

**CITY OF BOULDER, COLORADO**  
**BOARDS AND COMMISSIONS MEETING MINUTES FORM**

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**NAME OF BOARD/COMMISSION:** UNIVERSITY HILL COMMERCIAL AREA  
MANAGEMENT COMMISSION

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**NAME/TELEPHONE OF PERSON PREPARING SUMMARY:** Ruth Weiss 303-413-7318

**NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT**

**BOARD MEMBERS:** DAHL, GRIFFITH, MILLER, MITCHELL, SHRUM

**STAFF:** WINTER, LANDRITH, CUNNINGHAM, WEISS

**GUEST(S):** JENNIFER KORBELIK, EVA HUEBER, SUSAN BARKMAN, JANE  
STOYVA

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**TYPE OF MEETING:** MINUTES **MEETING:** June 17, 2009

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**AGENDA ITEM 1 - Roll Call:** Meeting called to order at 9:05 a.m.

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**AGENDA ITEM 2 – Approval of the May 20, 2009 Minutes.** (SEE ACTION ITEM BELOW)

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**AGENDA ITEM 3 – Election of Officers:** Miller nominated Shrum for Chair, all commissioners were in favor and Shrum nominated unanimously. Shrum nominated Griffith for Vice Chair with Mitchell seconding. All commissioners were in favor and Griffith was approved unanimously.

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**AGENDA ITEM 4 - Public Participation:** none

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**AGENDA ITEM 5 – Presentation of CU Student Survey: The Hill Commercial District – Eva Hueber:** Eva Hueber and Susan Barkman, CU students, surveyed 1321 people (freshman, sophomore and juniors, no seniors) off one email in three classes. Survey question completion was 276 pages long and coded generally due the huge response with 76.5% of respondents that visit the hill weekly. Graduate students not included in survey. Lack of time and convenience were responses to not visit the Hill. Respondents were looking for greater diversity of restaurants and stores; grocery store, banks and hardware stores were needs not met on the Hill. Streets, sidewalks, alleyways mentioned as dirty and in the atmosphere category. Homeless panhandling was a big thing to students. Safety and lighting were a concern. Primary reasons to go to Hill were not inline with what they wanted to see. The disconnect needs investigation. Redevelopment and revitalization were a concern for the students. Students expressed a lack of green space; concerns with homeless; planters and flowers desired. Maintenance – dirty and run down was an issue. Parking was a problem and they wanted the closing of 13<sup>th</sup> Street for a pedestrian way. Students wanted less police. Hill preservation commented, students do not want to lose the historic atmosphere. Look and feel of the Hill: distinctly Boulder, bohemian, run down and seen better days were responses from students. Hill needs to have more parking, more upkeep, more food options, more music, more bars. People asked for more coffee shops, parking and free parking, plants and flowers, park benches. Farmer’s market and performers mentioned as desired. Students want the Hill to be for them and to not look like Pearl Street. Miller asked about process and will input continue. The survey was done through Student Voice and easy to do. Barkman offered to run survey periodically if desired. Shrum commented that education and awareness could bridge the connection. Shrum suggested a map like that of Pearl Street as a start. Dahl commented on maintenance and the cleanliness, desires a campaign to keep the hill clean with the students taking responsibility and accountable for their own trash. Griffith – survey business owners, residents and students about what would be helpful to alleviate trash. “What Kind of Buff are You” – student personal responsibility slogan to build school and community pride. Miller questioned if graduate students could be included in a future survey and Hueber responded positively, questions to be altered but hope to be done. Winter commented that the Power

Point presentation of the survey to be put website and compared it to a 2000 survey that had common themes.

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**AGENDA ITEM 6 – Police Update:** Stats at next UHCAMC meeting.

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**AGENDA ITEM 7 – UHNA Update:** Miscommunication on noise violations on the Hill per Shrum. Stoyva commented on the closing of the 13<sup>th</sup> Street Café. Shrum commented on the sales tax revenue of the Hill down only 1% compared to Pearl Street's decline of 12%.

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**AGENDA ITEM 8 – Matters from the Commissioners:** Shrum passed around a phone photo of Broadway and Pleasant displaying a couch sitting next to a wall by the Circle K gas station. The couch is on the property of the gas station. Shrum continued that the couch as been there since last Thursday. Shrum voiced frustration with the lack of public and volunteer participation toward positive change on the Hill with the couch situation as a prime example of the complacency. Griffith mentioned the couch give the wrong message to students. Stoyva mentioned that once four couches were left on her lawn and she was responsible financially for their removal. Winter commented that the store with the couch needed to be advised and that Matthews needed advisement. Winter agreed that everyone has a responsibility. Griffith suggested a “Welcome to the Hill” sign on the site of the couch. Shrum continued that if this issue were on Pearl Street or on 29<sup>th</sup> Street, it would be immediately addressed.

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**AGENDA ITEM 9 – Matters from Staff:** Winter commented on Hill maintenance and a good meeting with the Hill Alliance. Two new banners designs for the Hill distributed to the commissioners. CU will be donating CU banners as well. Shrum applauded the artwork of the new banners. Hill Flea Market update: Korbelik voiced that CU will donate \$5000 for start up costs. Student run farm, “Beyond Organic,” will be participating at the Hill Flea Market. Griffith – a lot of interest on Hill Flea Market, media group to host free, elaborate website with highlights. Ten themed days planned for the market. Cunningham voiced that September 6 is a home football game and Griffith responded that day will be lower key, game begins at 5pm. October 25 is the last market day, 10am to 5pm. Winter continued that the event will be Zero Waste and UHCAMC will be a financial sponsor. Winter continued with Hill Revitalization Strategy meeting, July 29 with staff and stakeholder groups. Michael Boyers to begin redevelopment of two locations, presented at the last UHCAMC meeting, in September. Shrum questioned the July 29 meeting, would tri execs be invited? Positive response from Winter with smaller discussion groups to talk specifics to outline a work plan, meeting will be open to the public. Stakeholders to get together and agree on specifics. UHCAMC meeting on July 15 at Grace Lutheran. Shrum would not like to commingle the meetings. Miller mentioned that the planning aspect of the redevelopment is not moving forward. Winters mentioned that some of the issues identified were planning issues and are moving forward. Council and planning board wanted a more comprehensive approach to hill revitalization. Miller wants to be clear that zoning and planning changes to attract a large-scale project was not the intended direction of UHCAMC. Secondly, Council in February wanted the June date in order to finalize by year-end. At the 29<sup>th</sup> workshop, PUMA to do presentation on the revitalization of college towns which in the works or have happened. They will talk about real communities and techniques that could apply to the Hill. Stoyva said the past redevelopment charette was useful. Landrith commented that new banners went into production yesterday and should be up by the end of the month. Hill Alliance social meeting last Tuesday was successful. CU Homecoming official theme is "CU in Hollywood" and set for October 30 with an indoor concert at Glenn Miller Ballroom.

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**Meeting adjourned at 10:59 am.**

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**MOTIONS:** Miller motioned for approval of the May 20, 2009 meeting minutes Shrum seconded the motion; unanimously approved.

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July 15, 2009

**FUTURE MEETINGS:  
Grace Lutheran Church  
9:00 a.m.**

**Off Site Meeting**

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APPROVED BY:

UNIVERSITY HILL COMMERCIAL AREA  
MANAGEMENT COMMISSION

Attest: \_\_\_\_\_  
Ruth Weiss, Secretary

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William Shrum, Chairperson