

Village Center Discussion (for future targeted plan amendments)

North Boulder Subcommunity Plan Update: Focus on North Broadway

April 24, 2014

Please provide feedback on the Village Center concept from the North Boulder Subcommunity Plan (1995 Plan). This will enable the city to “hit the ground running” for a future, targeted plan update that is dependent on the results of the Fourmile Canyon Creek flood mapping and mitigation process.

1995 Plan Village Center Vision

The Village Center concept is a core organizing element of the 1995 Plan that calls for an activity area on both sides of Broadway around Yarmouth, extending south to Fourmile Canyon Creek. The 1995 Plan identifies the Village Center as the “symbolic heart” of the subcommunity and the future neighborhood center. Extensive community input informed the vision for a concentrated, vibrant activity area. Another purpose of this concentrated area was to retain valuable service industrial land uses along North Broadway outside of the Village Center area.

Excerpts from the 1995 Plan

- “The purpose of the Village Center is to serve the needs of the subcommunity, upgrade the appearance of the Broadway corridor, and provide a vital activity focus for the subcommunity.
- The symbolic “heart” of the subcommunity.
- Focused on a traditionally configured “Main Street,” located on both sides of Broadway from just north of Yarmouth to Fourmile Canyon Creek.
- The Main Street business zone should serve the surrounding residential and employment neighborhoods and be pedestrian-oriented, with buildings close to the street and parking behind buildings.
- It should be the core retail area for the neighborhood. Other uses – office, residential and civic – should also be included to add vitality and daytime and nighttime activity to the area.
- The areas adjacent to the Village Center should contain a mix of uses in a lower scale of intensity than the uses along Broadway and Yarmouth.”

What do you like about this Village Center vision?

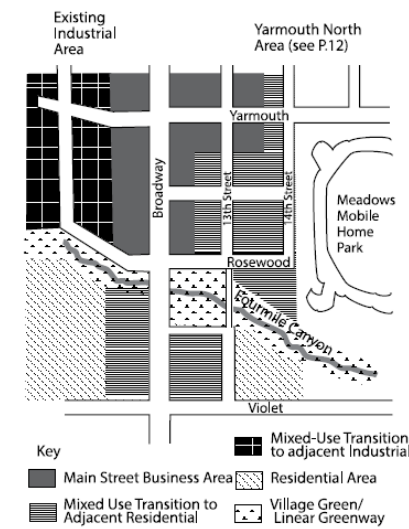
What don't you like about this Village Center vision?

Other comments:

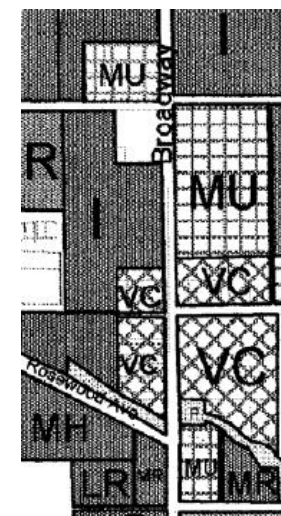
1995 Plan Village Center Illustration



1995 Plan Village Center Land Use Concept



1995 Plan North Broadway Future Land Use Concept



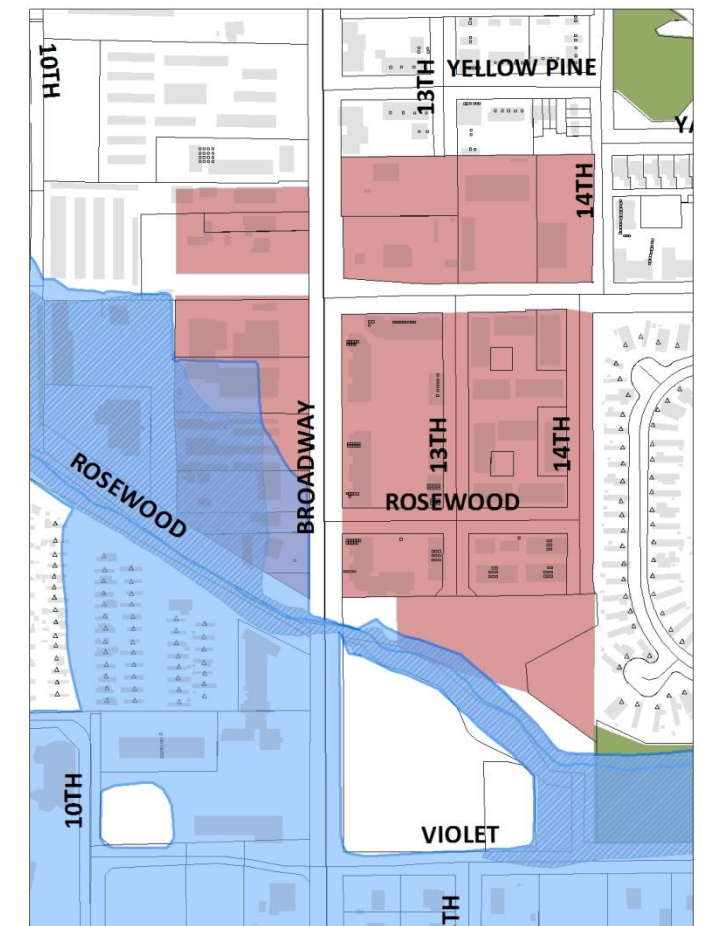
- VC - VILLAGE CENTER
- MU - MIXED USE: office and residential with some limited neighborhood-serving restaurant uses
- I - INDUSTRIAL
- MH - MOBILE HOME
- MR - MEDIUM DENSITY RESIDENTIAL
- LR - LOW DENSITY RESIDENTIAL
- P - PARKS

Village Center Aerial Image



September 2013 Flood Impacts on Village Center Options

The Key Choices and Action Items handout provides more information on how the September 2013 floods impact the Village Center options. The city intends to wait on the results of the flood mapping and mitigation process to conduct a thorough evaluation of the village center concept and options, including community engagement. The city does not anticipate results from this process until at least 2016.



City 100 Year Flood Plain
High Hazard Flood Zone
Village Center

