

WELCOME!

Please Sign In

- View project materials and give comments
- Information on parallel efforts
- Brief staff presentation at approximately 5:45 p.m.

Stations

- North Boulder Subcommunity Plan Update project information
- Transportation Master Plan
- Flood Hazard
- North Boulder Library
- Interactive Feedback Areas for Adults and Kids

Please Comment

- Interactive tables for adults and kids – illustrate your ideas for North Broadway.
- Comment cards and display boards.

Send your comments to Jeff Hirt, hirtj@bouldercolorado.gov, or visit the project website at: www.bouldercolorado.gov/planning/north-boulder-subcommunity-plan

Many Opportunities to Engage!

- This is the first of several community meetings. Stay tuned for other ways to share your ideas.

What to Expect...

- Tonight, the city wants to inform the community about the project and get your ideas.
- Your ideas will inform next steps.

PRELIMINARY PROCESS SCHEDULE

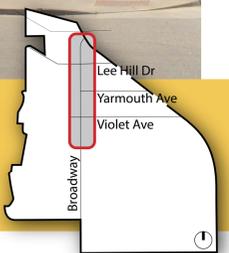
(Note: Process is preliminary and subject to change based on results from flood mapping and assessment)

2013										2014														
Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec			
PHASE 1: INVENTORY & KICK OFF										PHASE 2: OPTIONS & ANALYSIS					PHASE 3: DRAFT PLAN & ADOPTION									
1995 Plan Implementation Analysis ✓																								
Existing Conditions Assessment																								
North Broadway Market Study ✓																								
<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 5px;">PB August 15 Discussion</div> <div style="margin-bottom: 5px;">CC Information Packet Item (9/17)</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Community Outreach</div> <div style="border: 1px solid black; padding: 2px;">October 30th Public Meeting: Issues, Opportunities & Prelim. Goals</div> </div>																								
										Policy and Land Use Options ✓														
										Draft Plan Amendments ✓														
										<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 5px;">PB Market study results and check in on options</div> <div style="margin-bottom: 5px;">CC Discussion item</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Community Outreach</div> </div> Feedback on Choices & Policy Options														
															Final Plan w/ Implementation Scope & Schedule ✓									
															<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 5px;">PB Final adoption</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Community Outreach</div> </div> Feedback on Draft Plan Amend.									
															<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 5px;">CC Plan adoption</div> </div>									
										Flood Mapping					Submit to FEMA ✓									
															Flood Mitigation Planning (12 months) →									
LEGEND										PB Planning Board		CC City Council		Community Outreach (may include more than one meeting per stage)				✓ Deliverables						

Draft 10/22/13



North Boulder Subcommunity Plan Update
Focus On: **North Broadway**



1995 NORTH BOULDER SUBCOMMUNITY PLAN VISION

1995 Plan Overarching Vision

The North Boulder Subcommunity Plan was adopted in 1995 after a one and half year process that included robust community engagement. Since then, this plan has shaped significant mixed use, retail, and residential development and guided investment in parks and infrastructure. The plan calls for:

- A North Boulder that is a "Complete, Discernible Neighborhood"
- Walkable, Connected, and Mixed Use Places
- Diversity Of Housing Choices
- Enhanced Building Design
- Integrated Network of Parks and Open Space
- Preservation and Enhancement of Sensitive Environmental Areas

Lee Hill Road Area

- 1995 Plan's Vision:
- Affordable and Diverse Housing
 - Neighborhood Park (now Dakota Ridge Park)
 - Gateway Concept
 - Maintain Open Feeling and Provide Natural, "Soft" Northern Development Edge along Foothills

Union – Utica Neighborhood

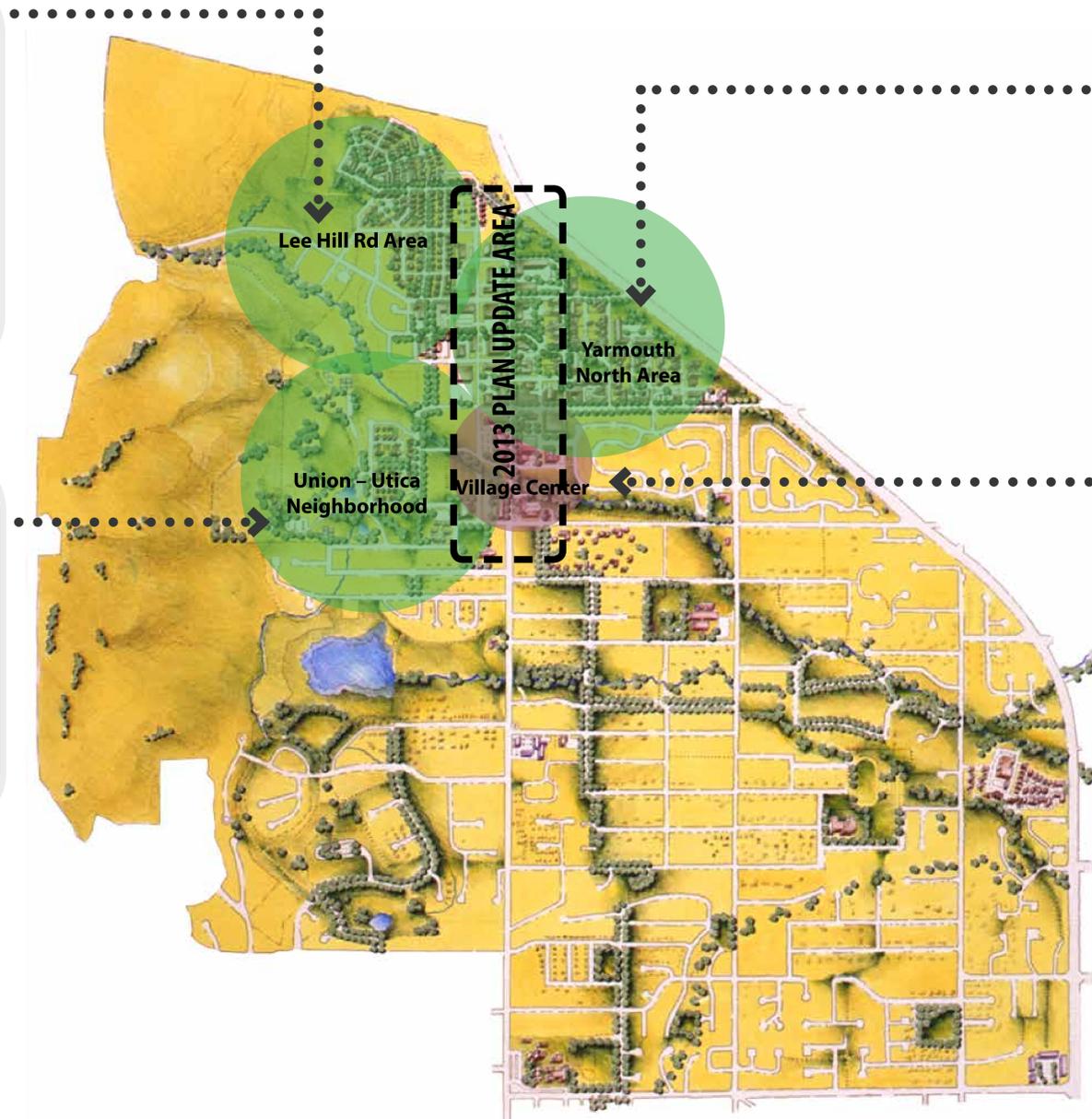
- 1995 Plan's Vision:
- Setback Development from Fourmile Canyon Creek
 - Community Park Site (Now Foothills Community Park)
 - Continuation of Fourmile Canyon Creek Trail
 - Small, Walkable Blocks

Yarmouth North Area

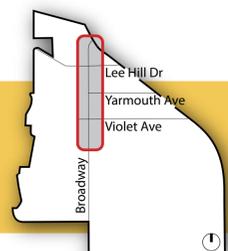
- 1995 Plan's Vision:
- Mixed Land Uses
 - Affordable and Diverse Housing
 - New Neighborhood Park (now Holiday Park)
 - Small, Walkable Blocks and Buildings Oriented to Street

Village Center Area

- 1995 Plan's Vision:
- "Symbolic Heart of Subcommunity" and Future Neighborhood Center
 - Traditional "Main Street" on both sides of Broadway
 - Mixed Use Center to Serve North Boulder
 - Variety of Retail and Commercial Services, Civic Facilities
 - Small, Walkable Blocks and Buildings Oriented to Street



North Boulder Subcommunity Plan Update
Focus On: **North Broadway**



PROJECT BACKGROUND

Why Update the North Boulder Subcommunity Plan?

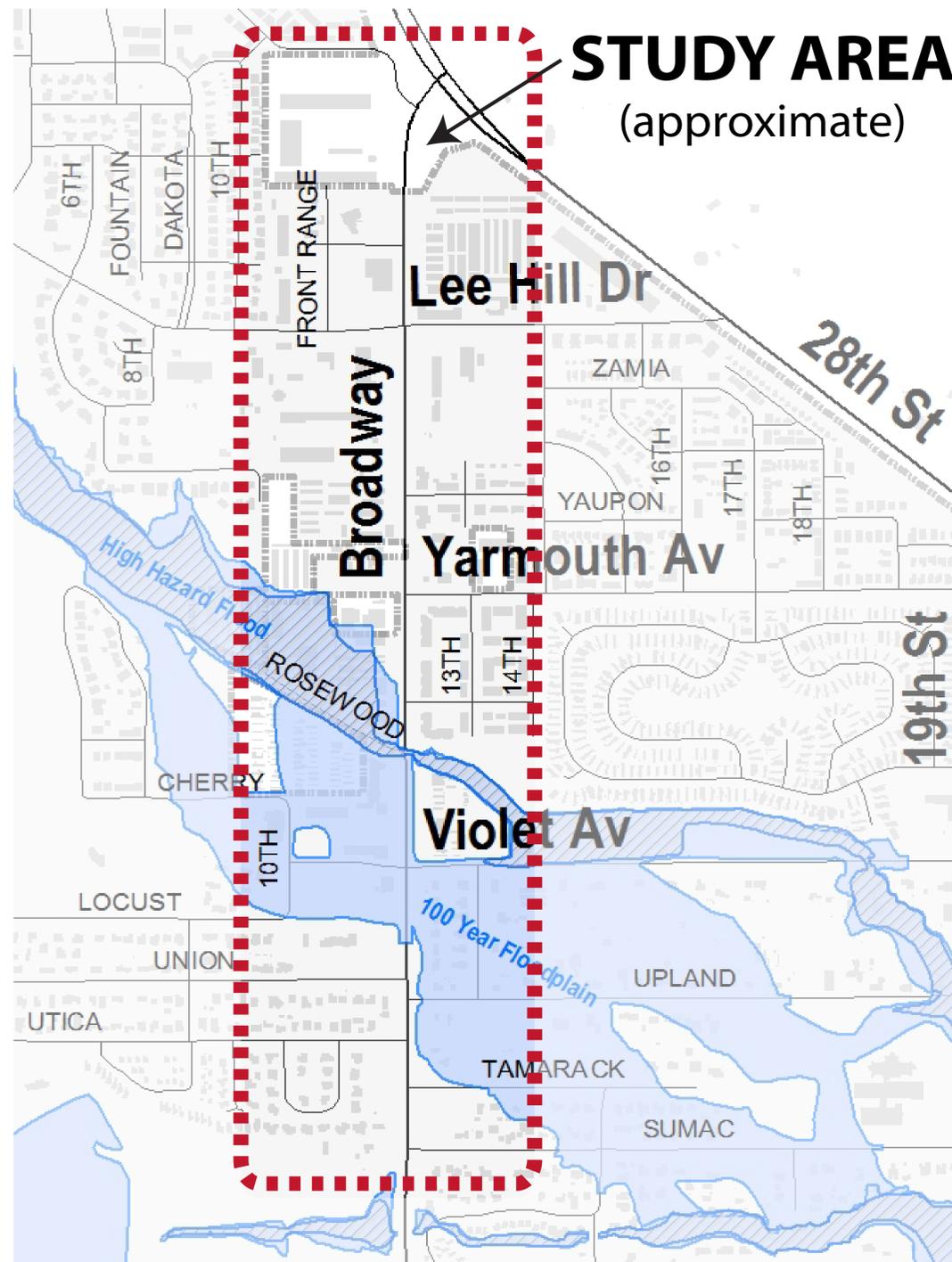
- The city adopted the North Boulder Subcommunity Plan in 1995.
- Since then, the plan has shaped significant public and private investment.
- **However, some key elements from the 1995 Plan have not been fully realized.**
- Notably, the “Village Center” concept in and around Yarmouth Avenue and Broadway has been implemented on the east side of Broadway but not the west side. The North Armory site also has short term redevelopment potential.

Why is the Project Focused on North Broadway?

- Area conditions have changed since 1995.
- North Broadway has the most potential for change in the near future.
- North Broadway is a key element of the 1995 Plan with a vision for a Village Center on both sides of Broadway.

Project Goals and Anticipated Outcomes

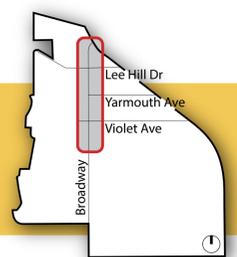
- Targeted plan amendments and action items that advance the North Boulder Subcommunity Plan’s vision for the Village Center and North Broadway area.
- The project will consider a broad range of issues that relate to the North Broadway area.



North Broadway, 1992



North Broadway, 2013



PLAN IMPLEMENTATION HIGHLIGHTS



Select Development Since 1995

Approximately 1,750 housing units and 515,000 square feet of nonresidential (office, retail, industrial, etc.), including:

- 1 Holiday
- 2 Dakota Ridge
- 3 Uptown Broadway
- 4 Westview
- 5 Foothills

New Parks

- 6 Foothills Community Park
- 7 Holiday Park
- 8 Dakota Ridge Park

Approved or Under Construction

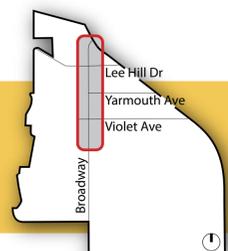
- 9 Violet Crossing (98 residential units)
- 10 1000 Rosewood (18 residential units)
- 11 1175 Lee Hill (31 transitional housing units)
- 12 North Boulder Library

Select Transportation Investments

Road reconstruction:

- 13 Broadway – Iris to US 36
- 14 Lee Hill – western city limits to US 36/eastern city limits
- 15 Reconstruction of US 36 and Broadway interchange
- 16 Bicycle Lanes along Broadway

Note: Map does not represent all 1995 Plan implementation items



NORTH BROADWAY MARKET CONDITIONS TODAY

Demographics

Population	2012	2035 Projected	2012-2035 Projected Change
1 Mile Market Area	8,185	9,386	15%
Regional Market Area	36,830	n/a	n/a
City of Boulder	101,808	119,371	17%
Boulder County	305,318	379,768	24%

Employment	2012	2035 Projected	2012-2035 Projected Change
1 Mile Market Area	1,570	1,687	7%
City of Boulder	93,154	116,280	25%
Boulder County	160,697	215,508	34%

Housing Tenure	Owner Occupied	Renter Occupied
1 Mile Market Area	87%	13%
Regional Market Area	71%	29%
City of Boulder	50%	50%
Boulder County	64%	36%

Average Household Income, 2012	
1 Mile Market Area	\$111,816
Regional Market Area	\$103,865
City of Boulder	\$81,424
Boulder County	\$88,890

Median Owner Occupied Housing Values, 2012	
1 Mile Market Area	\$507,034
Regional Market Area	\$501,943
City of Boulder	\$447,204
Boulder County	\$329,450

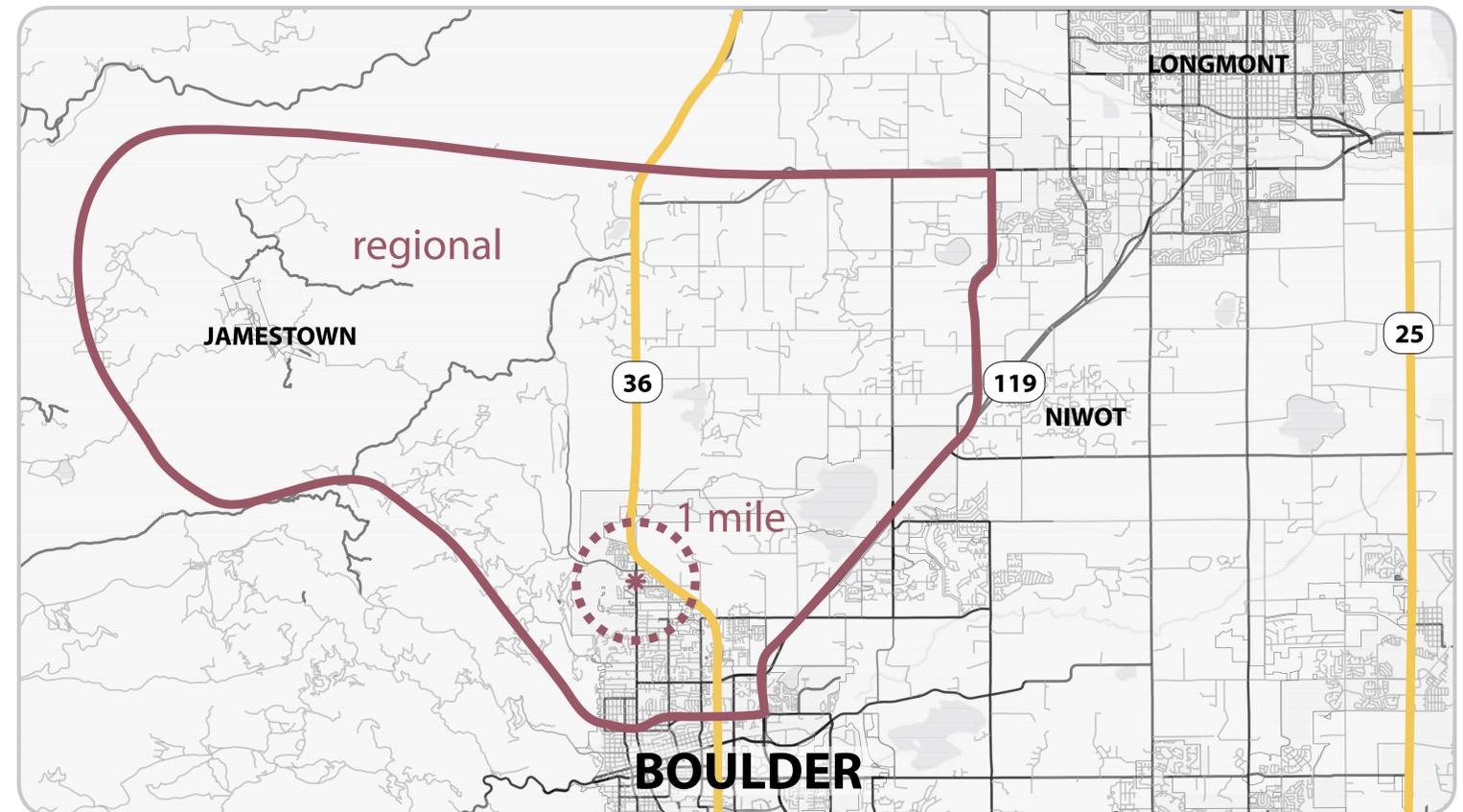
North Broadway Retail Market Demand Estimates

Unmet Retail Demand Estimates (square feet)		2013	2035 Projected
1 Mile Market Area	Grocery Store	17,000-28,000	23,000-33,000
	Other Retail (non-grocery)	85,000	194,000
Regional & Tertiary Market Area	Grocery Store	25,000-43,000	52,000-87,000

Sources: Claritas, Arland Land Use Economics, City of Boulder, State of Colorado, Census of Retail Trade for Colorado, Urban Land Institute, Denver Regional Council of Governments

Regional and 1 Mile Market Areas

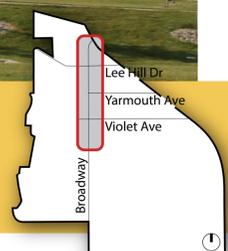
1 Mile Market Area: 1 mile radius from intersection of Broadway and Yarmouth Ave
Regional Market Area: Includes 1 mile neighborhood market area and includes county areas



Note: 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.



North Boulder Subcommunity Plan Update
 Focus On: **North Broadway**



KEY QUESTIONS

Join the conversation, and share your ideas for North Broadway

Have the Key Issues Been Identified?

So far, the city has heard the issues are:

- The North Broadway area has the **most potential for change**
- While there is **support for a diversity of housing choices**, there may now be an **overconcentration** of permanently affordable and/or special needs housing in North Boulder
- The 1995 Plan's vision for **transportation connectivity** has not been fully realized – there are still missing connections (road, ped, bike, transit)
- Strong support for **arts district** concept, and
- The recent flood event will change some aspects of this project's process and outcome.

What other ideas do you have?

Post your thoughts here!

