



Downtown Boulder, Inc. West End Streetscape Action Steps

West end businesses realize there will be impacts from the streetscape project and are willing to tolerate headaches consistent with work of this magnitude. They understand the long-term benefits and appreciate the City's investment. However, this project has NOT been managed as promised and the negative impacts to retailers and restaurants are way beyond any reasonable level. The contractor is treating a dense, high traffic, urban retail district as though it was an industrial park in the middle of nowhere.

Now, before any more of the critical summer season slips away, the DBI Board of Directors urges the City to take charge and pursue the following corrective actions:

- 1) Finish the 1000 block of Pearl ASAP. Prior to the project start, businesses were told repeatedly that one blockface would be totally finished before work moved on to the next one. Both corners of this block are still impacted with fencing, barricades and unfinished concrete work.
- 2) Stop "hopscotching." Before the 1000 block was done, the crew jumped over to the 900 block and tore up both sides of the NW corner. Then while that area was still a mess, they hopped across Pearl and tore up the south side of the street in front of Centro. Now every corner of this intersection is impacted. Why? Keep the commitment to finish one section before the next one gets torn up.
- 3) Move construction debris and personal vehicles out of the staging zone on 10th and use the space to get the construction equipment off Pearl. This equipment sometimes sits for days with no use and completely blocks visibility of the storefronts. It should NOT be there when it is not in use.
- 4) Bring in extra shifts to get the project moving. At 2:30 this afternoon, there was just one worker standing at 10th and Pearl while all other impacted areas were deserted. At the very least, bring in a cleanup crew to move equipment, haul trash and clean up the site at the end of each day.
- 5) Consider change orders to accomplish the above action steps. If the contract does not obligate the crew to minimize impacts in a busy urban retail district, then it should be changed. This will add cost to the project but is a worthwhile investment to clean up and speed up the project. It might also be the difference between survival and failure for some of our small businesses.