

North Boulder Subcommunity Plan Update

Focus on North Broadway



City Council
May 20, 2014

2013-2014 Plan Update

- Targeted Update
- Action-Oriented



1995 North Boulder Subcommunity Plan

- Complete, Discernible Neighborhoods
- Walkable, Connected, and Mixed Use
- Diversity of Housing
- Preservation of Service Industrial Businesses
- Network of Parks and Open Space
- Village Center



**1995 Plan
Concept**

North Broadway Market Study



North Broadway Market Study

Presented to:

City of Boulder, Colorado

December 18, 2013

Prepared by:

ARLAND
Land Use Economics

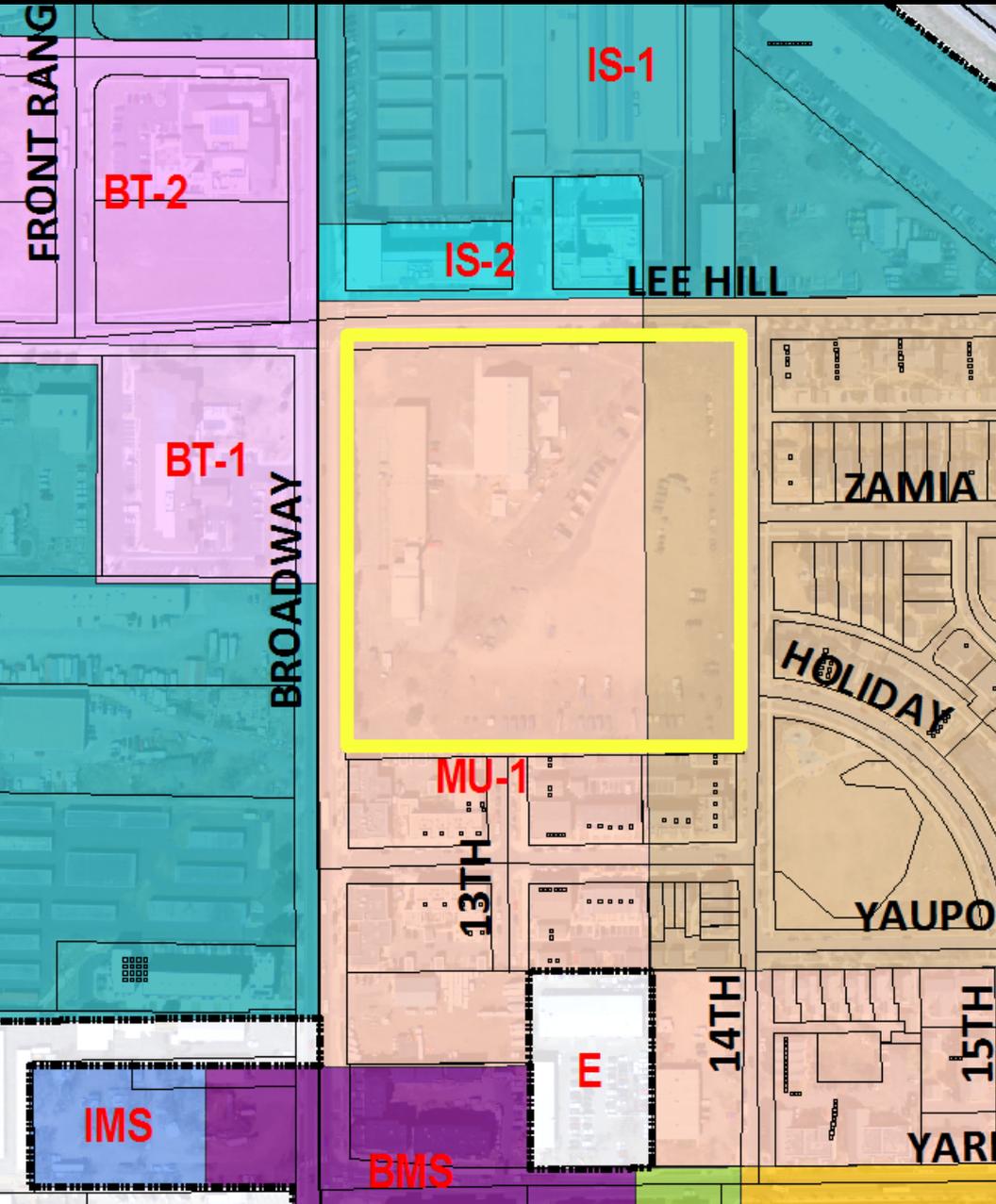
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Flood Impacts on Project



**Fourmile Canyon Creek
Sediment Removal**

North Boulder Armory



Action Plan Approach

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



Arts and Placemaking

- Strong Support
- 200 + Artists/Creative Industries

Example:
Creative Signs



Transportation, Access, and Parking

- Broadway Bicycle and Pedestrian Improvements

Example:
Extend SKIP
North



Land Use and Development

- Annexation, Artists, Service Industrial

Example:
North Boulder
Community
Benefit
Guidelines



Next Steps

- Feedback to Inform Action Plan
- Summer - Draft Action Plan for Public Comment
- Aug/Sept - Planning Board, City Council



Does Council have any feedback on the draft action items, including refinements and missing items?

Specific Comments:

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Possible Action Item	Implementation Strategies for Further Exploration	Department Responsibility	Cost	Other Implementation Opportunities ¹	Timing
Arts and Placemaking					
Public Art Zoning Requirements and/or Incentives	<ul style="list-style-type: none"> Require or incentivize public art in redevelopment. <i>Example: Projects over a certain size or improvement cost must provide public art (to be defined for purposes of regulations), or contribute to a public art fund (that may be established during citywide art and cultural master plan process).</i> 	<ul style="list-style-type: none"> Community Planning and Sustainability Library and Arts City Attorneys 	Staff Time	<ul style="list-style-type: none"> Creative Districting Art and Culture Master Plan (Community Cultural Plan) 	1-2 years
North Broadway Public Art Program	<ul style="list-style-type: none"> Explore a program that encourages local public art to be on display along North Broadway. 	<ul style="list-style-type: none"> Library and Arts 	Staff Time	<ul style="list-style-type: none"> Creative Districting Art and Culture Master Plan (Community Cultural Plan) 	1-2 years
Infrastructure Spending on Arts	<ul style="list-style-type: none"> Implement city arts investment targets as a percent of any new major infrastructure spending along North Broadway. This may include integration with any citywide targets as part of the Art and Culture Master Plan to ensure investment occurs in a manner consistent with community values. 	<ul style="list-style-type: none"> Library and Arts Community Planning and Sustainability Transportation Division Utilities Division 	Staff Time, Implications on Capital Improvements Budgeting	<ul style="list-style-type: none"> Creative Districting Art and Culture Master Plan (Community Cultural Plan) 	1-2 years

Possible Action Item	Implementation Strategies for Further Exploration	Department Responsibility	Cost	Other Implementation Opportunities ¹	Timing
Creative Sign Allowances	<ul style="list-style-type: none"> Establish new creative sign permitting process for artistic signage that allows flexibility for signs that do not meet sign code but are consistent with the North Boulder Subcommunity Plan Clarify how sign code regulates art² 	<ul style="list-style-type: none"> Community Planning and Sustainability Library and Arts City Attorneys 	Staff Time	<ul style="list-style-type: none"> Creative Districting Art and Culture Master Plan (Community Cultural Plan) Citywide Zoning Code Amendments 	6 month – 1 year
Explore Arts Oriented Anchor Land Use	<ul style="list-style-type: none"> Explore strategy to attract appropriate anchor arts land use in the North Broadway area. 	<ul style="list-style-type: none"> Library and Arts Community Planning and Sustainability/Economic Vitality Division 	Staff Time	<ul style="list-style-type: none"> Creative Districting Art and Culture Master Plan (Community Cultural Plan) 	2-5 years
Live/Work Use Allowances	<ul style="list-style-type: none"> Analyze feasibility of allowing live/work by right in more zoning districts <i>Example: establish live/work performance standards and a more specific definition, allow live/work in zone districts that already allow both residential and commercial uses separately along North Broadway (e.g., BMS, MU-1, MU-2, etc.). Currently, only the MU-4 district allows live/work by right.</i> 	<ul style="list-style-type: none"> Community Planning and Sustainability 	Staff Time	<ul style="list-style-type: none"> Citywide Zoning Code Amendments 	6 month – 1 year
Visioning and Design Process for Broadway and US 36 Gateway	<ul style="list-style-type: none"> Engage the community in developing a new vision for the gateway area and identify actions and financial sources to implement the vision. 	<ul style="list-style-type: none"> Community Planning and Sustainability Transportation Coordination with RTD, CDOT, and Boulder County 	Consultant May Be Required (budget estimates TBD)	<ul style="list-style-type: none"> Transportation Master Plan 	1-2 years

Possible Action Item	Implementation Strategies for Further Exploration	Department Responsibility	Cost	Other Implementation Opportunities ¹	Timing
Transportation, Access, and Parking					
Enhance North Broadway Pedestrian Crossings	<ul style="list-style-type: none"> • Analyze the location and type of pedestrian connections in the North Broadway area listed below with the intent of making it easier, safer, and more inviting for pedestrians and to incorporate art where appropriate to: <ul style="list-style-type: none"> ○ Improve crossings on Broadway at Yellow Pine and Yarmouth ○ Facilitate connections to Boulder Meadows (already identified in 1995 connections plan) ○ Implement lighting and safety improvements at Fourmile Canyon Creek underpass at Broadway 	<ul style="list-style-type: none"> • Transportation • Community Planning and Sustainability • Library and Arts 	<ul style="list-style-type: none"> • Staff Time • Capital Improvement Cost Estimates TBD 	<ul style="list-style-type: none"> • Transportation Master Plan • Creative Districting • Art and Culture Master Plan (Community Cultural Plan) 	1-5 years
Enhance Bicycle Facilities	<p>Make it easier, safer, and more inviting to bicycle along North Broadway than current bicycle lanes allow, including:</p> <ul style="list-style-type: none"> • Cycle track on Broadway (e.g., the city implemented similar improvements on Baseline east of 30th St) • Enhancements to 13th Street according to 1995 Plan • North Broadway traffic calming measures 	Transportation	<ul style="list-style-type: none"> • Staff Time • Capital Improvement Cost Estimates TBD 	Transportation Master Plan	1-5 years
Extend SKIP Terminus North, Transit Hub at Broadway and US 36	Extend the SKIP terminus north from the homeless shelter to the US 36 and Broadway area	Transportation	<ul style="list-style-type: none"> • Staff Time • Capital Improvement Cost Estimates TBD 	Transportation Master Plan (already part of citywide Transportation Master Plan)	1-5 years
Implement US 36 Transit Route	Work with RTD to explore a new transit route that runs from Broadway and US 36 east to the 28 th Street commercial area.	Transportation	<ul style="list-style-type: none"> • Staff Time • Capital Improvement Cost Estimates TBD 	Transportation Master Plan (already part of citywide Transportation Master Plan)	1-5 years

Possible Action Item	Implementation Strategies for Further Exploration	Department Responsibility	Cost	Other Implementation Opportunities ¹	Timing
Evaluate North Broadway Access Management Strategies	Evaluate opportunities to consolidate access points on the west side of Broadway, primarily between Violet and Yarmouth. Could be part of North Broadway Streetscape Plan (see below) or an access management district.	Transportation	<ul style="list-style-type: none"> • Staff Time • Capital Improvement Cost Estimates TBD 	<ul style="list-style-type: none"> • Transportation Master Plan • Access Management and Parking Strategy 	1-5 years
North Broadway Streetscape Plan	Develop a comprehensive vision for North Broadway streetscape improvements that addresses pedestrian crossings, bicycle facilities, arts and placemaking opportunities, traffic calming, and access management strategies.	<ul style="list-style-type: none"> • Transportation • Community Planning and Sustainability • Library and Arts 	Consultant Likely Required (budget estimates TBD)	<ul style="list-style-type: none"> • Transportation Master Plan • Creative Districting • Art and Culture Master Plan (Community Cultural Plan) 	1-2 years
Parking Utilization Study for Redeveloped Areas (Uptown, Main Street North)	<p>Parking study to inform development of specific policies and actions that may include:</p> <ul style="list-style-type: none"> • Enhanced signage to direct motorists to parking in redeveloped areas (Uptown, Main Street North) • Increase on street parking management enforcement • Parking district • Shared parking strategies • More public parking, including parking areas integrated with Broadway and US 36 transit hub 	<ul style="list-style-type: none"> • Parking Services • Transportation • Community Planning and Sustainability 	Consultant Likely Required (budget estimates TBD)	Access Management and Parking Strategy	1-2 years
Transportation Demand Management (TDM) Programs	<p>Evaluate TDM strategies for North Broadway that may include:</p> <p><i>Examples:</i></p> <ul style="list-style-type: none"> • Expanded access to eco passes • B-cycle expansion • eGo car share vehicle placement • Employee strategies like vanpooling, carpool, ridesharing, showers/changing facilities 	Transportation	Staff time	<ul style="list-style-type: none"> • Transportation Master Plan • Access Management and Parking Strategy 	1-5 years

Possible Action Item	Implementation Strategies for Further Exploration	Department Responsibility	Cost	Other Implementation Opportunities ¹	Timing
Land Use and Development					
Affordable Service Industrial and Artist's Space Strategies	Analyze strategies that can help the North Broadway area retain affordable space for artists and service industrial land uses. <i>Examples:</i> <ul style="list-style-type: none"> • Updated industrial land use charts in Title 9 • Service industrial protection areas • Standards for provision of affordable artists and service industrial space to help meet affordable housing requirements, or community benefit requirements for annexations (see Support Annexations of County Enclaves below). 	<ul style="list-style-type: none"> • Community Planning and Sustainability • City Attorneys • Housing Division 	Staff time	<ul style="list-style-type: none"> • Comprehensive Housing Strategy • Citywide Title 9 Amendments • Creative Districting • Art and Culture Master Plan (Community Cultural Plan) 	6 month – 2 years
Evaluate Housing Opportunities on Broadway Between Sumac and Violet	Evaluate low density zoned properties along Broadway in these areas to accommodate more housing units on this transit corridor.	<ul style="list-style-type: none"> • Community Planning and Sustainability • Housing Division 	Staff time	<ul style="list-style-type: none"> • Boulder Valley Comprehensive Plan (BVCP) • Comprehensive Housing Strategy 	6 month – 2 years
Support Annexations of County Enclaves	Develop North Boulder-specific community benefit guidelines for annexations that expands on current citywide policies, including arts and placemaking (e.g., contributions toward affordable artists space and gateway improvements), service industrial protection, etc.	<ul style="list-style-type: none"> • Community Planning and Sustainability 	Staff time	<ul style="list-style-type: none"> • Boulder Valley Comprehensive Plan (BVCP) 	6 month – 1 year
Explore Improvement District	Improvement districts are defined areas within which businesses and properties may pay an additional tax (or levy) in order to fund projects within the district's boundaries. A North Broadway improvement district may be a way to advance some of the action items that require funding.	<ul style="list-style-type: none"> • Community Planning and Sustainability • City Attorneys 	Staff time	<ul style="list-style-type: none"> • Boulder Valley Comprehensive Plan (BVCP) 	1-5 years