi-purpose fields.
Agenda Item 4: Consent Agenda A. Approval of minutes from July 28, 2014 Minutes from July 28, 2014 were approved as written. B. Park Development Update Written updates were provided to the board as part of the packet materials. These are items that require no board action or discussion.
Agenda Item 5: Public hearing and consideration of a motion to approve a 3 year Studio Arts Boulder lease and services agreement for the City of Boulder Pottery Lab. Executive summary from packet materials: The purpose of this item is for the Parks and Recreation Advisory Board (PRAB) to review and consider approval of a lease and services agreement for the City of Boulder Pottery Lab. A Pottery Lab Working group (PLWG) comprised of 12 members (community, staff and PRAB), was established in 2012 to make consensus recommendations to the city on ways to ensure sustainability of the pottery program. The PLWG recommended exploration of a nonprofit or public/private partnership. A Request for Proposal (RFP) for the management and operations of the Pottery Lab was issued in July 2013. One responsive proposal was submitted by Studio Arts Boulder (SAB). The city reviewed and accepted the proposal and began contract negotiations in January 2014.

PRAB ACTION REQUESTED:

Staff requests the PRAB’s consideration of this matter and action in the form of the following motion: Motion to approve the lease and services agreement for the City of Boulder Pottery lab and authorize the city manager to make minor amendments prior to or during the term of this agreement in order to ensure that the Pottery Lab is properly maintained and operated in a manner that is consistent with applicable laws and the policies and regulations of the City of Boulder.

Public comment:

- Lolita Higbe, Executive Director, Studio Arts Boulder, thanked staff for their contributions and said she looks forward to moving ahead with the public/private partnership with the City of Boulder for the next three years.
- Paul Heffron, representing Studio Arts Boulder, spoke in support of the agreement and said he looks forward to the partnership with the city.
- Ellen Hardman, spoke in favor of keeping the Pottery Lab at the firehouse because it enriches the lives of many.

Board discussion and comments:

- The contract was well done.
- Is this a realistic plan? What is the renewal? What are the renewal terms? We need clarification. What is the intention of the city? To subsidize?
- 20 hours of IT support per week is not enough.
- Why are glazing recipes included in the contract? They are not proprietary. They are public domain.
- I’ve been involved with this process for 4 years. What happens after 3 years? Is this like BMoCA?
- I see no contract issues and it looks like we’re moving in the right direction with this.
- I won’t vote for the contract as is. We need more discussion.

Motion:

Motion to approve the lease and services agreement for the City of Boulder Pottery Lab and authorize the city manager to make minor amendments prior to or during the term of this agreement in order to ensure that the Pottery Lab is properly maintained and operated in the manner that is consistent with applicable laws and the policies and regulations of the City of Boulder.

Motion by: Wyatt Seconded by: Gorce

Vote: 5-1 (Estrella absent)

Agenda Item 6: Valmont City Park Planning Information Item

Doug Godfrey presented this item.

Executive Summary from packet Materials:

The Parks and Recreation Department is in the process of updating the 2008 concept plan for undeveloped portions of Valmont City Park (VCP).

The update process includes:

- Industry trend analysis
- Athletic field study
- Stakeholders meetings
- Statistically valid community survey

- Outreach sessions, community meetings
- Regular updates to PRAB and city council

The goal is to develop an updated concept plan for the undeveloped portion of the park.

Board discussion and comments:

- The park will be loved, great job, process moving along well, process seems fairly thorough and to be moving in the right direction
- We're not hearing from all user groups, but for the most part the process, the data and the consultants results are good
- We need to include things we don't have – we already have playgrounds, fields and dog parks
- The process has been outstanding
- We need to determine what we can afford and what we are missing
- How do we prioritize? What does Boulder really need in a new park?
- We don't see ball parks very high in the plan, but Boulder needs more ball parks
- Keep youth in mind
- We need balance and to look at what we don't have in the parks
- You have to have multi use paths, we need multi-purpose fields and passive recreation, but the adventure/nature play is not authentic and is a fad – kids need to play in real nature
- I'm not sure going for the high end athlete is a winning strategy
- Has a recreation center service analysis been done on that neighborhood? How are they being served by a recreation or aquatics center?
- We need to be aware of history – disc golf
- Aquatics and baseball groups need to come to the table – we need to think about the possible retirement of Scott Carpenter pool
- What about a recreation center with an outdoor pool?
- This park seems like more of an active recreation park as opposed to a passive, artsy park
- Need more open houses to reach out to more groups

Agenda Item 7: Matters from the Department

A. IPM Program Update: Achievements, Emerging Issues and Next Steps

Rella Abernathy presented this verbal update.

- Consultant hired to survey products currently being used by the city
- Staff working to phase out use of questionable products
- Staff has prepared memo to DORA (Department of Regulatory Agencies) requesting the state of Colorado to amend the law to provide baseline protections for pollinators and children, asking for the ability to regulate the use of pesticides and asking that the advisory board have non-agency members such as species and health experts

B. Service Analysis Update

Alison Rhodes and Dean Rummel presented this brief update.

- Work on this began in January 2014
- Fee based training kickoff with all coordinators
- Completed matrix team training for RPI – outcomes, measurements, ground rules, how we do a day to day program
- Alignments - specific workgroups completed scoring
- Scoring broken into three services: Community, Recreation and Exclusive
- An additional update will be provided at the September 22 PRAB meeting

C. South Boulder Creek Flood Mitigation Planning Study

Jeff Haley presented this brief update.

- To keep PRAB members updated on impacts to the Boulder Parks and Recreation Department lands and properties, this memo was included as an information update.

Agenda Item 8: Matters from Board Members

Myriah Conroy congratulated Mike Conroy and Mike Guzek for an awesome finish in the Ironman competition.

Next Board Meeting: September 22, 2014

Adjourn: There being no further business to come before the board at this time; the meeting was adjourned at 8:25 p.m.

Approved by:

Mike Conroy
Board Chair

Date _____

Attested:

Sally Dieterich
Board Secretary

Date _____

**CITY OF BOULDER
BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING
MINUTES**

Name of Board/ Commission: Transportation Advisory Board	
Date of Meeting: 11 August 2014	
Contact Information Preparing Summary: Kaaren Davis 303.441.3233	
Board Members Present: Daniel Stellar, Zane Selvans, Jessica Yates, Dom Nozzi Board Members Absent: Andria Bilich	
Staff Present: Tracy Winfree, Director of Public Works for Transportation Bill Cowern, Acting Principal Traffic Engineer Kathleen Bracke, GO Boulder Manager Noreen Walsh, Sr. Transportation Planner Kaaren Davis, Board Secretary Rene Lopez, Board Secretary	
Consultants Present: None	
Type of Meeting: Advisory/ Regular	
Agenda Item 1: Call to Order	[6:02 p.m.]
The meeting was called to order at 6:02 p.m.	
Agenda Item 2: Approval of minutes from 14 July 2014	[6:02p.m.]
Motion to approve the meeting minutes from 14 July 2014 TAB meeting as presented: Motion by: Stellar, Seconded by: Selvans Vote: 4:0	
Agenda Item 3: Public Participation	[6:03 p.m.]
None	
Agenda Item 4: Public hearing and consideration of a recommendation to City Council on proposed project submittals for the Denver Regional Council of Government's 2012-2017 Transportation Improvements Program – Part III of III	[6:03 p.m.]
Noreen Walsh presented this item. No Power point presented for this item.	
Executive Summary from Packet Materials: The Transportation Improvements Program (TIP) process is the primary mechanism for local governments to receive federal transportation dollars. A new TIP is developed by the Denver Regional Council of Governments (DRCOG) every four years through a competitive submittal process. This memo provides an overview of the transportation projects that the city is considering as submittals for the 2016-2021 TIP. This agenda item is part three of a three-step process with TAB and seeks a recommendation from the board for a set of candidate projects for TIP submittals which will be due to DRCOG in mid to late September.	
In preparation for the TIP submittal, city staff has developed a list of projects for consideration by the TAB. Each TIP cycle, DRCOG revises the criteria by which projects are scored. The final criteria were released in late July as part of the solicitation announcement. Staff will evaluate the criteria over the next several weeks and have more insight into how the projects will score and funding amounts by project category. A minimum of 20% local match for funding is also required. In this process, the city can submit up to 10 projects. Developing the final list of TIP projects is a balance between several factors: which projects will score the best to be competitive against other communities projects, which category they will compete in, how much money is available in each category, and which projects will best forward the goals of the community as laid out in the Transportation Master Plan.	
To maximize the City's flexibility in packaging the most advantageous list of projects, Table 1 presents 12 projects that staff supports for inclusion in the City's submittal to DRCOG for the 2016-2021 TIP. Staff proposes to submit the 10 projects which have the best chance of being selected for TIP funding. The other projects serve as "back-	

ups” in case one of the top ten projects becomes unfeasible due to issues from a design or cost perspective, due to changes in the criteria or if a project doesn’t score well enough to be competitive. There are three projects which were being considered for submittal but are not included in this list at this point and they are Arapahoe Avenue Reconstruction, US 36 Bikeway Underpass, and Skunk Creek Underpass at 30th Street. There are study efforts such as Envision East Arapahoe occurring that will clarify key components and priorities for these projects and they could be considered for future TIP submittals or other grant opportunities. Also, regarding the Arapahoe Avenue Reconstruction, the current pavement condition rating does not make that an eligible TIP project in the roadway reconstruction category. The city is also discussing potential transit projects with Boulder County and may be a supporting partner in any Boulder County proposals that also serve Boulder as well as possibly submit a project proposal for service in the City of Boulder.

Public Comment:

None

Board discussion and comments included:

[6:07 p.m.]

- Discussion on Boulder Junction concerns about Arapahoe Corridor, and South Boulder Creek Flood Plain and city council shaping what the project is.
- Violet bike path changes due to fatalities, and asking for updates on those proposed changes and where funding is coming from.
- Cost effectiveness of projects (how many served per dollar, etc) must be an essential part of project prioritization.
- Discussion of evaluation criteria used to select projects.
- Underpasses and Overpasses are very expensive. Will the same need for grade separated crossings still exist 10 or 15 years down the road? If we go to road diets will grade separation still make sense? Could the \$\$ be spent better otherwise for projects with better long term benefits. Make crossings easier through road diets instead of grade separated crossings.
- Discussions that some grade separated crossings (underpasses) are flood control as well.
- Discussions on the best strategies for gaining maximum funding.
- Concerns were expressed regarding how “underpass heavy” the list is. Discussion as to why this is and whether other projects could work as well for encouraging more biking and walking.
- Questions around timing and where a project comes ripe for inclusion as a TIP project.
- Discussion around the absence of transit projects in the proposed project set and what impediments exist to the inclusion of transit projects.
- Delineation of other programs which may provide funding for other projects which are not appropriate for inclusion in the TIP proposal at this time.
- Concern about the large price tag of the main list, especially with regards to the Boulder Junction related projects. Are there smaller priced projects that could be submitted to increase the likelihood of receiving funding.
- Questions around how Bond Projects relate to the Boulder Junction projects.
- Nozzi wished to go on record: Given that CDOT designed and built car only highways that cannot be crossed by bikes and pedestrians, it seems a matter of fairness that CDOT should pay the entire cost of mitigating these issues through grade separated crossings.
- A desire to express to Council that there are other tools that could be used and that this list is not necessarily the end all – be all for projects.
- Requesting that staff give background to Council regarding the constraints, requirements and issues of timing that necessitated the current recommended project list as the best option at this time.

Motion: Move to recommend to City Council the staff endorsed set of projects for the 2016-2021 TIP.

Motion By: Yates Seconded By: Selvans

Vote: 4-0, Motion Passes

Agenda Item 5: Staff briefing and TAB input on Transportation Related Ordinance Changes [6:39 p.m.]

Bill Cowern presented the item.
Power point presented for this item.

Executive Summary from Packet Materials:

The purpose of this memorandum is to brief the Transportation Advisory Board (TAB) on several proposed transportation-related changes to the Boulder Revised Code (BRC) specifically associated with allowing bike lanes protected by parked vehicles, and to receive input on these proposed changes.

City staff is recommending several amendments to the BRC, which are transportation-related. Staff briefed the TAB on the majority of these proposed changes at the July 14, 2014 TAB meeting. Feedback from the Community Cycles group suggested that the proposed ordinance changes should include changes which would allow parking to protect bike lanes (instead of experimenting with them and returning at a later date for required ordinance changes). At that meeting, TAB requested that staff return in August with proposed changes which would allow this to occur. Staff is seeking input from the TAB on the proposed amendments and whether these proposed amendments should be included in the group being reviewed by City Council or whether staff should experiment with the concept first and consider advancing these proposed amendments after experimentation. City Council's consideration of the proposed amendments remains scheduled for September 2014.

The three draft BRC amendments which would allow parking to be placed so that it protects a bike lane are provided in **Attachment A**.

Board discussion and comments included: [6:42 p.m.]

- Questions about the options of making the "clean-up" changes now, or waiting and doing them as a body with the changes which will be proposed after the protected bike lane experiments are completed.
- **7-5-19. Pedestrian to Use Sidewalks on Main Street**
 - No comments
- **7-6-9. Parked Too Far From Curb**
 - No comments
- **7-6-10. Obedience to Angle Parking Rules**
 - No comments
- **7-1-1. Definitions of Bike Lane**
 - Discussion about specific effect of proposed language changes and whether proposed changes will address the perceived gap in the ordinance language. Also whether proposed changes would create a different problem (specifically, the elimination of a parking lane to the right of the bike lane).
 - Suggestion that the change in definitions is not necessary. Changes will be evaluated further.

No board action beyond input is requested at this time.

Agenda Item 6: Matters [6:53 p.m.]

A.) Matters from the Board Included:

- **Updates regarding collaboration with other city boards**
 - A new Joint Board Workshop is in the planning stages.
- **Yates brought up the following issues:**
 - Council passed the TMP update unanimously. There were common concerns with those expressed by the TAB. There is comfort to be found in the fact that it is a living document that can grow and change. Well done Board and Staff.
- **Selvans brought up the following issues:**
 - Implications of "net – vs – gross" right-of-way decision made by Planning Board for our connections plan.
- **Nozzi brought up the following issues:**
 - Echoes Selvans concern with the recent Right of Way dedication decision made by Planning Board.

B.) Matters from staff included:

[7:05 p.m.]

- **TMP update after City Council meeting August 5, 2014:** Thanks to TAB and to Jessica for attending Council on the evening of passage. It is truly a community plan. There is a great deal of work to do in the future. Council asked for a six month update in February. Staff will continue to update TAB as well.
- **AMPS update after the July 29, 2014 City Council Study Session:** Additional Council Study Session on July 29th. Very helpful to get back in front of Council for additional dialogue. It was also useful to be able to demonstrate progress made after the first discussion. Great and positive feedback from Council. Community engagement is next. Next AMPS Study Session will be October 28th. Will come to TAB before.
- **Envision East Arapahoe Update:** More in depth update coming in September. Have had a public meeting with over 50 community members attending. Highly varied group of stakeholders which provided some great feedback. 15 minute neighborhood was a big topic. Currently developing different scenarios around integrating housing, Greenways, flood mitigation, transportation etc. Outreach meetings with partner/stakeholder organizations along the corridor. Boulder County is considering a HWY 7 BRT route as a potential TIP project and the City would like to partner with them on that.

Agenda Item 7: Future Schedule Discussion:

[7:22 p.m.]

August 25th at West Boulder Senior Center

Agenda Item 8: Adjournment

[7:23 p.m.]

There being no further business to come before the board at this time, by motion regularly adopted, the meeting was adjourned at 7:23 p.m.

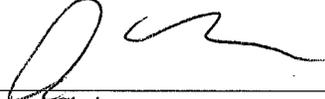
Motion: moved to adjourn; Selvans, seconded by: Stellar

Motion passes 4:0

Date, Time, and Location of Next Meeting:

The next meeting will be a regular meeting on Monday, 8 September 2014 in the Council Chambers, 2nd floor of the Municipal Building, at 6 p.m.; unless otherwise decided by staff and the Board.

APPROVED BY:



 Board Chair

ATTESTED:



 Board Secretary

9/8/14

 Date

9/8/14

 Date

An audio recording of the full meeting for which these minutes are a summary is available on the Transportation Advisory Board web page.

**CITY OF BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING MINUTES**

Name of Board / Commission: Water Resources Advisory Board	
Date of Meeting: 18 August 2014	
Contact Information of Person Preparing Minutes: Kaaren Davis 303.441.3203	
Board Members Present: Vicki Scharnhorst, Dan Johnson, Mark Squillace, Lesley Smith, Ed Clancy Board Members Absent: None	
Staff Present: Jeff Arthur, Director of Public Works for Utilities Bob Harberg, Principal Engineer - Utilities Katie Knapp, Engineering Project Manager Kurt Bauer, Engineering Project Manager - Utilities Bret Linenfelder, Water Quality and Environmental Services Manager Don D'Amico, Ecological Systems Supervisor - OSMP Kaaren Davis, Board Secretary	
Cooperating Agencies Present: Ken McKenzie, Master Planning Manager for the Urban Drainage and Flood Control District Alan Turner, CH2M Hill, Primary Consultant for Project	
Meeting Type: Regular	
Agenda Item 1 – Call to Order	[7:00 p.m.]
Agenda Item 2 – Approval of the 21 July 2014 Meeting Minutes:	
[7:01 pm]	
21 July minutes: Motion to approve minutes from July 21st as presented. Moved by: Johnson Seconded by: Smith Vote: 4:1 (Clancy Opposed)	
Agenda Item 3 – Public Participation and Comment	[7:02 p.m.]
Public Comment:	
<ul style="list-style-type: none"> • Steve Pomerance: Former Council member who was directly involved in the original flood work process during the 80's. Spent much time with staff. Suggests we go back to this culture so that board is fully aware of what is going on. Mapping process is getting frustrating. It is unclear how the analysis is going to occur, especially with regard to cost/benefit analysis around the specific neighborhoods. WRAB is the first line of defense, and it would be appreciated if the board would be active in the process. 	
Board follow up:	
<ul style="list-style-type: none"> • None 	
Agenda Item 4 –	[7:05 p.m.]
Public Hearing and Consideration of a Recommendation to City Council Regarding the South Boulder Creek Major Drainageway Plan and Mitigation	
Presenters:	
Jeff Arthur, Director of Public Works for Utilities Bob Harberg, Principal Engineer - Utilities Annie Noble, Flood and Greenways Engineering Coordinator Don D'Amico, Ecological Systems Supervisor, Open Space and Mountain Parks Kurt Bauer, Engineering Project Manager	
Cooperating Agencies Present:	
Ken McKenzie, Master Planning Manager for the Urban Drainage and Flood Control District Alan Turner, CH2M Hill, Primary Consultant for Project	

Executive Summary from the Packet Materials:

The purpose of this memorandum is to provide a summary of the South Boulder Creek major drainageway flood mitigation planning study including the study recommendation. This mitigation plan was initiated in 2010 after the floodplain mapping was updated in 2007. The focus of the study is on developing and evaluating alternatives designed to mitigate flood hazards affecting structures and areas along South Boulder Creek and the West Valley within the current incorporated city limits.

A Risk Assessment completed in 2009 estimates that a 100-year storm event would result in approximately \$215 million in damages in the South Boulder Creek drainage basin. The September 2013 flood resulted in overtopping of US36 and corresponding flooding through the West Valley with reported damages of \$38 million. The 2013 flood is estimated to have resulted in flows above a 50-year event but below the 100-year flow used in the Risk Assessment to estimate damages.

Since the major drainageway mitigation study was initiated, multiple flood mitigation alternatives have been evaluated to address flooding associated with South Boulder Creek. The alternatives were screened from fifteen concepts down to four via the planning process. Consultants for the study recommend an alternative that would eliminate the overtopping of US36 during a 100-year event and provide flood protection for 362 structures (893 dwelling units) at a cost of \$46 million. The \$46 million alternative would include a 560 acre-foot regional flood detention facility, three smaller stormwater detention features at various locations ranging from 9 to 58 acre feet and piping a segment of Dry Creek No. 2 Ditch. The alternative could be constructed in phases ranging from \$12 to \$23 million. Construction of the project would require numerous federal, state and local permits, agreements with the University of Colorado and Boulder Valley School District, and disposal of Open Space and Mountain Park land. The regional detention facility portion of the alternative would be regulated by the State as a high hazard dam. Construction of the regional detention facility at US36 would result in significant impacts to federal and city regulated wetlands, habitat for federally threatened plant and animal species, agricultural resources, the South Boulder Creek State Natural Area (SBCSNA) and other environmental and aesthetic resources.

Staff is recommending that the "West Valley Improvements" and "Arapahoe Detention" components of the "recommended alternative" proceed to the Community Environmental Assessment Process (CEAP) separate from the "Regional Detention at U.S. 36" component. While these measures are not as comprehensive as the full recommended alternative, it is anticipated that they could be designed, permitted, funded, and implemented in the relatively near future. Staff recommends seeking additional direction from City Council regarding the "Regional Detention at U.S. 36" component. If City Council determines that flood mitigation benefits outweigh associated environmental impacts after considering input from the WRAB, the Open Space Board of Trustees, city staff, and the public, the "Regional Detention at U.S. 36," the project could proceed on a separate time table.

Public Comment:

- **Rick Mahan:** 3rd generation in his house. Understands that there are environmental impacts involved with mapping process, but there are ways to mitigate the impact to wildlife to allow the options discussed. Frustrated that South Boulder area seems to have many great plans that are never followed through with. Lost irreplaceable family history during the flood.
- **Kathie Joyner:** Glad to see staff's recommendations for US 36 with downstream mitigation for removing many structures from the high hazard zones. Concerned about the option of removing the detention facility from the whole package as a separate phase. Delay could negatively impact about half of the structures in the flood hazard zone. Potential for significant environmental impacts is valid, but the degree of impact and ability to mitigate can't be known unless the Environmental Impact Statement (EIS) is conducted. South Boulder Creek sustained the most damage. Any delays in the analysis of impacts and multi-agency evaluations will further delay the removal of over 200 structures from the flood hazard zone. Encourage that impact analysis and multi-agency consultation move forward as fast as possible.
- **David McGuire:** Had about \$70,000 in flood damages to his house and about 9' of water over two days. Aware that there are sensitive species in the area, but it is important to analyze the actual impacts of the flood to those species versus the impacts of the US 36 detention facility. Species impact mitigations are possible.

- **Liliane Stacishin:** Home was flooded. Have not heard how the future development of the area around the proposed projects will affect the plan as put forth. New structures are being built all the time.
- **Shannon Chinatti:** President of Pawnee Meadows HOA. Their neighborhood was ground zero. No sirens, no reverse 911, no notifications of highway closures. Contests the statement that the flooding last year was not flash flooding. Her neighborhood experienced very rapid flooding. Frazier Meadows facility severely damaged. A berm would be a welcomed sight to the affected neighbors. Flooding will happen again. Mitigation measures discussed should be put in place as soon as possible. Thanks for working on our behalf and dealing with FEMA, which is difficult. City is responsive to storm drain cleaning and this is appreciated.
- **Laura Tyler:** Shared a photo of her front yard after the flood event. Water rose very quickly during the event. Shared an account of the flood on her property. Read an article from the Daily Camera about CU Boulder that boasted how well the South Campus fared in comparison to other areas affected by the flood. The berm around that property is probably responsible for that protection but also the possible cause for some of the water being diverted into their neighborhood. Questions about cost/benefit analysis.
- **Jeff McWhirter:** President of SE Boulder Neighborhood Association. Neighborhoods are built on the old floodplains. Building continues in the area, which is not smart. That said, this is what we are stuck with and something must be done. If this event was not quite a 100-year event, what would a 200-year event look like? Don't know whether this plan is the best plan or not, but we need to be able to look at perhaps some other alternatives.
- **Ben Binder:** Presented handout to board. Board and city are being shortchanged because optimal alternative was never investigated — detention pond on south end of the CU property. No environmental impacts. Lower cost, but high effectiveness. The CU berm is illegal and built counter to city and county policies. Counter to FEMA requirements. The old gravel pit can be used to cut peak flows. CU says they have other intentions for the property, but that could be combined with athletic fields. CU is being callous if they will not cooperate with the city on creating this detention facility. Suggests that city reject current alternatives and work with CU instead.
- **Kathleen Motylenski:** First level of home flooded during the flood event. She carried her dog half a mile away to a neighbor who was dry. Neighbors doing all they can but are frightened of what an actual 100 year or greater flood event would look like.
- **Jeff Rifkin:** Benefit/cost ratio just looks at cost associated with flood events, but there are costs associated from flood impacts between events. Concerned about pipeline option and Manhattan Middle School detention facility. Also concerned about storing water at Manhattan Middle's fields and plans to put in three different ponds, but nothing is known about how high the water table is. What are the impacts and the alternative plans if the proposed area cannot be used as detention facilities?

WRAB Discussion Included:

- Cost/benefit study – reasons for discrepancy between the 2010 predicted cost of a flood event and the actual costs we are seeing after the 2013 flood event. Evaluation is being done using FEMA's HAZUS tool.
- Environmental values seem to get lost in the cost/benefit evaluation discussions. Would like to see it clearly included.
- Costs and Benefits of just going the first two steps and never pursuing the US 36 Detention structure option? Are the cost/benefits of the first two steps adequate to pursue without the detention structure? Phases do have positive benefit to cost ratios by themselves.
- Chances of building US 36 Detention Facility seem not very high, given likely impacts on threatened and endangered species in the area.
- Changes in calculating cost/benefit ratios since the 2010 evaluations of the original 15 alternatives?
- Community and Environmental Assessment Process Report (CEAP) - Will that be public input? CEAP is very much an extensive public process.
- Wetlands serve important functions (species habitat, flood mitigation). Would we need permission from Fish & Wildlife for endangered species, as well as Open Space? That would be a very drawn-out process. If we go ahead with the US36 Detention Facility, we could get bogged down for a long time.

- 2010 Bear Creek Canyon pipeline was eliminated. Back then there was no discussion of the wildlife and habitat impacts. Are there second thoughts about adding it back into the mix now that there is a better understanding of the eco-impacts? Staff response: have not yet looked at utility conflicts related to maintaining large, closed conduits that do not serve any ecological benefits, which does create concern. Large banks of inlets required. The amount of debris that could clog the inlets is huge. Confined space issues. Urban Drainage Flood Control District does not support large pipelines. Installation and maintenance costs are large.
- Any set of alternatives recommended will likely require preparation of an EIS and we will have to bring forward 4-5 alternatives anyway. How many options do we leave open? Consider adding the pipeline back in to open up one more alternative.
- Some of the options have a marginal cost/benefit ratio at this time. What happens if during the design phase we discover that something has a cost/benefit ratio of less than one, and is therefore a less readily fundable option? (Lower rating could affect grant possibilities.)
- If could use more CU land for detention, could the berm be less high, less impactful and less costly? Have not surveyed for endangered species on CU property.
- How big an impact would inundation cause as opposed to the berm impacts for the threatened species? Flooding would have less impact as this type of flooding is more normal to this type of area.
- Alternatives considered to minimize the footprint and impact of the proposed berm.
- Elevation fill to elevate property for the berm. Could that not come from putting a pond in the proposed area?
- Goats a possibility for weed control on the berm? Yes, reasonable success with some species of weeds. Size of the berm would require a lot of goats.
- Can eminent domain be used against CU? No - We do not have the authority to condemn a state or federal property.
- CU should be persuaded to give up control over some of its land if it opens up better options. There are political ways to deal with CU to compel cooperation, such as the Board of Regents. Each option should be studied regardless of apparent feasibility.
- If WRAB does not send staff forward with a recommendation on the current path, how long would it be before something new came back to the board?

Motion to recommend that City Council accept the “West Valley Improvements and Arapahoe Detention Phases” of the South Boulder Creek Major Drainageway Plan and the “Regional Detention at U.S. 36 with Downstream Improvements” as the recommended alternative to mitigate flood risks associated with South Boulder Creek.

The WRAB recommends proceeding with the “Regional Detention at US 36” component of the alternative only after looking at alternatives which may have lesser potential for environmental impacts, and which may provide faster and less costly opportunities for equivalent mitigation in that area, such as use of CU property detention, private property detention, and eminent domain options.

**Motion by: Johnson; Seconded: Clancy
Vote: 5-0, Motion Passes**

Agenda Item 5 –

[9:20 p.m.]

Information Item - Skunk Creek, Bluebell Creek and King’s Gulch Floodplain Mapping Update

Presenters:

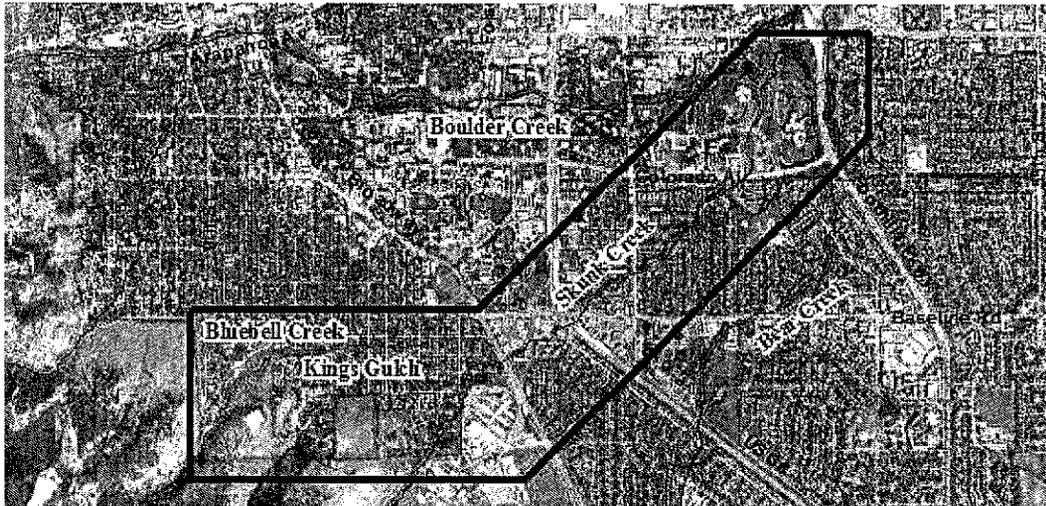
Jeff Arthur, Director of Public Works for Utilities
Bob Harberg, Principal Engineer - Utilities
Katie Knapp, Engineering Project Manager

Executive Summary from the Packet Materials:

The purpose of this memorandum is to provide a general summary of the history and results of the Skunk Creek Floodplain Mapping Update.

Floodplain mapping provides the basis for flood management by identifying the areas subject to the greatest risk of flooding. This information is essential for determining areas where life safety is threatened and property damage is likely and is the basis for floodplain regulations and the National Flood Insurance Program (NFIP). The city's floodplain maps need to be periodically updated to reflect changes in the floodplain resulting from land development, flood mitigation improvements, new topographic mapping information and new mapping study technologies.

The Skunk Creek Floodplain Mapping Update includes the King's Gulch, Skunk and Bluebell Canyon Creek floodplains between the city limits to east of Foothills Parkway where Skunk Creek confluences into Bear Canyon Creek as shown in red below.



Engineering consultants provided hydraulic modeling to update the existing Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) and City of Boulder floodplains, water surface elevations, conveyance and high hazard zones.

The proposed mapping of the Skunk Creek Floodplain would result in a net:

- Increase of 49 structures identified in the 100-year floodplain;
- Decrease of 25 structures identified in the conveyance zone and;
- Decrease of 14 structures identified in the high hazard zone.

The WRAB review of the floodplain mapping update does not require board members to verify the analysis and calculations, but accepts the overall mapping study process and that results are reasonable and acceptable.

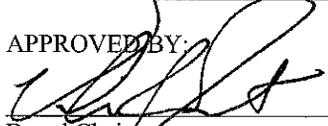
Following input from the August WRAB meeting, any information requested about the mapping study will be presented at the September WRAB meeting. A request for a motion will also be made at the September WRAB meeting.

WRAB Discussion Included:

- Reasons for the increased number of structures in the 100-year flood plain in spite of mitigation done in the area in recent years.
- What the 2013 event was rated at (between 50-100-year event). With LiDAR (Light Detection and Ranging), can individual properties be evaluated and perhaps be removed from the high hazard zone (HHZ)? There is no FEMA process by which property owners can get their properties removed from the HHZ.
- Did the flood models and LiDAR compare well to the mapping of the actual boundaries of the event?
- How much contact has staff had with those who have been added to the 100-year floodplain and what guidance have they been given? Many appear to be eligible for removal from the floodplain through the LOMA (Letter of Map Amendment) process.

No Board action was requested at this time.	
Agenda Item 6 – Matters	[9:43 p.m.]
From the Board:	
Board member Johnson brought up the below matter(s):	
<ul style="list-style-type: none"> • Impressed with city maintenance crews during the last rain storm. They were out looking at trash racks. • Email from Council about recommendation with regard to proposed rate increases and City Council thought we might be light on sanitary sewer increase. • People who were affected seemed pleased with rate increase, and wondering if looking at setting up a local district to put money into for upgrades might be a possibility. 	
Board Member Smith brought up the below matter(s):	
<ul style="list-style-type: none"> • Had a conversation with Steve Pomerance. Should we push more to correct some of these major flooding problems? How do we decide which things get tackled now as opposed to later? 	
Board Member Clancy brought up the below matter(s):	
<ul style="list-style-type: none"> • Raised concerns about the capacity of the WWTF and compliance with related design standards. 	
From Staff:	[9:47p.m.]
<ul style="list-style-type: none"> • CIP Outreach to Businesses: Had a meeting with the Boulder Chamber to get their thoughts on how to proceed and on key people to target. Have been doing one-on-one meetings with some of the big users to discuss rate impacts. Generally, people have understood the need for rate increases. • CIP Agenda Item at Council Previous Week: Most of the discussion was around the Utilities CIP and specifically the Wastewater section. Discussion went well. A majority of Council looked interested in an option to expedite the wastewater collection system improvements. Council asked about WRAB input. Study Session on September 9th. Board cannot take action before that due to meeting schedule, but if individual board members have input about parameters, comparisons to other communities, priorities for investments, etc., please let staff know on an individual basis. 	
Agenda Item 7 – Future Schedule	[10:15 p.m.]
<ul style="list-style-type: none"> • Skunk Creek Floodplain Mapping • Twomile Canyon Creek Floodplain Mapping 	
Adjournment	[10:18 p.m.]
There being no further business to come before the Board at this time, by motion regularly adopted, the meeting was adjourned at 10:18 p.m.	
Motion to adjourn by: Smith; Seconded by: Squillace	
Motion Passes 5:0	
Date, Time, and Location of Next Meeting:	
The next WRAB meeting will be Monday, 15 September 2014 at 7:00 p.m., in the Council Chambers, 1777 Broadway, 80302.	

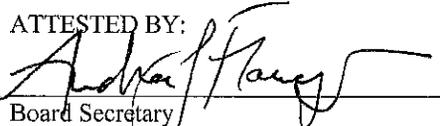
APPROVED BY:


Board Chair

Date

09-15-14

ATTESTED BY:


Board Secretary

Date

09-15-2014

An audio recording of the full meeting for which these minutes are a summary, is available on the Water Resources Advisory Board web page.

**Maria Mercedes Alvarez Day
August 19, 2014**

WHEREAS, the cities of Boulder, Colorado and Jalapa, Nicaragua, have been sister cities since 1985 and Maria Mercedes Alvarez is a board member of the Boulder-Jalapa Friendship City Projects; and

WHEREAS, Maria Mercedes Alvarez, a native of Nicaragua, completed her citizenship requirements and, on August 19, 2014, was sworn in as a citizen of the United States of America; and

WHEREAS, Maria Mercedes Alvarez was trained as a chemical engineer with work on environmental issues with an emphasis on organic agriculture in Nicaragua; and

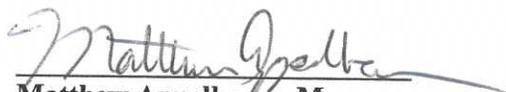
WHEREAS, Maria Mercedes Alvarez worked as Regional Coordinator from 2005 to 2012 for Sustainable Harvest International based in Surrey, Maine, with outreach programs in Panama, Honduras, Belize and Nicaragua; and

WHEREAS, Maria Mercedes was directly responsible for the supervision of an agricultural program providing extended health counseling and nutritional services to individual farmers and over 1,000 families throughout Central America; and

WHEREAS, Maria Mercedes Alvarez provided supervision and training for 25 field trainers with an emphasis on sustainable agriculture techniques and the goal to improve the quality of life for rural Latino families.

NOW, THEREFORE, BE IT DECLARED by the City Council of the city of Boulder, Colorado, that August 19 is

Maria Mercedes Alvarez Day


Matthew Appelbaum, Mayor



Colorado Cities & Towns Week

October 20-26, 2014

WHEREAS, municipal government is the government closest to most citizens and the one with the most direct daily impact upon its residents; and

WHEREAS, municipal government is administered for and by its citizens and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, municipal government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Colorado Cities & Towns Week is a very important time to recognize the important role played by municipal government in our lives; and

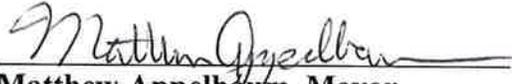
WHEREAS, the Colorado Municipal League's member cities and towns have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

WHEREAS, Colorado Cities & Towns Week offers an important opportunity to convey to all the citizens of Colorado that they can shape and influence government through their civic involvement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the city of Boulder, Colorado, that October 20-26, 2014 is recognized as

Colorado Cities & Towns Week

And encourages all citizens, municipal government elected officials and employees to recognize and celebrate accordingly.


Matthew Appelbaum, Mayor



**City of Boulder Crosswalk Safety Weeks
October 5-18, 2014**

WHEREAS, the Boulder community has a strong commitment to increase bicycling and walking. People walk and bike in Boulder at rates far exceeding national averages (20 times the national average for biking and three times the national average for walking) and the city has goals to increase this mode share further. Hence, understanding and enhancing the safety of these modes is an essential element of the city's work; and

WHEREAS, a primary goal of the Transportation Master Plan calls for continuous improvement in safety for all modes of travel (the *Toward Vision Zero* fatal and serious injury crashes) and action items to reduce crashes through the *Safe Streets Boulder* program; and

WHEREAS, the *Safe Streets Boulder* program identifies crosswalks as the most common location for collisions involving bicyclists or pedestrians and motor vehicles, and crosswalks at intersections are the most common collision location for both bike/vehicle collisions (39 percent) and pedestrian/vehicle collisions (36 percent); and

WHEREAS, *Safe Streets Boulder* outlines an integrated approach to collision reduction strategies, including crosswalk safety; and

WHEREAS, the City launched the *Heads Up Boulder*, a collaborative public outreach campaign funded by the City of Boulder and a *Safe Routes to School* grant in partnership with the Boulder Valley School District (BVSD). Boulder Police, University of Colorado officials, local businesses and nonprofits also helped to develop the campaign; and

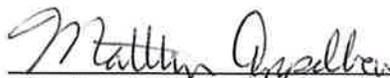
WHEREAS, the Boulder Police Department is proactively enforcing the crosswalk safety ordinances and will implement a stepped up enforcement campaign in the crosswalks, focused in the last two weeks of September, to increase awareness about the role cyclists, drivers and pedestrians all play in keeping Boulder's crosswalks safe; and

WHEREAS, greater awareness will help all participants in the community's transportation system - pedestrians, bicyclists and drivers - practice safe travel behavior

NOW, THEREFORE, BE IT DECLARED by the City Council of the city of Boulder, Colorado, that the two weeks of October 5 to 18, 2014 are designated as the

City of Boulder Crosswalk Safety Weeks

to celebrate the environmental, economic and community value of bicycling and walking to the City of Boulder and its residents.


Matthew Appelbaum, Mayor



**Escoffier Day in Boulder
October 9, 2014**

WHEREAS, the city of Boulder is home to the world famous Auguste Escoffier School of Culinary Arts, offering accredited Culinary and Pastry Programs with Farm-To-Table Focus; and

WHEREAS, named after Auguste Escoffier, internationally recognized as perhaps the most famous chef in history, who is as influential and relevant today as he was a century ago. Escoffier not only taught many famous chefs, who themselves went on to train the likes of Julia Child and others, but his cooking methods and recipes continue to influence chefs today. Escoffier's famous book, *Le Guide Culinaire*, has been called the "bible that codified French cuisine;" and

WHEREAS, the brigade system Escoffier created is still the standard operating structure for commercial kitchens across the world. Indeed, the Escoffier name is synonymous with excellence, quality, skill and commitment in the culinary world; and

WHEREAS, the school offers professional culinary arts programs based on the methods, principles and systems of Auguste Escoffier. Students have the opportunity to learn history and context directly from the Escoffier family, as well as from expert chef instructors. The Schools' Culinary Arts and Pastry Arts certificate programs offer rigorous industry skills training, as well as grounding in the standards of professionalism and excellence; and

WHEREAS, the school celebrates its expansion plans and welcomes Michel Escoffier, the great-grandson of Master Chef Auguste Escoffier, current President of the Escoffier Museum and Foundation in Villeneuve-Loubet, France and school advisory board member to Boulder; and

WHEREAS, Michel Escoffier will induct select Boulder culinary professionals into the prestigious Disciples d'Escoffier – a premier International gastronomic society established in France to maintain the good name and traditions of French Cuisine. The goals of the Disciples Escoffier International are to honor the memory of Auguste Escoffier worldwide, promoting and preserving his work and maintaining the great culinary traditions; to promote culinary education and apprenticeship encouraging young people to discover the desire and motivation to work as a professional chef. **NOW, THEREFORE, BE IT DECLARED** by the City Council of the City of Boulder, Colorado, do declare October 9, 2014 as:

Escoffier Day in Boulder

and call upon the people of the City of Boulder to join their fellow citizens across the United States in recognizing and participating in this special observance.


Matthew Appelbaum, Mayor

