

Boulder Junction Update

City Council Study Session
October 13, 2015

Purpose

- 1. Update and feedback on implementation and financing**
- 2. Next steps on city-owned site**
- 3. Preliminary analysis for fire station #3**

Transit Village Site (2003)

30th Street

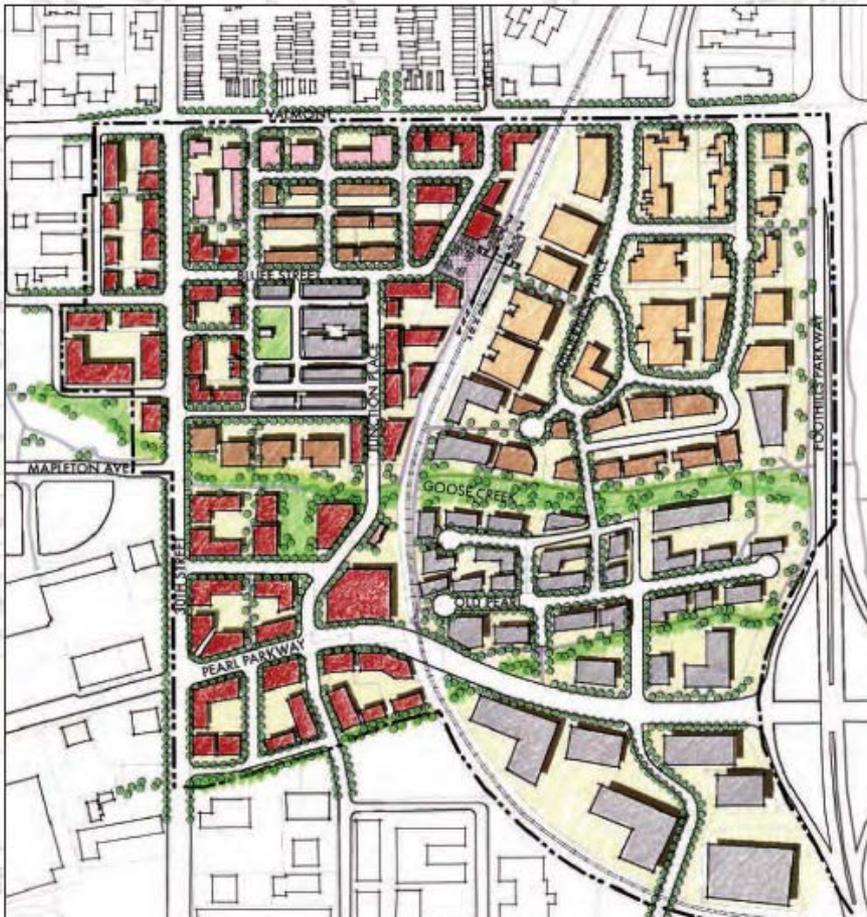
Pearl Parkway

Goals for Acquisition

- **Advance vision for Transit Oriented Development**
- **Mixed-use development**
- **Mix of housing types**
- **Substantial amount of affordable housing**

The Vision

Transit Village Area Plan



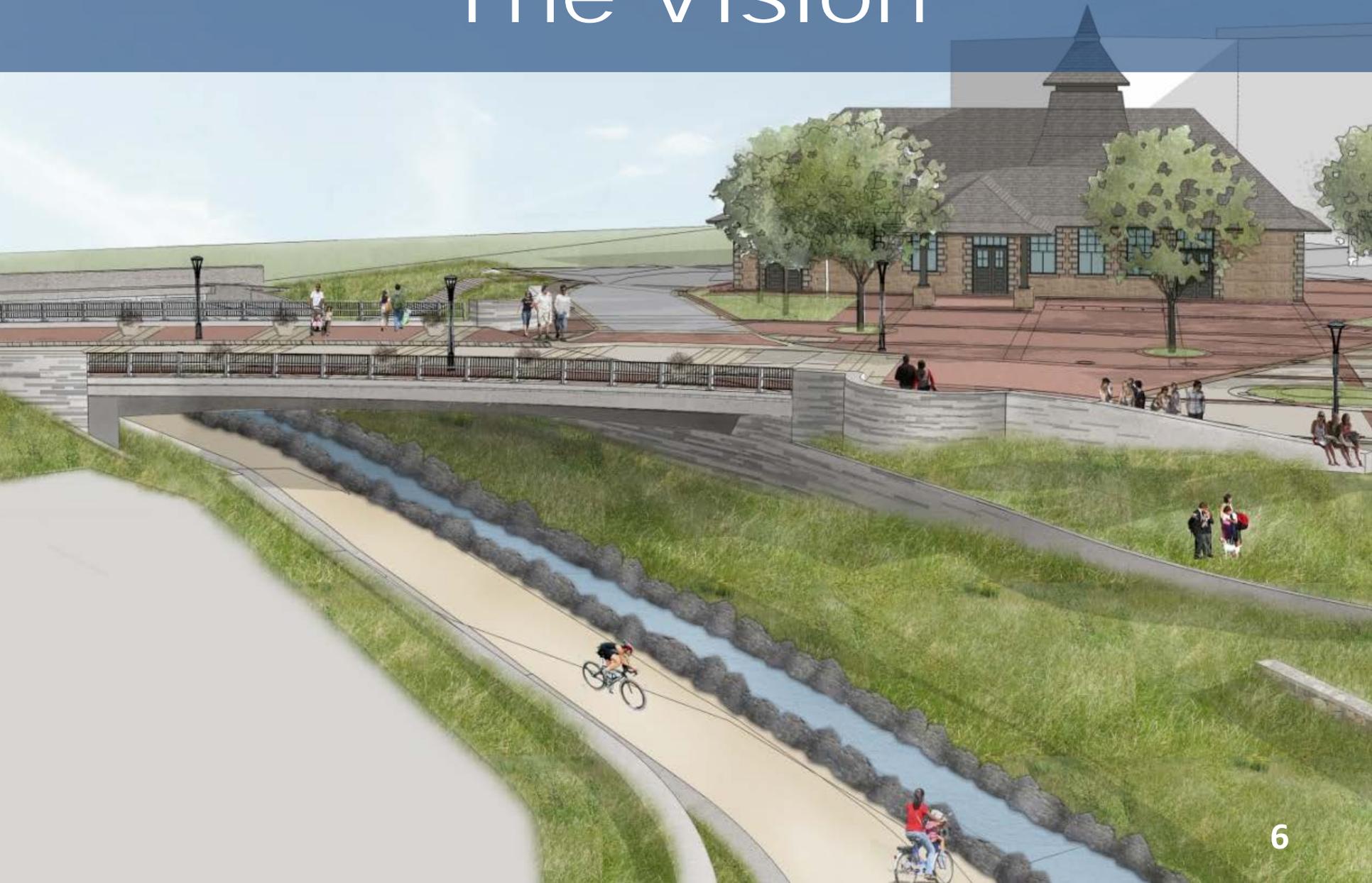
A new neighborhood that is lively and engaging

Public spaces for neighborhood and city

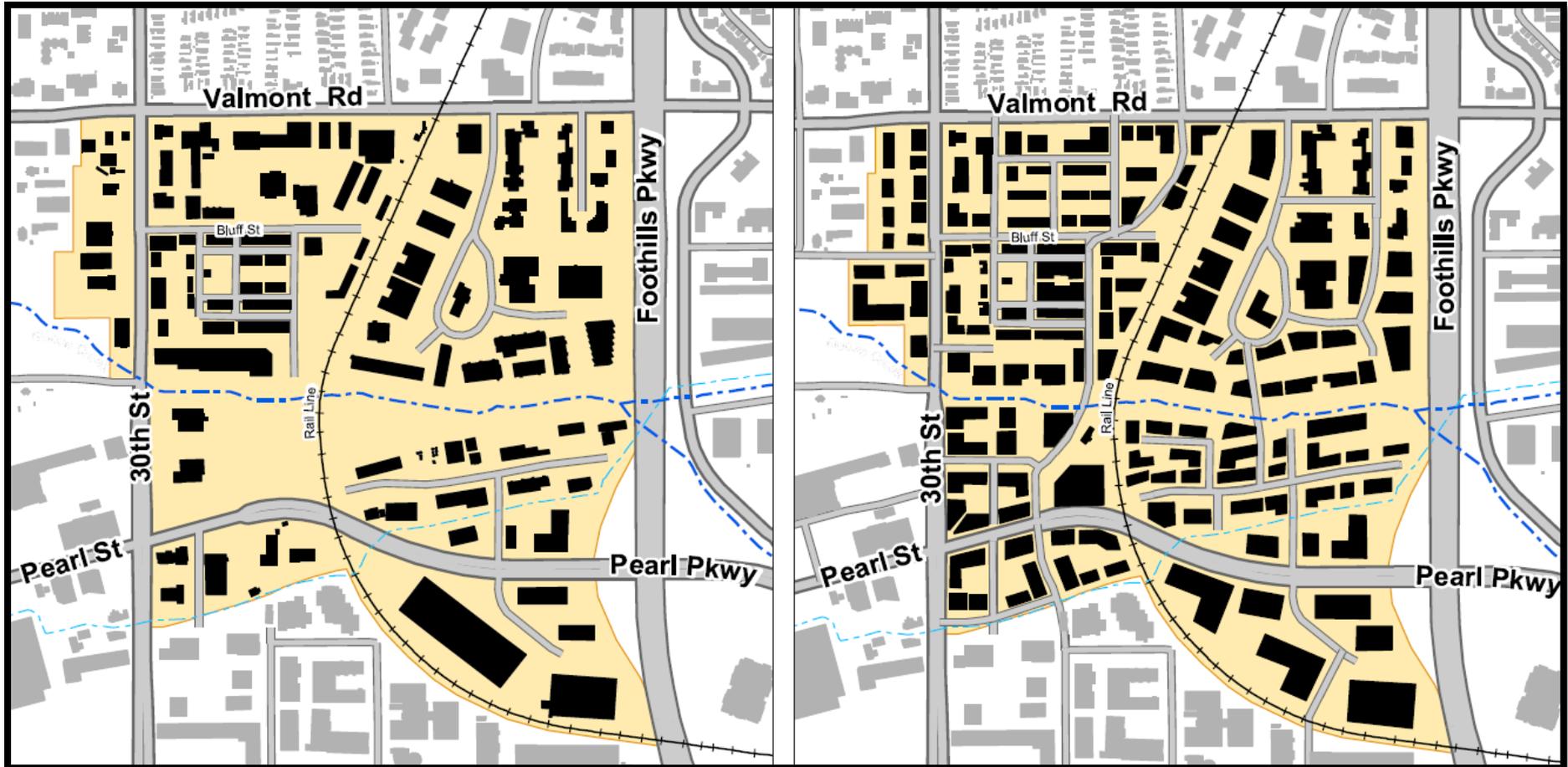
Emphasize sustainability; an eco-village

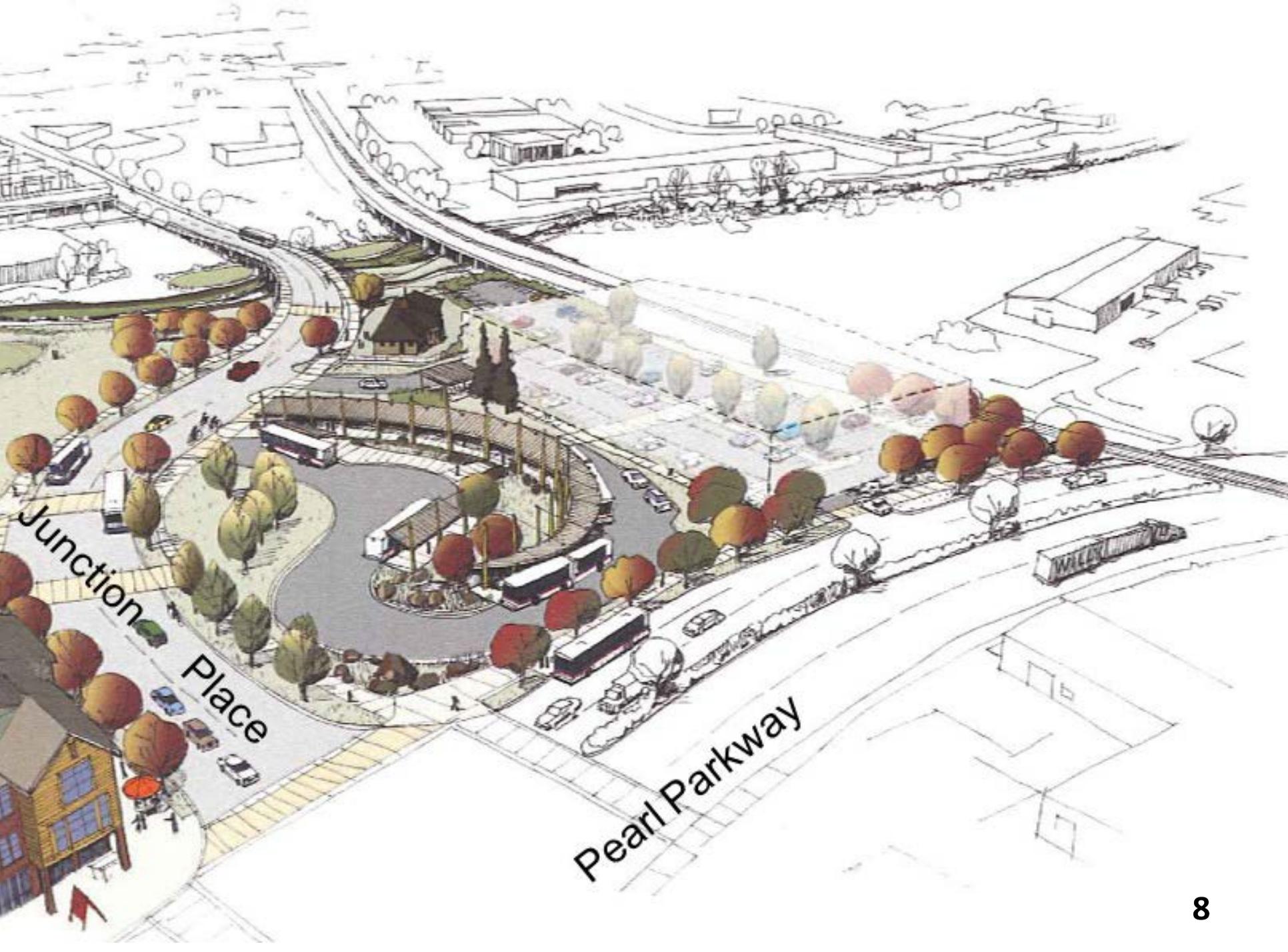
Improve connectivity and multi-modal access

The Vision



The Vision













Old Pearl Parkway





Old Pearl Parkway

New Pearl Parkway









EXIT

EXIT

RED

RENTALS - EXCISE

CHANGE

CHANGE

EXIT







Nickel Flats



The Commons



S'Park



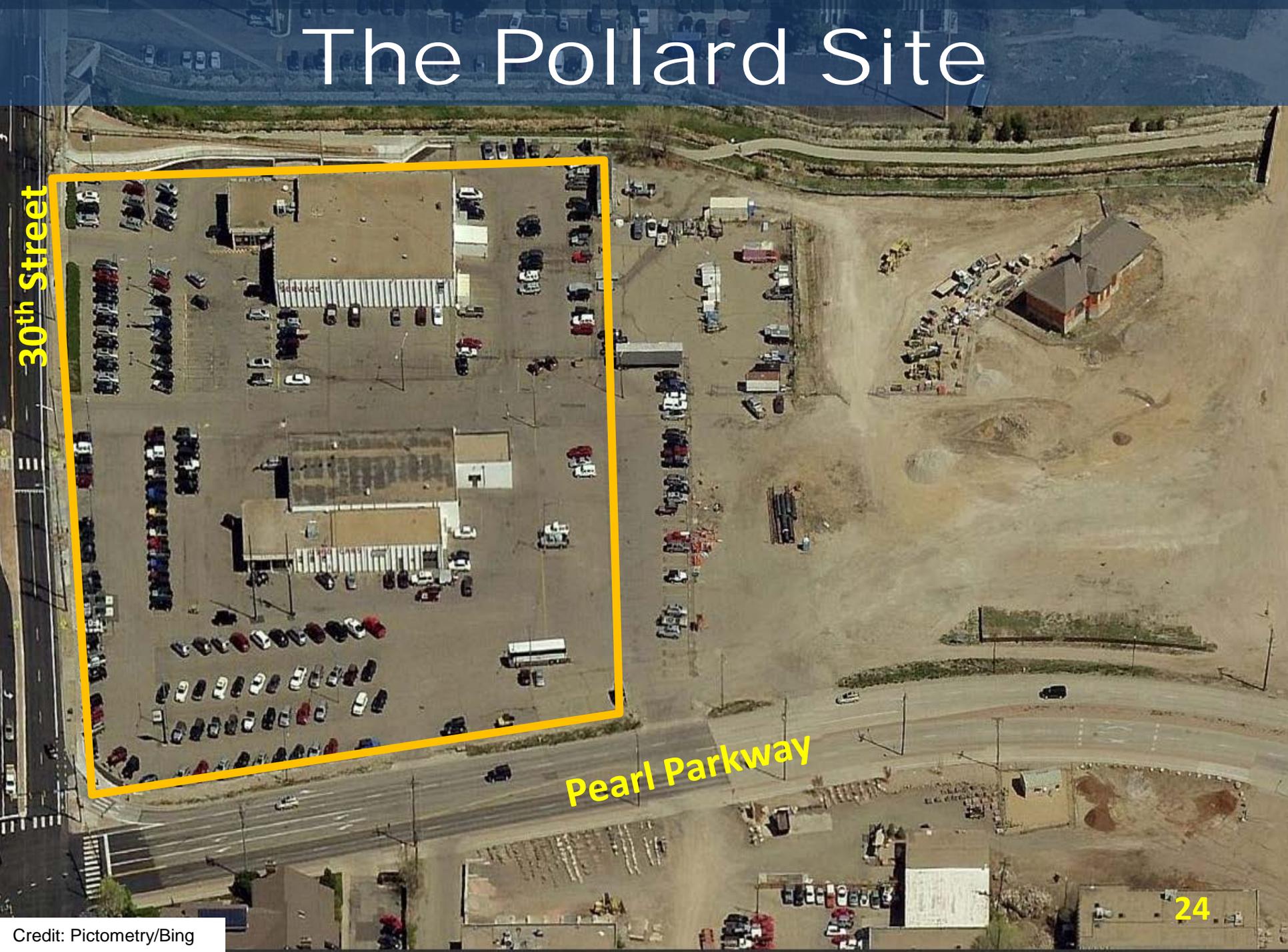
The Reve



The Pollard Site

30th Street

Pearl Parkway



The Pollard Site

- ***Option 1***
 - RFP process
 - Public/private partnership

- ***Option 2***
 - Sell the site
 - With or without conditions?
 - Reinvest proceeds in other city priorities

Fire Station 3





Valmont Road

Folsom Street

28th Street

30th Street

Mapleton Ave

Mapleton Ave

27



Valmont Road

Folsom Street

28th Street

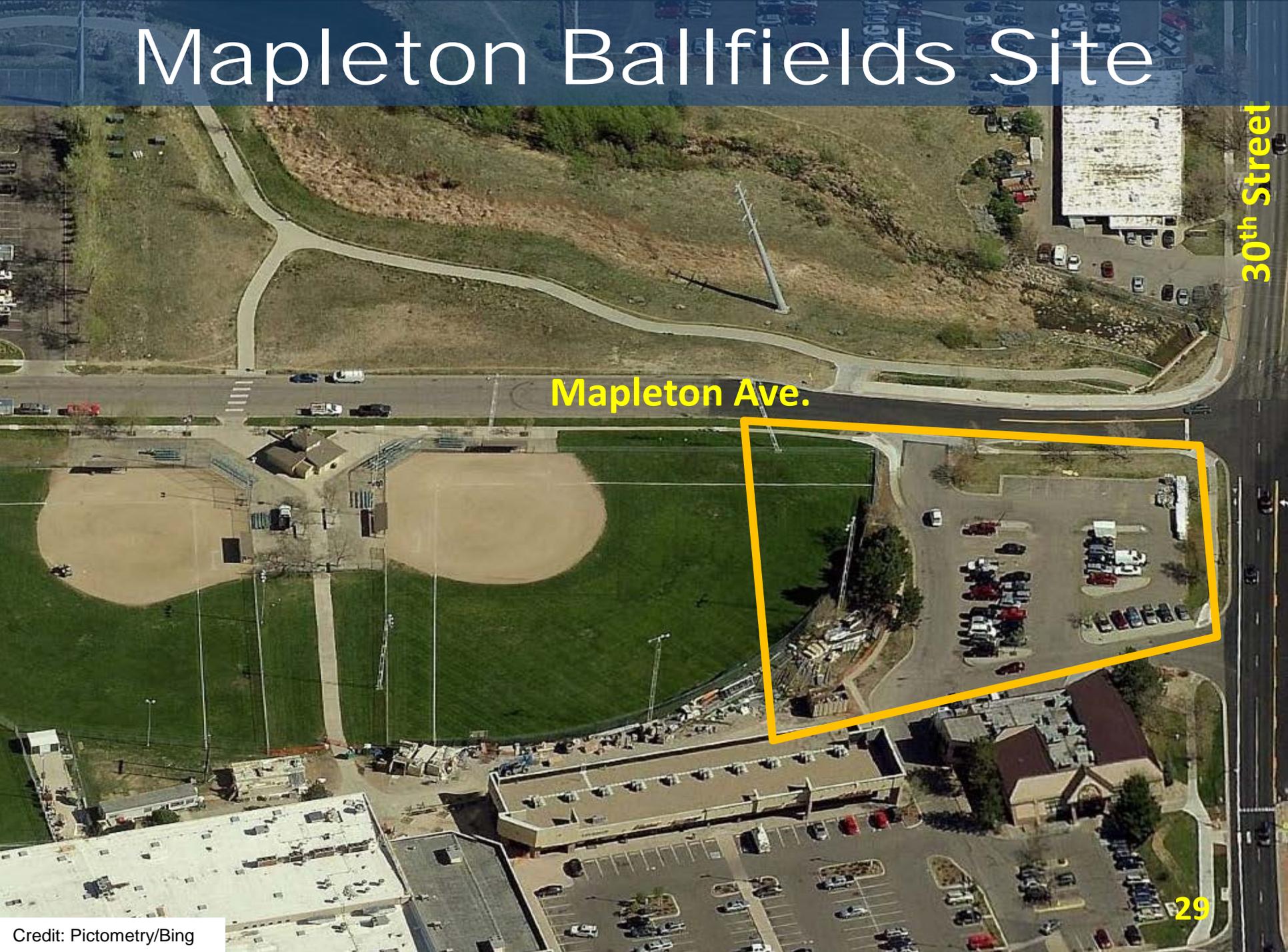
30th Street

Mapleton Ave

Mapleton Ave

28

Mapleton Ballfields Site



Mapleton Ave.

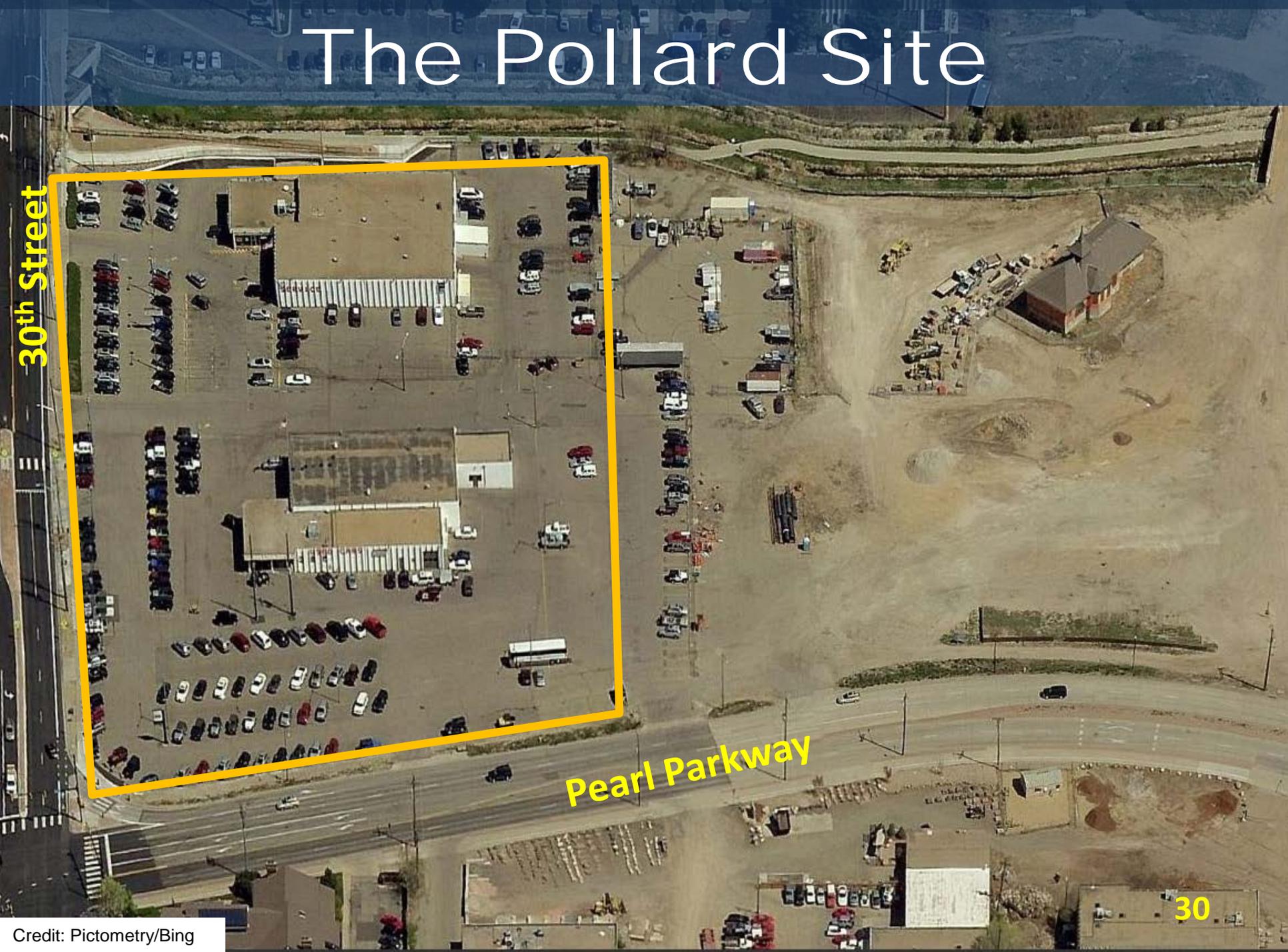
30th Street

The Pollard Site

30th Street

Pearl Parkway

30

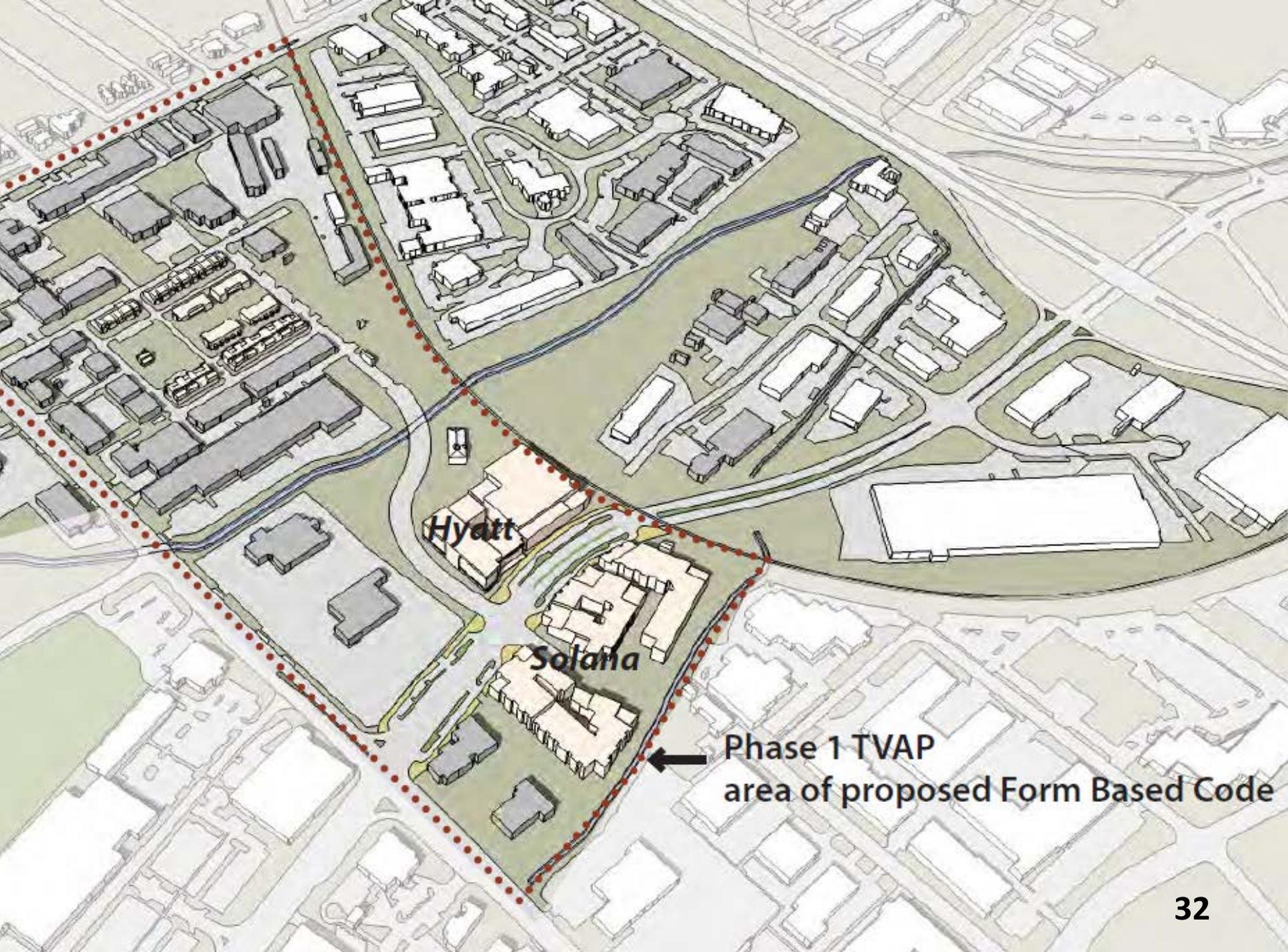


Next Steps

Future Public Improvements

- **Boulder Junction Pocket Park and Bike Storage**
- **Junction Place South Extension**
 - **Connection Across the Boulder Slough**

Form Based Code



Hyatt

Solana

Phase 1 TVAP
area of proposed Form Based Code

Next Steps

- ***Pollard Site***
 - **Form Based Code: First reading in December**
 - **Return to council in early 2016**
- ***Fire Station # 3***
 - **Additional analysis based on council direction**
 - **Return to council second quarter of 2016**
 - **Plan for potential ballot item in 2017**

Questions for Council

1. Questions or feedback regarding the current status of the TVAP's implementation?
2. Questions about the next steps proposed for the city-owned site at 30th and Pearl streets?
3. Questions or feedback regarding preliminary analysis related to relocation of Fire Station #3?