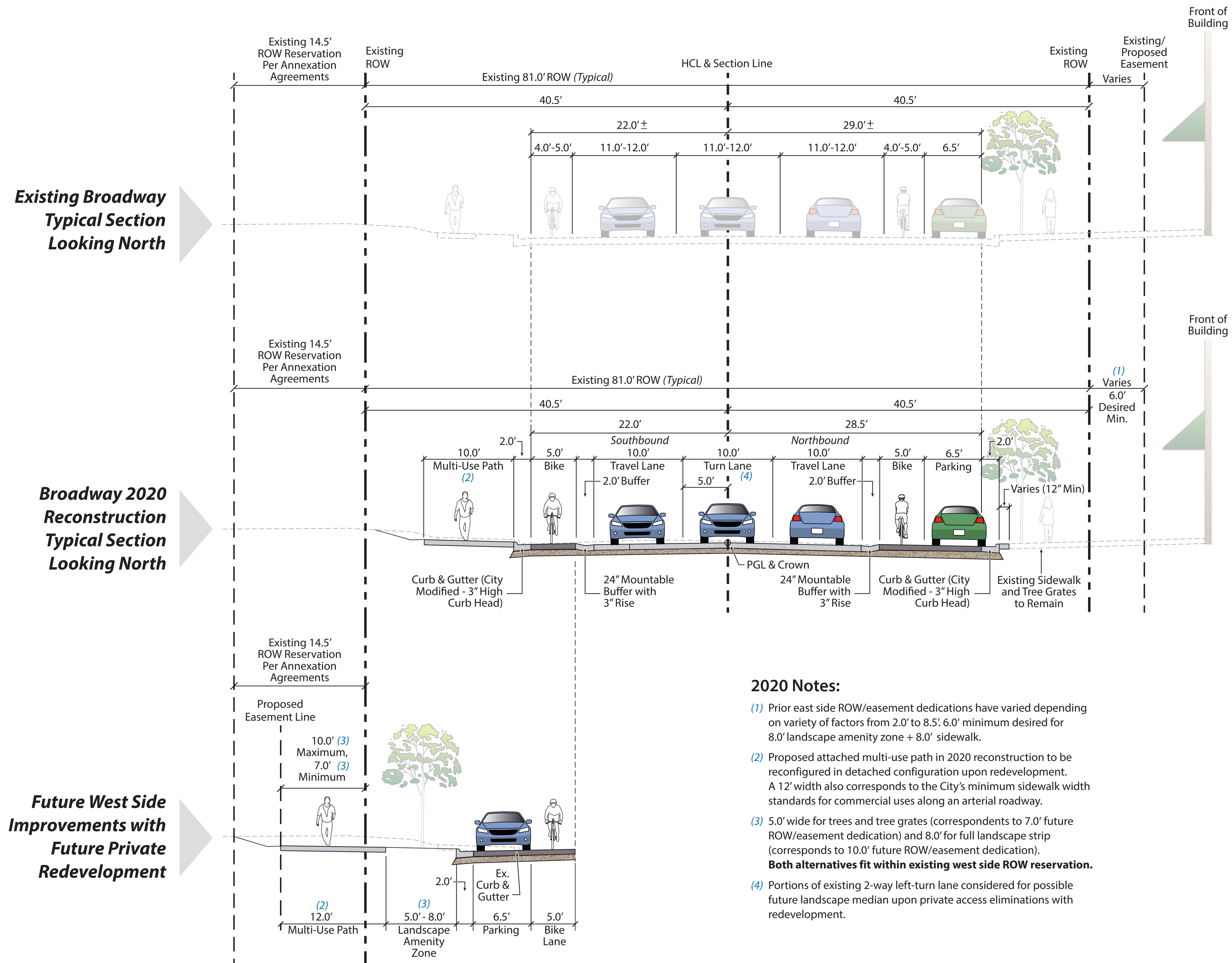


Broadway Reconstruction: Violet to US36

Update to Broadway Cross Section in North Boulder Subcommunity Plan



2020 Notes:

- (1) Prior east side ROW/easement dedications have varied depending on variety of factors from 2.0' to 8.5'. 6.0' minimum desired for 8.0' landscape amenity zone + 8.0' sidewalk.
- (2) Proposed attached multi-use path in 2020 reconstruction to be reconfigured in detached configuration upon redevelopment. A 12' width also corresponds to the City's minimum sidewalk width standards for commercial uses along an arterial roadway.
- (3) 5.0' wide for trees and tree grates (corresponds to 7.0' future ROW/easement dedication) and 8.0' for full landscape strip (corresponds to 10.0' future ROW/easement dedication). **Both alternatives fit within existing west side ROW reservation.**
- (4) Portions of existing 2-way left-turn lane considered for possible future landscape median upon private access eliminations with redevelopment.

