



## INFORMATION PACKET MEMORANDUM

To: Members of City Council

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Susan Richstone, Deputy Director, CP&S  
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Date: September 17, 2013

**Subject: Information Item: North Boulder Subcommunity Plan Update**

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### EXECUTIVE SUMMARY

The purpose of this memo is to provide council with information on the North Boulder Subcommunity Plan (1995 Plan) update. The plan update will focus on the North Broadway area, specifically the “Village Center” concept and Yarmouth North areas from the North Boulder Subcommunity Plan.

The 1995 Plan sets forth a vision for a North Boulder with “complete, discernible neighborhoods”. The plan’s overall goal is to strike a balance between preserving existing assets and to establish a vision for areas that had yet to develop at that time. Since adoption, the 1995 Plan has provided guidance for the transformation of much of North Boulder into a vibrant place with a variety of land uses.

### North Broadway 1992 and 2013



*The images above of the intersection of Broadway and Yarmouth (looking south) illustrate how the North Boulder Subcommunity Plan has shaped redevelopment along North Broadway.*

Staff anticipates the first public kickoff meetings in October 2013. Over the course of 2013, staff has conducted focused interviews with community members, held a study session with Planning Board, and has begun a market study that will inform the plan update. This information has served as the foundation to begin the project. This memo includes the following:

- Project Background
- Recommended Project Scope and Process
- Community Input to Date (including Planning Board feedback from its August 15, 2013 study session), and
- A 1995 Plan Implementation Summary (including development activity)

*Please contact Jeff Hirt for comments or questions about this project (hirtj@bouldercolorado.gov, 303-441-4497)*

## **ISSUE STATEMENT**

While the North Boulder Subcommunity Plan (1995 Plan) has shaped significant residential, mixed use, and retail redevelopment, some key elements from the 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.

In 2013, City Council requested a targeted plan update focusing on the Village Center and Yarmouth North area along Broadway (referred to as the North Broadway area in this memo) to address these issues.<sup>1</sup> Both market and land use policy factors warrant consideration, as do floodplain issues.

Staff anticipates the overall outcome for this project to be a plan amendment to address a focused set of topics and action items that advance the North Boulder Subcommunity Plan’s vision for the North Broadway area, further described in this memo.

## **Proposed Study Area (approximate)**

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<sup>1</sup> See 2013 Council Reference Notebook (Work Plan Items), page 139.



**Plan Update  
Study Area (approx.)**

**North Armory**

**Village Center from  
North Boulder  
Subcommunity Plan**

## **FISCAL IMPACT**

This project is just beginning and options have not been formulated yet, so no fiscal impacts have been identified. However, future implementation items may result in fiscal impacts (e.g., recommendations for future capital improvements in the North Broadway study area).

## **COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS**

- **Economic:** The North Boulder Subcommunity Plan update will focus on strategies to enhance the economic vitality of the North Broadway area. A market study will ensure policy options are grounded in the economic realities of North Broadway and contribute towards a more vibrant and sustainable area.
- **Environmental:** The North Boulder Subcommunity Plan update is just getting started, so no potential environmental impacts have been identified.
- **Social:** The North Boulder Subcommunity Plan update will include meaningful, interactive, and inclusive community engagement. A key goal will be a set of focused recommendations that reflect a balance between community priorities identified during the public engagement.

## **PLANNING BOARD AND CITY COUNCIL ROLES**

The North Boulder Subcommunity Plan amendments will require both Planning Board and City Council approval. Staff anticipates periodic updates and discussion items with both groups throughout the project. Specifically, per Chapter 4 of the Boulder Valley Comprehensive Plan, “subcommunity and area plans are adopted by Planning Board and City Council and amended as needed with the same legislative process as originally adopted.”

## **ATTACHMENTS AND LINKS**

- Attachment A: 1995 Plan Background and Plan Implementation Summary
- Attachment B: North Boulder Subcommunity Development Activity (1995-2013)
- Attachment C: North Broadway Market Study Summary
- 2013 Community Feedback Summary can be found at: [bouldercolorado.gov>A to Z>North Boulder Subcommunity Plan>North Boulder Subcommunity Plan Background](http://bouldercolorado.gov/A%20to%20Z/North%20Boulder%20Subcommunity%20Plan/North%20Boulder%20Subcommunity%20Plan%20Background)
- June 6, 2013 Planning Board Memo can be found at: [bouldercolorado.gov>A to Z>North Boulder Subcommunity Plan>North Boulder Subcommunity Plan Background](http://bouldercolorado.gov/A%20to%20Z/North%20Boulder%20Subcommunity%20Plan/North%20Boulder%20Subcommunity%20Plan%20Background)

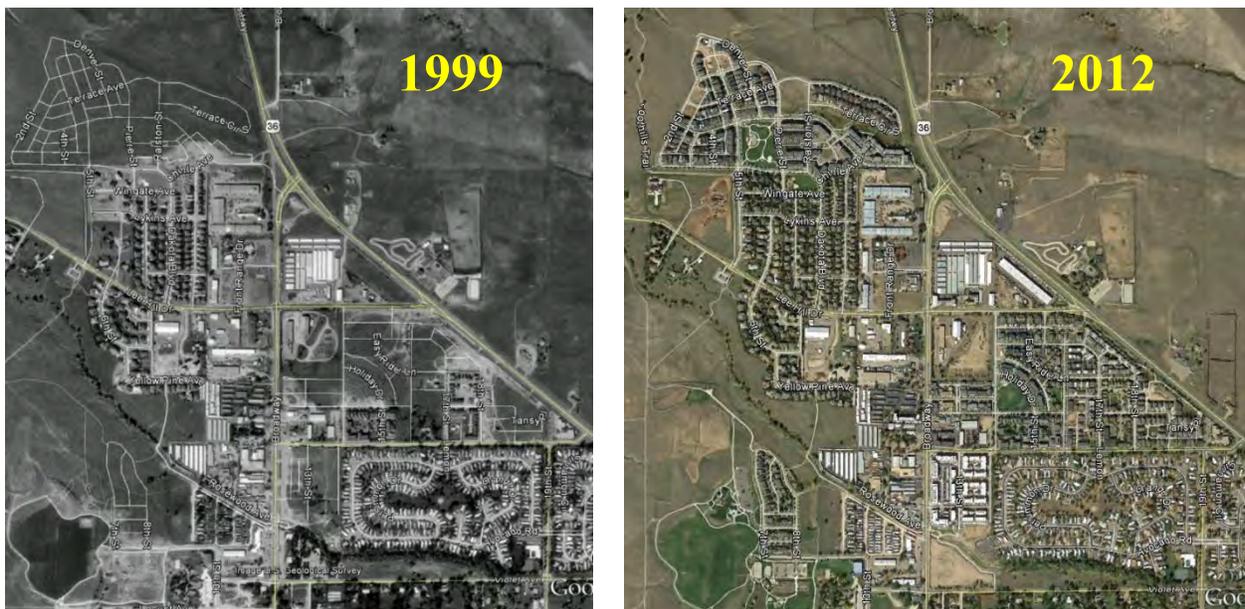
## PROJECT BACKGROUND

The North Boulder Subcommunity Plan is the first and only subcommunity plan in the city.<sup>2</sup> The Planning Board and City Council adopted the original plan in 1995 after a three year process. **Attachment A: 1995 Plan Background and Implementation Summary** provides more information on the 1995 Plan process and content.

The city has held a number of informal community member discussions and assessed the plan's implementation to date. The results from these conversations and analysis have served as a foundation to understand the issues, opportunities, and current sentiment towards the 1995 Plan's vision.<sup>3</sup> Based on this assessment, staff concludes that the plan's overall vision is still largely consistent with community values. However, some of the 1995 Plan's key recommendations need additional action to ensure implementation.

The 1995 Plan identifies the Village Center as the "symbolic heart" of the subcommunity and the future neighborhood center. The Yarmouth North area is also an area of anticipated change that may impact the 1995 Plan's vision for the Village Center area.

The scope is based on City Council's direction for a plan update with a focus on the Village Center and Yarmouth North areas (North Broadway).



***1999 AND 2012 NORTH BOULDER AERIAL IMAGES***

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<sup>2</sup> The Boulder Valley Comprehensive Plan identifies nine subcommunities. North Boulder is the only one with a plan that encompasses the entire subcommunity.

<sup>3</sup> Attachment 1: 1995 Plan Background further discusses the 1995 Plan's vision.

## RECOMMENDED PROJECT SCOPE AND PROCESS

The following project scope is based on all of the input to date, including the discussion with the Planning Board on August 15, 2013. The project is intended to be geographically focused, and mostly aimed at realizing the vision for North Broadway from the North Boulder Subcommunity Plan. This is also consistent with previous City Council discussions regarding a focused, implementation-oriented plan update.

Staff anticipates the update will take approximately one year from the public kickoff in October 2013. The process will be guided by the following goals. It will:

- Be focused and efficient.
- Engage the North Boulder community in meaningfully, open, conveniently-located, and interactive ways.
- Coordinate with stakeholders at pivotal times.
- Coordinate parallel initiatives within the city to make the process clear and easy for the public.
- Involve the Planning Board and other boards and commissions and seek their guidance.
- Create an actionable final product that reflects an understanding of issues and opportunities and the community's vision for the North Broadway area and includes action steps.

### Timing and Phases

The update will occur through three-phases. Each will include public engagement:

**Phase 1: Inventory and Kick off** (currently underway), includes compiling background information and analysis, launching the project, and preparation of a North Broadway market study, all of which will inform Phase 2.

**Phase 2: Options and Analysis**, will explore different options and result in a preliminary draft plan update.

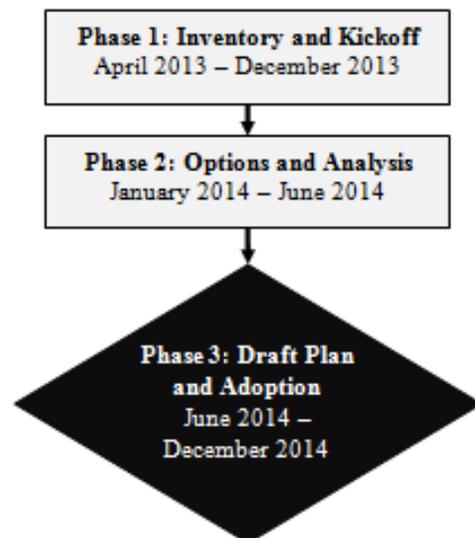
**Phase 3: Draft Plan and Adoption**, will conclude with the final plan adoption and include implementation items.

### Scope

The list below provides the preliminary scope of items that will inform the plan amendments. The update will focus on the North Broadway area.

- **North Broadway Market Study:** A market study will inform the land use mix on North Broadway and address the viability of commercial space along the corridor, with a focus on the Village Center and Yarmouth North areas. This study will address the feasibility of an “anchor” (such as a grocery store or other) land use and other barriers and opportunities. **Attachment C** provides more detail and a status update.

### Recommended Project Schedule



- **Analysis of Changes Since the 1995 Plan:** An analysis of North Broadway’s land use mix, current zoning, and future land use categories in the plan will inform the plan update. A significant amount of work has already been done including an analysis of development activity and plan implementation (See **Attachments A and B.**) Preliminary findings show that development activity has been largely consistent with the 1995 Plan’s estimates for future housing units and nonresidential square footage. The city has also implemented a significant number of the 1995 Plan’s key recommendations including new zoning districts and rezonings that have led to redevelopment. The market study will provide additional analysis.
- **Plan Amendments** – The analysis and community feedback will inform the amendments. The overall outcome will be a plan amendment to address a focused set of topics and subsequent or parallel action items that advance the North Boulder Subcommunity Plan’s (1995 Plan) vision for the North Broadway area. The exact form of these amendments is yet to be determined, but will likely be some type of addendum to the 1995 Plan or a new chapter or section.

### **Community Engagement**

To allow for meaningful engagement, the city will use a combination of traditional events and meetings and digital methods. The first phase will “kick off” in the fall, although numerous conversations and feedback portals have already helped to shaped this preliminary scope. Public engagement strategies include:

- **Events** – this will include city-hosted events at various key project stages and “piggybacking” on other scheduled community events. For example, staff plans to coordinate outreach activities with the Transportation Master Plan and Comprehensive Housing Strategy to foster a more streamlined feedback portal for a variety of issues identified.
- **Web-based** – The city will use digital engagement tools, including a project website and is investigating the best approaches through social media.

#### ***Late Summer/Early Fall 2013 Events in North Boulder***

*Community engagement will occur throughout the project. Specific fall opportunities will include: (1) a “storefront” workshop in North Boulder, focused around the Transportation Master Plan, and (2) a project “kickoff” event in North Boulder with city representatives from housing, transportation, and the library.*

### **Phase 1: Inventory and Assessment - Status**

Phase 1: Inventory and Assessment is underway. To date, staff has focused on identifying issues and the project approach and is gearing up for the official project “kickoff” anticipated in late summer/early fall 2013. This will include broader public outreach opportunities noted above in the Project Scope and Process section.

The list below summarizes some key tasks completed through August 2013.

- **Conversations** – Staff held focused conversations with over 20 North Boulder community members ranging from the North Boulder Alliance, property owners, developers, and other community members in March and April of 2013. (See link to 2013 Community Feedback Summary on page 3)

- **June 6, 2013, Planning Board Memo** – The June memo summarized issues and a preliminary scope and schedule and sought feedback from the Planning Board and community members. Feedback then informed this memo. (See link to memo on page 3)
- **July 13, 2013, Holiday Neighborhood Party** – Staff hosted a booth and provided information about the plan update.
- **North Broadway Market Study** – Staff put the project out to bid, selected a consultant, and scoped a market study for the North Broadway area. (See **Attachment C.**)

## **PLANNING BOARD COMMENTS – AUGUST 15, 2013 STUDY SESSION**

The Planning Board held a study session on the North Boulder Subcommunity Plan update on August 15, 2013. The following summarizes Planning Board comments from this meeting.

### **Planning Board Comments**

- Integration with Parallel Initiatives: The city has numerous related but parallel initiatives underway including the Transportation Master Plan and Comprehensive Housing Strategy. The North Boulder Subcommunity Plan update should integrate with efforts like these as it relates to the study area. In particular, the city should keep North Boulder community members informed of those projects.
- Transportation Issues: Transportation is important to consider within the study area. The city needs to assess how new street connections (including connections already identified in the 1995 Plan that have not been built) can contribute to the goal of a vibrant and sustainable North Broadway area.
- Land Use and Zoning: The plan update should evaluate land use and zoning barriers towards realization of the 1995 Plan’s vision for North Broadway. In particular, land use restrictions on desirable uses (e.g., new types of artist’s studios) and parking regulations may present barriers.
- Study Area Boundaries: The Planning Board supports extension of the plan update study area south to Sumac. The purpose of this extension is to include some areas along Broadway that have redevelopment potential that are south of Violet Avenue (see project map on page 4).
- Community Engagement: Community Engagement should be meaningful and interactive. The city should host events in North Boulder when possible. This process should try and engage people who typically have not been engaged in projects like this.
- Arts Community: The Planning Board supports partnering with the North Boulder arts community on the plan update where possible. For example, the artist’s community could help the city assess how the plan update could foster arts related “placemaking” on North Broadway and assist with community engagement.
- Market Study – The Planning Board supports the North Broadway Market Study as a foundation to kick the project off and inform policy options.

A more detailed summary of the August 15, 2013 Planning Board meeting can be found at the link to the 2013 Community Feedback Summary on page 3 of this memo.

## **COMMUNITY INPUT TO DATE**

Over the spring and summer of 2013, staff interviewed over 20 community members to ask about issues that this targeted plan update should address. Those interviewed included residents and neighborhood representatives, developers, land owners, arts community representatives, and community leaders. The

2013 Community Feedback Summary link on page 3 of this memo provides a detailed summary of these interviews.

In addition, staff sent a memo on June 6, 2013 to the Planning Board and community members to get feedback. The information at memo link on page 3 provides a detailed summary of these comments.

This feedback has informed the scope and process summarized in this memo.

It is important to note that community members have also raised additional North Boulder Subcommunity-specific issues that may fall outside of the geographic focus for this project. (See 2013 Community Feedback Summary link on page 3 for a detailed summary.)

Some common themes have emerged from this feedback that include:

1. **1995 Plan Vision.** The 1995 Plan's overarching vision is still valid (primary concepts include strengthening established areas; redevelopment with a focus on walkable, connected, and mixed use places; a diversity of housing choices; new community and civic attractions; improved design quality; an integrated network of parks and open space; and preservation and enhancement of sensitive environmental areas);
2. **North Broadway Area Village Center.** The North Broadway area has the most opportunity and potential for change. Interviewees support some type of anchor land use (either a grocery store or other anchor land use along Broadway) in the North Broadway area and seek to realize the Village Center vision;
3. **Housing.** Since 1995, a diversity of housing choices have emerged as called for in the plan, but the community believes there may now be an overconcentration of affordable and/or special needs housing (analysis from the Comprehensive Housing Strategy currently underway will help understand how this may relate to the project scope);
4. **Connections.** The 1995 Plan's vision for connectivity has not been fully realized—there are several missing multi-modal connections and the need for improved transit service; and
5. **Arts District.** The community supports a North Boulder Arts District concept.

Staff recognizes that the items identified during interviews are critical towards advancing the 1995 Plan's vision. Several of these items (such as a library) are being addressed. In addition, parallel initiatives like the new Comprehensive Housing Strategy may be more appropriate venues to address specific issues like housing. The Proposed Scope Items section above provides more detail on the geography and types of issues that the plan update will address.

**Figure 1: Draft Plan Update Process and Timeline**

The following table summarizes the anticipated tasks and timeline to complete the plan update in a focused, efficient, and responsive manner.

**North Boulder Subcommunity Plan Update Process**

2013										2014										
Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>PHASE 1: INVENTORY &amp; KICK OFF</b>										<b>PHASE 2: OPTIONS &amp; ANALYSIS</b>					<b>PHASE 3: DRAFT PLAN &amp; ADOPTION</b>					
1995 Plan Implementation Analysis ✓																				
Existing Conditions Assessment ✓																				
North Broadway Market Study ✓																				
PB August 15 Discussion CC Information Packet Item (9/17)																				
<b>Community Outreach</b> October: 1) Joint TMP Workshop/Plan Update 2) Public Meeting: Issues, Opportunities & Prelim. Goals										Policy and Land Use Options ✓										
										Draft Plan Amendments ✓										
										PB Market study results and check in on options										
										CC Discussion item										
										<b>Community Outreach</b> Feedback on Choices & Policy Options										
															Final Plan w/ Implementation Scope & Schedule ✓					
															PB Plan adoption					
															<b>Community Outreach</b> Feedback on Draft Plan Amend.					
															CC Plan adoption					
<b>LEGEND</b>										Planning Board					City Council					
										Community Outreach (may include more than one meeting per stage)					Deliverables					

## NEXT STEPS

Next steps include the following:

Inventory and Assessment	Ongoing
“Storefront” workshop - North Boulder-Focused Transportation Master Plan	Late Summer 2013/TBD
“Kickoff” event (with city staff from housing, transportation, library)	Late Summer/Early Fall 2013
North Broadway Market Study	Completed October 2013

## ATTACHMENTS

- **Attachment A:** 1995 Plan Background and Plan Implementation Summary
- **Attachment B:** North Boulder Subcommunity Development Activity (1995-2013)
- **Attachment C:** North Broadway Market Study Summary

## **1995 Plan Background and Plan Implementation Summary**

The 1995 Plan overarching goals and objectives reflect a desire to strike a balance between preserving existing assets and to establish a vision for areas that had yet to develop at that time. A key theme throughout the 1995 Plan is also the goal of “complete, discernible neighborhoods.” It also aims to “preserve positive aspects of the subcommunity and ensure that future changes are beneficial both the subcommunity citizens and the city as a whole.”

The North Boulder Subcommunity Plan is the only such plan in the city. The original 3-year process took place from 1992-1995, involving stakeholders and steering committee. For the most part, the process followed a common set of steps from inventory and analysis, to recommendations, to public review and comment, to adoption before the Planning Board and City Council (August 1995). In 1993, the process was briefly put on hold to address citywide goals through the Integrated Planning Process (IPP).<sup>4</sup>

In 1996 and 1997, the plan was amended to address recommended land use patterns in specific locations. The table on the following page provides a more detailed, chapter-by-chapter summary of the 1995 Plan.

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<sup>4</sup> The Integrated Planning Process (IPP) in 1993 was a citywide effort that resulted in several broad goals and objectives (e.g., strengthening and supporting existing neighborhoods), and more specific goals like population targets. City Council requested the North Boulder Subcommunity Plan be suspended pending the outcomes of that project.

**Figure 2: North Boulder Subcommunity Plan Chapters and Key Concepts**

Plan Chapter	Summary and Key Concepts
<p><b>Chapters 1-4</b> Executive Summary, Introduction, History, Existing Conditions</p>	<p>Chapters 1-4 establish the overall framework and process for the 1995 Plan. These chapters also establish overarching goals and objectives with a focus on smart growth principles like walkable, mixed use neighborhoods patterned after the character of historic neighborhoods.</p>
<p><b>Chapter 5</b> Neighborhoods</p>	<p>Chapter 5 establishes an overarching set of goals and objectives for North Boulder neighborhoods and establishes neighborhood-specific development guidelines. This chapter also stresses the protection of the character of existing neighborhoods with guidelines for new neighborhoods. New residential neighborhoods should provide a diversity of housing types with a walkable and connected transportation network.</p>
<p><b>Chapter 6</b> Employment and Retail Centers</p>	<p>Chapter 6 identifies current and expected employment and retail centers within each neighborhood. It includes additional goals and objectives that reflect the desire for “complete, discernible neighborhoods.” The focus areas are the Village Center around Yarmouth Avenue and Broadway and the Service Industrial Areas along Broadway and Lee Hill Road. This chapter identifies the Village Center area as the “symbolic heart” of the subcommunity, with a full complement of neighborhood-scale services. This chapter also recognizes the importance of existing industrial areas that serve a community need and provide affordable nonresidential space.</p>
<p><b>Chapter 7</b> Community Facilities</p>	<p>Chapter 7 sets forth recommendations for new community facilities like libraries, schools, police and fire stations, and social services, while preserving existing community facilities. This chapter also establishes related goals and objectives to better serve subcommunity residents, including a branch library, transit centers at key destinations, and several new parks.</p>
<p><b>Chapter 8</b> Transportation</p>	<p>Chapter 8 sets forth recommendations for a transportation network with an emphasis on creating walkable and well connected streets and blocks. This chapter also includes an “Auto/Transit Improvements Right-of-Way Plan” that guides decision making for new infrastructure.</p>
<p><b>Chapters 9-10</b> Open Space and Natural Resource Protection, Parks and Open Lands</p>	<p>Chapters 9-10 set forth related goals and objectives for view protection, open space, topography, creeks, and irrigation ditches.</p>
<p><b>Chapter 11</b> Future Growth</p>	<p>Chapter 11 contains a summary of the projections and build out analysis that was conducted as part of the Integrated Planning Project (IPP) is included in this chapter. The results of this analysis informed North Boulder subcommunity-wide and neighborhood-specific target density ranges and square footages. This chapter also includes the Land Use Map that summarizes the recommended future land uses.</p>

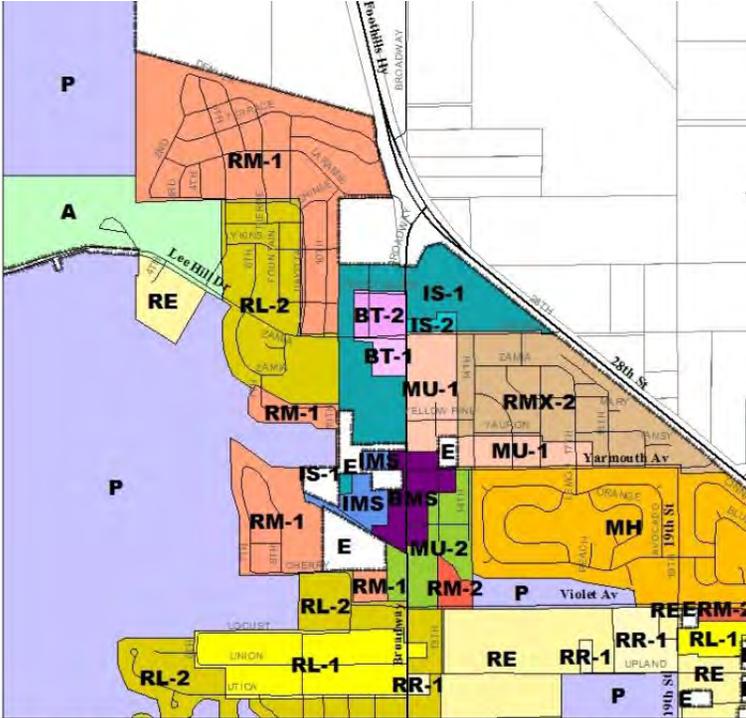
## North Boulder Subcommunity Plan Implementation Summary

The North Boulder Subcommunity Plan contains numerous recommendations, many of which have been implemented. These recommendations range from new development and design standards, capital investments in civic facilities, and new transportation connections. Some of the key items from the 1995 Plan that the city has implemented include:

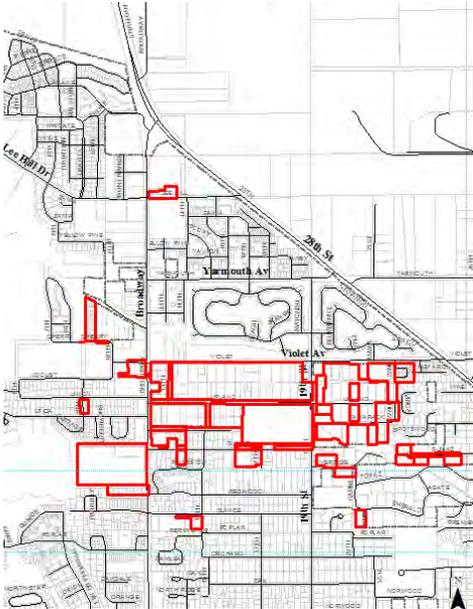
- **Five new zoning districts**, including a Business Main Street (BMS) district that was used for a rezoning for the Village Center area;
- **Numerous new parks** in accordance with the 1995 Plan, including Foothills Community Park and Holiday Neighborhood Park;
- **Several annexations** of county enclaves consistent with the 1995 Plan; and
- **New transportation connections** made in accordance with the 1995 Plan as redevelopment has occurred.

*\*\*NOTE: This is an updated version of the “1995 North Boulder Subcommunity Plan Implementation Status” section of the June 6, 2013 Planning Board memo.*

**FIGURE 3: 1995 PLAN IMPLEMENTATION SUMMARY**

Category	Implementation Item and Description	Implementation Status	
<p><b>Zoning and Land Use</b></p>	<p><b>New Zone Districts and Development Standards</b> The 1995 Plan contains numerous recommendations for new North Boulder zone districts and development standards.</p>	<p>Five new zoning districts were created and properties were subsequently rezoned to:</p> <ul style="list-style-type: none"> <li>• A business main street zone, patterned after historic ‘Main Street’ business districts;</li> <li>• Three mixed use zones that provide a transition between the higher intensity business ‘Main Street’ and surrounding residential or industrial areas; and</li> <li>• A mixed density residential zone district.</li> </ul>	<p style="text-align: center;"><b>CURRENT ZONING MAP</b></p>  <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>BT-1 Business - Transitional 1 (TB-D)</li> <li>BT-2 Business - Transitional 2 (TB-E)</li> <li>MH Mobile Home (MH-E)</li> <li>RE Residential - Estate (ER-E)</li> <li>RL-1 Residential - Low 1 (LR-E)</li> <li>RL-2 Residential - Low 2 (LR-D)</li> <li>RM-1 Residential - Medium 1 (MR-D)</li> <li>RM-2 Residential - Medium 2 (MR-E)</li> <li>RM-3 Residential - Medium 3 (MR-X)</li> <li>RMX-2 Residential - Mixed 2 (MXR-D)</li> <li>RR-1 Residential - Rural 1 (RR-E)</li> <li>RR-2 Residential - Rural 2 (RR1-E)</li> <li>MU-1 Mixed Use 1 (MU-D)</li> <li>MU-2 Mixed Use 2 (RMS-X)</li> <li>IMS Industrial - Mixed Services (IMS-X)</li> <li>IS-1 Industrial - Service 1 (IS-E)</li> <li>IS-2 Industrial - Service 2 (IS-D)</li> <li>A Agricultural (A-E)</li> <li>P Public (P-E)</li> <li>E Enclave (E)</li> </ul>
<p><b>North Broadway Area (Village Center and Yarmouth North)</b></p>	<p><b>Village Center</b> The 1995 Plan calls for a Village Center concept on both sides of Broadway at around Yarmouth Avenue.</p>	<ul style="list-style-type: none"> <li>• The city has rezoned properties in the Village Center and Yarmouth North areas to BMS, MU-1, and RMX-2 (see current zoning map to the right).</li> <li>• The east side of the Village Center has seen significant redevelopment, but the west side has not.</li> <li>• These redevelopment areas have been largely consistent with the plan’s goals for vertical mixed use and pedestrian-oriented design.</li> </ul>	

**FIGURE 3: 1995 PLAN IMPLEMENTATION SUMMARY**

Category	Implementation Item and Description	Implementation Status
<b>Community Facilities, Parks, and Open Space</b>	<b>Parkland</b> The 1995 Plan recommends several new parks throughout the subcommunity.	Since 1995, the following parks have been built or are in the process of being built: <ul style="list-style-type: none"> <li>• Foothills Community Park</li> <li>• Neighborhood Park on the Mann property</li> <li>• Holiday Neighborhood Park</li> <li>• The Elks Neighborhood Park is in the 2013-2018 Capital Improvements Plan</li> <li>• Dakota Ridge Neighborhood Parks</li> </ul>
	<b>North Boulder Library</b> The 1995 Plan recommends a new Boulder Library branch in North Boulder	The Boulder Public Library Commission recently passed a resolution endorsing the concept of a North Boulder Library Station (570 square feet) operating in the Westview Apartment storefront in the vicinity of the Broadway and Yarmouth intersection. The library staff is currently evaluating costs and benefits of the proposed Library Station.
<b>Annexation</b>	The 1995 Plan supports annexation of county enclaves (Area II properties) in the North Boulder Subcommunity.	Since 1995, several county enclaves have annexed into the city in the North Boulder Subcommunity. The map below highlights these areas: <p style="text-align: center;"><b>ANNEXATIONS SINCE 1995 (OUTLINED IN RED)</b></p> 

**FIGURE 3: 1995 PLAN IMPLEMENTATION SUMMARY**

Category	Implementation Item and Description	Implementation Status
<b>Transportation and Streetscape</b>	<b>Development Compliance with Transportation Plan</b> The 1995 Plan recommended a new requirement for compliance with the Transportation Plan during development or redevelopment.	The city adopted an ordinance that requires dedication or reservation of Rights-of-Way in conformance with the North Boulder Subcommunity Transportation Plan.
	<b>North Broadway Streetscape</b> The 1995 Plan recommended development and implementation of streetscape improvements along North Broadway	A <u>draft</u> North Broadway Streetscape Plan was developed and has been used as a guide to establish the streetscape design for Broadway from US 36 to Upland and improvements that were required when properties redeveloped (e.g., street trees, benches, lighting, on-street parking).
	<b>Auto/Transit Improvements Right-of-Way Plan</b> The 1995 Plan calls for transportation connections that encourage walking, biking, and transit use.	<p><b>Connectivity:</b> As new development has occurred in North Boulder (particularly north of Violet Avenue), connectivity has been enhanced by introducing more of a street grid consistent with the Auto/Transit Improvements Right-of-Way Plan. Streets have generally been designed to be narrower and more pedestrian friendly.</p> <p><b>Enhanced Transit:</b> The 1995 Plan calls for enhanced transit service in North Boulder. The Auto/Transit Improvements Right-of-Way Plan recommends circulator transit routes through some of the North Boulder neighborhoods along with a route along US 36 connecting to shopping areas along 28<sup>th</sup> Avenue. Currently, bus service along Broadway only extends to Front Range Avenue and Broadway (one block north of Lee Hill Road).</p> <p><b>US 36 Gateway:</b> The city has also not implemented a gateway feature where Broadway intersects with US 36, as recommended by the plan.<sup>5</sup></p>

<sup>5</sup> See page 22 of the 1995 North Boulder Subcommunity Plan.

**FIGURE 3: 1995 PLAN IMPLEMENTATION SUMMARY**

Category	Implementation Item and Description	Implementation Status	
<p><b>Stormwater Utilities</b></p>	<p>The 1995 Plan recommends protection for riparian areas and utilization of flood plain areas for bicycle and pedestrian travel.</p>	<p>While not a specific implementation item from the 1995 Plan, the city completed the Fourmile Canyon Creek and Wonderland Creek Major Drainageway Planning effort in 2011. This document will inform future planning and development decisions in North Boulder, particularly in the Village Center area. Staff does not anticipate any updates to this study.</p>	<div style="text-align: center;"> <p><b>FOURMILE CANYON CREEK AND WONDERLAND CREEK MAJOR DRAINAGEWAY PLANNING</b></p>  <p><b>FINAL PLAN</b> May 2011</p> <p>CITY OF BOULDER URBAN DRAINAGE AND FLOOD CONTROL DISTRICT</p>   </div>

## North Boulder Subcommunity Development Activity (1995-2013)

The 1995 Plan sets forth specific estimates for future growth in the North Boulder Subcommunity. Staff analysis of building permit records from 1995-2013 reveal the North Boulder Subcommunity is:

- Approaching the 1995 Plan’s Estimate for New Residential Units** - The 1995 Plan approximated between 1,629-1,784 new housing units would be built within “about 13-17 years” in the subcommunity based on a number of factors.<sup>6</sup> According to city building permit records, approximately 1,700 new housing units have been built since the 1995 Plan. The city’s growth projections for the North Boulder Subcommunity estimate an additional approximately 550 housing units by 2035.<sup>7</sup>
- Adding More Retail than the 1995 Plan Estimated** – The 1995 Plan estimated 85,000 square feet of new retail subcommunity-wide. Since 1995, about 178,000 square feet of new retail has been built.
- Adding Office Space at Faster Rate than any other Land Use** – From 1995 to 2013, the amount of new office space increased by 291% from approximately 100,000 square feet to approximately 391,000 square feet, closely matching the 1995 Plan’s estimated new office space of approximately 299,000 square feet.

The tables that follow provide a more detailed summary of residential and nonresidential development activity since the 1995 Plan, along with existing land use and zoning.<sup>8</sup>

**FIGURE 4: LEE HILL ROAD CONCEPT**

1995 Plan Concept for  
Lee Hill Road Area



2013 Development Pattern



*The above images illustrate how the 1995 Plan helped shape development patterns.*

<sup>6</sup> These factors included Boulder Valley Comprehensive Plan density assumptions by zone district and growth rates consistent with the North Boulder projections from the Integrated Planning Project.

<sup>7</sup> The city’s growth projections use a variety of factors from current zoning to future land use, to more qualitative analysis of specific sites with growth potential.

<sup>8</sup> SOURCES: North Boulder Subcommunity Plan, city building permit records. The numbers reflect building permits where Certificates of Occupancy (C.O.) were issued between 1995 and 2013. There are several developments under review that have not received C.O.’s to date.

**Table 1: NORTH BOULDER SUBCOMMUNITY-WIDE RESIDENTIAL DEVELOPMENT ACTIVITY (1995-2013)**

	1995 Total	Percent of 1995 Total	1995 Plan Estimate for Future Units	New Since 1995	Total Units 2013	Percent of Total Units 2013	Increase 1995-2013
<b>Attached Units</b>	1,084	27%	n/a	1,096	2,180	38%	101%
<b>Detached Units (includes mobile homes)</b>	2,930	73%	n/a	635	3,566	62%	22%
<b>Total North Boulder Subcommunity Wide Housing Units</b>	4,014	100%	1,629-1,784 New Units	1,731	5,745	100%	43%

**Table 2: NORTH BOULDER SUBCOMMUNITY NONRESIDENTIAL DEVELOPMENT ACTIVITY**

	1995 Count (sq. ft)	Percent of 1995 Total	1995 Plan Estimate for Future Square Footage	New Square Feet Since 1995	Total Square Footage 2013	Percent of Total 2013	Increase 1995-2013
<b>Retail</b>	200,000	27%	85,000	178,177	378,177	30%	89%
<b>Office</b>	100,000	13%	299,000	291,057	391,057	31%	291%
<b>Industrial</b>	450,000	60%	n/a	45,969	495,969	39%	10%
<b>Total</b>	750,000	100%		515,203	1,265,203	100%	69%

## Existing Zoning and Land Use in the North Boulder Subcommunity

The following tables illustrate the current zoning and land use conditions in the North Boulder Subcommunity. Generally, the data shows that:

- Most of the subcommunity is zoned low or medium density residential;
- A significant portion of the subcommunity is zoned and used as public (open space, parks, etc);
- A higher percentage of land is *classified* as a commercial land use than the amount of land that is *zoned* for commercial, and
- A lower percentage of land is *classified* as an industrial land use than is actually *zoned* industrial.

**Table 3: EXISTING LAND USE BY LAND AREA, NORTH BOULDER SUBCOMMUNITY<sup>9</sup>**

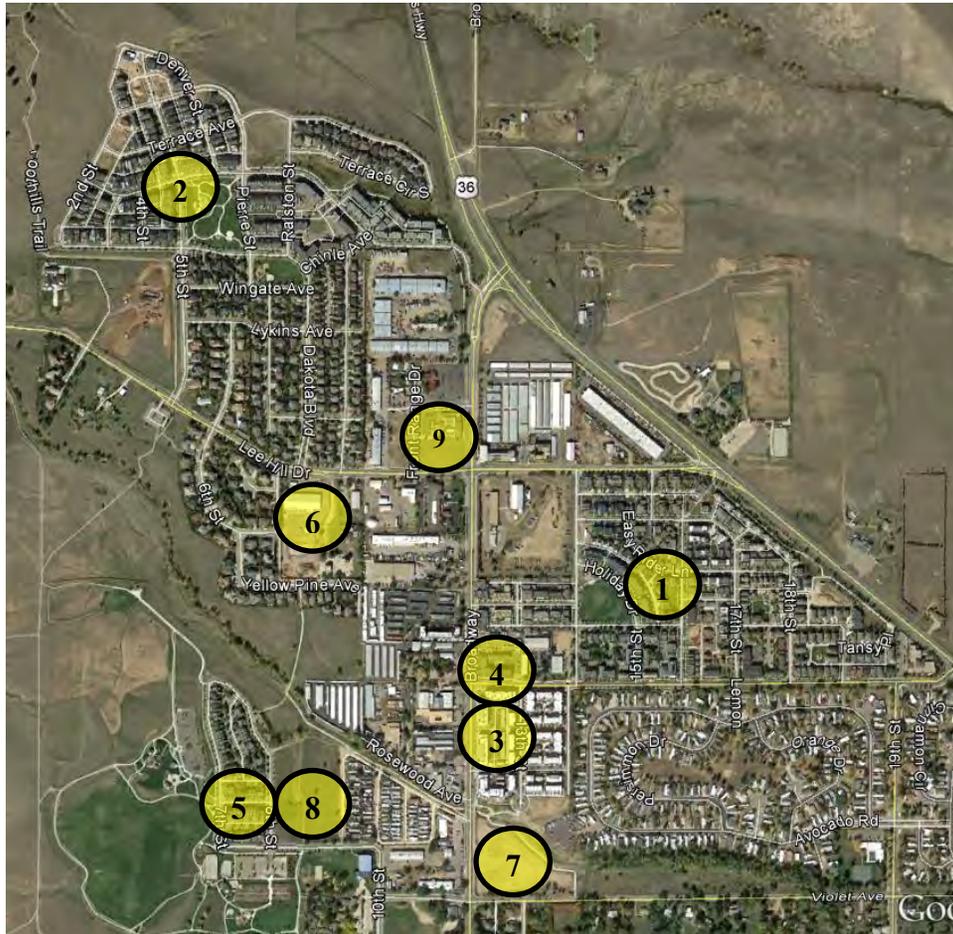
Name	Acres	Percent
Agricultural	1.0	0.07%
Commercial	103.7	6.9%
Industrial	3.7	0.2%
Mixed Use	11.4	0.8%
Residential	1,088.5	72.4%
Public/Institutional	204.7	13.6%
Vacant	90.7	6%

**Table 4: EXISTING ZONING BY LAND AREA, NORTH BOULDER SUBCOMMUNITY**

Zone District Category	Acres	Percent
Agricultural	17.8	1.0%
Commercial	23.9	1.2%
Industrial	120.1	6.0%
Mixed Use	34.8	1.7%
Residential	1,391.1	69.9%
Public/Institutional	222.5	11.2%

<sup>9</sup> SOURCE: Boulder County Assessors Office (based on how the county classifies land uses, which may not align with city zoning classifications).

**FIGURE 8: MAJOR DEVELOPMENTS IN NORTH BROADWAY AREA (1995-2013)**



	Construction Date	Approx. Site Size	Characteristics
<b>1. Holiday</b> 	2003-2005	27 acres	324 residential units (187 market rate units and 137 permanently affordable units), 55,164 square feet of non-residential space and a 1.7 acre park.
<b>2. Dakota Ridge</b> 	2001 – present	42 acres	420 residential units composed of 195 apartments, 65 townhouses and 130 single-family homes, and 30 (possible) commercial area conversion units. In addition, 23,025 square feet of office/retail space is located in the Neighborhood Center.
<b>3. Uptown Broadway</b> 	2003, 2008	8.5 acres	223 residential units and 40,337 square feet of mixed use commercial space
<b>4. Westview</b> 	2011-2012	1 acre	34 permanently affordable residential units that meet the affordable housing requirements for the development for the Residences at 29 <sup>th</sup>
<b>5. Foothills</b> 	2001-2002	5 acres	75 permanently affordable units in duplexes, fourplexes, townhomes, apartments, carriage units, a group home and a community center
<b>Pipeline/Under Review</b>			
<b>6. 820 Lee Hill</b>	2014 (expected)	6 acres	32 single family detached homes proposed
<b>7. Violet Crossing</b>	2013 (expected)	4.7 acres	10 two- and three-story buildings that house 78 market rate apartments and 20 affordable apartments
<b>8. 1000 Rosewood</b>	2013 (expected)	4.5 acres	18 dwelling units (16 single family units, 2 duplex units)
<b>9. 1175 Lee Hill</b>	2014 (expected)	1.2 acres	2 story multifamily transitional housing with 31 units
<b>Total number of housing units in pipeline/under review: 179 (including 31 transitional housing units)</b>			

## North Broadway Market Study Summary

The plan update should produce outcomes that are based on the current economic and market realities of the North Boulder Subcommunity. The Market Study will help inform the plan. ArLand Land Use Economics will prepare the Market Study that will achieve several purposes, including:

- **A Market Demand Analysis** – The market study will assess the current market demand in North Boulder for different land uses, with an emphasis on the role of an “anchor” land use such as a grocery store (and other potential anchor land uses). This will include focused interviews with developers, commercial brokers, and other area development interests.
- **Barriers Analysis** – The market study will analyze the related barriers towards redevelopment and plan implementation based on the market information.
- **1995 Plan Village Center and Yarmouth North Implementation** – The market study will analyze of the feasibility of fully developing the 1995 Plan’s Village Center concept and evaluate redevelopment potential in the Yarmouth North area.
- **Action Items** – The market study will result in a set of action items based on the market analysis and identified barriers towards realizing the 1995 Plan’s vision.

The schedule below briefly summarizes the anticipated market study schedule and key tasks.

**Table 5: Anticipated North Broadway Market Study Schedule**

Task	Outcomes	Timeline
<b>Interviews/Roundtable Discussions/Public Meetings</b>	<ul style="list-style-type: none"> <li>• Interviews with area development interests</li> <li>• Public meeting presentation(s)</li> </ul>	Ongoing
<b>Market Analysis</b>	Establish Market Area and Analyze: <ul style="list-style-type: none"> <li>• Population and Demographics</li> <li>• Anchor Land Use Potentials</li> <li>• Office/Employment Potentials</li> <li>• Other Commercial Services and Mixed Use Potentials</li> </ul>	
<b>Barriers to Redevelopment/Plan Implementation</b>	Identify key market barriers and related actions towards realizing the 1995 Plan’s Village Center and Yarmouth North area vision	Final Report – Expected October 2013
<b>Redevelopment Strategy</b>	Recommendations for changes to Village Center and Yarmouth North concepts	
<b>Report and Presentations</b>	Final report summarizing the market analysis, findings from interviews, barriers, and recommendations to inform plan update	