

# 2015 BOULDER VALLEY COMPREHENSIVE PLAN

## Local Listening Session

### NORTH BOULDER/PALO PARK

November 18, 2015

**OUR LEGACY.  
OUR FUTURE.**

**BOULDER VALLEY COMPREHENSIVE PLAN**

*Photo: Christopher Brown, 2004*

# NORTH BOULDER/ PALO PARK LISTENING SESSION

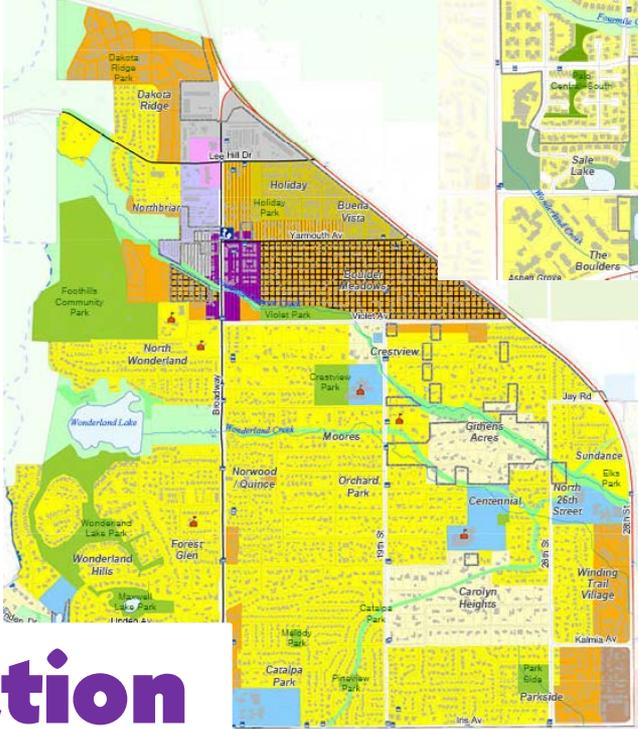
**Welcome!**

## Schedule

**6:30 - Open house**

**7:45 - BVCP presentation**

**8:00 - Small group discussions**



# PRESENTATION

- 1. About the Boulder Valley Comp Plan**
- 2. Engagement and input so far**
- 3. Focused topics for this area**

**Then... small group discussion**



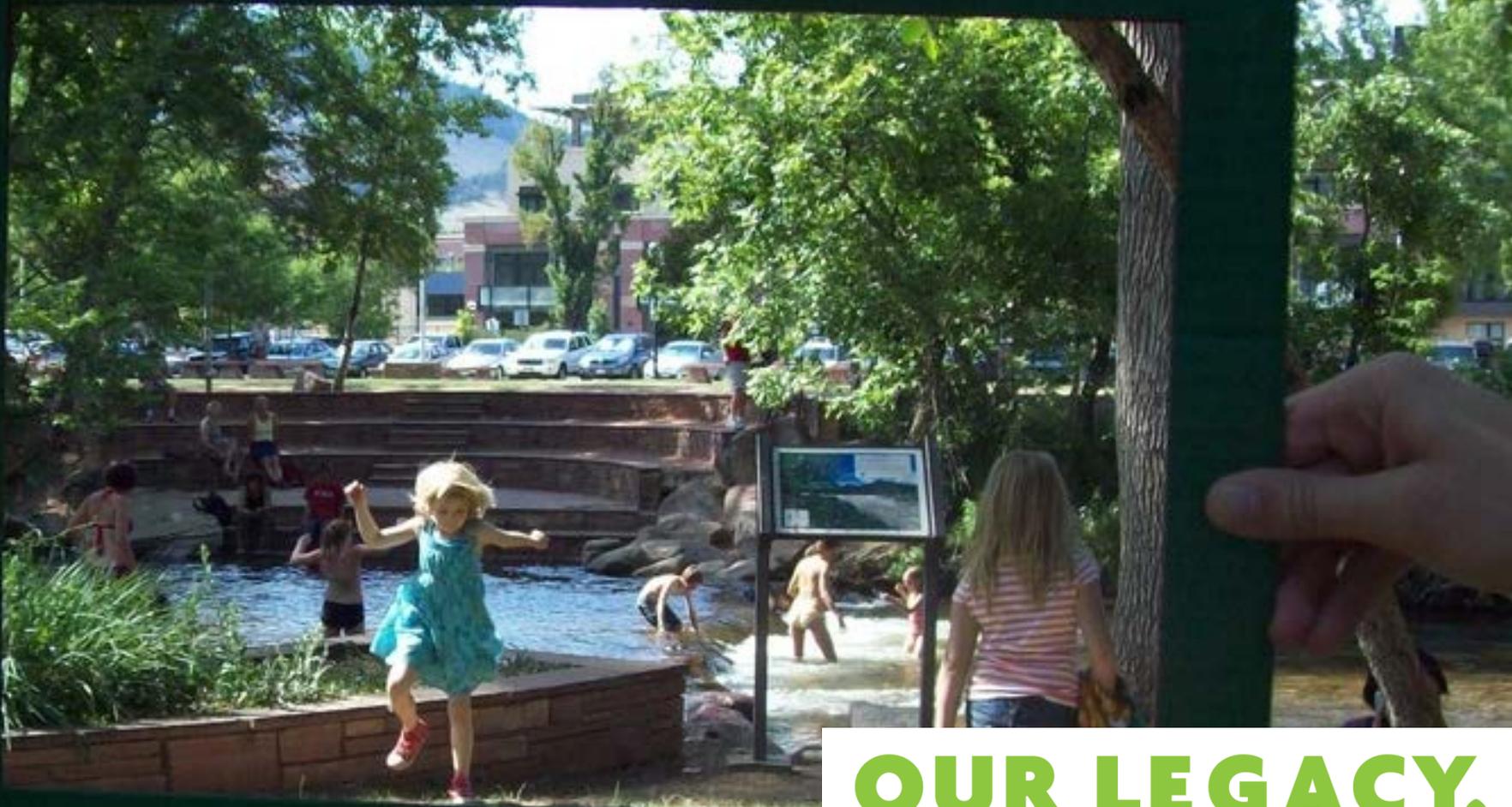
# ABOUT THE PLAN – ITS LEGACY

**OUR LEGACY.  
OUR FUTURE.**

**BOULDER VALLEY COMPREHENSIVE PLAN**



# COMPREHENSIVE PLAN VISION



Imagine Our Future

**OUR LEGACY.  
OUR FUTURE.**

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**SINCE 1977**



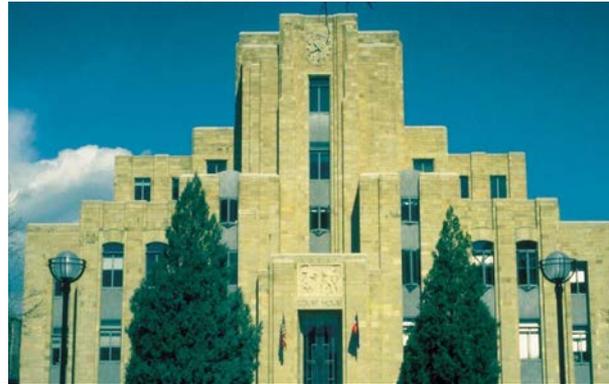
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# LONG-STANDING CORE VALUES



**STEWARDSHIP,  
CLIMATE ACTION**



**CITY/COUNTY COOPERATION**



**COMPACT, CONTIGUOUS**



**ALL MODES  
TRANSPORTATION**



**INCLUSIVE, VIBRANT**



**GREAT NEIGHBORHOODS**

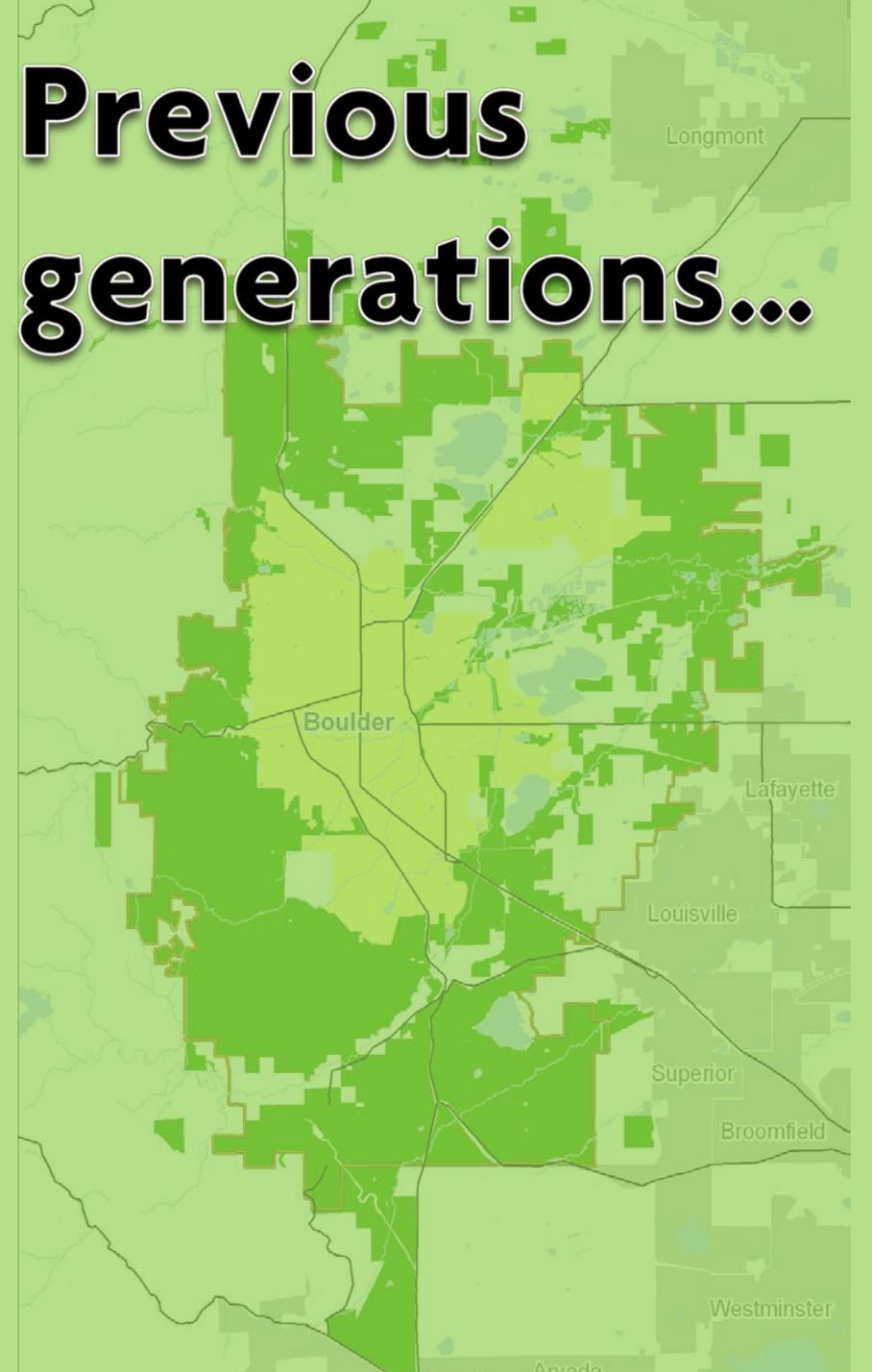
# GREENBELTS

## FOR BOULDER

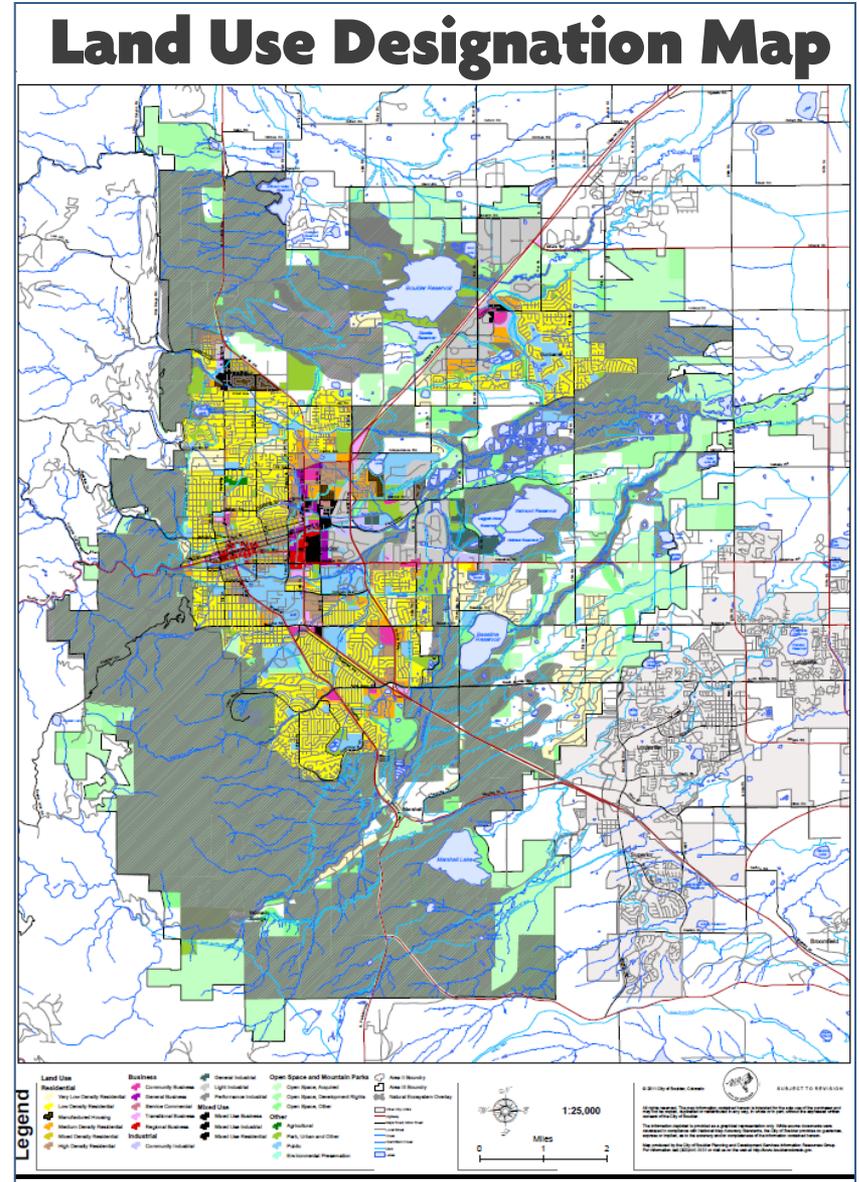
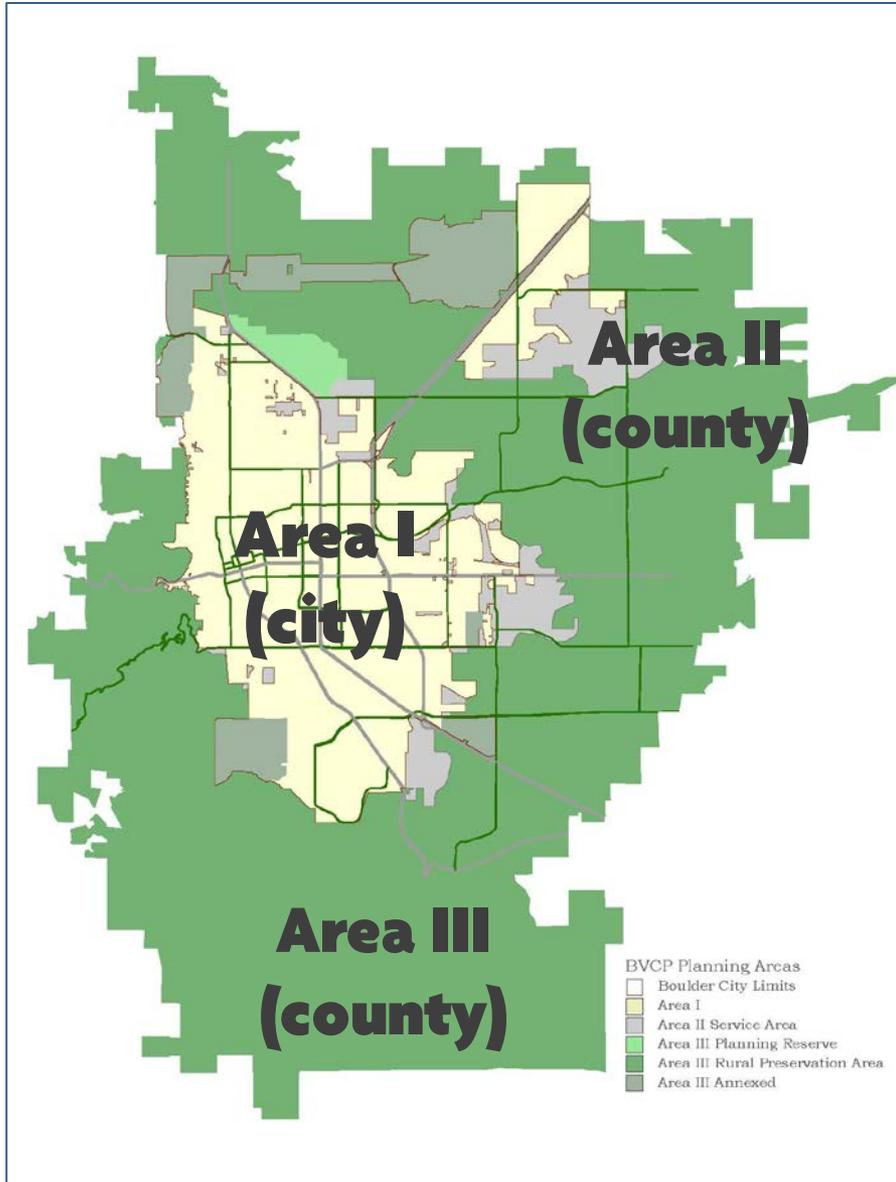


# VOTE FOR SALES TAX

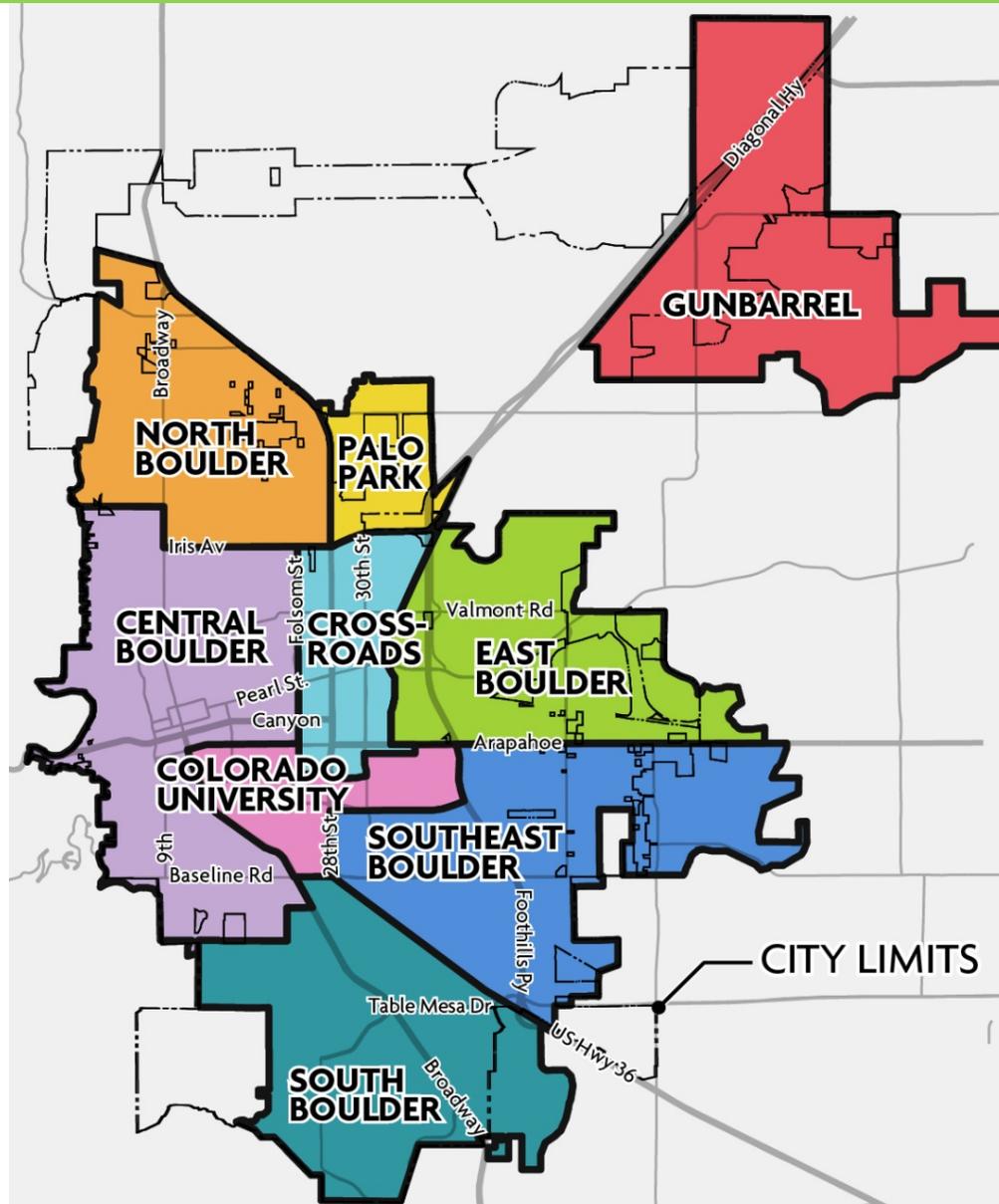
# Previous generations...



# BOULDER VALLEY MAPS



# SUBCOMMUNITIES



# RELATIONSHIPS – PLANS AND IMPLEMENTATION



A large group of people is gathered in a community room, likely for a public meeting or workshop. The room has a drop ceiling with fluorescent lights and several bright green pillars. People are seated at tables, some looking at documents or whiteboards. The atmosphere appears to be one of active participation and discussion. A large, semi-transparent black banner with white text is overlaid across the center of the image.

**HOW CAN YOU ENGAGE?**

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OUR FUTURE.**

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**PLEASE ENGAGE – SHAPE THE PLAN!**



***Whether 30 seconds or 30 hours***

**Events**

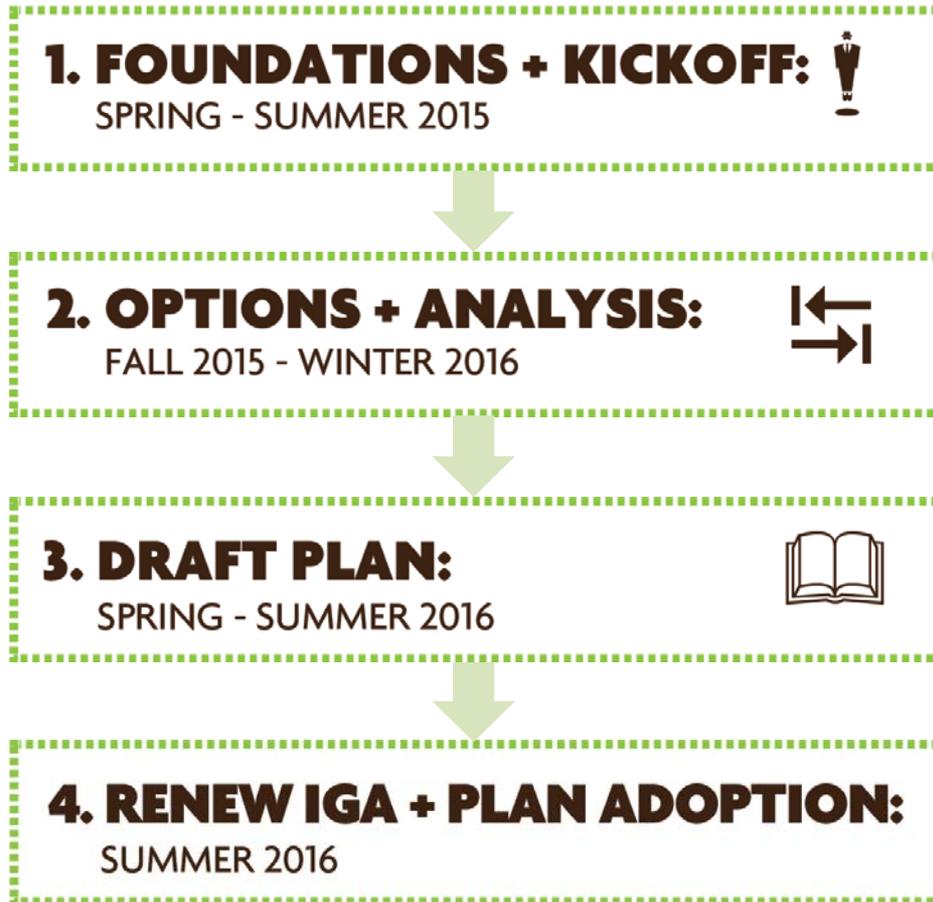
**Digital / TV**

Sign up and Send Comments:

[WWW.BoulderValleyCompPlan.net](http://WWW.BoulderValleyCompPlan.net)

# TIMELINE

**Today is not the first or last opportunity!**



Your input  
helps shape  
each phase  
of work

# EVENTS AND ACTIVITIES

- Available online:
  - ❑ Community Engagement Plan
  - ❑ BVCP Process Subcommittee
  - ❑ Comment forms
- Community organizations
- Culturally-appropriate
- Survey and focus groups

[WWW.BoulderValleyCompPlan.net](http://WWW.BoulderValleyCompPlan.net)



# MEETING “TO GO” / ONLINE MATERIALS

- ✓ **Host your own discussion**
- ✓ **Packaged meeting materials**



Check:

[WWW.BoulderValleyCompPlan.net](http://WWW.BoulderValleyCompPlan.net)

# HAVE BEEN HEARING SO FAR...

## **What's Working / People Love:**

- **Open space and natural environment**
- **Bike and pedestrian facilities**
- **Creative culture, forward-thinking people**
- **Neighborhoods and amenities (e.g., parks)**

[WWW.BoulderValleyCompPlan.net](http://WWW.BoulderValleyCompPlan.net)

# HAVE BEEN HEARING SO FAR...

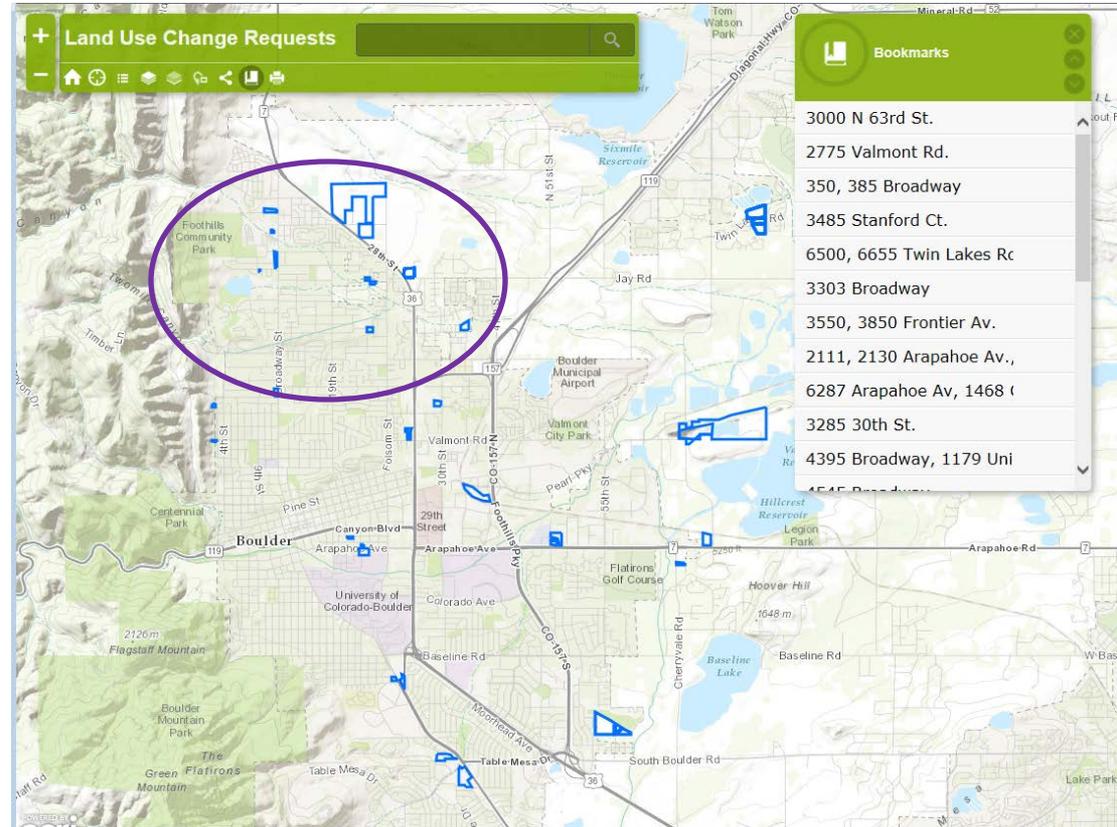
## **What Needs Attention:**

- **Housing affordability**
- **Traffic congestion**
- **Transportation that works for all (multi-modal) and regional solutions**
- **Rate and quality of growth**
- **Neighborhood protection and needs (no “one-size-fits-all”)**

[WWW.BoulderValleyCompPlan.net](http://WWW.BoulderValleyCompPlan.net)

# CHANGE REQUESTS - PUBLIC HEARINGS

- **Initial Screening:**
  - **City Council and Planning Board (Dec. 15)**
  - **BOCC and PC (Jan. 26)**
- **Additional Analysis (winter/spring)**
- **Final Decisions (spring/summer)**



[WWW.BoulderValleyCompPlan.net](http://WWW.BoulderValleyCompPlan.net)



# WHAT ARE CURRENT CONDITIONS?

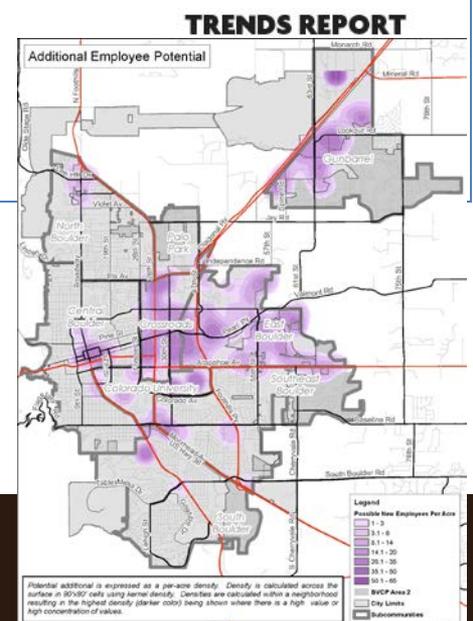
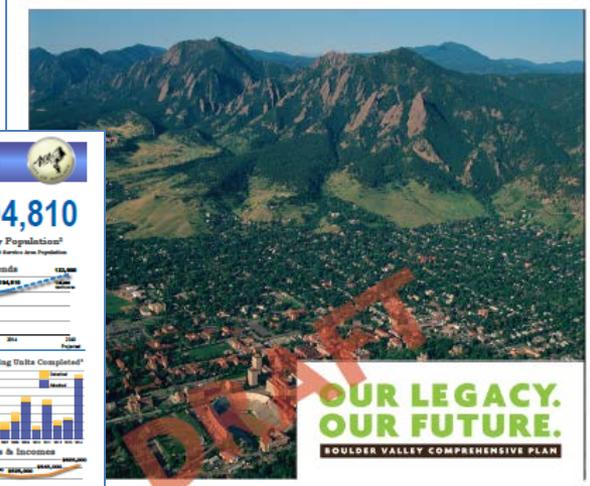
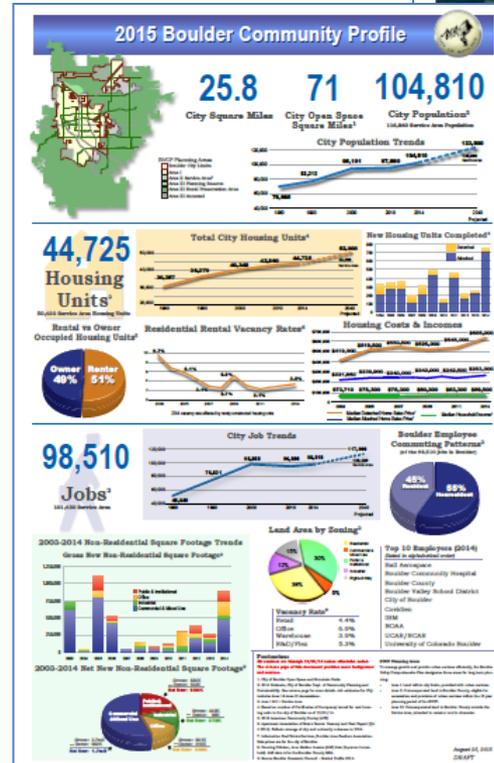
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OUR FUTURE.**

**BOULDER VALLEY COMPREHENSIVE PLAN**

# FOUNDATIONAL WORK

## Valley Wide and by Area:

- ❑ Trends Report
- ❑ Projections
- ❑ Profile
- ❑ Fact Sheets



# FACT SHEET



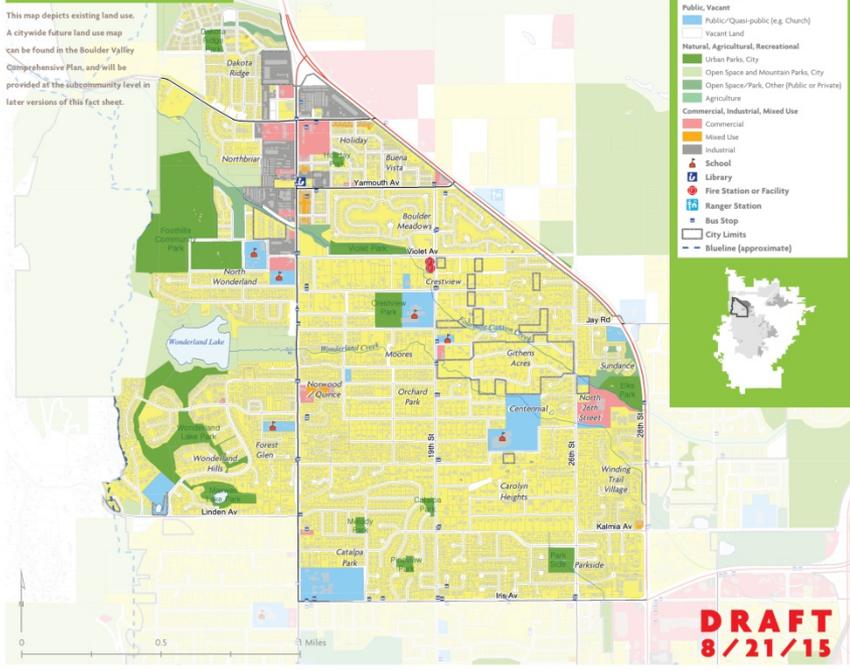
## ALL ABOUT NORTH BOULDER

North Boulder is an eclectic area with diverse lot sizes and street patterns. Recent development in North Boulder is a neotraditional development style with a mix of residential and commercial uses. The area's commercial district is located along Highway 103. North Boulder has good access to open spaces and greenways run east-west through the area, providing access to elementary and middle schools.

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## ALL ABOUT NORTH BOULDER EXISTING LAND USE

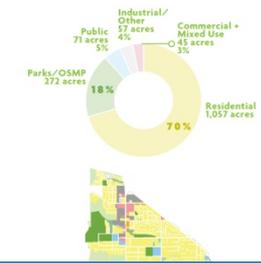
This map depicts existing land use. A citywide future land use map can be found in the Boulder Valley Comprehensive Plan, and will be provided at the subcommunity level in later versions of this fact sheet.



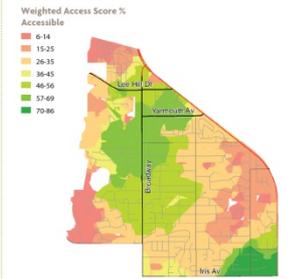
**DRAFT 8/21/15**

## LIFESTYLE

### EXISTING LAND USE



### NEIGHBORHOOD ACCESS



## PEOPLE & HOUSING

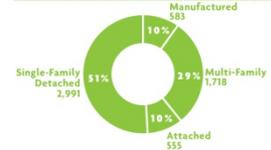
### POPULATION



### TOTAL DWELLING UNITS



### HOUSING UNIT MIX



### DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)



### AVERAGE SINGLE-FAMILY LOT SIZE



### TOTAL JOBS



### SIDEWALK GAPS



### TRANSIT



## NATURE

### WATER FEATURES



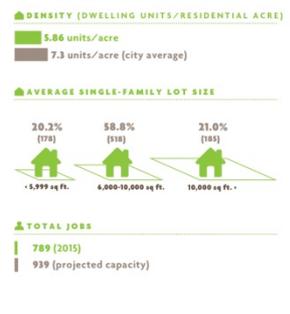
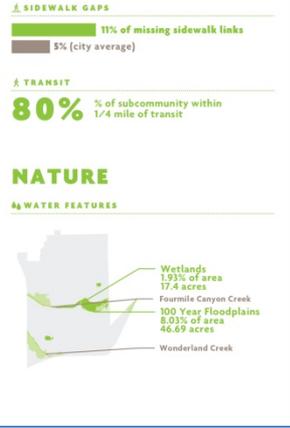
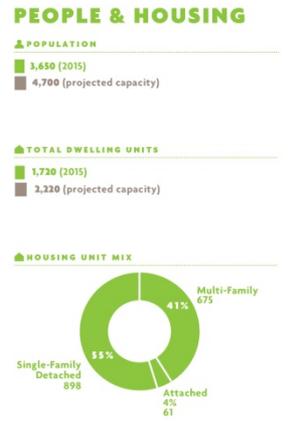
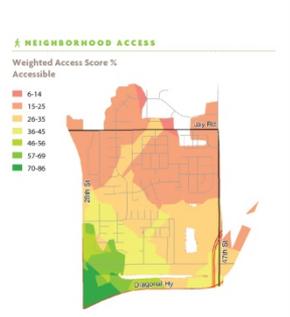
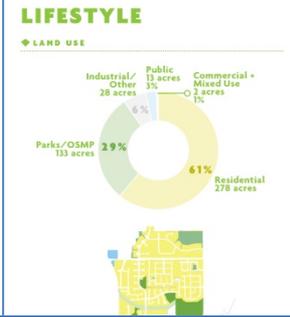
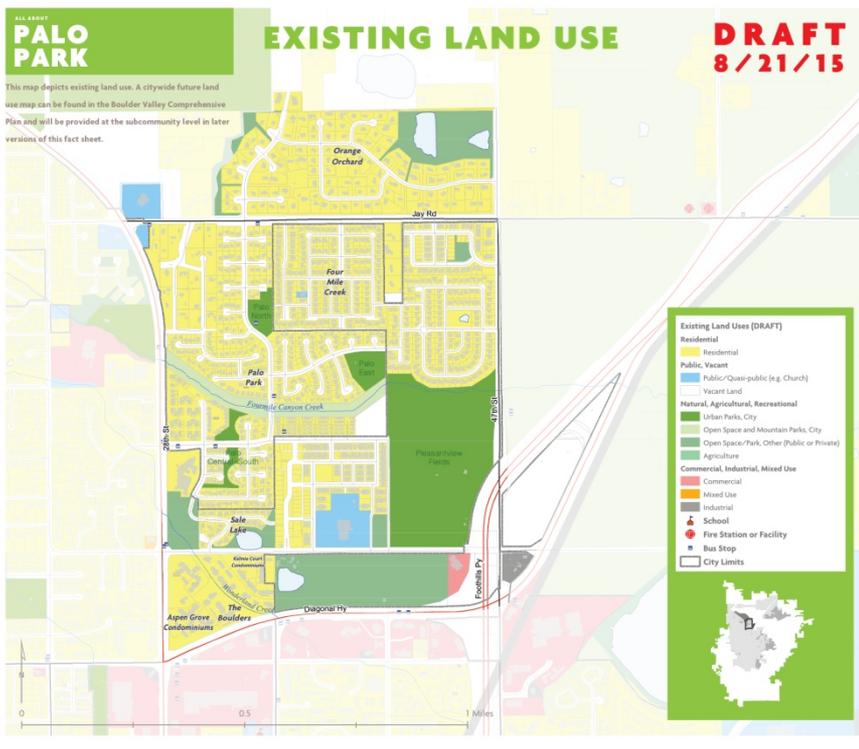
# FACT SHEET



ALL ABOUT  
**PALO PARK**

Palo Park is primarily residential in the smallest subcommunity in Boulder in size. Originally developed in the 1950s after Paul and Louise Hoffman, who used their first names to create the name known by locals primarily as a residence adjacent to the Fourmile Canyon Creek Pleasant View sports complex.

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OUR FUTURE.**  
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# HISTORY

## LOOKING BACK AT THE LEGACY OF NORTH BOULDER & PALO PARK



1875 Capt. Clinton M. Tyler builds his house at 2940 20th St. at a cost of \$10,000.



1906 J. P. Maxwell builds the house at 3737 Broadway. He was a member of the first Colorado State Senate in 1876 and was Boulder's third mayor.



1933 Ted Allen, a resident of North Boulder and world-class horseshoe pitcher, wins his first World championship at the World's Fair of 1933 in Chicago. He would later go on to win nine more World Championships.

Part of the North Boulder & Palo Park Fact Sheet, May 2015

## DRAFT



1888 The Silver Lake Ditch is developed by J.P. Maxwell, supplying water to the area.

The Boulder Country Club is organized. A nine-hole golf course and Prairie style clubhouse are constructed on the 72-acre Sale family ranch (the area presently known as the Palo Park neighborhood).



1919



1946 K. K. Parsons acquires the Wineglass Horse Ranch near 26th St. and uses it to raise stallions for the next fifty years.

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The Colorado Air National Guard constructs a \$4 million facility to serve as their headquarters at the junction of Broadway and Lee Hill Road.

1949



1956 Beech Aircraft Co. acquires 760 acres in north of Boulder to build their facility.



1969



The Holiday Drive-in Theater is relocated from 28th and Pennsylvania to North Boulder. It operated until 1988. Easy Rider Lane is named for the last film shown at the drive-in theater.

1999

Development of Dakota Ridge neighborhood begins, one of the first developments in Boulder to provide affordable housing at a large scale.

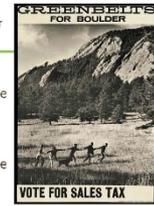


Paul and Louise Hoffman develop the Palo Park neighborhood. They take the first two letters from their first names to come up with "Palo."

1955-1960



City of Boulder Open Space purchases the 227-acre Erni property on the Dakota Ridge immediately following the first open space sales tax election.



1967

The Boulder Shelter for the Homeless is established and opens their facility along north Broadway.

1987



The Holiday Drive-in Marquee is designated as a City of Boulder landmark.

2002



Photographs and historic facts courtesy of the Boulder Carnegie Branch Library, City of Boulder, Denver Public Library Western History & Genealogy Department Digital Collections, and Stephen H. Hart Library and Research Center Collections.

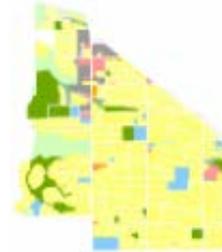
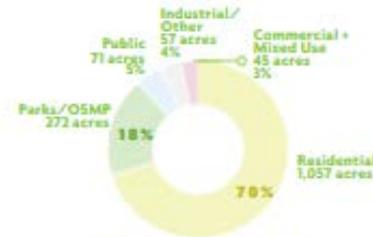
AVAILABLE AT: [www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net)

# QUICK FACTS

- ❑ North Boulder
  - ❑ >12.6k people
  - ❑ <6.1k housing units
  - ❑ <4.4k jobs
  - ❑ 69% transit access
- ❑ Palo Park
  - ❑ <3.7k people
  - ❑ >1.7k housing units
  - ❑ >0.7k jobs
  - ❑ 80% transit access

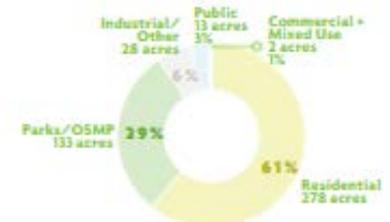
## LIFESTYLE

### EXISTING LAND USE

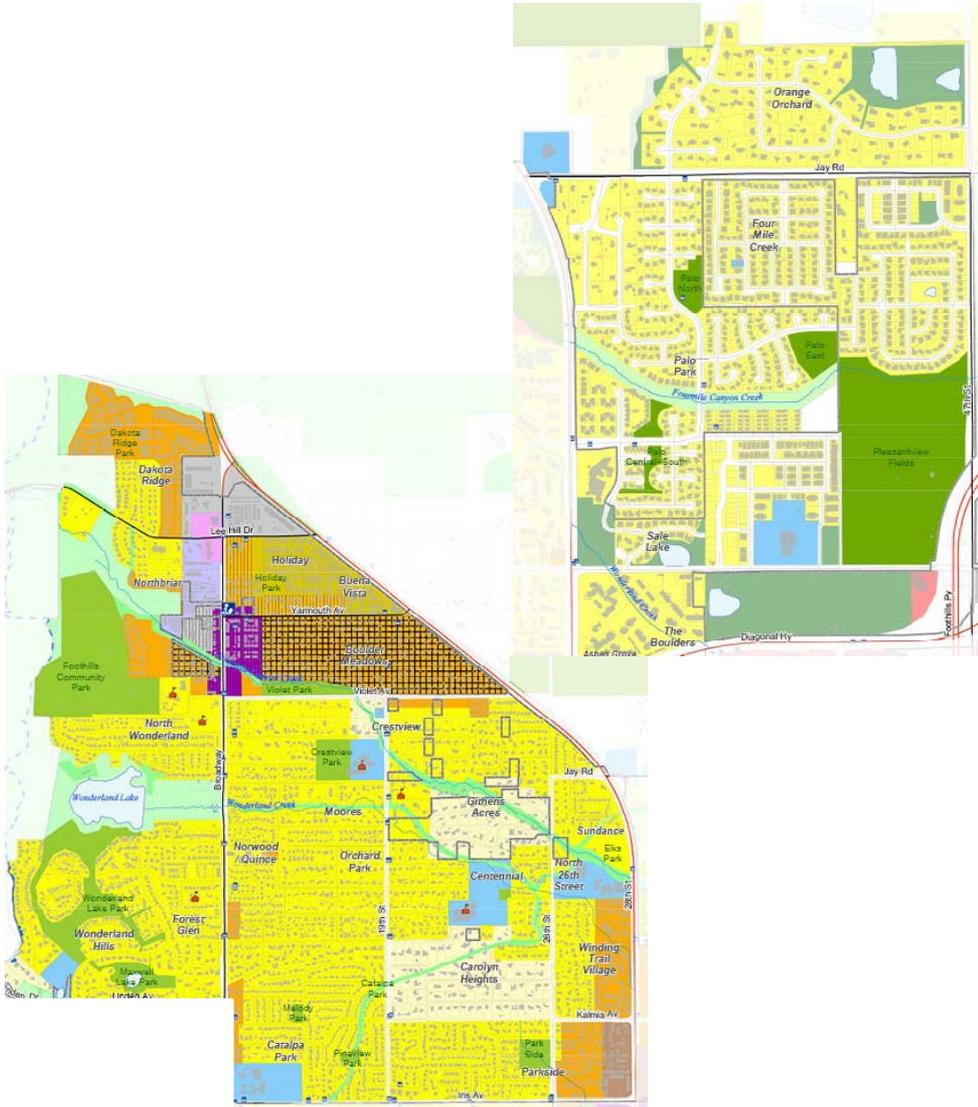


## LIFESTYLE

### LAND USE



# FUTURE LAND USE (2010)



**Implemented as follows...**

**Boulder Valley Comp Plan**

**Area I, II, III, Annexation**

**Land Use Map**

**Zoning**

**Site Planning**

**By-right or site review of development project**

# INTERACTIVE, 3D MAPPING...

## Central Boulder

### NATURE

#### WATER FEATURES



### GETTING AROUND

#### BIKE LANES & TRAILS

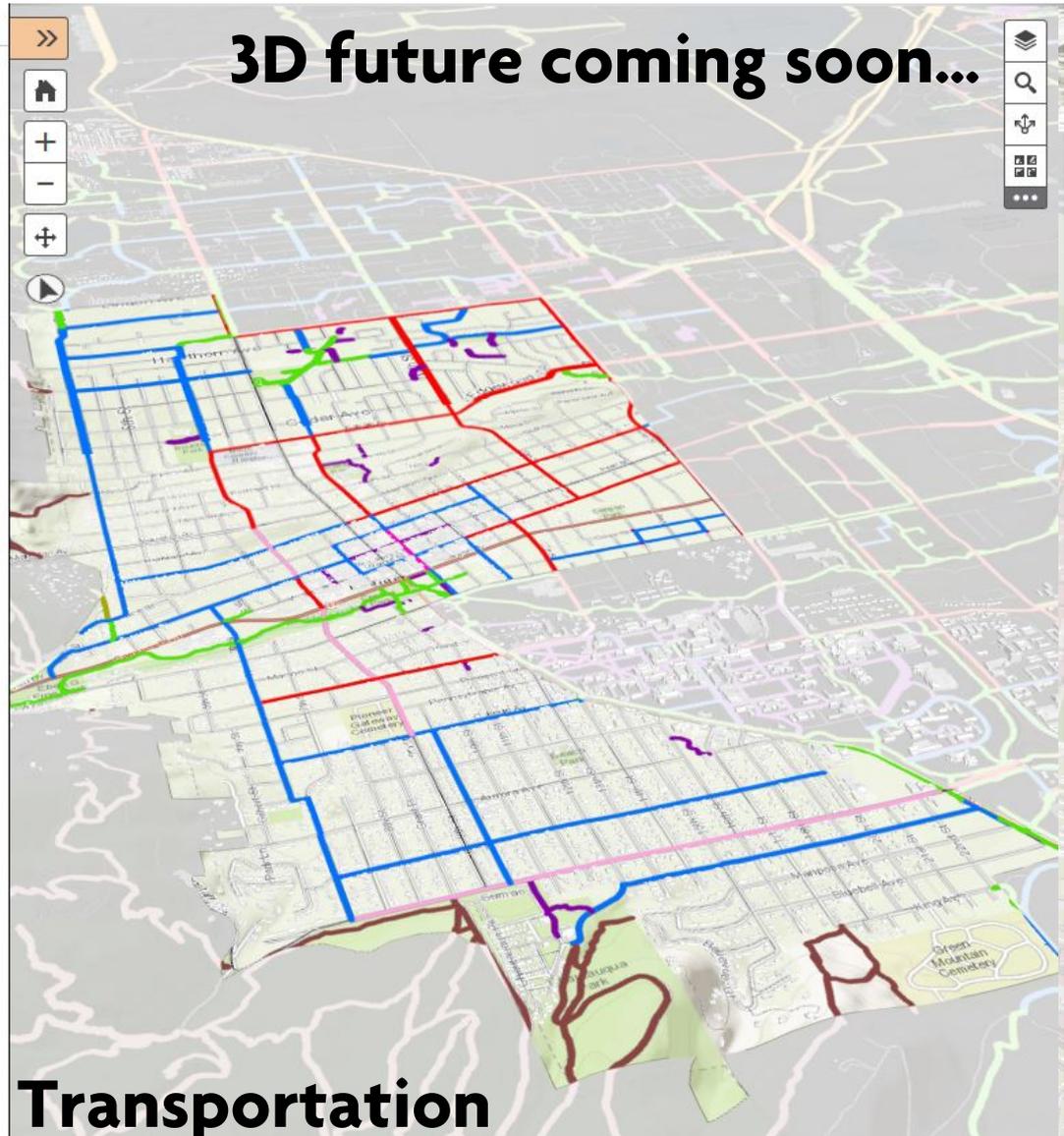
32.69 miles

203.81 miles in Boulder Valley

**28%** % of subcommunity within 1/4 mile of a trailhead

#### TRANSIT

**84%** % of subcommunity within 1/4 mile of transit



3D future coming soon...

Transportation



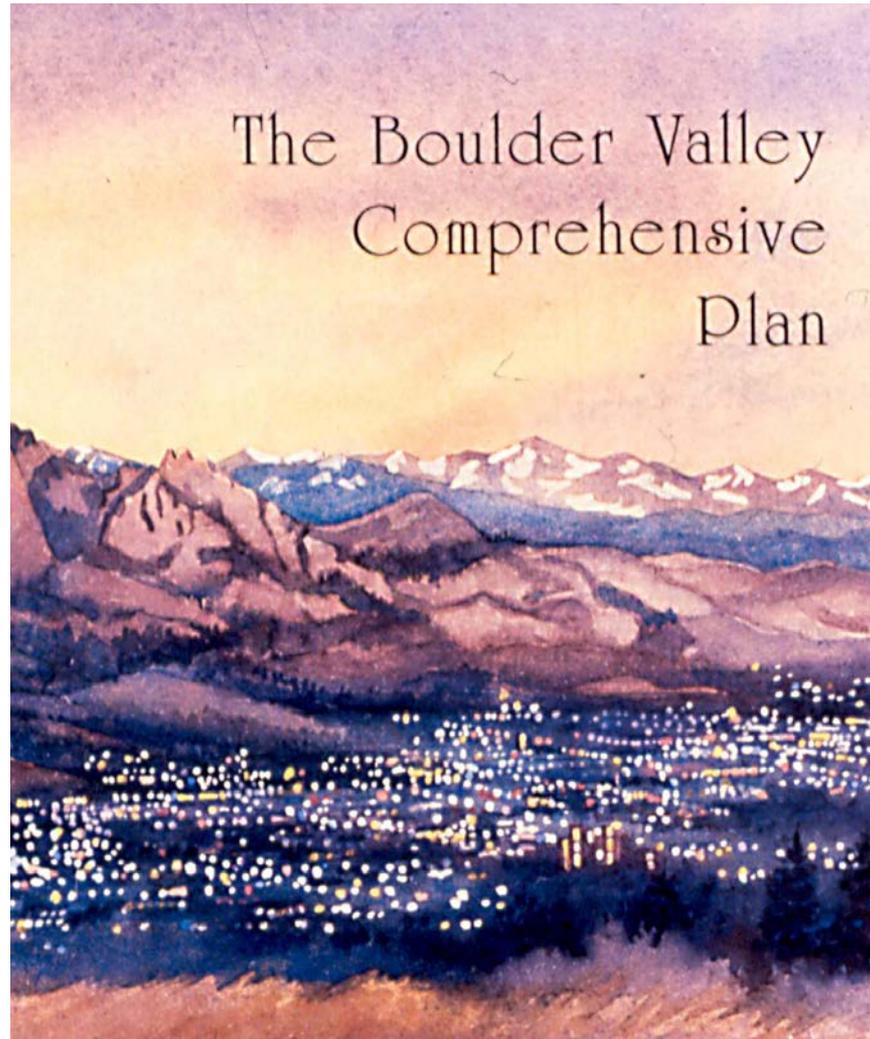
**WHAT SHOULD THE FOCUS BE?**



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# BUILDING ON EXISTING PLAN...



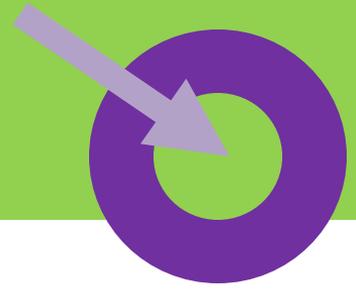
# FOCUSED TOPICS?



- Growth Management**
- Neighborhoods / Character**

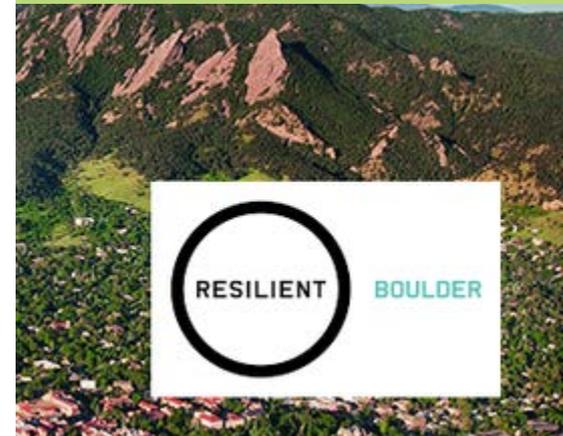


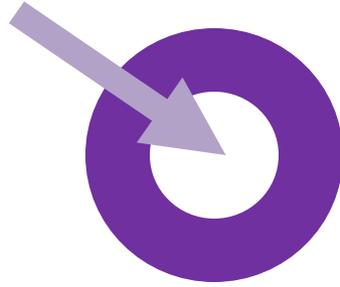
# FOCUSED TOPICS?



## “21<sup>st</sup> Century” & Emerging

- Aging population / Age friendly
- Arts and culture
- Biodiversity
- Climate action
- Diversity
- Local food
- Resilience





**What do you think the  
focused topics should be  
– in this area?**



# SMALL GROUPS

- **Purpose:**

- ✓ Share your ideas with planning team
- ✓ Hear from fellow community members

- **Time Allocation**

1. 50 minutes – 2 small group discussions
2. 10 minutes report out

# SMALL GROUP DISCUSSION

1. Session #1: Quick “round robin” introductions and issues (10 min or less)  
identify top 2 themes and priorities
2. Quick break
3. Session #2: “Deeper dive” issues (40 min)  
stay with your group, or move to topics that interest you

Followed by Report Out (10 min)

# PROPOSED TERMS FOR ENGAGEMENT

- **Be respectful**
- **One person speaks at a time**
- **Everybody participates**
- **Share airtime**
- **Disagree without being disagreeable**
- **Critique ideas rather than people**
- **Other?**

**IF YOU HAVE QUESTIONS TONIGHT**

**staff**

**Ask me about**

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OUR FUTURE.**

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