

NORTH BOULDER SUBCOMMUNITY PLAN UPDATE: FOCUS ON NORTH BROADWAY

PUBLIC OPEN HOUSE | OCT 30, 2013

Consolidated Feedback

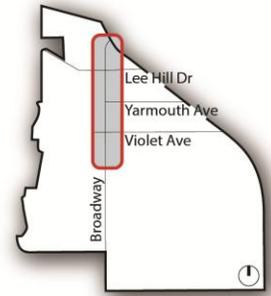


Table Map Sticky Notes

Table Map #1 -- General Comments

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

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

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

Map-specific

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

West of Broadway

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

East of Broadway

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

Boulder Meadows

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

Table Map #2 – General Comments

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

- North Broadway has a very high concentration of housing - is it enough already? Future developments should have less of a concentration of housing.
- Need another grocery store

- Like the mix of industrial sites that exist. Hope they won't be pushed out.
- Should have a bike path to downtown but not on Broadway (too dangerous, noisy and crowded)
- Need longer paved (2-3 mile) recreational bike paths like Boulder Creek Path
- North Broadway area has lots of off-street parking lots that are under-utilized. Get more people to park in the lots and reduce on-street parking.
- Start a neighborhood parking district/permit program
- North Broadway needs an affordable grocery store
- Keep Broadway narrow, tree-lined, detached sidewalks, on-street parking
- North Broadway needs a better bike connection to downtown!!!
- Encourage public art in the area- support the concept of an art district
- No grocery store! We have Lucky's!
- No storefront medical offices!
- Make Broadway look less like a thoroughfare and more like a neighborhood street (trees, size, etc)
- Most eateries in the area are high-end. More "lunch" or 29th Street Mall type places would be nice.
- 29th Street fast food corporate places will eat away local eateries.
- North Broadway should not necessarily be 29th St. style of development. But more variety in that price range. University Hill Style? (another comment: fair enough and good idea)
- North Broadway could have an "urban feel " – a place to go – a North Boulder Downtown.

Map-Specific

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

West of Broadway

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

East of Broadway

- Need more diverse architecture; everything is looking the same
- Brew Pub- Upslope with food?
- No big box stores at the armory; already have a great grocery store!

- It's hard to find parking up here (near Yarmouth and 13th)
- Traffic light at Yarmouth and Broadway (another comment supported this idea)
- Traffic light at Yarmouth and Broadway

Boulder Meadows

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

Key Questions Poster – What other ideas do you have?

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

Comment Cards

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

- A stronger connection is needed from Lee Hill to Laramie
- Would love more retail space—have clients who have been waiting to open Nobo Yoga for years but no space available.
- NO BIG GROCERY!
- East side of North Broadway is walkable (1st Bank to Spruce)
- East side of North Broadway building forms
- The eclectic mix. We have an opportunity to preserve that. The great view of Flatirons on west side of Broadway should be preserved as an entry to Boulder.
- Closeness to paths, lake, etc.
- Easy bus access
- Lucky's Market- don't put in a large chain grocery!
- I like the unique feeling in North Boulder of new urbanism which I do not feel in any other part of Boulder. I like being able to walk to Open Space, hop the Skip bus to the North Boulder Rec

Center and even walk to Lucky's and Logan's for coffee or a few groceries. But I don't walk to Lucky's for groceries often. It is too far and would be too hard to bring back a week's worth of groceries. I like the mix of industrial buildings on the north-west side of Broadway (owned by Emerald Properties), the studios for the artists (David Saltzman owns), the North Briar and Dakota Ridge neighborhoods that are not at all like Holiday and I like being able to walk for a coffee with friends or a work-out at Iron Works or a massage at Red Tail Wellness or a facial at Aqua Fleur. I use every one of our local businesses except Boulder Cycles (I am afraid to bicycle at 65 yrs of age). I used to see both sides of Broadway as commercial opportunities, however, after the flood I believe our key opportunities lie at the Armory and across the street to the north of the Shelter. The North Boulder Sub Community Plan talks about a Gateway into Boulder from the North. We still have that opportunity thanks to the possible annexation of Emerald Properties' land. I do not want our current local market, Lucky's, to suffer if a competing business was built so I would hope we support a commercial aspect at the Armory that is different like a pharmacy or hardware store or music venue or sandwich shop or butcher or mini Farmer's Market or gallery for artists. (think of places like Napa and the San Francisco wharf area). I would love to buy a few staples at the Armory like milk and bread and then use my European market-cart-on-wheels to bring home these few items but still drive to Lucky's for my weekly shopping. I would love to see a younger crowd live in North Boulder like my 30 year old son and daughter in law. This is the one age group that we lack in Boulder, not because they don't make enough to pay a mortgage or rent but often because they cannot come up with the down-payment for a home. I know this from sitting in on the 2 Housing Studies at City Council this year. Boulder lacks this age group. They go to Denver or they commute here. We need smaller market rate units built for sale in North Boulder on the east side of Broadway, not on the west near North Briar. The Armory is the perfect place for such density. It is very hip. When Emerald Properties' annexes, the affordable studios would help this generation with places to work. Supporting a "Creative District" fits in with everything I mentioned. We need place-making on the streets which a Creative District provides.

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

- Need Street/sidewalk lights – Lee Hill to Laramie
- More restaurant choices
- Need local grocery store (Lucky's is still a good distance away)
- The big wall of development housing 1st Bank up to Amante
- Broadway is too busy.
- No safe bike lanes (see Baseline—they have barriers)
- No sidewalks on side streets
- Homeless loitering
- I don't like that WestView Apartments did not follow the Village Plan and that happened because there was no review. If the Armory could be developed with some zoning changes, that would require lots of review (I believe it is such a large piece of land that it will require that anyway). The North Boulder neighborhood is ready for polite dialogue about the Armory. None

of us has forgotten the BHP meeting at the Armory. That happened because our voices were silenced. The zoning changes I would like to see would be to add more residential in smaller scale units as I mentioned and add walkable retail so that North Briar and Dakota Ridge walk into our neighborhood instead of drive past it. I don't like the speeding traffic and lack of traffic lights and turn signals. I would add a turn signal at Lee Hill and Broadway and a stop light at Yarmouth and Broadway. I don't like that the mobile home park on the east side is cut off from Broadway. I would require the owners to put back the path at the north west corner of the mobile home park (Boulder Meadows) so that their residents can access the library that is coming, the bus and local businesses. I don't like that North Broadway is unattractive. We need a street that is pleasant and safe to walk. I love the new Thistle development, Rosewood, that has an open space (right now) next to it on the west. That land is owned by BHP. It should remain an open space with grass in the event of another flood and more grassed and treed areas need to remain. So many people are concerned about the homeless population that comes from the Shelter and sleeps in North Boulder. I think if our neighborhood was even more walk-able there would be less worry because more neighbors that live here would be out walking. We need to connect, connect, connect and to do that we need pleasant sidewalks and safe crossings.

How can this project address areas not impacted by the flood?

The flood event had a profound impact on a significant portion of the study area. The city will be undertaking a 12-18 month mapping and mitigation study that will impact the future land use and development decisions in areas impacted by the flood.

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

Are there opportunities for a Lower Carbon North Broadway?

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

- I drive out of North Boulder to grocery stores and Target. Would be nice to walk to a small Walgreens or such (small King Soopers?). A North Boulder EcoPass would be great for the whole area.

- I would love to see a parking hub somewhere that commuters from the north could use to park and take the bus to work downtown. I would love to see this on the north of the Shelter. I would like to see more walking in our neighborhood which would happen if crossing Broadway was safer at Yarmouth. I have no idea what a district energy system is but I would like to know if someone could email me back. I am always surprised by the number of parents who drive their children to school from the Holiday neighborhood. Why not have mini buses pick up kids in Holiday?

Has the City Identified the Key Issues for a Targeted Update?

What We've Heard To Date...

- *North Broadway Most Opportunity and Potential*
- *Overconcentration of Affordable/Special Needs Housing*
- *Missing Transportation Connections*
- *Strong Support For Arts District and Library*
- *The Flood Event Changes the Conversation*

- The city disappointed me by shoving transitional housing in against the wishes of a lot of the neighborhoods around.
- Yes, you have identified the key issues. I hope your response to us does not take a long time.
What can we do to help you?

Other Comments

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

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

- Letter from North Broadway Community Forum:

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

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

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

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

Since none of us knows now how the flood analysis will turn out, we urge you to instead consider the North Broadway corridor from the Domenico Art House just south of Violet to the North Boulder Gateway as a “mini-main street” with a strong art focus. We request that

you consider putting in place amenities and perhaps zoning changes that would permit development of the entire corridor consistent with this “mini-mainstreet” vision.

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

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

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

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

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

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

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

Sincerely,
North Broadway Community Forum