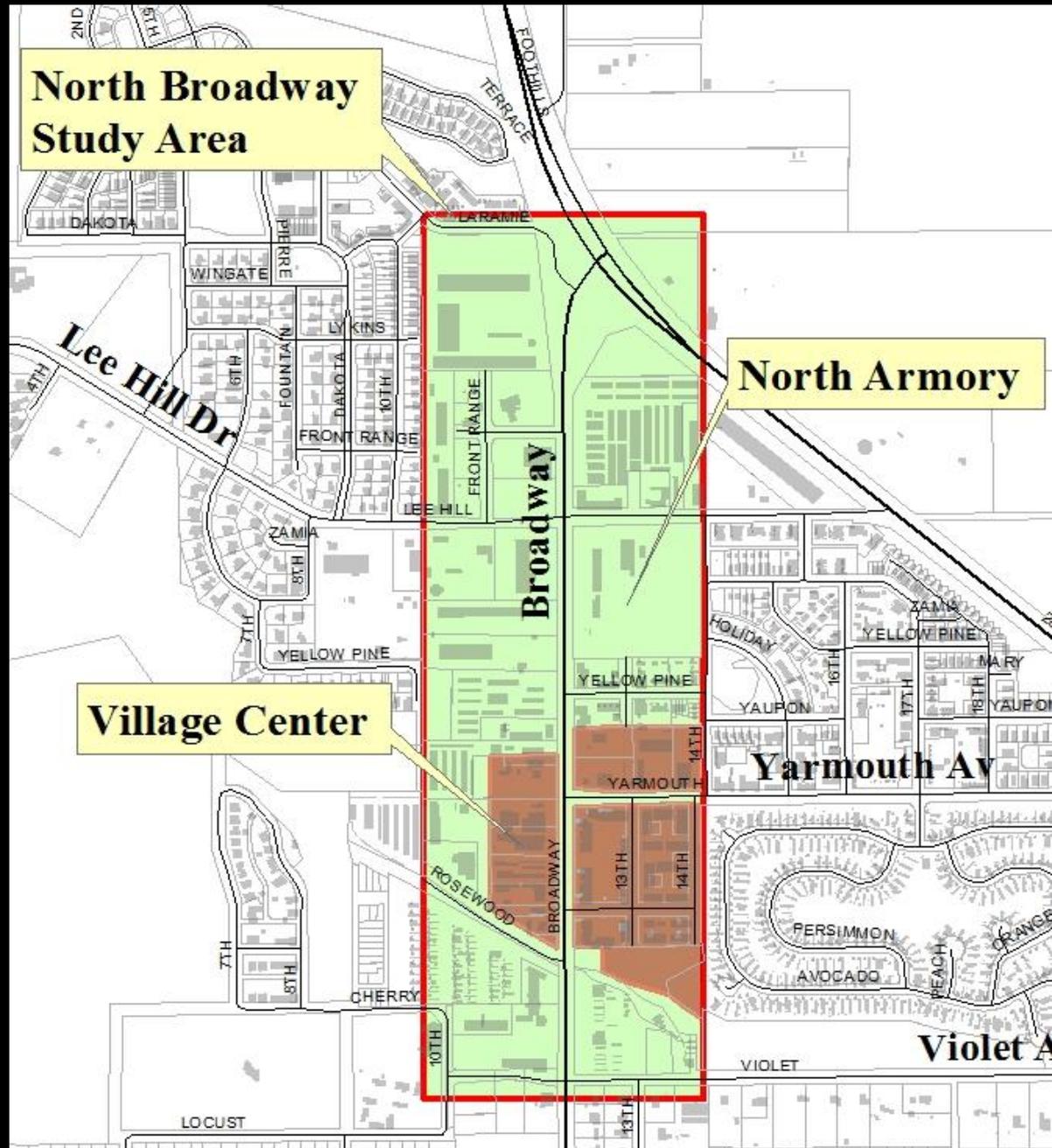


North Boulder Subcommunity Plan Update

Planning Board
August 15, 2013



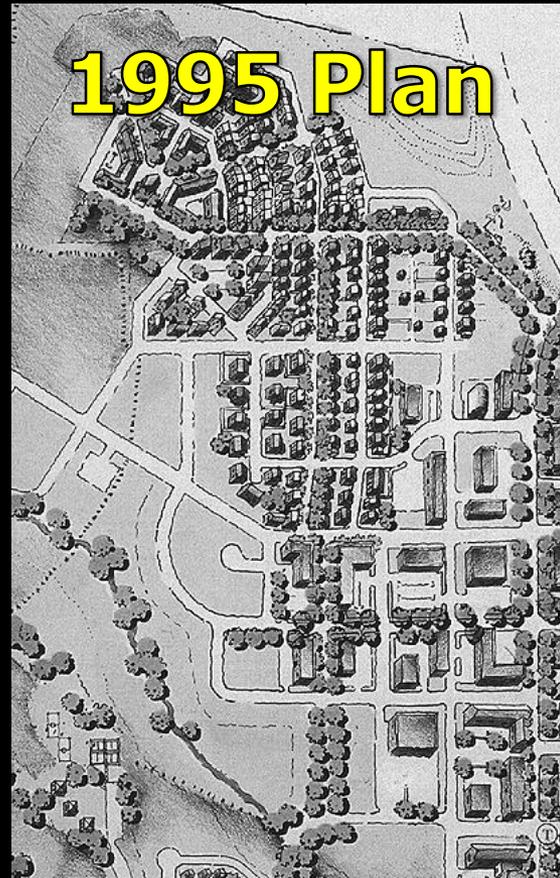
1995 Plan Update Purpose

- Additional implementation of North Broadway vision for a “Village Center”
- = City Council requested focused plan amendments around this geographic area



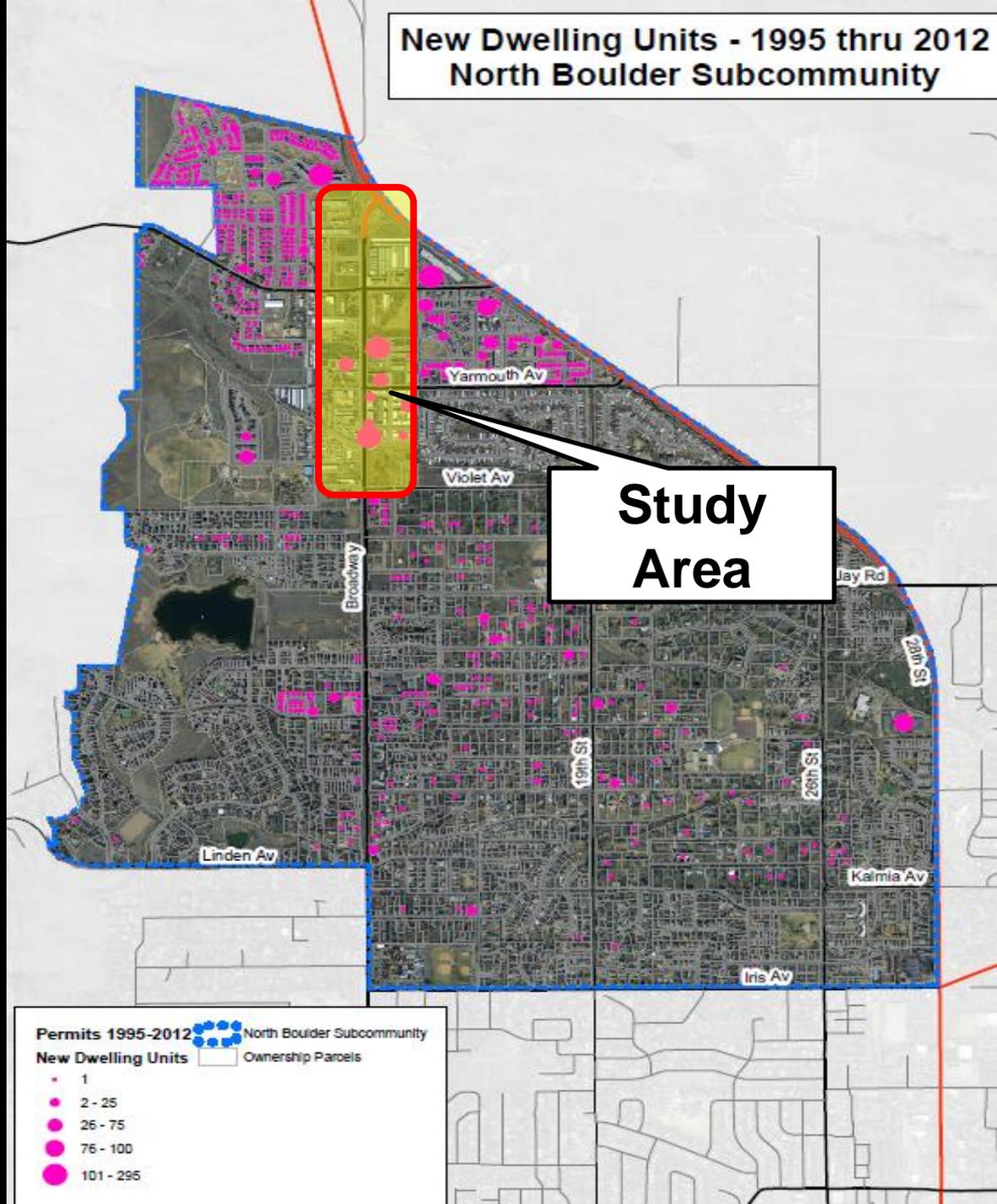
1995 Plan Implementation

- New zoning districts and rezonings
- Part of Village Center concept
- Parks
- Annexations
- Transportation connections
- Capital improvements



Development Activity

- # Housing units on track
- More retail than estimates
- Office space consistent with estimates



Community Input/Key Themes

Agreement with focus on North Broadway, but...

- Overconcentration of permanently affordable housing/special needs housing services
- Missing transportation connections
- More arts district support



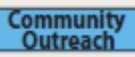
Project Scope

- Focused and efficient
- Identify barriers and opportunities
- Meaningful, interactive engagement throughout
- Coordination with parallel initiatives
- Actionable final product



North Boulder Subcommunity Plan Update Process

2013	Qtr 2	Qtr 3	Qtr 4	2014	Qtr 1	Qtr 2	Qtr 3
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 ✓							
 August 15 Discussion  Information Packet Item  Joint TMP Community Workshop/Plan Update, Plan Kickoff, Focus Meetings							
			Policy and Land Use Options ✓				
			Draft Plan Amendments ✓				
			 Market study results and check in on options  Discussion item  Feedback on Draft Plan Amendments				
						Final Plan w/ Implementation Scope & Schedule ✓	
						 Final adoption  Plan adoption	

LEGEND	 Planning Board	 City Council	 Community Outreach (may include more than one meeting per stage)	 Deliverables
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Planning Board Role

- Overall guidance
- Decision making authority



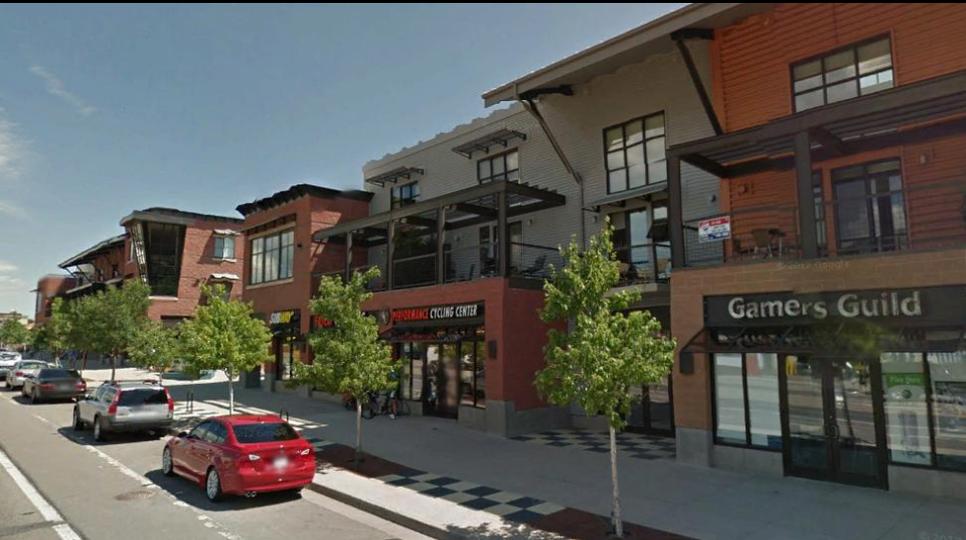
Next Steps

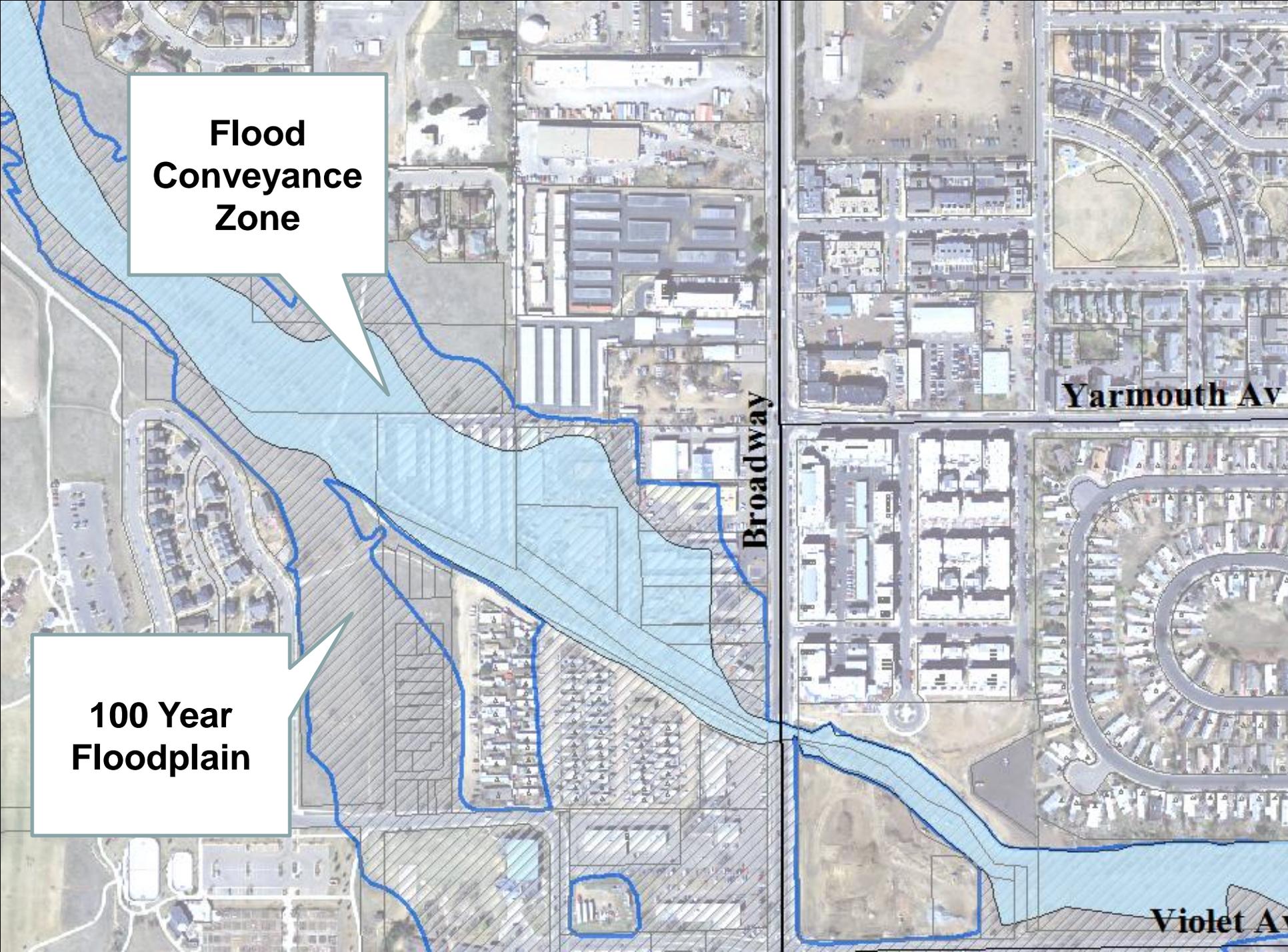
- City Council Information Item (Sept)
- Community Events
- Market Study
- Planning Board Check in early 2014



Feedback

- Overall scope and process
- Level and type of community engagement



An aerial photograph of an urban area with a blue hatched flood conveyance zone and a grey hatched 100-year floodplain. The flood conveyance zone follows a waterway and is wider than the floodplain. Streets labeled include Broadway, Yarmouth Av, and Violet Av. Two callout boxes provide labels for the flood zones.

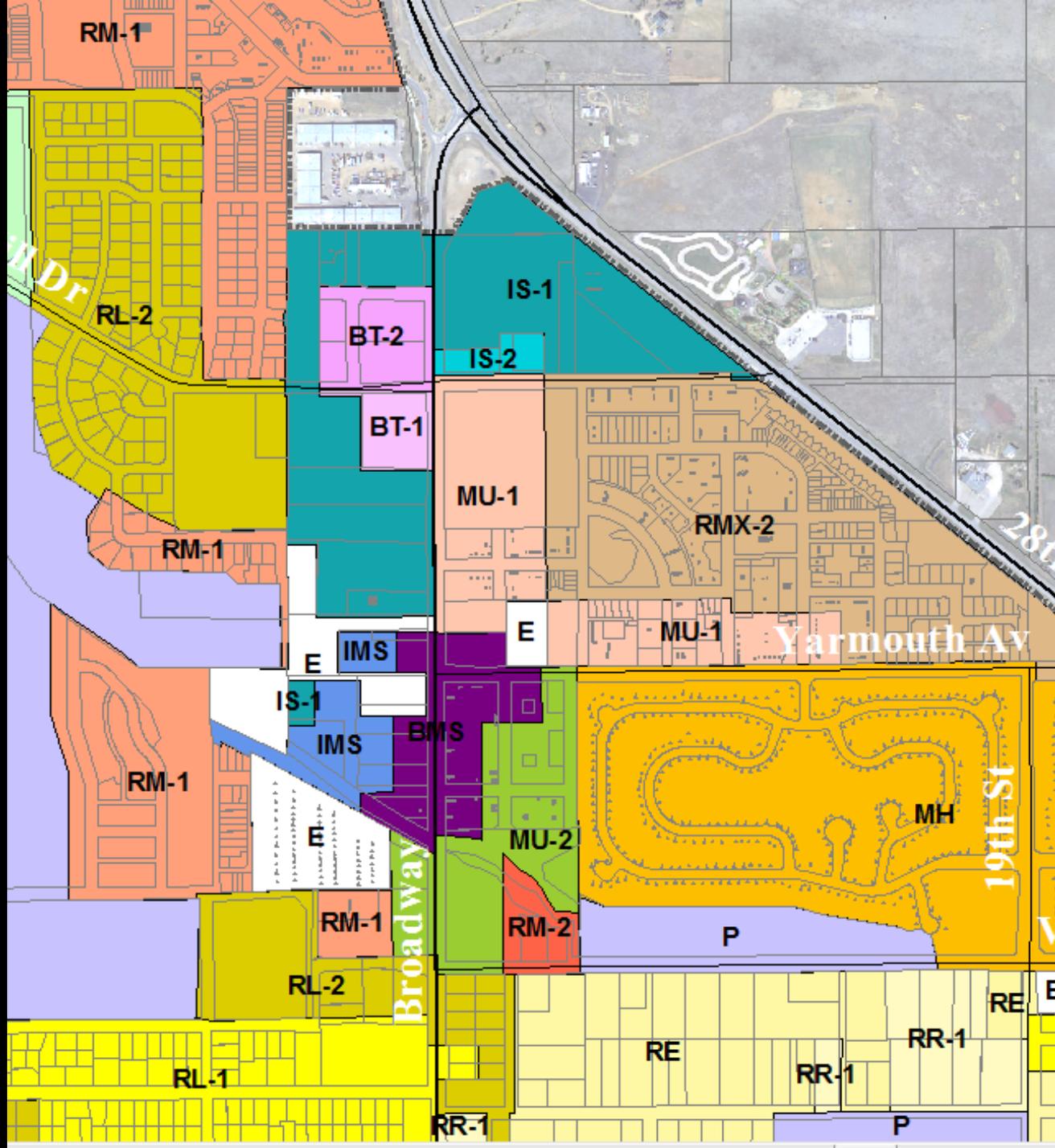
**Flood
Conveyance
Zone**

**100 Year
Floodplain**

Broadway

Yarmouth Av

Violet Av



**North Broadway
Study Area (approx.)**

Dakota Ridge Park

Lee Hill Dr

North Armory

**Village Center from
North Boulder
Subcommunity Plan**

Holiday Park

Yarmouth Av

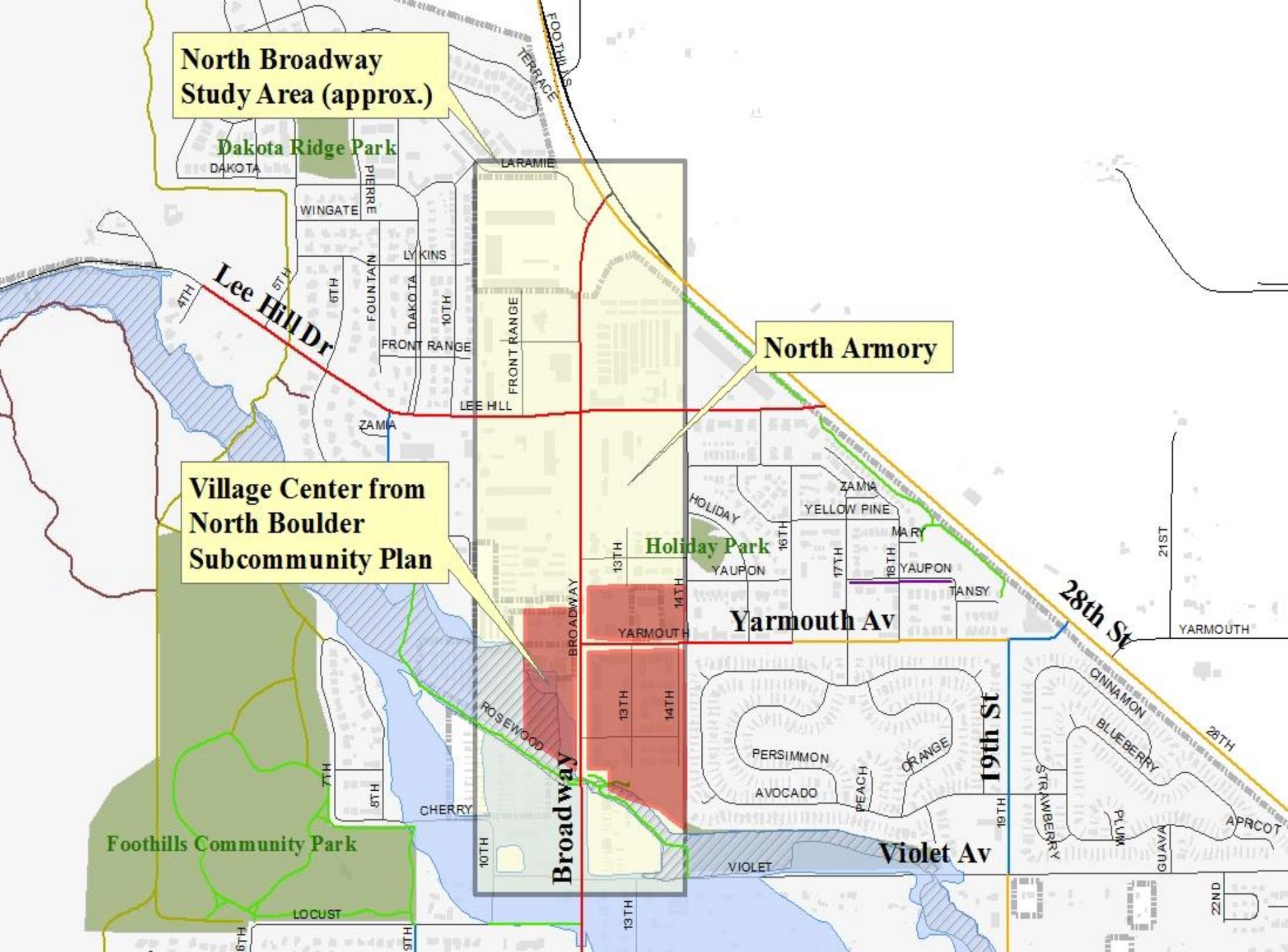
28th St

Foothills Community Park

Broadway

19th St

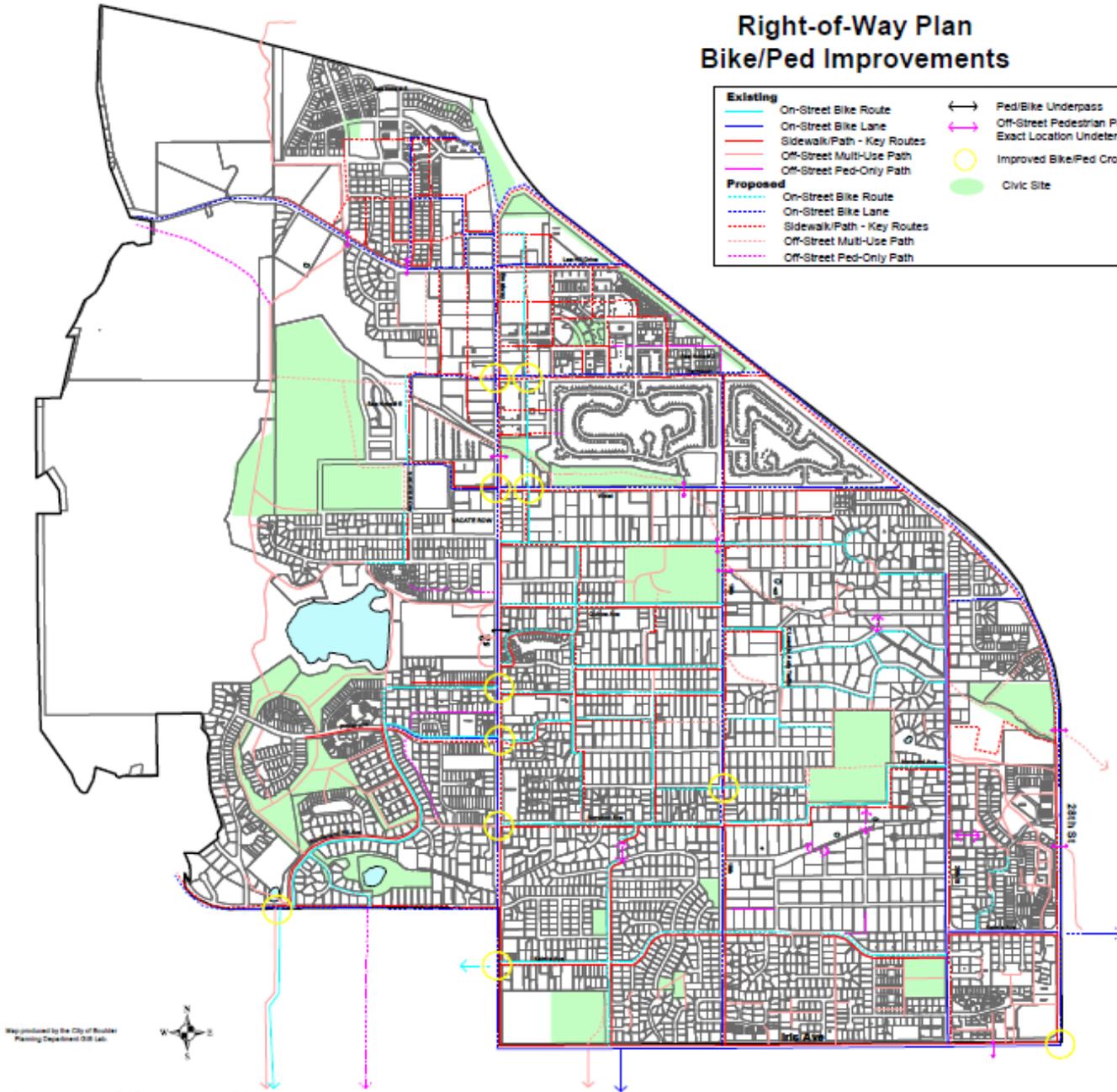
Violet Av



North Boulder Subcommunity

Right-of-Way Plan Bike/Ped Improvements

Existing		Proposed	
	On-Street Bike Route		On-Street Bike Route
	On-Street Bike Lane		On-Street Bike Lane
	Sidewalk/Path - Key Routes		Sidewalk/Path - Key Routes
	Off-Street Multi-Use Path		Off-Street Multi-Use Path
	Off-Street Ped-Only Path		Off-Street Ped-Only Path
	Ped/Bike Underpass		Civic Site
	Off-Street Pedestrian Path, Exact Location Undetermined		
	Improved Bike/Ped Crossing		



Map produced by the City of Boulder
Planning Department GIS Lab.



0 0.25 0.5
Miles

