



STUDY SESSION MEMORANDUM

TO: Mayor and Members of City Council

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DATE: July 27, 2021

SUBJECT: Study Session to the Review the 60% Draft of the East Boulder Subcommunity Plan and 55th and Arapahoe Station Area Master Plan

EXECUTIVE SUMMARY

The East Boulder Subcommunity Plan is a collaborative, long-range planning project to envision the future of the East Boulder subcommunity. The intention of the plan is to implement the citywide goals of the Boulder Valley Comprehensive Plan (BVCP) at the local level. The process kicked off in the Spring of 2019 and to date has completed the first four phases of the scope of work (Project Kick-off; Inventory and Analysis; Concept Development; Scenario Testing and Alternative Futures). The project is currently working through the final two phases of the project: Implementation Planning and Plan Documentation. There are three major deliverables associated with these remaining phases of work. The first is a 60% Draft Plan. The second is a 90% Draft Plan, and the final is 100% Complete Plan for Adoption.

The East Boulder Working Group and the staff project team are currently working on the 60% Draft Plan and a Fall Engagement Window strategy to collect

feedback on plan concepts and recommendations. The 60% Draft Plan (also called the Community Review Draft) offers community members the greatest opportunity for participatory planning and impact on the plan's final recommendations during these phases of work. City Council is asked to provide feedback on the key elements of this Community Review Draft. City boards and council input will be used to revise the Community Review Draft prior to the Fall Engagement Window. Additionally, the input provided during this study session will be used to help develop the Fall Engagement Window strategy and tactics to provide council with the most useful community feedback so council members are able to confidently make community-supported recommendations about future drafts of the plan.

Questions for Council

1. Do boards support the recommended Land Use Plan? What is missing that should be updated prior to the Fall Engagement Window?
2. Do boards support the recommended Connections Plan? What is missing that should be updated prior to the Fall Engagement Window?
3. Do boards support the preferred concept and (re)development approach for the 55th and Arapahoe Station Area Master Plan? What is missing that should be updated prior to the Fall Engagement Window?
4. The Fall Engagement Window will weigh community support or opposition to key features of the East Boulder Subcommunity Plan. Are there other elements of the plan or planning process that boards believe to be essential in order to confidently support recommendations included in the East Boulder Subcommunity Plan?

BACKGROUND

Subcommunity Planning

A Subcommunity Plan is a tool for residents, landowners, business owners, city decision-makers and city staff that communicates expectations about the future of a subcommunity and guides decision-making about subcommunity preservation and change over a 20-year horizon. The subcommunity planning process is intended to identify how an area of the city can contribute to citywide goals outlined in the [Boulder Valley Comprehensive Plan \(BVCP\)](#).

The final subcommunity plan will include the following major deliverables to implement community vision for the subcommunity:

(1) Land Use Plan – should there be a desire to change land uses from the current BVCP land use map in East Boulder to new uses, an East Boulder land use plan will be created. This will then guide amendments to the BVCP Land Use Map, which requires Planning Board and City Council approval.

(2) Connections Plan – an East Boulder connections plan will identify the type and general location of connections needed to support land use changes and implement goals of the [Transportation Master Plan \(TMP\)](#).

(3) Recommendations Matrix – Since February 2019, community members have been submitting ideas for improvements, changes or new initiatives for East Boulder. These

recommendations will be evaluated against their ability to implement citywide goals of the BVCP and city master plans and will be categorized as one of the following:

Policy Recommendations – municipal policy recommendations may include revisions to existing policies or new policies to be adopted as an amendment to the BVCP. Policy recommendations would apply citywide.

Program Recommendations – recommendations for program development or expansion that could benefit and impact programs local to East Boulder and/or citywide programs.

Project Recommendations – project recommendations would identify capital improvements to be pursued through the capital improvement program, public-private partnerships, or private funding.

East Boulder

In January 2019, City Council identified East Boulder as the first subcommunity since North Boulder to go through a planning process as part of a re-established subcommunity planning program. The East Boulder subcommunity encompasses approximately 1,600 acres, generally located east of Foothills Parkway and north of Arapahoe Avenue. The area includes some major community assets, such as Boulder Community Health, Valmont City Park and the Boulder Municipal Airport. It is also a destination for many local businesses and today, those businesses support approximately 17,000 jobs.

The primary transportation corridor in East Boulder is East Arapahoe Avenue. In 2018, the city adopted the East Arapahoe Transportation Plan (EATP) which is a long-range plan that considers a number of transportation improvements within the corridor, including biking and walking enhancements, Bus Rapid Transit (BRT) and local bus service and automobile travel. BRT along East Arapahoe is planned to connect downtown Boulder to communities to the east, extending to Brighton. This project is currently undergoing preliminary engineering and is a collaborative effort between CDOT, RTD and local municipalities, including Boulder.

Community Engagement

The subcommunity planning program is committed to working in the *Collaborate* space of Boulder's Engagement Spectrum, as described in the city's [Engagement Strategic Framework](#). In collaborative planning, the city's promise to the public is "we will work together with you to formulate solutions and to incorporate your advice and recommendations into the decisions to the maximum extent possible." The East Boulder Working Group and city staff have used the community feedback received to date to propose a recommended East Boulder land use plan and connections plan that attempt to recommend key changes that will achieve community desires and contribute to citywide goals.

In the Winter of 2021, the East Boulder Working Group, city staff and local partners completed a significant round of community engagement. The purpose of this engagement was to (1) present ideas about changes to the BVCP land use map to make greater contributions to citywide goals; (2) describe what the impacts of those changes might be; and (3) ask community members to weigh trade-offs and opportunities and describe preferences for the evolution of the area into the future. For a description of the

engagement tools and events, as well as participation statistics, see **Attachment A**. Over 300 community members provided feedback to a questionnaire on BeHeardBoulder.org. The summary and verbatim comments are included in this [report](#). For a picture of all Community Engagement completed to date, please see the East Boulder Engagement Scrapbook, **Attachment B**.

THE COMMUNITY REVIEW DRAFT (60% Draft Plan)

Purpose

The 60% Draft Plan, or Community Review Draft, includes the most essential and impactful components of the East Boulder Subcommunity Plan recommendations. This draft plan includes:

- Recommended Vision for East Boulder
- Recommended Land Use Plan
- Recommended Connections Plan

The Community Review Draft is based on community input received on the project to date and makes recommendations to implement citywide goals in East Boulder that are in line with the community's vision for evolution and resilience in the subcommunity for the next twenty years.

The purpose of this Draft is to share essential recommendations and deliverables of the East Boulder Subcommunity Plan with community members, groups, boards and council to (1) confirm the proposed components make appropriate, context-based recommendations to help achieve citywide goals, and (2) offer an opportunity for community members to continue to refine and/or revise these components at a key milestone in the delivery of the project.

Community feedback on the 60% Draft will provide the East Boulder Working Group, project staff, city boards and City Council with the feedback necessary to make final revisions to key components, plan for implementation and move the project towards completion and adoption. See **Attachment C** for the latest version of the Community Review Draft.

Recommended Vision for East Boulder

The recommended vision for East Boulder attempts to integrate the city's long-term goals for the future with the community's dreams for this area, while rooting the plan in the realities of our local, regional and national environment.

Through the East Boulder Subcommunity plan, city investments, local partnerships and community member initiatives, East Boulder will evolve to be a better place for businesses, a new home for new residents and an artful community that is well connected to the surrounding city and the region.

Recommended Land Use Plan

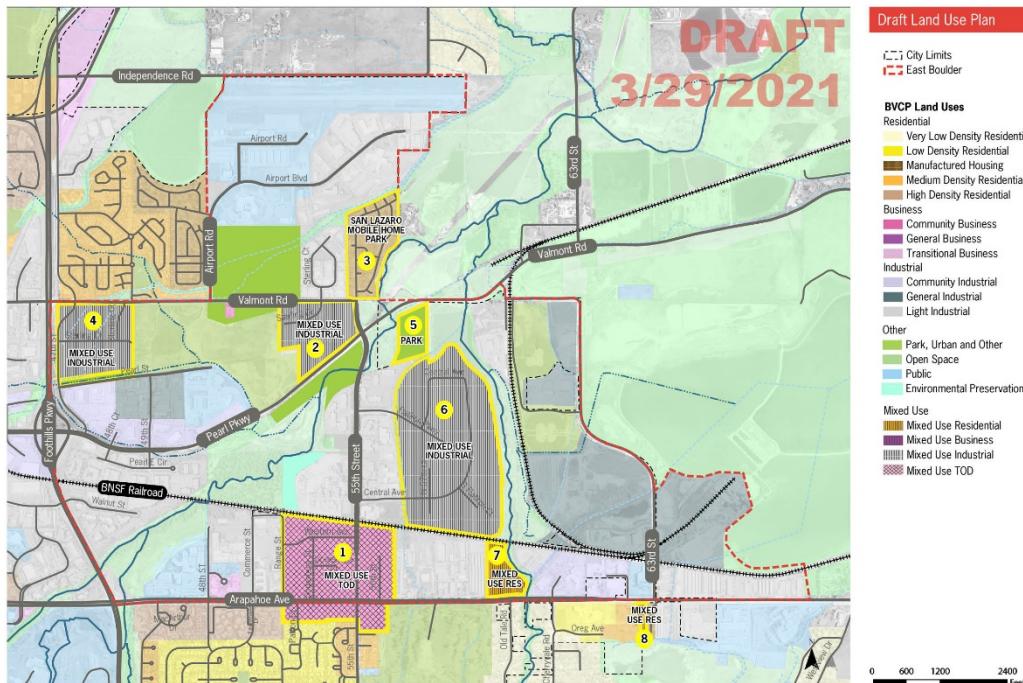
On April 13, City Council held a study session to review the draft land use plan for the East Boulder subcommunity. Based on feedback received from city council, boards and the East Boulder Working Group, staff made the following modifications to develop the Recommended Land Use Plan, including:

Area 5. Revised designation from “Park, Urban and Other” to “Community Industrial”

Although council expressed interest in the annexation of Area 5 on the East Boulder diagrams below, staff did not find community, board or council support for the transition of this space from a light industrial use to a park or green space use. The recommended land use plan identifies this area as “Community Industrial” to better align with existing businesses located in Area 5.

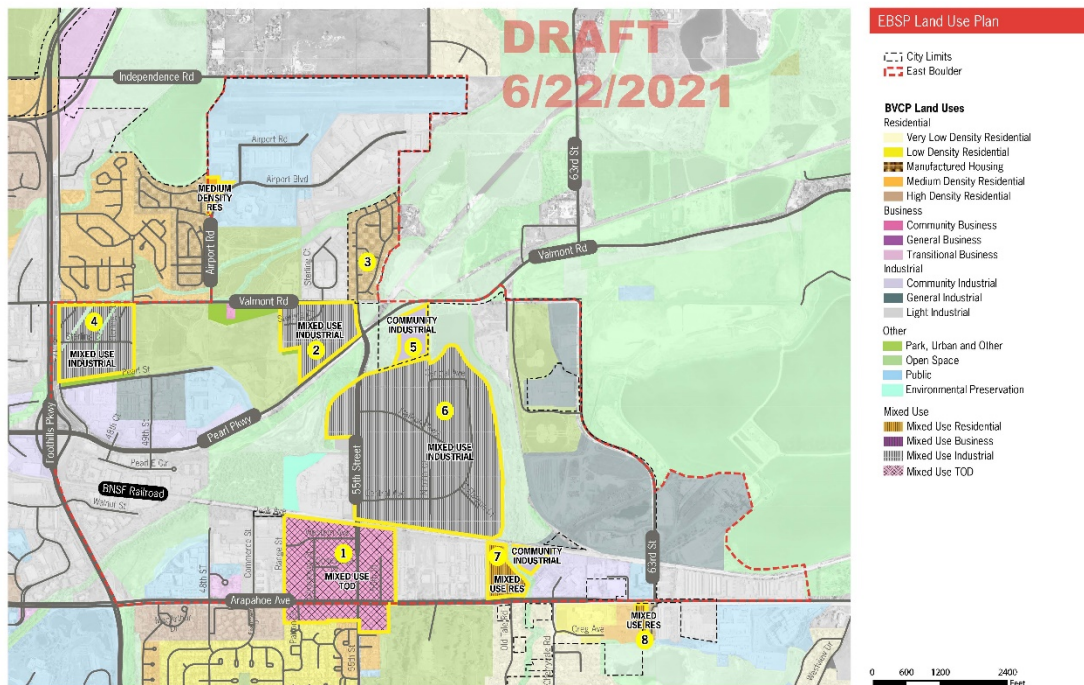
Area 6. Expansion of “Mixed Use Industrial” designation

Feedback from community members, boards and council directed staff to expand the application of the Mixed Use Industrial designation from the limited area in Flatiron Business Park, identified as Area 6 in the diagrams below, to the 55th Street corridor. The recommended land use plan includes this expansion, however, avoids key light industrial sites along 55th Street, such as the Corden Pharma facility.



The above plan was reviewed by City Council on April 13, 2021.

Below is the recommended East Boulder Land Use Plan. See **Attachment D** for a large-format diagram.



What is Mixed-Use Industrial?

As the land use plan for East Boulder evolved over the past year, the Mixed-Use Industrial land use category was determined to be the most appropriate to describe the types of neighborhoods and redevelopment the community desires in East Boulder. The current definition included in the BVCP is relatively vague and leaves much of the character description up to “specific zoning and other standards and regulations.”

The recommended plan includes an update to the BVCP Land Use Description for Mixed Use Industrial. The current definition is:

<p>Mixed-Use Industrial (MUI)</p>	<p>Characteristics and Locations: MUI will be encouraged in some industrial areas. Specific zoning and other standards and regulations will be adopted which define the desired form, intensity, mix, location and design characteristics of these uses.</p> <p>Uses: Light-industrial use will be predominate and neighborhood retail and service uses may be allowed. Housing compatible with and appropriate to the industrial character will be encouraged and may be required.</p>
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The recommended definition is:

Characteristics and Locations: MUI will be encouraged as a transitional use between existing or planned residential or mixed-use neighborhoods and Light, Community or General Industrial land uses. MUI areas should strive to integrate diverse housing, commercial and retail options into industrial areas to create vibrant, walkable, working neighborhoods that offer employers, employees and residents a variety of local services and amenities.

Uses: Light-industrial use will be predominate. Supporting uses allowed include residential, retail, service and commercial.

Changing the definition of Mixed-Use Industrial requires an update to the BVCP. This change would be included in the next major update (2025).

Outside of the East Boulder subcommunity, the MUI land use category is applied in three locations:

1. West of Broadway, north of the Ponderosa Mobile Home Park. Zoning for the area includes IMS and IS-1. Current uses on the site include some light industrial, light storage facilities, an event space, office and laydown areas for construction companies.
2. Between Valmont and Pearl, east of 28th Street and west of the rail line. Zoning includes IS-1 and IMS. Existing uses include a restaurant supply warehouse, auto repair shop, some commercial retail and offices and multifamily and attached housing.
3. North of Lookout Road, South of 119 in Gunbarrel. Zoning applied includes IG. Uses include multifamily apartments, a coffee roaster and tasting room, autobody repair, a bike shop, dog daycare and other light industrial/flex office spaces.

The revised definition is aligned with the conditions of these MUI-designated areas.

What is Mixed Use TOD?

Also included in the recommended East Boulder Land Use Plan is a new land use designation, Mixed-Use TOD (MUTOD). The recommended definition for Mixed Use TOD is:

Characteristics and Locations: MUTOD areas should be strategically located at regional or local mobility hubs and/or along key transit corridors. MUTOD areas pair existing or planned transit facilities with residential and commercial development opportunities with the goal of transforming existing, disparate uses into mixed-use, transit-oriented, 15-minute neighborhoods.

Uses: Uses should be vertically and horizontally integrated in MUTOD areas. Residential will be the predominating use. Supporting uses allowed include office, retail, service, commercial and light industrial.

Beyond East Boulder, as other areas of the city plan for new mobility options and redevelopment opportunities, a MUTOD land use designation will offer guidance about

land use expectations for evolving areas that is not currently described in other, existing land use categories outlined in the BVCP.

East Boulder Place Types

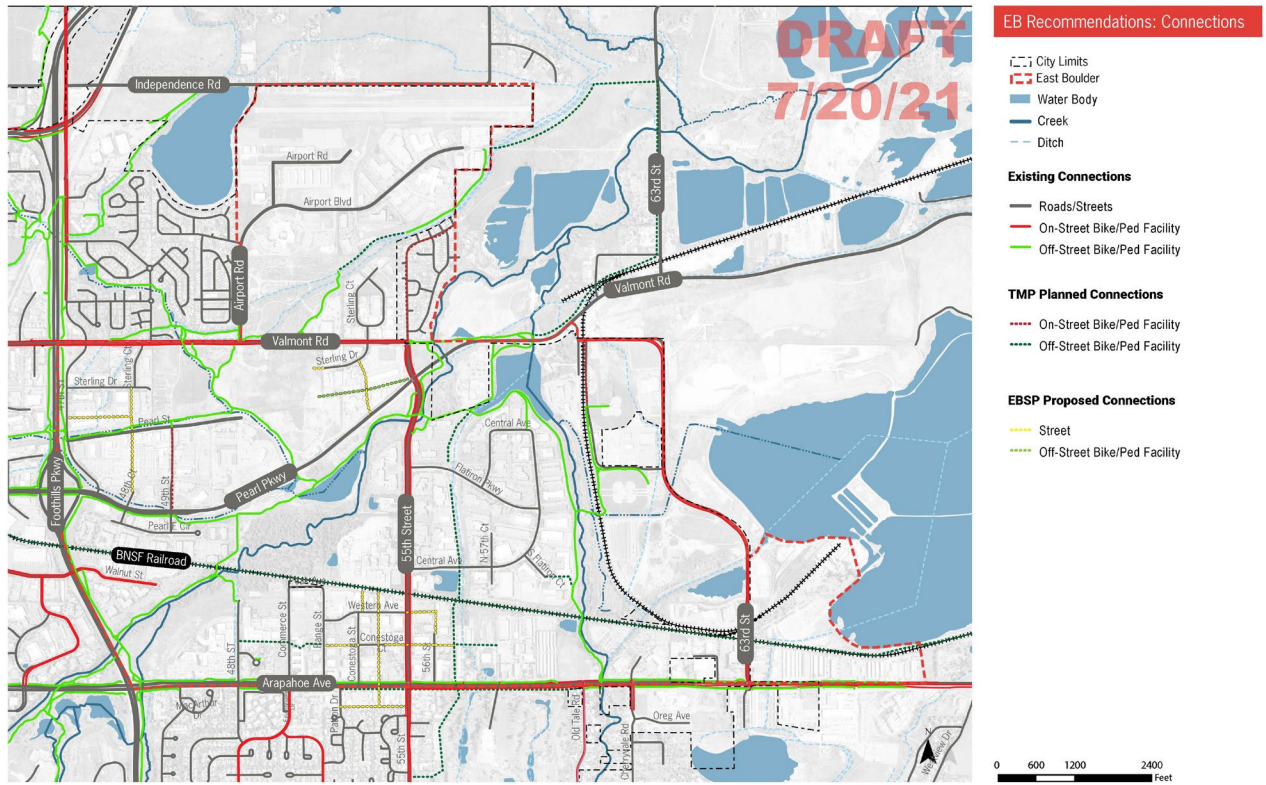
While the recommended Land Use Plan sets a vision for transformation in the subcommunity, the East Boulder Working Group came to a general consensus that further guidance is needed to align future redevelopment with community needs and expectations. The project team has recommended the creation and application of East Boulder “Place Types” as an additional layer of information and guidance for the land use plan. The recommended Place Types Performance Standards and Place Types Diagram offer near- and long-term guidance for redevelopment in East Boulder areas of change and provide additional information that can be used to implement the East Boulder subcommunity plan through code updates, re-zonings and the potential creation of new zones in future work. East Boulder Place Types Performance Standards and Place Types Diagram can be found in **Attachment E**.

Recommended Connections Plan

The recommended East Boulder Connections Plan has been developed in tandem with the land use plan to ensure that areas planned for change have adequate access and are linked to the city’s transportation network, offering East Boulder workers, residents, and visitors a variety of mobility options.

The Connections Plan includes two major categories of recommendations: (1) The Big Ideas and (2) New Connections. The Big Ideas outline significant ongoing and future work that will make East Boulder mobility more connected, accessible and easy to navigate. New Connections create new access to support proposed land uses and help build a complete and comprehensive mobility network in East Boulder.

Recommended New Connections. For large format diagram, see **Attachment D**.



For a full description of the recommendations outlined above, see Chapter 5 of the Community Review Draft, **Attachment C**.

CATALYTIC SITE: 55th and ARAPAHOE STATION AREA PLAN

Background

During the East Boulder Subcommunity Planning process a number of ongoing efforts aligned to allow the city to simultaneously pursue a station area plan for the 55th and Arapahoe area. This intersection is identified in the [East Arapahoe Transportation Plan](#) as a regional mobility hub location and stop for the planned SH7 Bus Rapid Transit project that will connect downtown Boulder to I-25 and communities to the east. Throughout the subcommunity planning process, the area has also been identified as a candidate for transit-oriented development (TOD) along the East Arapahoe corridor and received community support for such type of (re)development. In 2019, the 55th and Arapahoe Station Area Master Plan (STAMP) project was awarded grant funding. In 2020, a consultant team was hired to develop the station area plan in tandem with the city's ongoing subcommunity planning process.

The consultant team is led by MIG, Inc and includes the following specialists as subconsultants: Economic and Planning Systems (Market and Economics), Apex Design (Transportation), Group14 Engineering (Sustainability). This project team meets regularly with the subcommunity planning city staff team, the East Boulder Working Group (EBWG), and a committee of working group members called the STAMP Committee to coordinate recommendations, ensure alignment with citywide goals and plan for and implement community engagement strategy that will inform both processes.

STAMP Draft Concept

Community input has informed the development of the draft concept for the 55th and Arapahoe Station Area Plan throughout the process. The following guiding principles set parameters for the concept and direct the planning work towards accomplishing citywide goals:

- Prioritize transit-supportive strategies
- Focus on strategic geographics and opportunity sites
- Identify and prioritize recommendations with co-benefits
- Facilitate incremental change and sequencing
- Protect and enhance integrity of existing neighborhoods
- Preserve and promote accessible and attainable housing and employment opportunities
- Ensure a flexible development framework
- Prepare for future innovations
- Stay true to community input

The recommended concept for the STAMP includes a number of key features:

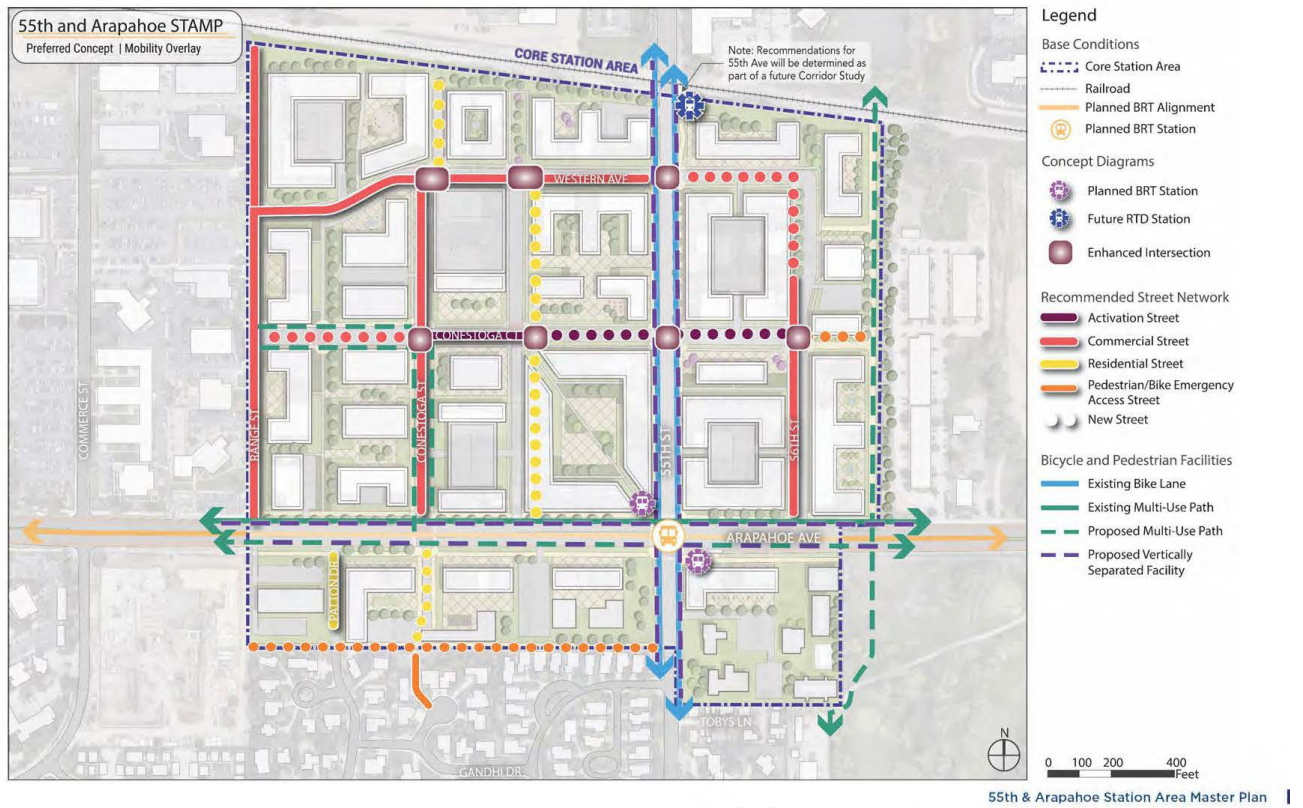
- Innovative vertical mix of uses incorporating residential, office, flex, light industrial and retail
- Ground floors that contribute to a vibrant district and an active public realm
- Ample residential options with special attention towards affordable housing
- Placemaking that embraces the innovative nature of the area and history of industry

- A “softer” light industrial setting that integrates natural design elements such as stormwater management, public space and street trees
- A street typology that serves all users of the STAMP through a layered network
- Integration of shared micromobility options to provide first and final mile solutions

Recommended 55th and Arapahoe STAMP Concept:



Recommended Mobility Overlay:



To see the full 60% Draft Concept for the STAMP, including definitions, feasibility analysis, more detailed development concepts and recommendations for street design and mobility hubs, see the 55th and Arapahoe Draft Concept, **Attachment F**.

Collecting Community Feedback on the 60% Draft Plan

The 60% Draft Plan includes a significant amount of new information for community members to review and respond to. The draft is a working document that staff will continue to update, revise and format over the next five months. To provide community members with concise and easy-to-follow information about the draft plan, staff is currently developing a series of presentations and videos that present the key components of the Community Review Draft.

- Recommended Vision for East Boulder
- Recommended Land Use Plan
- Recommended Connections Plan

While the full 60% Draft Plan (**Attachment C**) will be available for any community member to review and provide feedback on, the intention of these presentations and videos is to offer community members quick access to key information so they are able to learn about proposed changes in East Boulder, assess how changes align with citywide goals and provide boards and council with key feedback to move the project forward.

The engagement strategy includes a Fall Engagement Window. The intention of this window is to weigh general community support or opposition for the recommended Vision for East Boulder, the recommended Land Use Plan and recommended Connections Plan to determine if any final revisions to the planned vision, land use or connections are needed. Additionally, this window will engage subcommunity property owners in areas of change to collect their feedback about the vision included in the draft plan. An engagement event with the San Lazaro and Spanish-speaking community will be planned with assistance from the Community Connectors who serve on the Working Group. Community feedback will be used to make any necessary changes and will influence implementation planning for the subcommunity plan's recommendations.

PLANNING BOARD AND TRANSPORTATION ADVISORY BOARD FEEDBACK

On July 15, 2021, Planning Board and Transportation Advisory Board held a joint-board work session to review key elements of the plan and provide feedback. The discussion included the following key themes surrounding project elements and engagement:

Land Use

- Board members expressed both support and concern for recommendations included in the land use plan;
- Interest in access to additional data about how the land use plan will impact jobs to housing ratios;
- Interest in including more detail about the form of new residential products that could be built in the area;
- Would like more information about how land use plan will help city achieve climate commitments.

Connections

- General support for big ideas and new connections included in connections plan;
- Interest in more specific recommendations for 55th Street corridor;
- Interest in if/how connections plan will help city achieve equity goals;
- Interest in access to additional data about how connections plan impacts the number of trips generated in the subcommunity.

Fall Engagement

- Would like to see a combination of virtual and in-person options for participation;
- Recommend prioritizing clarity in material presented to the community. Provide transparent information and data about how recommendations impact city goals and align with the BVCP;
- Would like public input to confirm that there is a community demand for key elements of the plan: new housing in industrial neighborhoods; transit-oriented development, new connections.

NEXT STEPS

The next steps of the subcommunity planning process include:

- (1) Applying the Working Group, Board and Council recommended edits to the 60% Draft Plan
- (2) Planning and implementing the Fall Engagement Window to collect community feedback on the 60% Draft Plan
- (3) Review and Analysis of community feedback on the 60% Draft to update the subcommunity plan for a 90% Draft.

It is anticipated that community feedback on the 60% Draft Plan and a recommended 90% Draft Plan will be shared with boards and council in Q4 of 2021.

ATTACHMENTS

- A: Winter Engagement 2021 Summary: Tradeoffs and Concepts
- B: East Boulder Subcommunity Plan Engagement Scrapbook
- C: East Boulder Subcommunity Plan: Community Review Draft
- D: Large Format Diagrams
- E: East Boulder Place Types
- F: 55th and Arapahoe Station Area Plan Concept Package

East Boulder Subcommunity Plan

Summary of Engagement Window Events

Trade-offs & Opportunities

Winter 2021

The purpose of this East Boulder Engagement Plan engagement window was to get feedback on test concepts for land use changes to answer the question “Who Do We Want to Be?”

The project’s staff team and Working Group hosted multiple venues for discussion and feedback and collected input from community members across the city and targeted specific audiences for participation, including residents of the San Lázaro Mobile Home Park, East Boulder workforce and commuters, East Boulder business owners and residents living in neighborhoods surrounding the East Boulder subcommunity.

Engagement for this phase of the project included three major products:

1. Scenario modelling of each alternative future concept to provide measurable indicators that describe the potential impacts of proposed land use changes
2. Video presentations to describe the East Boulder context, the purpose of subcommunity planning and the choices for changes that are image-rich and easy to understand in English and Spanish
3. A community questionnaire offered in English and Spanish that asked participants to make choices between significant trade-offs resulting from potential changes to land use in East Boulder.

Completed Engagement Events and Links to Summary Reports




- **Community Event (Online)**– This event was designed to maximize time for participants to discuss trade-offs and opportunities with other community members in break-out rooms. Discussions were facilitated by East Boulder Working Group members. Participants shared feedback on what they liked and disliked about land use concepts, trade-offs and flexibility around building heights to achieve key goals. *Details: Monday, Feb. 1, 2021 with over 100 registrations, 80 attendees.* [Event Summary](#).
- **East Boulder Policy Roundtable Discussion** (Online)– This event was hosted by the Boulder Chamber and included representatives from many of the key businesses and industries that are located in East Boulder, as well as other Chamber members and interested community members. Participants shared feedback about opportunities and constraints in the proposed



concepts and offered critical feedback about potential land use changes. *Details: Thursday, Feb. 11, 2021 with 70 attendees.* [Event Summary.](#)


- **Spanish Event** (Online)– This event was delivered in Spanish and included a project overview presentation, Q&A, and break-out rooms for discussion. Participants shared feedback about key concerns, especially for residents who live in the East Boulder Subcommunity at San Lazaro Mobile Home Park, hopes and needs for the future of the area. *Details: Tuesday, Feb. 23, 2021 with 20 attendees.* [Event Summary.](#)
- **Community-wide Questionnaire** - This community questionnaire was hosted on BeHeardBoulder.org for five weeks and paper copies were delivered and collected through Community Connectors. The questionnaire was available in both English and Spanish. The questionnaire responses provide quantitative and qualitative data about community choices impacting decisions about change in land use. The questionnaire included descriptions of proposed land use concepts, including a “no change” option, and analysis of the differences between choices for key indicators like number of homes that could be generated, types of jobs, and land use mix by area. Participants were also asked to prioritize outcomes based on tradeoffs and about priorities for the 55th & Arapahoe Station Area. Many participants also offered critical feedback and comments through open-ended questions included in the questionnaire. *Details: Jan.-Feb. 2021 with 329 total respondents, 30 responses in Spanish, 55% nearby neighbors, 14% East Boulder Subcommunity employees and business owners.* [Event Summary.](#)

What We Heard

Between the quantitative data included in the questionnaire and the hundreds of comments staff received during events and through BeHeardBoulder.org, participants in the East Boulder Winter Engagement session provided thoughtful and productive feedback that will move the East Boulder Working Group, city staff and decision makers toward a preferred land use alternative. Below is a summary of the key themes that have received consistent support or discussion from this phase of engagement. These are aligned with the six focus areas of the Boulder Valley Comprehensive Plan (BVCP) and the East Boulder Subcommunity Plan (EBSP).

Focus Area	East Boulder Vision Statement	Community Feedback 2021: Key Themes
 <p>Small Local Business</p>	<p>The city will protect affordable business space, support a wide variety of businesses and deliver attractive neighborhoods for employers, employees and customers in order to help local businesses thrive in East Boulder.</p>	<ul style="list-style-type: none"> • There is a community desire to prioritize business space for a variety of business types and sizes in East Boulder • There is general support for the development of new retail sites. Commonly requested retail types include grocery stores or markets and food and beverage. • There is some interest in expanding medical uses in East Boulder. • Some community members ask that plans be mindful of existing business' future plans and allow flexibility so businesses can evolve, grow, and stay in Boulder. • There is a community concern that the development of new housing could create conflict with some industrial uses (i.e. noise, truck traffic, security) and community desire to target housing to strategic locations to avoid conflicts. • Loss of business space and “gentrification” of East Boulder businesses is a concern throughout the community. Similarly, “losing” businesses to other near-by communities is a general concern. • Loss of industrial and service industry jobs is an economic concern shared by a variety of community members
 <p>Arts & Culture</p>	<p>The city will play an active role in facilitating East Boulder’s development of art spaces and experiences, installations, businesses and venues for professional and amateur creatives that reflect the subcommunity’s local culture.</p>	<ul style="list-style-type: none"> • There is community support for the development and/or preservation of space that can host/house art and performance in East Boulder. • There is desire in the community for a gathering place, community center or cultural destination in East Boulder. • Incorporating art and culture throughout the area is highly valued by community members as a way to create neighborhood vitality and complement community-building.
 <p>Design Quality & Placemaking</p>	<p>East Boulder will evolve to include walkable neighborhoods, for all ages and abilities, whose aesthetic character reflect the subcommunity’s unconventional personality and industrial past. The area will welcome experimentation in design and construction to build enduring and engaging places.</p>	<ul style="list-style-type: none"> • Community feedback prioritizes the preservation of mountain views as a planning and design consideration. • There is community support for the development of new places for social gathering as well as passive recreation or green spaces. • There is community interest in allowing taller buildings (up to 55’) in certain locations of East Boulder if these allowances would produce beautiful architecture; if redevelopment can allow for a more “open” ground plane; and if additional height would allow for more mixed-use buildings and neighborhoods. • There is a community desire for attention to aesthetic cohesiveness and architectural detail in the built environment.

		<ul style="list-style-type: none"> • There is some concern that planning could result in regulation further limiting redevelopment, instead of incentivizing change. • There is general support for the area at 55th and Arapahoe as a key site for redevelopment in East Boulder.
 <p>Housing Affordability & Diversity</p>	<p>East Boulder will be home to a substantial amount of new and affordable housing that complements existing uses, includes a diverse mix of product type and ownership models and extends live-work-play choices to those interested in living in Boulder</p>	<ul style="list-style-type: none"> • There is community support for the development of new housing in East Boulder. • Community members would like to see new affordable and attainable housing aimed at supporting the workforce in the area as a key outcome of this plan. • There is a desire to see new housing integrated with a mix of other uses. There is little interest in creating new residential-only neighborhoods. • There is community support for improving the quality of life for San Lazaro Mobile Home residents, protecting the mobile home park as an affordable housing option and providing residents access to city services and programs. A recommendation for annexation of San Lazaro would be an outcome of this plan that could support these community interests. • There is general community interest in locating new housing near green spaces, city park space, and Open Space.
 <p>Resilience & Climate Commitment</p>	<p>The built and natural environments in East Boulder will be integrated to make the most of the area’s natural resources and manage disruptions, including storm events. The subcommunity’s system of critical facilities, complete transportation networks, businesses and dedicated community members will provide a strong network for resilience in the face of economic disruption.</p>	<ul style="list-style-type: none"> • There is general support for the development of mixed-use neighborhoods as a method for reducing the environmental impacts of commuters traveling by single-occupant vehicles and reducing the number of trips generated throughout the workday into and out of East Boulder. • There is strong community support to ensure changes in and around flood plain don’t increase flood risk. There is some community interest in reducing the risk of flood by changing uses in the flood plain. • There is some interest in exploring the benefits of creating a vision for new uses at the Valmont Power Plant site.

 <p>Access & Mobility</p>	<p>People and goods will easily and safely travel to, from and through East Boulder by a variety of efficient and affordable modes, employing advanced transportation technology where appropriate.</p>	<ul style="list-style-type: none"> • There is general support for increasing and improving connections, transportation facilities and mobility options throughout the subcommunity. • There is community support for making modes of travel, besides driving, more attractive in East Boulder. • There is strong interest in reducing the amount of commuter traffic. • There is general concern about increased traffic as a result of land use changes. • There is interest in reducing surface parking in the subcommunity. • There is general support for the development of mixed use neighborhoods as a method of reducing vehicular traffic.
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Representative and Pivotal Comments

Staff received hundreds of thoughtful comments during this engagement window. To see all community comments from the Be Heard Boulder questionnaire, please click this [LINK](#). For comments collected during community events, please visit the project [WEBPAGE](#)

Likes:

"I love the addition of small shops, groceries, stores in the area. The idea of having a main street that connects to Valmont Bike Park is particularly appealing."

"I like the idea of integrating neighborhoods that provide housing, services, dining as well as office space. I would be very much against a major increase in housing density and would especially be opposed to high rises."

"Like: increased mixed-use residential. Like: dense transit-oriented development. Like: housing near jobs. Like: bus rapid transit and protected bike lanes to support regional transportation."

Dislikes:

"I don't like the intensity along Arapahoe. Would like fewer jobs, more housing in the Flatirons office park along 55th.."

"As a business owner in the proposed open space area on Arapahoe, my concern that our current property value has decreased with this plan. Would the city buy us out and at what value? Where could we relocate at a price we can afford in Boulder or will we need to leave Boulder and take our business outside the area along with our employees?"

General:

"Mixed use brings in residential and small retail while preserving space for industrial uses."

"Balancing jobs and housing is always tricky; the east side of Boulder is already under strain from the level of commuting traffic coming from the east of the city. I would like a solution that addresses Boulder's housing problems without forcing jobs out of the city."

"Some people may think, well, this area is ugly, and these people will just have to find someplace else to fix cars, sell flooring, make their pizzas, and roast their coffee beans, besides, it sits in a flood plain and will just have to go, but where? Where will we go? The price of renting warehouse space in Boulder is prohibitive to most small businesses. Where will Boulder create new warehouse space that will be reasonably priced for all of those who have poured their lives into not only into creating and sustaining themselves and their staff but providing valuable goods and services to the Boulder community at large."

Engagement Scrapbook

2019 - 2021

East Boulder
Subcommunity
Plan



PURPOSE

This scrapbook provides community members interested in engagement in the East Boulder subcommunity planning process an opportunity to follow along, to see what fellow participants are saying, and to understand how this input is shaping next steps. Essentially, a diary of completed engagement, this document includes details about engagement events and activities, as well as key measurements of participation and summaries of what the city heard. It will be updated frequently throughout the 18- to 24-month process, with new versions posted following engagement and outreach activities.

INTRODUCTION

Subcommunity Planning offers the opportunity for the city to work with community members in the collaborate space of Boulder's Engagement Spectrum:

Subcommunity Planning in Boulder	1
Welcome to East Boulder	2
Tenets of East Boulder Community Engagement	3
Integrated Engagement	4

ENGAGEMENT STAGES

Stakeholder engagement aligns with East Boulder subcommunity planning in three stages that aim to answer the following big-picture questions:

Who Is East Boulder? (February - October 2019)	6
Who Do You Want To Be? (November 2019 - present)	46
How Do We Get There? (2021)	-

INTRODUCTION

East Boulder is home to some of Boulder's great businesses, urban parks and green spaces. This subcommunity is one of the city's primary employment centers, with many local businesses specializing in scientific, research and technology sectors. There are also important local businesses in East Boulder, including construction industry professionals, warehousing and small-scale manufacturing.

With the community, this planning process will explore three questions: Who are we? What do we want to be? How do we get there?

It is important to be clear that this process is a path toward implementing the communitywide goals set out in the Boulder Valley Comprehensive Plan (BVCP). These goals are:

- Increase the diversity of housing types and the number of affordable housing units throughout the city, including in commercial and industrial areas;

- Increase access to alternative modes of transportation;
- Ensure that redevelopment and infill development deliver buildings and public spaces of high-quality design and create pedestrian-oriented neighborhoods;
- Achieve energy system resilience;
- Improve community capacity and resilience to natural and economic disruptions;
- Reduce carbon emissions;
- Support climate stabilization;
- Support arts and cultural experiences as essential to community well-being; and
- Support and retain small local businesses.

The city recognizes that residents, landowners and neighborhood groups likely have their own goals for their subcommunity. The planning process will seek to capture strategies that address both communitywide and local goals and provide a forum for discussion and decision-making in cases where these objectives may conflict.

How do I contact Subcommunity Planning Staff?

Email: subcommunityplanning@bouldercolorado.gov

Welcome to East Boulder

As Boulder itself has changed and evolved over the years, so has East Boulder. As one of the industrial and business centers of the city, East Boulder serves as an incubator of small local businesses that have gone on to great success. Residents and council noticed that East Boulder is on the cusp of change, where community and businesses needs are different from the past. And so, we are embarking on the first subcommunity plan in over twenty years! Through a subcommunity plan, we as a community can be more intentional and play a role in the type of change that we would like to see in East Boulder and map out how East Boulder might look in 25 years. The BVCP goals will be at the forefront of our community discussions and subcommunity planning process.

The East Boulder Subcommunity Plan will set the stage for evolution and innovation in East Boulder to achieve citywide goals and celebrate the subcommunity's unique identity.

Engagement East Boulder Community

The East Boulder Subcommunity plan will operate in the *collaborate* space of the [Boulder Engagement Spectrum](#). This indicates that our participation goal is to “partner with the public in each aspect of the process including the development of alternatives and identification of a preferred solution.” As defined in the Engagement Strategic Framework, working in the collaborative space makes the following promise to the public: “we will work together with you to formulate solutions and to incorporate your advice and recommendations into the decisions to the maximum extent possible.” This type of engagement requires employing multiple methods for outreach, education, communication and participation to achieve successful outcomes through a transparent and democratic process.

Interested in learning more about the team's approach to community engagement? Check out the community engagement plan on the [project website](#)!

Tenets of Engagement

There are a number of different objectives that can apply to a collaborative process. For this project, the city has adopted these basic tenets:

Build capacity of city stakeholders. Stakeholders in the subcommunity planning process include residents, land owners, business owners, community organizations and public entities. Not all these groups or individuals share a common understanding about the city's decision-making process and their own role in decision-making within the community. The subcommunity planning engagement program will include educational opportunities that build stakeholder capacity to play a meaningful role in subcommunity and citywide futures.

Provide inclusive, context-based participation opportunities. Not all methods of engagement are appropriate for all subcommunities, neighborhoods or stakeholders. The subcommunity planning engagement program includes multiple strategies for participation that respond to stakeholder interests, availability and facilities.

Deliver memorable experiences. Subcommunity planning creates a comprehensive picture of an area of the city at a moment in time and produces a vision for longterm futures of community neighborhoods. Producing the material for this endeavor affords a lot of room for creativity in each phase of work. Participants in the subcommunity planning process should find the process engaging and memorable.

Offer consistent and clear communication. It is critical that communication about subcommunity planning maintain a consistent voice that connects stakeholders with information. Coordination among city leadership, staff and community members to deliver clear communication is a key component of the program.

INTEGRATED ENGAGEMENT

A collaborative process requires that community input is integrated into the plan throughout the scope of the project. While there are six phases that make up the scope of work for a subcommunity plan, stakeholder engagement aligns with this program in three stages that aim to answer the following big-picture questions:

STAGE 1
WHO

Who is East Boulder?

STAGE 2
WHAT

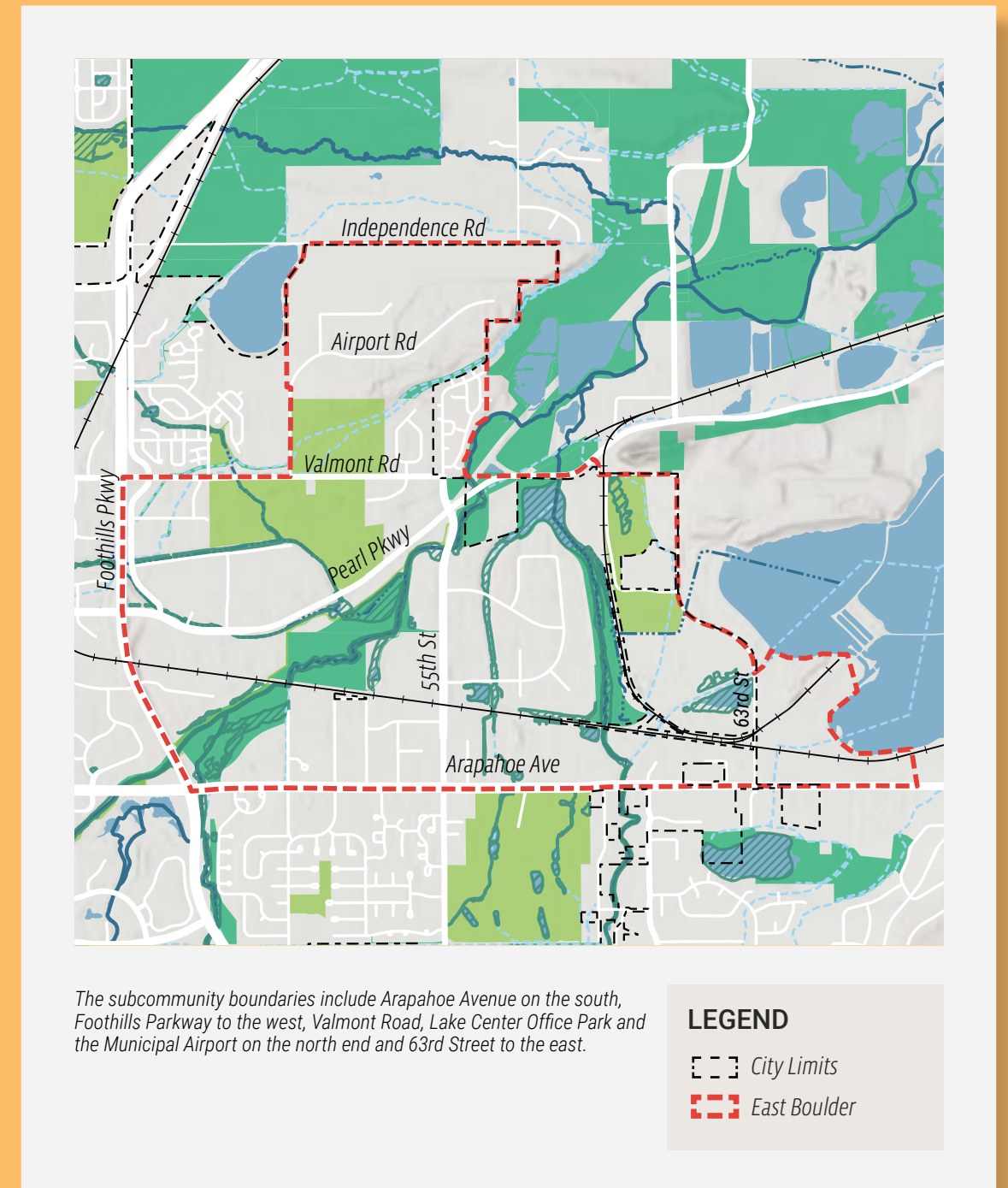
What do you want to be?

STAGE 3
HOW

How do we get there?

WHO IS EAST BOULDER?

Stage 1: This stage of engagement is intended to be an opportunity for data collection as well as reflection. Engagement efforts will collect information about the subcommunity history and stories, special places, character and unique attributes. This stage will also look to community members to identify sites, spaces, and issues within the subcommunity that are valued or that need improvement. Staff inventory and analysis will be vetted with community members to confirm or critique data-based assumptions about the area.




Who is East Boulder?

Valentine's Day Campaign 2019


What Do You LOVE

about East Boulder?

The Valentine's Day campaign posed the question, "What do you LOVE about East Boulder?" Using a brightly decorated comment box and heart shaped comment cards, we placed boxes at several locations to hear what people love about East Boulder. We received a variety of responses.

 **Date:** February 13 - 20, 2019

 **Number of Comments:** 106

 **Locations:** Vision Quest Brewery, Baby Goat Coffee House, Humane Society of Boulder Valley, Foothills Hospital, and Ozo Coffee Co (5340 Arapahoe).

 **Advertising:** Twitter posting on February 14, Instagram Stories on February. 14, Project Website



What We Heard

The city received 106 unique comments (including quite a few people with great sense of humor and some with wonderful dogs). Of these, 71 of the 106 comments fit into key themes about the East Boulder area, including:

1. Sense of Community
2. Scenic Quality
3. Open Space and Parks
4. Recreational Trails and Amenities
5. Accessibility
6. Lack of Traffic Congestion
7. Rural Character
8. Area Businesses
9. Affordability

How will we use this input?


The input provided informs our understanding of important local landmarks, key area features, and the subcommunity's identity. These are captured in the project Inventory and Analysis Report, Chapter Three, Community Identity.

Who is East Boulder?


Citywide Open House:
What's Up Boulder?

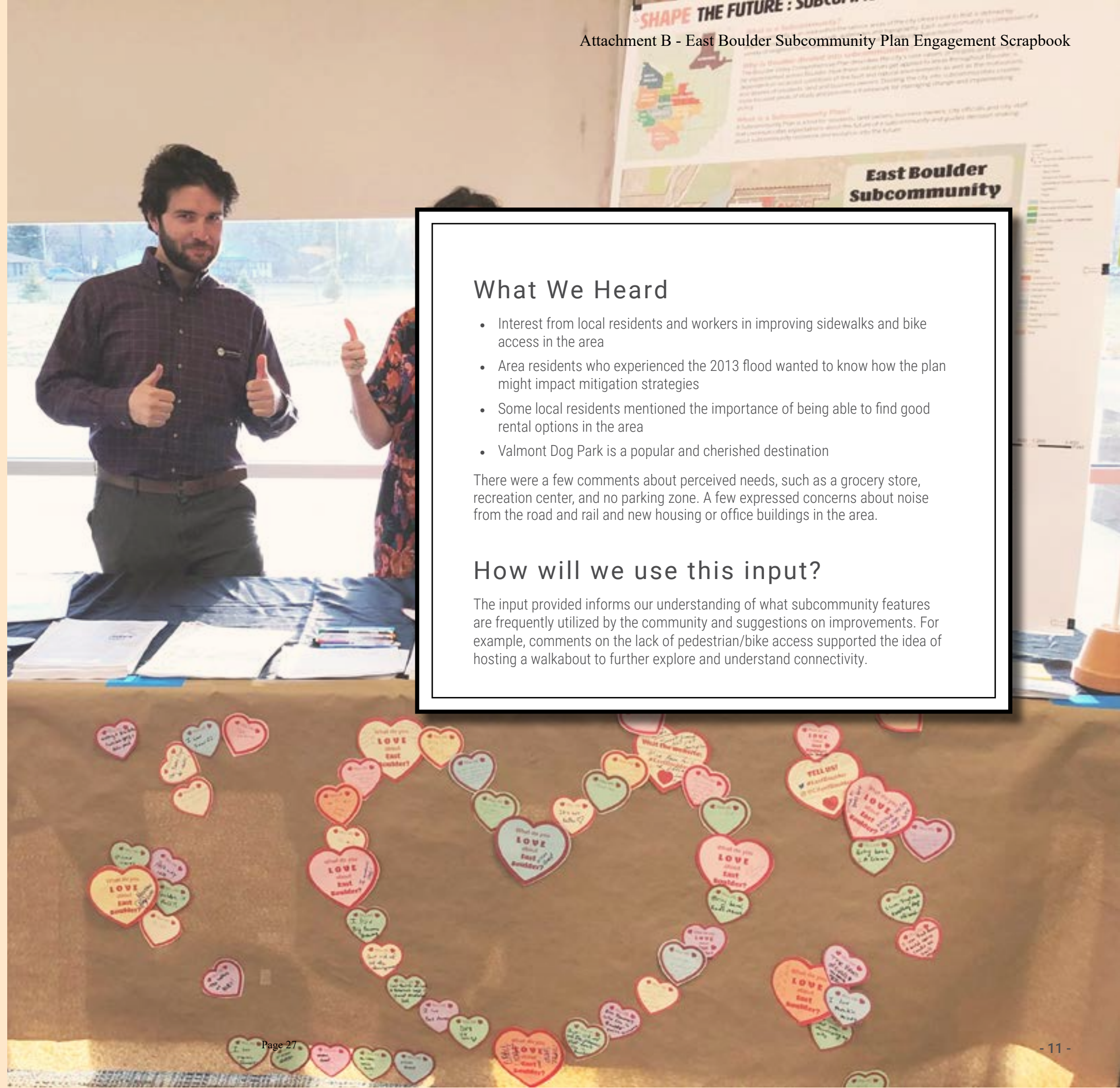
East Boulder Subcommunity Plan Table

The What's Up Boulder event is a citywide open house event held once a year. This event allows the public to learn about the city's top projects and services, see clear timelines and hear how community members can impact decisions about our future, all at one time and location. The East Boulder Subcommunity Plan hosted a booth at the event. This was a venue to allow community members to share general comments and concerns about the subcommunity with the project manager.

 **Date:** April 4, 2019 from 5:00 - 7:30pm at the Jewish Community Center

 **Number of Comments:** 20

 **Advertising:** All City Email, Advertisement in community newsletter, Advertisement in P&R Guide, Library Guide, Facebook Ads, Twitter, Advertisement in the Daily Camera, 200 Flyer postcards posted around the city, Nextdoor



What We Heard

- Interest from local residents and workers in improving sidewalks and bike access in the area
- Area residents who experienced the 2013 flood wanted to know how the plan might impact mitigation strategies
- Some local residents mentioned the importance of being able to find good rental options in the area
- Valmont Dog Park is a popular and cherished destination

There were a few comments about perceived needs, such as a grocery store, recreation center, and no parking zone. A few expressed concerns about noise from the road and rail and new housing or office buildings in the area.

How will we use this input?

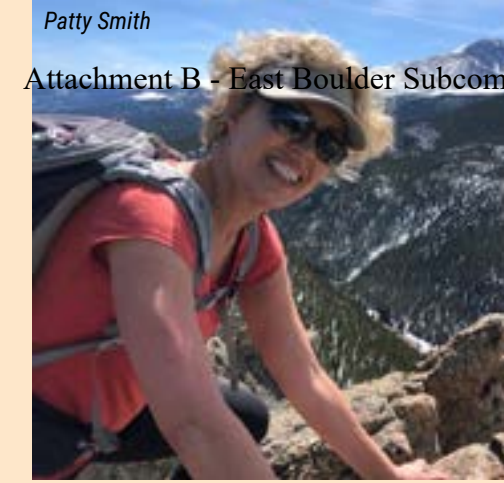
The input provided informs our understanding of what subcommunity features are frequently utilized by the community and suggestions on improvements. For example, comments on the lack of pedestrian/bike access supported the idea of hosting a walkabout to further explore and understand connectivity.



Kristen Miller



Laura Kaplan



Patty Smith



Aaron Johnson

Call for Collaborators for the East Boulder Working Group

The East Boulder Subcommunity Plan is using a working group to help develop a collaborative process between Boulder community members and the subcommunity planning team. The group is charged with representing diverse stakeholder interests, sharing information with their communities, and encouraging the participation of other stakeholders in the planning process.

Date: Applications opened April 4, 2019 and closed April 22, 2019

Number of Participants: 26 applicants, 20 were selected, and 19 accepted. Two community connectors were selected. A Planning Board liaison was elected.

Advertising: East Boulder website, Planning newsletter, What's Up Boulder, physical flyers (at Ozo coffee in Flatirons, Baby Goat, Spruce Café), direct email, social media (Nextdoor, Facebook, Twitter), staff participation in East Boulder Leadership Committee meeting, word of mouth



Ben Molk



Matt Applebaum

ABOUT

The Call for Collaborators launched at the What's Up Boulder event with hard-copy and online application opportunities. The application period was open for 18 days and staff received 26 applications. Staff used a rated ranking system to rate application responses and made recommendations to the planning director for the appointment of working group members.

This was also a pilot for the Community Connector Program. Community Connectors are natural relationship builders who are trusted within their own neighborhoods. These individuals partner with the city in connecting with residents from underrepresented communities, sharing the lived experiences of their neighbors, and co-designing materials for the East Boulder Working Group. This is a paid position with the city and their Community Connector workload is in addition to their Working Group responsibilities. The city team collaborated with AMISTAD to identify and invite two Community Connectors to participate in the program.

To learn more about the East Boulder Working Group, you can check out their [website](#).



Kenneth MacClune

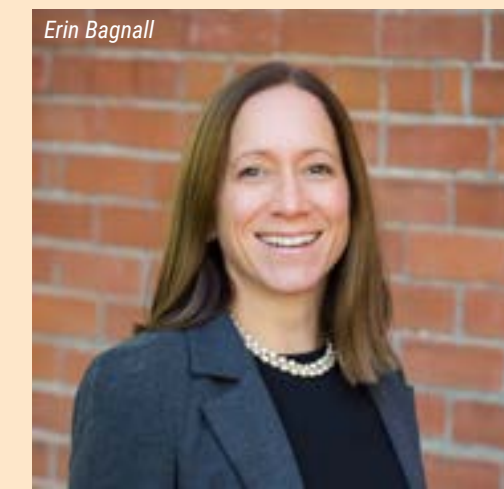
Not pictured:
Ana Karina Casas
Lucy Conklin
Aaron Cook
Leticia Garcia
Justin Hartman
Adam Kroll
Tim O'Shea
Judith Renfroe
Elizabeth Dawn Williams
Jeffrey Wingert



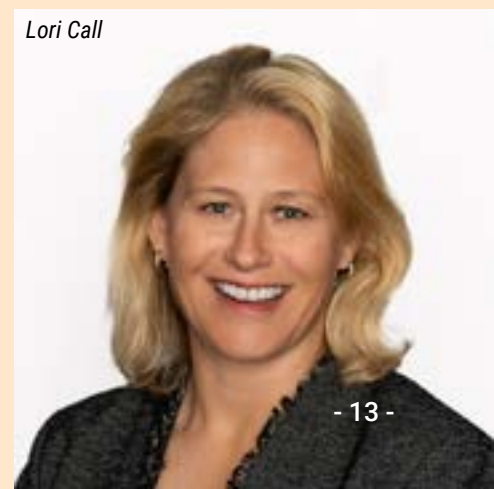
Julia Dullien



Peter Aweida



Erin Bagnall



Lori Call

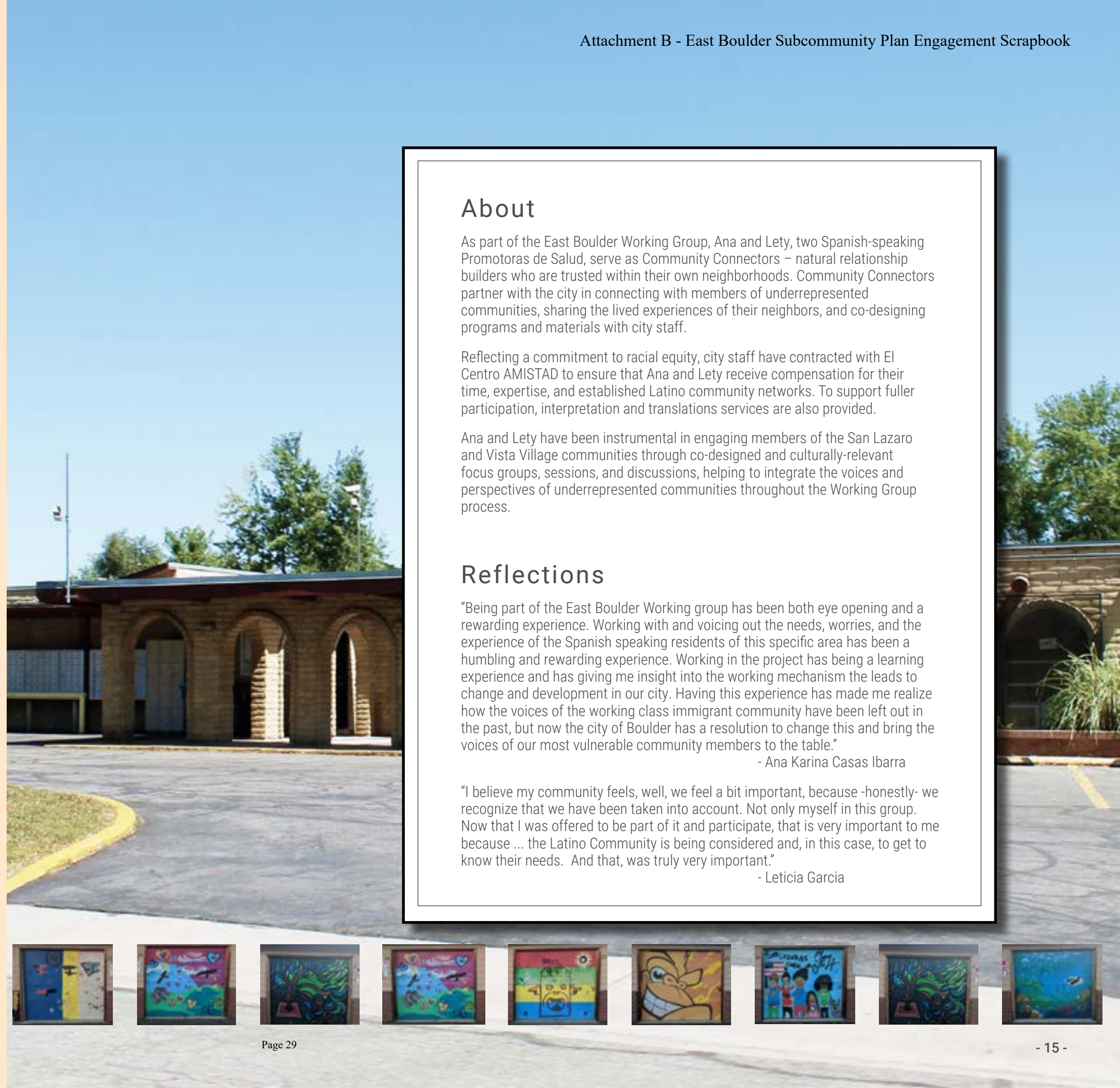
East Boulder Working Group
**Working Group
 Community Connectors**

Two members of the East Boulder Working Group are part of the city's Community Connectors Program. Community Connectors are community members who are contract employees with the city, working to ensure that the voices and perspectives of underrepresented communities are heard and integrated throughout the East Boulder Subcommunity Plan process. For the East Boulder process, the city engaged El Centro Amistad to identify excellent community connectors for this project.



Leticia Garcia

Ana Karina Casas



About

As part of the East Boulder Working Group, Ana and Lety, two Spanish-speaking Promotoras de Salud, serve as Community Connectors – natural relationship builders who are trusted within their own neighborhoods. Community Connectors partner with the city in connecting with members of underrepresented communities, sharing the lived experiences of their neighbors, and co-designing programs and materials with city staff.

Reflecting a commitment to racial equity, city staff have contracted with El Centro AMISTAD to ensure that Ana and Lety receive compensation for their time, expertise, and established Latino community networks. To support fuller participation, interpretation and translations services are also provided.

Ana and Lety have been instrumental in engaging members of the San Lazaro and Vista Village communities through co-designed and culturally-relevant focus groups, sessions, and discussions, helping to integrate the voices and perspectives of underrepresented communities throughout the Working Group process.

Reflections

"Being part of the East Boulder Working group has been both eye opening and a rewarding experience. Working with and voicing out the needs, worries, and the experience of the Spanish speaking residents of this specific area has been a humbling and rewarding experience. Working in the project has been a learning experience and has given me insight into the working mechanism that leads to change and development in our city. Having this experience has made me realize how the voices of the working class immigrant community have been left out in the past, but now the city of Boulder has a resolution to change this and bring the voices of our most vulnerable community members to the table."

- Ana Karina Casas Ibarra

"I believe my community feels, well, we feel a bit important, because -honestly- we recognize that we have been taken into account. Not only myself in this group. Now that I was offered to be part of it and participate, that is very important to me because ... the Latino Community is being considered and, in this case, to get to know their needs. And that, was truly very important."

- Leticia Garcia



Who is East Boulder?*On-site, In-person Outreach***Walkabout***Walking Tour*

The city engaged Walk2Connect to host a “Walkabout” of the area northwest of 55th and Arapahoe. The event helped staff to work with engaged community members on identifying areas of interest and concern that may impact the planning process. The Walkabout explored the Ball Aerospace and Boulder Community Health areas. Walking a predefined route through the study area, community members were able to share thoughts about the space and provide guidance for staff and note the locations of environmental issues and hazards.

📅 Date: April 24, 2019 from 11:45 a.m. - 1:15 p.m. starting outside of Blackbelly

👥 Number of Participants: 14 including six staff

📣 Advertising: Boulder Walks Facebook page

📍 Path: The tour started at Blackbelly’s parking lot, cut across the parking lots to 55th Street, continued on Western Avenue, turned north on Range Street, down Commerce Street, across to Foothills Medical Campus, and through the Ball Aerospace campus to arrive back at Blackbelly.

**What We Heard**

Participants wrote down their observations and the key themes included:


- Missing links include bike lanes, crosswalk striping, ADA infrastructure, sidewalks, bus stops, bus shelters, and bus signage.
- Wayfinding and public space were scarce while ugly, unpleasant facades and litter were abundant. While there were many benches, the placement seemed to be inconvenient and not conducive to use.
- The Boulder Creek Path is well-marked, but connecting paths are not clear.
- Many paths through the area are discontinuous.
- There is a lack of uniformity in character throughout the area and too much surface parking. Art and murals would be a nice addition to the area.
- Trees are unevenly dispersed and at times lacking.
- Road crossings and parking lot entrances seemed unsafe, oftentimes because entrances are wide and have fast traffic. Without wide paths, pedestrians felt unsafe walking near fast moving traffic.
- The area lacked lighting, comfort, and appeal for pedestrians.


How will we use this input?


Participants’ input pinpoints how the subcommunity is lacking in the pedestrian experience and safety. Participants’ observations and thoughts provide a qualitative perspective that supplements the quantitative data in Chapter 8, Transportation, of the Inventory and Analysis Report.

Who is East Boulder?*East Boulder Working Group (EBWG)***Meeting #1***Welcome & Site Tour*

The first working group meeting included group member introductions followed by a bus tour of the subcommunity. The tour included four stops and was intended to provide working group members with a broad understanding of the variety of land uses throughout the area. At each stop, staff specialists provided some background information of the area, any ongoing planning work and identified key features. Working group members asked questions and shared their expertise among each other.

 **Date:** May 20, 2019 (make-up tour: June 12, 2019) starting at the OSMP Hub

 **Number of Participants:** 16 working group members (four working group members participated at the make-up tour) and five city staff

 **Tour Route:** The starting point was at the OSMP Hub and Flatiron Office Park. The second stop was Lake Center Office Park, near the Boulder Municipal Airport. The third stop was at Valmont City Park. The last stop was at Blackbelly at the intersection of 55th and Arapahoe Ave.

**What We Heard**

Key input from working group members was centered around amenities, connectivity, affordability, and character. Some desired amenities identified by the group included more dining options at Flatiron Office Park, a grocery store by Lake Center Office Park, and a bike store and food options by Valmont City Park to accommodate events and uses. Group members described that the area should remain affordable and keep the small business feel. Lack of character and multimodal options was a frequent concern.

Stop #1: At Flatiron Office Park, members described that the business park could use improvements to better support pedestrians. They also identified that improvements such as adding bike lanes and bikes shares will make bike commuting more attractive.

Stop #2: At Lake Center Office Park, connectivity was again a concern, with missing path connections to the multiuse path running along the North Boulder Farmers Ditch. Several members cited the current IM zoning as a barrier to adding food/dining options. Some expressed the potential for housing here because of the presence of great views and a multiuse path.

Stop #3: Excitement was high at Valmont City Park due to the wide range of planned uses. Different modes of transportation to access the park and dealing with parking congestion during high-use days/events were concerns.

Stop #4: At the intersection of 55th Street & Arapahoe Avenue, working group members described a need for pedestrian-friendly connections to businesses in the area and more community-serving retail. Improvements such as street trees, sidewalks, and public art will increase the sense of community but the area should remain affordable and accessible.

How will we use this input?

The working group's input deepened the planning team's understanding of key areas of the subcommunity from a multitude of perspectives: residents, business owners, and employees. Their input is included throughout the Inventory and Analysis Report. Feedback also offered ideas of improvements and services that working group members would be most interested in seeing.

East Boulder Working Group (EBWG)

Meeting #2

Planning 101

This working group meeting included a Planning 101 presentation by the city's planning director that covered decision-making in planning, the Boulder Valley Comprehensive Plan as a guiding document, and how zoning regulates the built environment through the Boulder Revised Code. The city's engagement manager moderated a discussion on communications commitments among the working group and between the working group and the public. View the full meeting notes [here](#).

Date: June 24, 2019 at the OSMP Hub

Number of Participants: 17 working group members, seven city staff, and four members of the public

Advertising: Project website, Planning newsletter, two consecutive Daily Camera's Sunday News for City Hall notices, and direct email to East Boulder Working Group members



What We Heard

The group made some key decisions about communication among the working group:

- A majority of the working group decided that an email group would be the preferred way to share information and discussion among each other, where members of the public can sign up to observe, similar to the Council Hotline.
- Group exercises will include time for reporting out.

The group also made some key decisions on communications between the working group and the public:

- Several members expressed the desire for separate seating for members of the public to observe and allow working group members to sit together.
- A majority of the working group would like the public to reach them through a variety of methods, including BeHeard Boulder and an online comment form on the working group webpage. Staff will compile all comments and send them out to the working group; working group members can choose to respond on the group email or address comments at meetings.
- A majority of the working group would like to set aside 10 minutes for open comment at the beginning of each meeting.
- A member of the public and working group members stressed the importance of acknowledging public comments.

How will we use this input?

The working group and community input directly established how the working group will communicate with the public. Staff set up an email group for community and working group members to communicate among each other, with the [sign-up](#) for community members on the project website. In addition, staff set up online opportunities to comment on both [BeHeard Boulder](#) and the [project webpage](#). Future working group meetings set aside 10 minutes as the start of each meeting for open comment and an area for members of the public to sit.

Who is East Boulder?

East Boulder Working Group (EBWG)

Meeting #3

Existing Inventory

This working group meeting included an [overview of the East Boulder Subcommunity data-based inventory](#) and an Inventory Working Session conducted by working group members. Members split into six teams, with each team focused on a BVCP focus area. Each group produced an inventory map that documented a perspective about East Boulder's existing conditions. They also created three questions to ask community members at upcoming outreach events. There were no public comments at the start of this meeting.

📅 Date: July 24, 2019 at the OSMP Hub

👥 Number of Participants: 17 working group members, seven city staff, and four members of the public

📢 Advertising: Project website and direct email to East Boulder Working Group members, two consecutive Daily Camera's Sunday News for City Hall notices



What We Heard

The full summary of the meeting is available [online](#).

1. Small Local Business: East Boulder is valued for its service industrial businesses and as a good place for start-up, small, local, nascent companies; preservation of these types of businesses is critical. Members expressed concern about commercial gentrification.
2. Arts & Culture: East Boulder has many isolated neighborhoods, including the unrealized gateway to the city along Arapahoe Avenue. Local services and retail are critical to the subcommunity's gritty, quirky, and patchwork nature.
3. Design Quality & Placemaking: The subcommunity is missing a north/south multi-use corridor and typical residential neighborhood features such as parks, schools, grocery stores, and libraries. People working in the subcommunity tend to not leave their workplaces.
4. Housing Affordability & Diversity: Housing would be more exciting and efficient along transit corridors and integrated into existing light industrial areas, possibly creating future mixed-use areas.
5. Resilience & Climate Commitment: Typically, the places that flood are not appealing due to their lack of resiliency and vegetation. However, stormwater control can help create beautiful places and public amenities.
6. Balance of Future Jobs & Housing: Issues of getting around East Boulder were discussed and improvements were suggested for bike connections between the Foothills Medical Campus and business park north of it, between Airport Road and Valmont Road, and between the South Boulder Creek Path and Flatirons Park. Arapahoe Avenue, Valmont Road, Pearl Parkway, and industrial streets are unpleasant for pedestrians. Transit would be improved if there was bus access along Airport and bus service to Longmont. With the high volume of cars traveling on 55th Street and Cherryvale Road, members were concerned that neighborhoods south of Arapahoe Avenue could be negatively impacted if more amenities were offered at 55th and Arapahoe.

How will we use this input?

Working group feedback is included throughout the Inventory and Analysis Report. Six suggested questions from the working group were posed to the community during the engagement events from August 4-10. They were:

- Where do you go to experience art and culture in East Boulder?
- What kinds of businesses would you like to see more of?
- If appropriate housing were available, would you consider living in East Boulder?
- My experience riding the bus to/from East Boulder is...Excellent/Good/Poor/Very Poor. What makes your experience either poor or good?
- My experience along the Boulder Creek Path in East Boulder is...Excellent/Good/Poor/Very Poor. What makes your experience either poor or good?
- How often do you visit Recycle Row (CHaRM, Resource, and Eco-Cycle)?

Who is East Boulder?

On-site & In-person Outreach Series

Who? What? Where?

Overall Series Summary

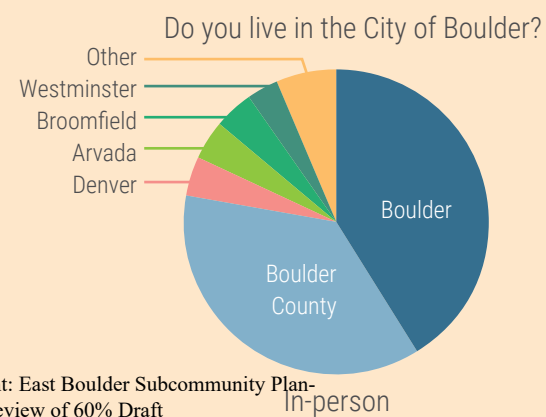
During this engagement blitz, staff looked to community members to identify sites, spaces and issues within the subcommunity that are valued or that need improvement. The Who? What? Where? series included pop-up sessions to meet stakeholders in the community during their daily activities. Working Group members and city staff asked participants six questions, took additional comments, and provided informational handouts about the project. The group held a total of 9 events in 6 days.

📅 Dates: Sunday, August 4 to Friday, August 9, 2019

📌 Number of Comments: 220

📍 Locations: Boulder Dinner Theater (5501 Arapahoe Ave), the 48th Street and Arapahoe Avenue bus stop, the 55th Street and Arapahoe Avenue bus stop, food trucks at Flatiron Office Park (5775 Flatiron Parkway), Gerald Stazio Softball Fields (South Field, 2445 Stazio Drive), Valmont Bike Park (5333 Valmont Rd), Boulder Community Hospital Cafeteria (4747 Arapahoe Ave), Boulder Creek Path at 55th Street and Pearl Parkway, and Recycle Row including Resource Central, Eco-Cycle, CHaRM (6400 Arapahoe), and San Lazaro Park

📢 Advertising: Project website, BeHeard, Working Group, Planning Newslet-



Who We Heard

By meeting members of the community where they visit, eat, recreate and play, we were able to hear a wide variety of voices in the community:

- 55 hospital staff and visitors at the Boulder Community Hospital Cafeteria over the lunch hour;
- 36 families, cyclists, and dog owners at Valmont Bike Park
- 32 families, softball players, and spectators during league play at the Gerald Stazio Softball Fields;
- 22 residents, families, and fans of Zumba classes at San Lazaro Park;
- 21 members of the workforce at the food trucks in Flatirons Office Park over lunch;
- 20 pedestrians, employees who were out for lunch and performance cyclists along the Boulder Creek Path;
- 13 theater-goers at the Boulder Dinner Theater before a Sunday matinee performance;
- 13 commuters and pedestrians during rush hour at RTD stops; and,
- 8 recyclers and reusers at Recycle Row

How will we use this input?

The feedback and results from this engagement phase have been shared with the East Boulder Working Group, City Council, boards and commissions, and the public. Based on topic, both aggregated responses and comments are included in relevant portions of the Inventory and Analysis Report. The input collected from this exercise helps establish a holistic understanding of the subcommunity's existing conditions and experiences.

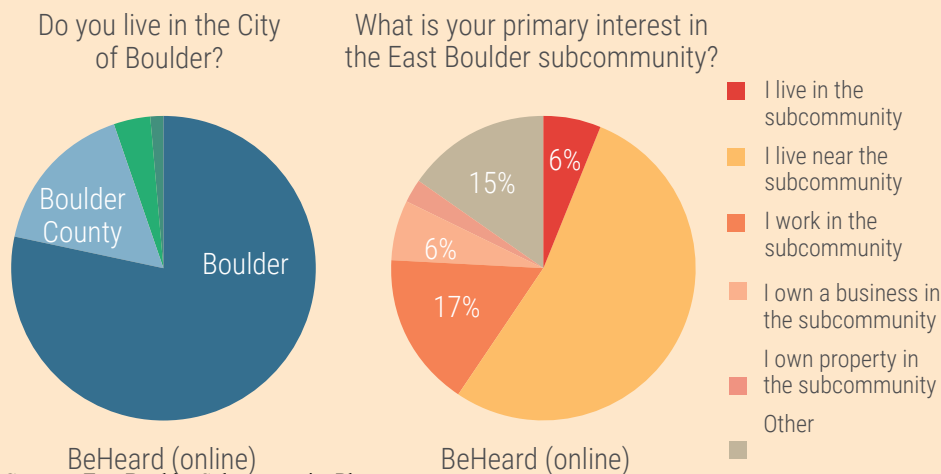
On-site & In-person Outreach Series

Who? What? Where?

Online Findings

Following the in-person engagement blitz, we posted a similar feedback form on BeHeard Boulder. This provided an opportunity to capture input from both daily users and those who live in other parts of the city. We asked participants about their relationship to East Boulder, the types of businesses that draw them to the area, arts and culture, recreation, housing, and transportation. Over half of respondents utilized the freeform comment space at the end to share their thoughts and concerns about East Boulder.

- Dates:** Monday, August 12 to Sunday, August 25, 2019
- Number of Comments:** 79
- Location:** BeHeard Boulder at www.beheardboulder.org
- Advertising:** Project website, BeHeard, Working Group, Planning Newsletter, and Nextdoor



BeHeard (online)
(2) - Consent: East Boulder Subcommunity Plan-Council's Review of 60% Draft

BE HEARD Boulder

Welcome to **Be Heard Boulder**, the City of Boulder's online engagement platform! We know better decisions are made when we hear from you. Share your ideas and feedback with us today!

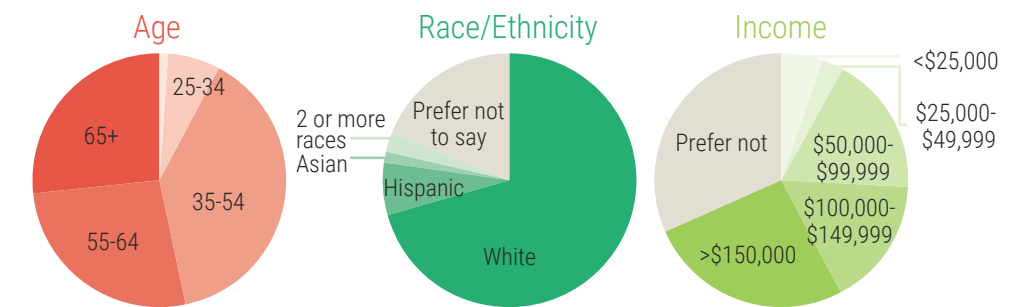


Tell us how you experience East Boulder today

Who We Heard

By hosting a feedback form on BeHeard Boulder, we were able to hear from those who were unable to make it to an event or preferred to participate online. Participants:

- 62 members of the community living in Boulder
- 13 members of the community living within Boulder County; and,
- 3 members of neighboring communities



Engagement on BeHeard Boulder skewed more towards those who live in the city (79 percent), homeowners (94 percent), those over 55 (53 percent), women (59 percent), white (71 percent), and those who make over \$100,000 annually (42.4 percent). This is in line with the general trend for Boulder's online engagement. The online engagement had more participants who lived in Boulder (79 percent) than in-person events (39 percent).

While we had a handful (six percent) of respondents who live in the subcommunity, most (53 percent) live near East Boulder. 23 percent work or own a business in the subcommunity. Others volunteered, took classes, or visit East Boulder regularly. Half of respondents visit East Boulder daily, 37 percent more than once a week, and 13 percent less than that.

How will we use this input?

Online input is used in the same way as in-person feedback; they have been shared with the East Boulder Working Group, City Council, boards and commissions, and the public. Responses are aggregated with in-person feedback when possible to fully represent this phase of engagement. Alongside comments, they are included in relevant portions of the Inventory and Analysis Report.

Who is East Boulder?

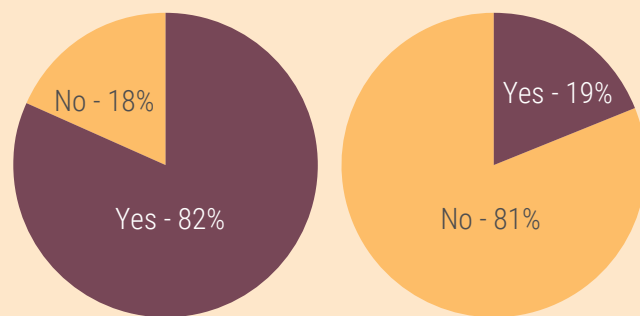
On-site & In-person Outreach Series

Who? What? Where?

Arts & Culture Findings

Arts and culture is a key focus area of the East Boulder Subcommunity Plan. The subcommunity is home to many art studios, creative businesses, maker-spaces, and performance venues. To learn more about community members' interest and engagement with the arts in East Boulder, we set up shop at the Boulder Dinner Theater before a matinee show of Beauty and the Beast. As theater-goers entered the BDT Stage, we asked six questions and recorded their responses and comments. On BeHeard Boulder, we asked respondents about arts and culture in East Boulder – both their perception and where they go to experience it.

Do you consider East Boulder a destination for arts and culture?



BDT (in-person)

BeHeard (online)



What We Heard

We learned that the Boulder Dinner Theater is quite the destination! Families travel as far as Colorado Springs to attend shows in East Boulder.

At the BDT, 85 percent of attendees travelled from outside of Boulder. Other cultural destinations in the area that people visit include the Jewish Community Center (JCC) and churches. We found that 82 percent of participants at the BDT consider East Boulder a destination for arts and culture.

Attendees at the BDT were not the only ones to consider East Boulder an arts and culture destination. We asked the question, "What kinds of businesses do you visit most often in East Boulder?" at six other events during this engagement blitz; one-tenth of the responses said that they came to East Boulder for arts and culture.

However, through the BeHeard engagement, the opposite seemed to be true; 81 percent did not think of East Boulder as an arts and culture destination. "There is no where to go..." one commenter wrote. However, the other 19 percent seemed to know more about the arts and culture scene in East Boulder, listing many destinations: Theatre O, Spark Theatre, a glass studio, musicians at breweries/distilleries, Naropa, Boulder Community Health, Kettle and Spoke, theater camp, artist studios, Coupe Studio, Frequent Flyers, Rocky Mountain Theatre for Kids, Avalon Ballroom, KGNU, and Open Studios. The BDT was mentioned by 23 percent of online respondents.

The comments online generally supported arts and culture, but the chief concern is that rents will rise in East Boulder and price out artists.

How will we use this input?

Responses are incorporated into the arts and culture section within Chapter 10: Community Well-Being and Safety in the Inventory and Analysis Report, and were shared with the city's Office of Arts and Culture. This input will also inform initial concepts during Phase 3 of the subcommunity planning process, as the working group and project teams work to identify big ideas and small changes to positively impact East Boulder.

Who is East Boulder?

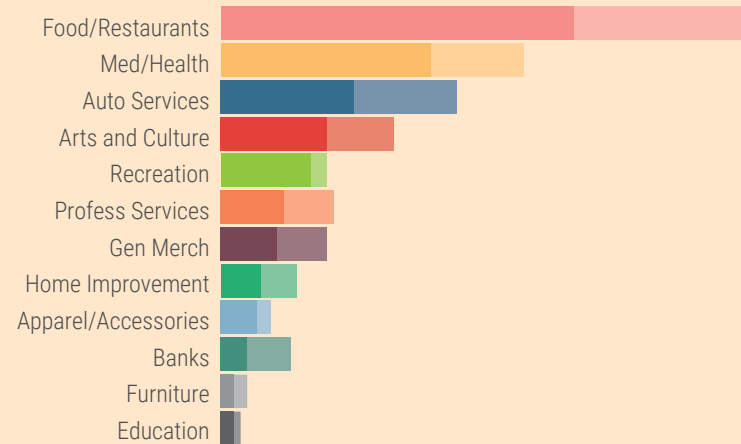
On-site & In-person Outreach Series

Who? What? Where?

Business Findings

The unique businesses within East Boulder are a destination for community members and visitors, from grabbing a meal at a foodtruck or the hospital cafeteria to shopping and recycling at Recycle Row. To gain an understanding of what brings people to East Boulder, working group members and staff asked participants what business types they visit most often in East Boulder at six events and on BeHeard Boulder. Throughout conversations with the East Boulder Working Group and prior engagement events, many people have suggested the kinds of businesses they would like to see in the subcommunity. Building upon that, a question was included at two events asking participants what additional kinds of businesses they would like to see in the subcommunity.

What kinds of businesses do you visit most often in East Boulder?



*Darker colors indicate in-person responses.
Lighter colors indicate BeHeard responses.*



What We Heard

“What kinds of businesses do you visit most often in East Boulder?”

People love their food and restaurants options in East Boulder from coffee shops to breweries (170 responses, 76 percent). Being able to access medical and health services was a key use for 42 percent; this was most critical at the hospital. Some commented that they chose this option because the hospital was their employer while some indicated they were both employee and patient. East Boulder also has a high concentration of auto services that are highly utilized. Arts and culture and recreation are valued by participants. All of these uses help to build a strong, diversified business base in the subcommunity.

At Recycle Row, users fell into two camps: one-third were daily visitors and two-thirds were infrequent ones. Many were shopping at Recycle Row, and respondents at Recycle Row were twice as likely to request more general merchandise businesses than participants at other pop-up locations (11 percent vs. five percent on average).

“What kinds of businesses would you like to see more of?”

This question was posed at the Stazio Ballfields, Valmont Bike Park, and San Lazaro; the answer was overwhelmingly Food/Restaurants (43 responses, 56 percent). The second most popular choice was Apparel/Accessories at 23 percent. While responses at all locations were in agreement on food/restaurants, different locations had different responses for other businesses; San Lazaro showed a strong desire for medical/health services while demonstrating little interest in additional arts and culture businesses. At Stazio and Valmont, respondents showed the opposite desire and would like to see more arts and culture. Many write-in comments included: children's park by San Lazaro, skateparks, sports/bike shops, more biking trails, pools, baseball fields, open space, and low- and moderate- income housing.

How will we use this input?

Based on past community feedback, a lack of food and restaurants was a frequently mentioned complaint. However, many people come to East Boulder for food and restaurant options. Many of the businesses that were write-in responses for food and restaurants were not in the subcommunity, so a misunderstanding of East Boulder's boundaries could be confusing the issue. Regardless, food and restaurants are highly desired and add vibrancy to the community, and aligns with the [2019 Citywide Retail Study](#). People would also like the subcommunity to build upon arts and culture organizations that already exist in East Boulder, which can create a regional draw and enhance the subcommunity's character. It will also be key to preserve the businesses that many already use, such as auto services and medical/health uses.

Who is East Boulder?

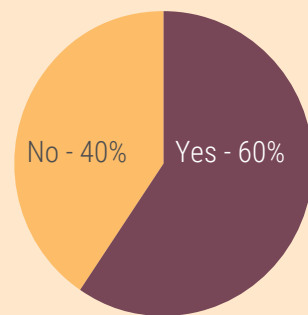
On-site & In-person Outreach Series

Who? What? Where?

Recreation Findings

East Boulder has a range of recreation opportunities, from from softball league games at Stazio to bike races at Valmont Bike Park, that bring people to the subcommunity from far and wide. Valmont City Park is the city's only regional park and is meant to serve the entire regional community while attracting visitors from outside the community. The subcommunity has many different multiuse paths running through. It is a place where people come to play with their dog, bike to breweries, and have fun.

Do you consider East Boulder a destination for recreation?



BeHeard (online)

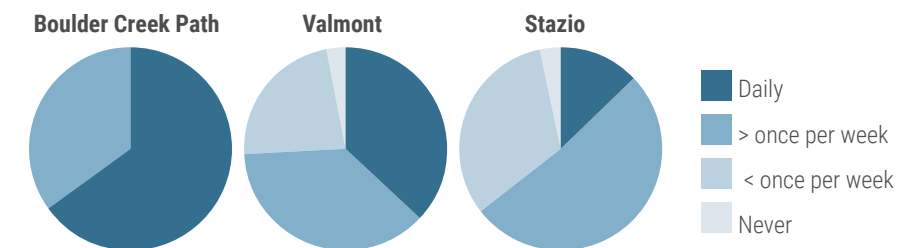


What We Heard

"What kinds of businesses do you visit most often in East Boulder?"

People are dedicated to recreation and love their outdoor activities. While not a business use, recreation was mentioned by 15 percent of responses, including dog parks, Valmont Bike Park, frisbee golf courses, Peak Physique, trails, open space, exercise facilities, ballfields, parks, and multiuse paths for biking, running and walking. Other recreation spots that are not in the subcommunity but frequently came up were the East Boulder Recreation Center, the Flatirons Golf Course, and birding at Sombrero Marsh and Walden Pond. Stazio and Valmont Bike Park accounted for almost all the recreation responses. One commenter mentioned that they liked to see the diversity of users and recreators around East Boulder; the subcommunity certainly has a plethora of recreation opportunities that members of the community enjoy. Online, a majority (60 percent) considered East Boulder a destination for recreation and 40 percent did not.

At in-person events and online, people added their thoughts for how to improve East Boulder – by adding recreation and open space. Suggestions included: a children's park by San Lazaro Park, more open space and better disc golf courses (also recommended by the Valmont City Park Concept Plan). Safety was important too, both physical and environmental. Some suggested improving the safety at crossings for both pedestrians and cyclists and correcting for blind spots along multiuse paths for cyclists. Others were concerned about homeless activity along the path.



"How often do you visit this [recreation] area?"

The most frequent recreators are along the Boulder Creek Path. Almost all participants along the Boulder Creek Path said they use it daily or more than once a week. At Valmont Bike Park, almost three-quarters visit the park daily or weekly. At Stazio, half of respondents were daily or weekly users of the ballfields. Stazio also had the most regional draw; people all over Boulder County came to play or watch games, as well as coming from Denver or other surrounding counties. Some only come to East Boulder for the ballfields.

How will we use this input?

Feedback is incorporated into Chapter 10: Community Well-Being and Safety in the Inventory and Analysis Report. The information is also shared with the city's Parks and Recreation, Open Space, and Transportation departments. This input will also inform initial concepts during Phase 3 of the subcommunity planning process.

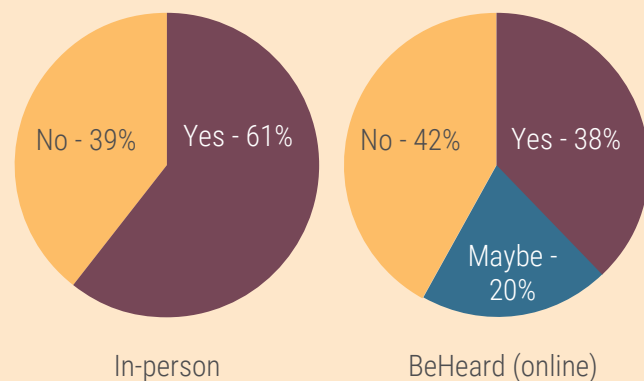
On-site & In-person Outreach Series

Who? What? Where?

Housing Findings

Increasing housing options in Boulder is a key focus area of the East Boulder Subcommunity Plan. One of City Council's Affordable Housing Goals is to increase affordable housing to comprise 15 percent of the city's housing stock and address the citywide imbalance between city-area jobs and the availability of housing. As a primary employment hub, East Boulder is home to many employers and jobs, but has only one residential neighborhood in the subcommunity, San Lazaro Park. To gauge community members' interest in living in East Boulder, we asked if people would consider living in East Boulder at eight different events and online. We also recorded what types of housing would meet their needs or was most appealing.

If appropriate housing were available would you consider living in East Boulder?



What We Heard

Many were excited by East Boulder as an area for future housing and the opportunity to live in Boulder. Boulder's outdoorsy spirit were echoed in respondents comments about why they would love to live in Boulder: outdoor activities, open space, recreation opportunities, and extensive trail system. In East Boulder, the views and reduced traffic congestion were also factors for why East Boulder is an appealing spot for housing.

At the in-person events, 61 percent of respondents do not live Boulder, and 61 percent said they would consider living in East Boulder. However, the 61 percent that do not live in Boulder are not the same 61 percent that would like to live in East Boulder. All locations were more likely to respond to "yes" to the housing question except for participants at the Community Hospital (43 percent) and Recycle Row (38 percent). Almost 22 percent of online respondents do not live in Boulder and 38 percent would like to; 20 percent might consider it. Responses fell into three camps:

- Yes please! — excited about living in East Boulder, The biggest factor was affordability. The types of preferred housing ranged widely. This demographic trended towards those in their 30s to 40s working in the area.
- Yes, maybe — might live in East Boulder if they could have their ideal house. These respondents were generally older with families/children.
- No way! — already own their dream home and could not envision moving to East Boulder. They frequently cited liking downtown/western side of Boulder more. Others disliked how expensive Boulder is, the smell, trains, the loss of small town charm, high number of people already in Boulder, and high congestion in the area. A few brought up their concerns that if multifamily housing was built, that they should not too expensive or luxury units. Within this camp, there were passionate comments about the intensity and density of current development already being too much and changing the character of nearby neighborhoods.

Other comments mentioned their preference to buy instead of rent, have more options outside of the Affordable Housing Program, have more places to rent, and create affordable housing without gentrifying East Boulder and pushing out San Lazaro residents. Some respondents would like to see mixed-use housing, senior housing, workforce housing, and housing for younger adults. The most suggested type of housing was affordable housing; however, affordable price points vary from person to person. Some offered suggestions for the area: more transit, creating an RV park, and reusing empty buildings.

How will we use this input?

Responses are incorporated into Chapter 9: Housing in the Inventory and Analysis Report and will help the planning team and working group consider housing concepts for the area. This feedback was also shared with the Department of Housing and Human Services.

Who is East Boulder?

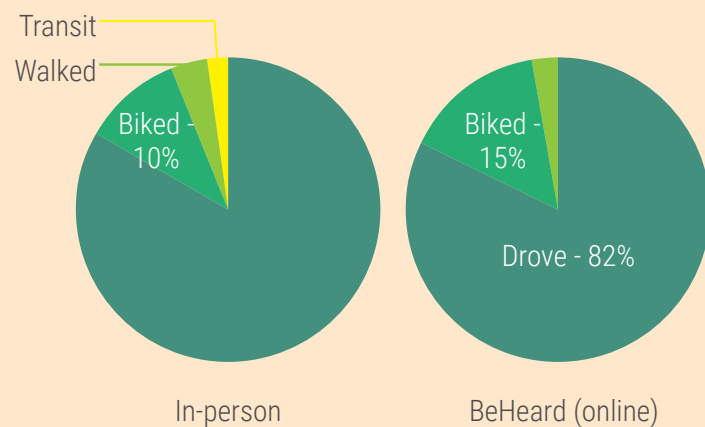
On-site & In-person Outreach Series

Who? What? Where?

Transportation Findings

Design Quality and Placemaking is a key focus area of the East Boulder Subcommunity Plan, and this includes transportation and connectivity. How are people linked to transit, workplaces, services, and parks? At eight Who? What? Where? events and on BeHeard Boulder, we sought to answer those questions. At two bus stops, riders were asked how often they rode the bus to/from East Boulder, if their employer provided an EcoPass, and their experiences riding the bus. At Flatiron Office Park, the Foothills Medical Campus, and on BeHeard, visitors and employees were asked if they felt safe walking around and if there was enough car parking in East Boulder.

How did you get here today? How do you most often get around East Boulder?



What We Heard

In East Boulder, driving and biking are the easiest options while walking and busing are much more difficult. Both the in-person events and online engagement produced similar results. 84 percent of total participants drove to East Boulder, 12 percent biked, three percent walked, and one percent rode the bus. Some of the comments might explain why so few walked or bused. People like that there are more bike paths and less congestion in East Boulder than downtown Boulder. However, there were comments from the online feedback form that said East Boulder has too much traffic and congestion and that the community could not handle more people.

Respondents would like more bus routes, increased frequency, more hours in the evening, designated bus lanes (which the East Arapahoe Transportation Plan recommends), more EcoPasses or lower bus fares, and first- and last-mile connections. From the pedestrian side, improving the 55th and Arapahoe intersection and reducing the “sketchy” portions along the creek and pedestrian paths would encourage more people to walk. Making the paths more dog-friendly would also encourage people to walk their dogs around the neighborhood instead of going to the dog park. Crossing Arapahoe on foot or on bike should be easier and safer. People like being able to walk to food and restaurants but cannot easily do so in East Boulder.

At the two bus stop events, a majority of participants (69 percent) did not live in Boulder and most (62 percent) rode the bus regularly and were provided a bus pass by their employer. A high percentage (92 percent) rated their experience riding the bus to/from East Boulder as Good or Excellent. The most dissatisfaction centered around the poor condition of bus shelters though it did not seem to impact the rating of their experience. Some were extremely frustrated by how infrequently or late buses came.

At two locations and on BeHeard, we asked about safety and walking around East Boulder. The majority (69 percent) said they felt safe, 20 percent said they did but only during the day, three percent said they did not feel safe, and the rest were unsure. Others added comments about sketchy areas, fear of being alone on the path, bicycle speed, or dangerous intersections. At Flatirons Park, almost all respondents felt safe at all times of the day.

At Flatirons Park and the hospital, responses were very divided on parking. At Flatirons, almost all respondents said that there was enough parking. One said not during peak times. At the hospital cafeteria, 55 percent said there was not enough parking at the hospital. 45 percent said there was enough parking. However, one comment said they would rather deal with the current parking than build more.

How will we use this input?

Much of this feedback reinforces that we’ve heard through other engagement events and through the working group. It supplements the recommendations in the East Arapahoe Transportation Plan, and feedback is captured in Chapter 8: Transportation in the Inventory and Analysis Report. What we’ve heard will also guide conversations about commuting with employers and other community members in the area.

Who is East Boulder?





On-site & In-person Outreach Series

Who? What? Where?

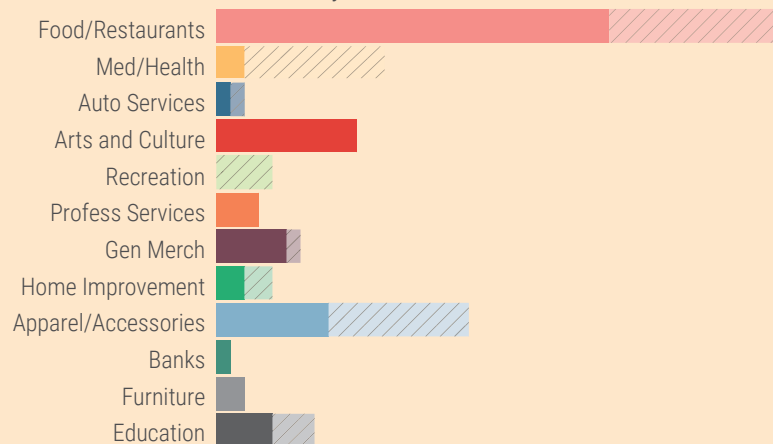
San Lazaro Findings

San Lazaro Park is both outside the city boundaries and within the East Boulder subcommunity limits. We looked to community members of San Lazaro to understand the existing residential community within East Boulder.

During the Who? What? Where? engagement window, the Community Connector Working Group members asked participants five questions about residents' daily lives, took additional comments, and provided informational handouts about the project.

-  **Dates:** Monday, August 26 - Friday, August 30, 2019
-  **Number of Comments:** 22
-  **Locations:** San Lazaro Park, Thursday night zumba classes
-  **Advertising:** Communications through Almistdad Community Connectors

What kinds of businesses would you want to see in East Boulder?



Darker colors indicate responses at Valmont and Stazio. Lighter, hatched colors indicate responses from San Lazaro.



What We Heard

We heard from 22 San Lazaro residents, almost three-quarters of whom have lived at San Lazaro for over six years and of those, two-thirds have lived at the park for over ten years.

Almost half of San Lazaro respondents travel more than ten miles to their job; only one person traveled less than one mile.

Most children of the respondents (84 percent) take either a school bus, RTD bus, or both to travel to school. Sixteen percent of respondents either drive children to school or carpool with other parents.

“What kinds of businesses would you want to see in East Boulder?”

Some of the results to this question resonated with responses heard from other in-person events. Over half of San Lazaro respondents (57 percent) would like to see more food and restaurant options, including a market/grocery store. However, it is clear that businesses that sell apparel and accessories and medical and health services are as important to the community as more food options as almost half of the respondents would like to see more of these businesses in the neighborhood. A few commenters mentioned Walmart as a more affordable shopping/grocery option. This is in line with the [Citywide Retail Study](#) that found apparel and affordable goods to be the top request as well.

“What improvements would you like to see?”

The overwhelming response was clean water. Many respondents shared their thoughts on the water quality in San Lazaro, and that they would like access to city water that can be used for cooking and drinking. Almost as overwhelmingly, respondents desired access to city services (including services for children/youth, and other city programs). There is a strong desire to receive the same services and quality of life as those who live within city boundaries.

Other desires include recreation centers that are nearby and good public transportation.

How will we use this input?

The feedback and results from this engagement phase will be shared with the East Boulder Working Group, City Council, boards and commissions, and the public. The input collected from this exercise helps establish the current conditions and wishes of the residential community within East Boulder and will be included in the Inventory and Analysis Report.


East Boulder Working Group (EBWG)


Meeting #4

Big Ideas and Major Challenges

This working group meeting included three public comments, an overview of the Municipal Service Center, a discussion of emails the working group has received to date, an engagement recap of the Who? What? Where? series, and an hour-long working session. Members split into six teams, with each team focused on a BVCP focus area and corresponding question raised at the EBWG Meeting #3. Each group produced a map or matrix with big ideas that they then categorized based on level of effort and impact it would take to implement their ideas.

 **Date:** August 28, 2019 at the Municipal Service Center (MSC)

 **Number of Participants:** 15 working group members, six city staff, and four members of the public

 **Advertising:** Project website and direct email to East Boulder Working Group members, and the city's engagement calendar, two consecutive Daily Camera's Sunday News for City Hall notices



What We Heard

The full summary of the meeting is available [online](#).

1. Small Local Business: How do we make improvements to East Boulder without displacing local businesses (Commercial Gentrification)? Create business incubation programs that create opportunities for small businesses to start and thrive in the area, such as subsidies and incentives.
2. Arts & Culture: How do we reveal and celebrate the “underground” creative culture of East Boulder to broader community? Authenticity is key, and we need to include local community members and artists in the process and creation of art. Highlight gateways, transportation corridors (roads and bike paths), and buildings with art tied to the area.
3. Design Quality & Placemaking: How can the sense of East Boulder’s identity/character be strengthened? By creating a gateway experience when you enter Boulder from the east, including improving the Legion Hill Overlook and adding a “Welcome to Boulder” sign on Arapahoe Avenue, similar to the overlook on 36. East Boulder needs to retain its unpolished character, and we should identify places that people are most attached to.
4. Housing Affordability & Diversity: Where would you recommend housing be integrated with existing businesses and land uses? Since the area is mostly designated for industrial/manufacturing uses, members highlighted possibilities for mixed use housing that are near public transit, open space, or great amenities, including office parks and the areas by: 47th Street, west of Valmont City Park; 57th Street, west of KOA Lake; the Humane Society; 63rd Street, near Xcel Energy; Arapahoe from 55th to the eastern edge of the subcommunity. Working group members expressed their limited knowledge of the area and that some of these areas may be unsuitable for housing with more research and consideration.
5. Resilience & Climate Commitment: How do we make sustainable and resilient practices easier for East Boulder businesses and landowners? Embrace density so that parking and housing can be focused near services and transit. Try to build where there are existing buildings instead of new construction that might become flooded. This will preserve also open space and maximize green space.
6. Balance of Future Jobs & Housing: How do we reduce the number of single-occupancy vehicles traveling to East Boulder? Improve the ease of the transportation experience for bike and foot traffic. Improve the transit experience with more buses, routes, and supplemented EcoPasses. Embrace density for both housing and concentrating service-oriented businesses to create destinations.

How will we use this input?




The [ideas generated](#) during this session will be shared with project teams and city staff. As an initial brainstorming effort, this input will start the process of identifying potential policies, programs and capital projects that could have positive impacts on East Boulder in the future. These ideas will be refined and further explored as the project moves forward.

East Boulder Working Group (EBWG)

Meeting #5

Transportation

This working group meeting included four comments from members of the public, an overview of the Boulder Municipal Airport given by the airport manager, a presentation on the Transportation Master Plan Update, and a 30-minute working session. Members split into four teams, with each team focused on a mode of transportation (driving, biking, walking and riding the bus in East Boulder) and corresponding feedback from the EBWG Meeting #4. Each group produced a map to propose improvements on each mode of transportation.

-  **Date:** September 25, 2019 at the Boulder Municipal Airport (3327 Airport Road)
-  **Number of Participants:** 19 working group members, nine city staff, and four members of the public
-  **Advertising:** Project website, direct email to East Boulder Working Group members, and the city's engagement calendar, two consecutive Daily Camera's Sunday News for City Hall notices

What We Heard

The full summary of the meeting is available [online](#). Due to time limitations, working group members did not report out at this meeting. Groups will continue their discussion on the following topics and report out on October 23, 2019.

1. Walk East Boulder: Identify new sidewalks or multiuse path connections, prioritize proposed pedestrian improvements, and identify intersections in need of pedestrian crossing improvements.
2. Bike East Boulder: Identify routes that need a bike connection and locations that would benefit from a shared mobility station. Share your perspective on indoor versus outdoor bike parking and storage for area workers.
3. Ride East Boulder: Identify areas that are underserved by transit/bus service, areas that need a new bus stop, and priority first/last mile connections for area workers, residents and visitors.
4. Drive East Boulder: Identify additional north-south and east-west roadway connections that would improve the area and mark areas that could use additional parking and areas that could use less parking.

How will we use this input?

The location-specific ideas generated during this session will be shared with project teams and city staff. This was a deeper dive into different modes of transportation within East Boulder, building upon earlier brainstorming efforts. This input will serve as a starting point for creating a complete transportation network in East Boulder. Working group recommendations will be vetted with Transportation staff. The working group, community and staff will continue to refine and develop these ideas as the project moves forward.


East Boulder Working Group (EBWG)


Meeting #6

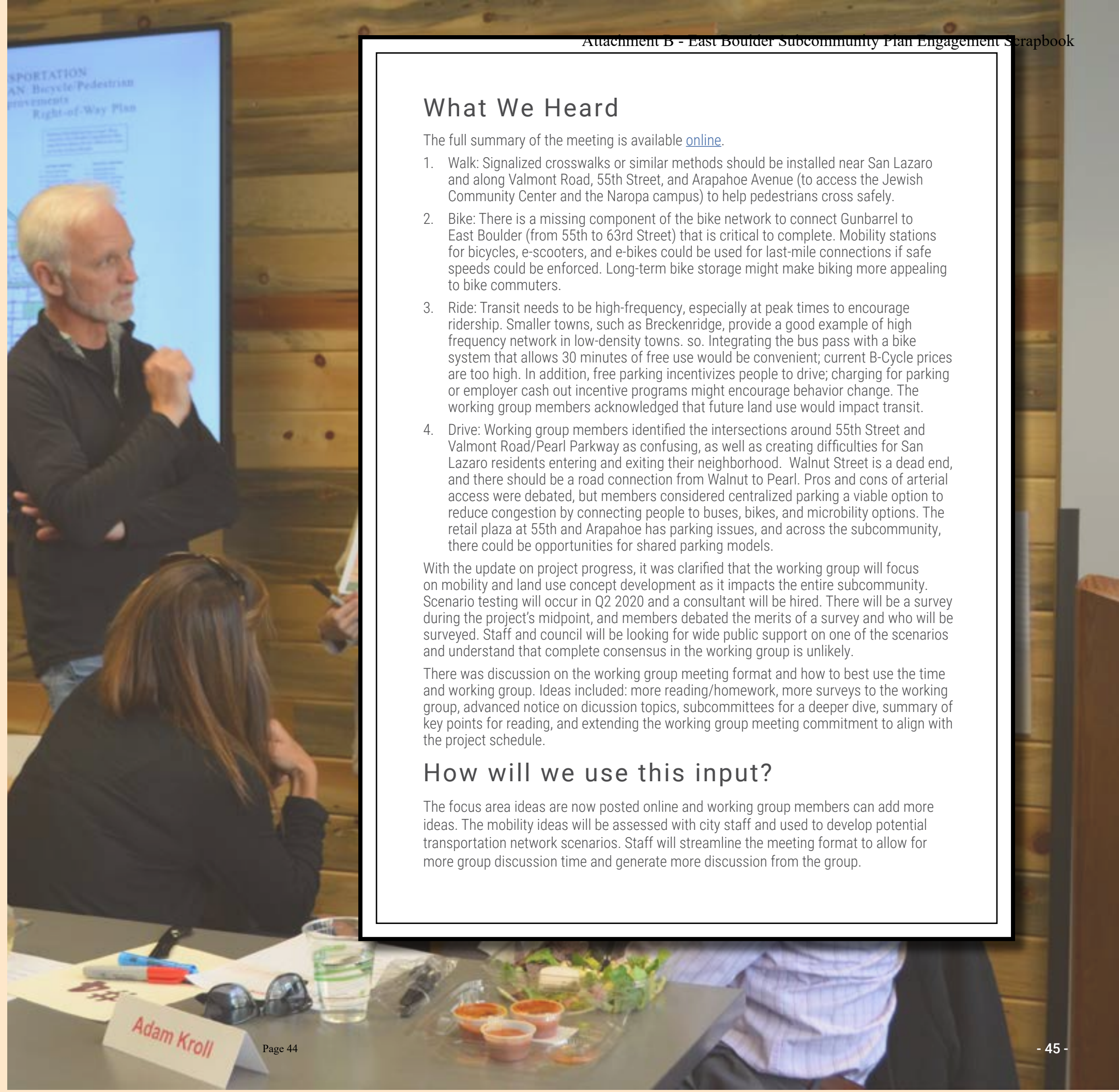
Transportation Follow Up and Process Check In

This working group meeting started with a report out of last meeting's discussion on transportation improvements (driving, biking, walking and riding the bus in East Boulder). Senior Transportation Planner Jean Sanson, was available to answer questions. Kathleen King, the project manager, provided an update on the project progress and how the working group's time will be focused on land use and mobility options for the next few months. A week prior to the meeting, staff sent out a survey to working group members about the meeting format and community engagement, and the survey results were discussed. The group was interested in extending their commitment from the original 12 meetings to better align with the project schedule.

 **Date:** October 23, 2019 at the Municipal Service Center (5050 Pearl Street)

 **Number of Participants:** 17 working group members, eight city staff, and no members of the public

 **Advertising:** Project website, direct email to East Boulder Working Group members, and the city's engagement calendar, two consecutive Daily Camera's Sunday News for City Hall notices



What We Heard

The full summary of the meeting is available [online](#).

1. **Walk:** Signalized crosswalks or similar methods should be installed near San Lazaro and along Valmont Road, 55th Street, and Arapahoe Avenue (to access the Jewish Community Center and the Naropa campus) to help pedestrians cross safely.
2. **Bike:** There is a missing component of the bike network to connect Gunbarrel to East Boulder (from 55th to 63rd Street) that is critical to complete. Mobility stations for bicycles, e-scooters, and e-bikes could be used for last-mile connections if safe speeds could be enforced. Long-term bike storage might make biking more appealing to bike commuters.
3. **Ride:** Transit needs to be high-frequency, especially at peak times to encourage ridership. Smaller towns, such as Breckenridge, provide a good example of high frequency network in low-density towns. so. Integrating the bus pass with a bike system that allows 30 minutes of free use would be convenient; current B-Cycle prices are too high. In addition, free parking incentivizes people to drive; charging for parking or employer cash out incentive programs might encourage behavior change. The working group members acknowledged that future land use would impact transit.
4. **Drive:** Working group members identified the intersections around 55th Street and Valmont Road/Pearl Parkway as confusing, as well as creating difficulties for San Lazaro residents entering and exiting their neighborhood. Walnut Street is a dead end, and there should be a road connection from Walnut to Pearl. Pros and cons of arterial access were debated, but members considered centralized parking a viable option to reduce congestion by connecting people to buses, bikes, and microbility options. The retail plaza at 55th and Arapahoe has parking issues, and across the subcommunity, there could be opportunities for shared parking models.

With the update on project progress, it was clarified that the working group will focus on mobility and land use concept development as it impacts the entire subcommunity. Scenario testing will occur in Q2 2020 and a consultant will be hired. There will be a survey during the project's midpoint, and members debated the merits of a survey and who will be surveyed. Staff and council will be looking for wide public support on one of the scenarios and understand that complete consensus in the working group is unlikely.

There was discussion on the working group meeting format and how to best use the time and working group. Ideas included: more reading/homework, more surveys to the working group, advanced notice on discussion topics, subcommittees for a deeper dive, summary of key points for reading, and extending the working group meeting commitment to align with the project schedule.

How will we use this input?

The focus area ideas are now posted online and working group members can add more ideas. The mobility ideas will be assessed with city staff and used to develop potential transportation network scenarios. Staff will streamline the meeting format to allow for more group discussion time and generate more discussion from the group.

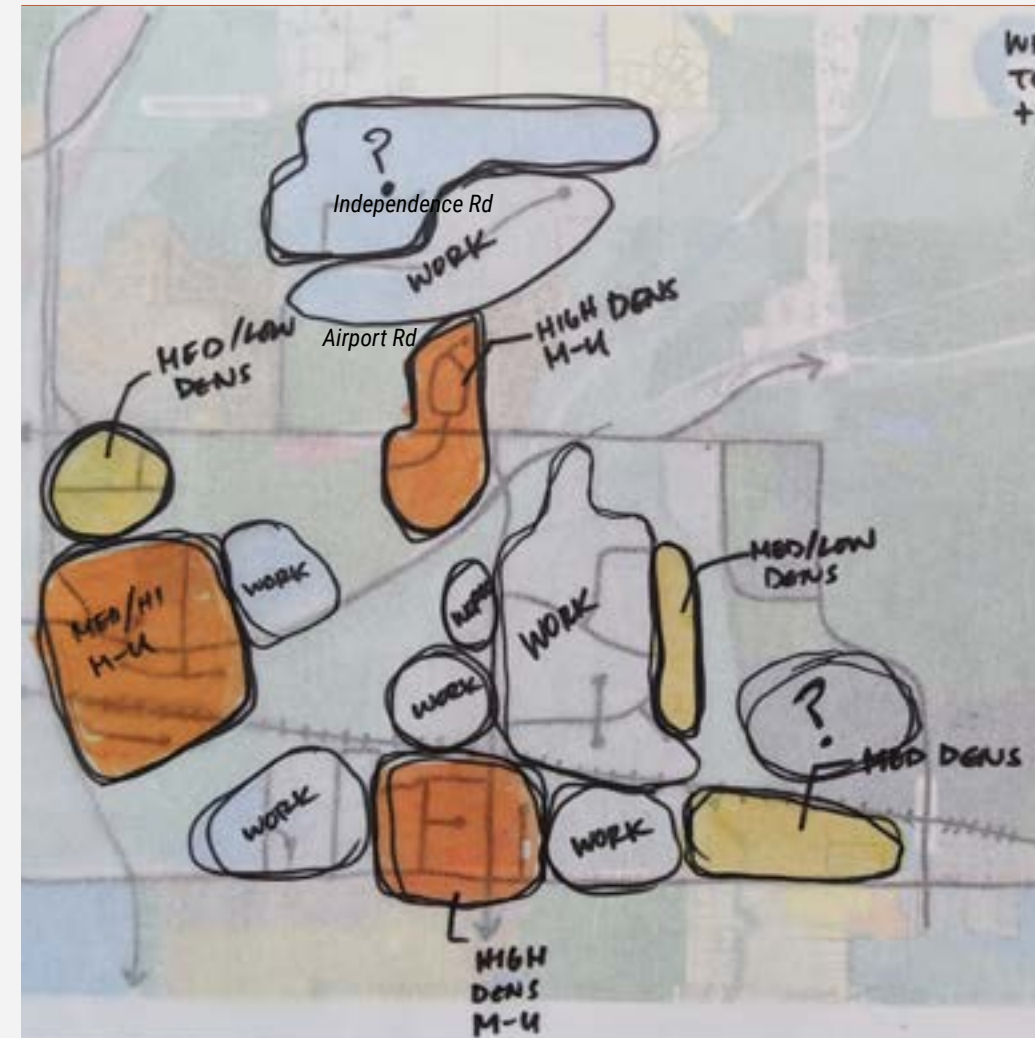
WHAT DO WE WANT TO BE?

Stage 2 provides stakeholders with the opportunity and freedom to be visionary about the future of the subcommunity and identify how their neighborhood will contribute to citywide goals.

Stakeholder input will contribute to the development of vision statements for each goal area that will guide assessment of alternative future scenarios.

Community member participation will provide essential feedback on tradeoffs and choices for the future direction of the subcommunity. Reaching a diverse range of people in this process, including employees, employers and current residents of the subcommunity will be critically important.




All of this feedback will help the Working Group make recommendations for a preferred alternatives and shape the components of the plan.



Working Group members iterate concepts with city staff through diagrams and dialog.

*East Boulder Working Group (EBWG)***Meeting #7***Housing*

Working group members met at the Palo Park Community Center before the meeting to tour the Palo Park development and visit a Habitat for Humanity home currently under construction with Flatirons Habitat Construction Director, Jonah Kinchy. Following the tour, Senior Housing Planner Jay Sugnet presented information on affordable housing program and answered questions from the group. The group then worked through a land use exercise to determine which areas of the subcommunity might be appropriate for a change in land use that incorporates housing and which areas should be reserved for industrial uses.

-  **Date:** November 20, 2019 at the Palo Park Community Center (3295 Palo Parkway)
-  **Number of Participants:** 19 working group members, eight city staff, one member of the public
-  **Advertising:** Project website, direct email to East Boulder Working Group members, and the city's engagement calendar, two consecutive Daily Camera's Sunday News for City Hall notices

**What We Heard**

A full summary is available [online](#).

The group considered a number of the subcommunity areas or neighborhoods appropriate for a change in land uses that could integrate housing development. Incorporating new uses along major transit corridors was a priority for the group, with interest in coordinating new uses at the intersection of 55th Street and E Arapahoe Avenue with the planned regional mobility hub at this location.

Other areas the working group identified for potential change in uses included Flatirons Park, the land west of 55th Street that currently includes the Corden Pharma site, and office and industrial parks on the north and south sides of Pearl Parkway.

Areas identified as unlikely to change or areas that the group did not indicate an interest in changing uses included Flatirons Medical Campus, land surrounding the county jail and San Lazaro Park.


How will we use this input?

The group's work on changing land uses and integrating housing options will help build overall land use concepts for East Boulder. Three land use concepts will be developed over the coming months to serve as "alternative futures" of what East Boulder might look like in 2040. These alternative future concepts will be tested against citywide goals to learn how changes could impact the future of the subcommunity and the city.


The group will continue to develop and refine land use concepts over the next few months with a focus on integrating commercial and retail uses, arts and cultural uses and considerations for floodplain management.

Growing Up Boulder (GUB) at
Eisenhower Elementary School

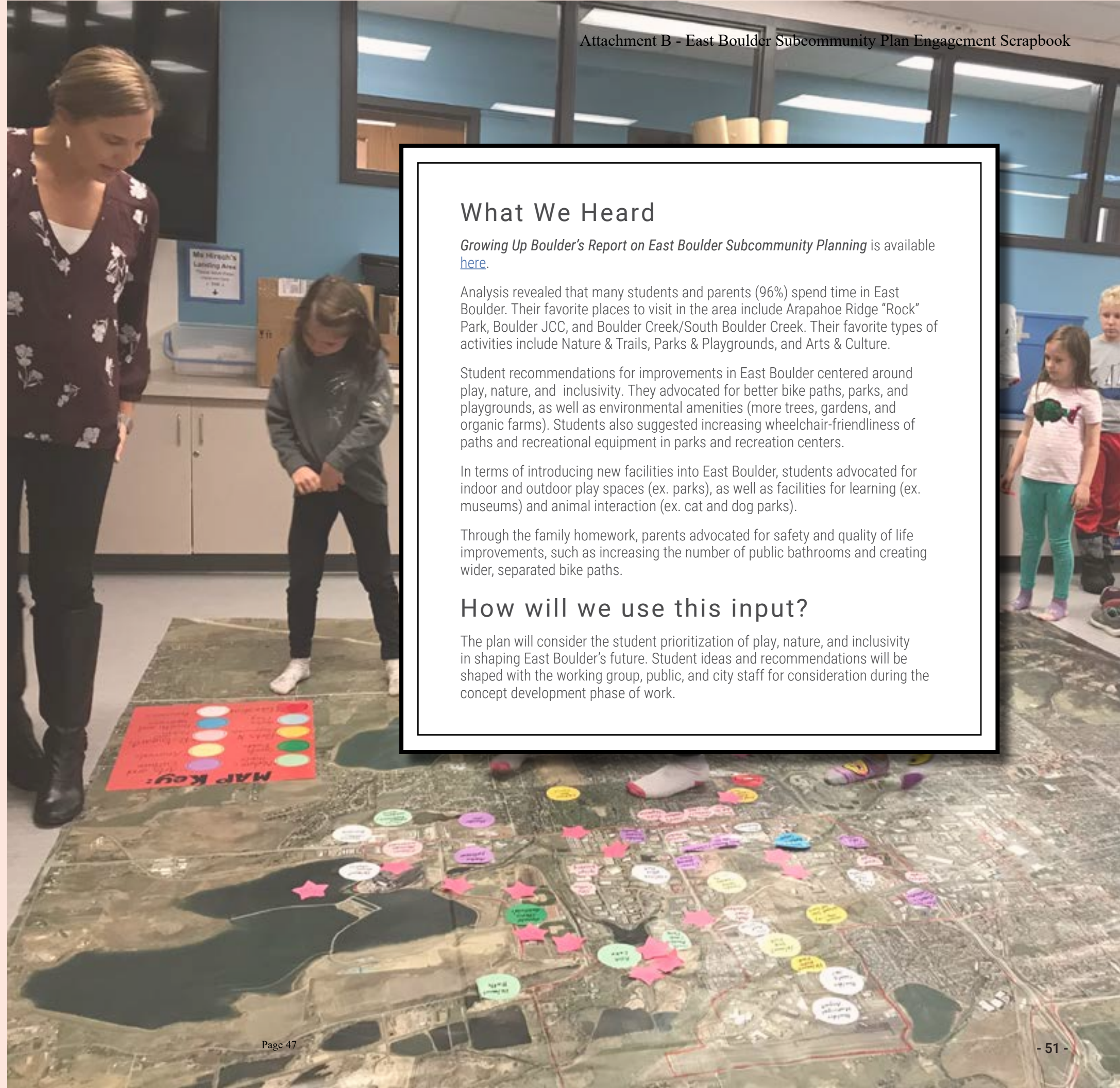
As part of their "Communities" unit, 2nd grade students at Eisenhower Elementary School learned about East Boulder and participated in weekly engagement sessions to inform the Ebsp. Students were asked what they liked and what could be improved about East Boulder. They researched ideas and crafted recommendations for East Boulder. During the last engagement session, students presented their recommendations for the subcommunity to city staff, East Boulder Working Group members, and community residents.

 **Date:** February 13 - 20, 2019

 **Number of Comments:** 106

 **Locations:** Vision Quest Brewery, Baby Goat Coffee House, Humane Society of Boulder Valley, Foothills Hospital, and Ozo Coffee Co (5340 Arapahoe).

 **Advertising:** Twitter, Instagram Stories



What We Heard

Growing Up Boulder's Report on East Boulder Subcommunity Planning is available [here](#).

Analysis revealed that many students and parents (96%) spend time in East Boulder. Their favorite places to visit in the area include Arapahoe Ridge "Rock" Park, Boulder JCC, and Boulder Creek/South Boulder Creek. Their favorite types of activities include Nature & Trails, Parks & Playgrounds, and Arts & Culture.

Student recommendations for improvements in East Boulder centered around play, nature, and inclusivity. They advocated for better bike paths, parks, and playgrounds, as well as environmental amenities (more trees, gardens, and organic farms). Students also suggested increasing wheelchair-friendliness of paths and recreational equipment in parks and recreation centers.

In terms of introducing new facilities into East Boulder, students advocated for indoor and outdoor play spaces (ex. parks), as well as facilities for learning (ex. museums) and animal interaction (ex. cat and dog parks).

Through the family homework, parents advocated for safety and quality of life improvements, such as increasing the number of public bathrooms and creating wider, separated bike paths.


How will we use this input?


The plan will consider the student prioritization of play, nature, and inclusivity in shaping East Boulder's future. Student ideas and recommendations will be shaped with the working group, public, and city staff for consideration during the concept development phase of work.

Growing Up Boulder (GUB) at

San Lazaro Park Properties

GUB hosted an engagement session about the EBSP for residents of San Lazaro Park, located in East Boulder. Following dinner and an introduction to the EBSP, families completed worksheets and engaged in discussion about East Boulder. Children and parents were asked if they spent time in East Boulder, what they liked about East Boulder, and how East Boulder could be improved.

 **Date:** October 23, 2019

 **Number of Participants:** 12 children and youth (ages 4 - 15), five parents, one GUB staff member, one GUB/CU undergraduate intern, one Boulder High School student/member of the Youth Advisory Opportunity Board (YOAB), one project assistant/EcoArts Promotora, one City of Boulder staff member

 **Location:** San Lazaro Park Community Center (5505 Valmont Rd)



What We Heard

Growing Up Boulder's Report on East Boulder Subcommunity Planning is available [here](#).

Parents and children at the event were both interested in seeing the improvement and addition of parks and playgrounds in East Boulder. Older children hoped to see more frequent bus service and better connectivity in their community. Parents were concerned about water quality.

Seventy-five percent of children at the event spent time in East Boulder. Favorite places amongst children included Valmont Bike Park, Valmont Dog Park, and Boulder Creek/South Boulder Creek Paths. Their favorite types of activities included Parks & Playgrounds, Sports, and Arts & Culture.


Sixty-six percent of adults at the event spent time in East Boulder. One reason given for not spending time in East Boulder was, "I like to go (to) places or cities where there is more cultural diversity." The list of parents' favorite places included Avalon Ballroom, Boulder Creek and Paths, and Valmont City Park.


How will we use this input?

The plan will use this input to identify more culturally relevant activities in East Boulder. San Lazaro children and parent interests will be shared with the working group, public, and city staff. Ideas and recommendations will be considered during the concept development phase of work.

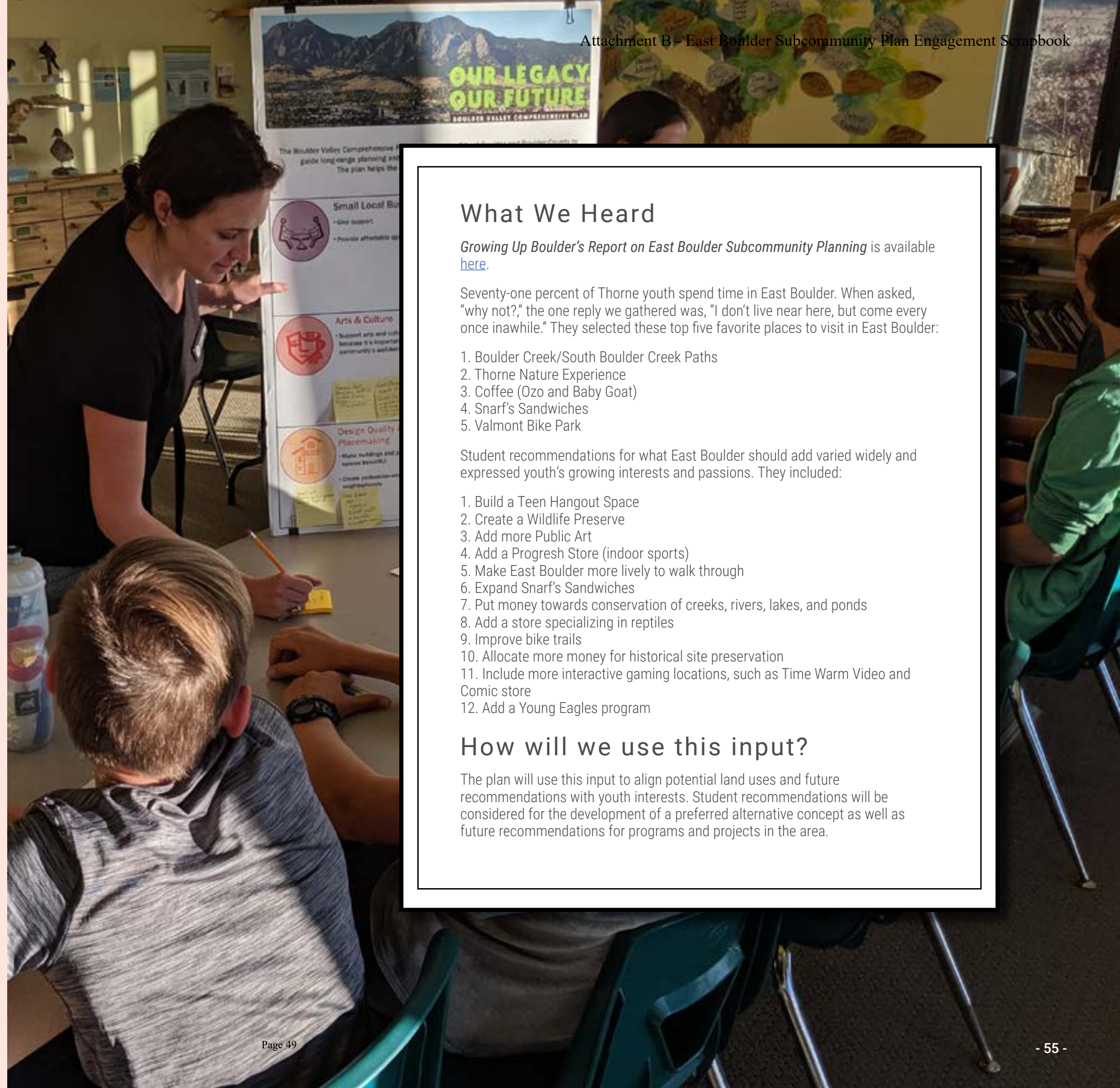
Growing Up Boulder (GUB) at
Thorne Nature Experience

GUB and Thorne Nature Experience co-hosted a two-hour event in which students participated in a bird-banding session for the first hour, and EBSP engagement for the second hour. During the EBSP engagement, students filled out worksheets and discussed what they liked, what they would like to see, and what could be improved in East Boulder. Students also gave suggestions for improving East Boulder based on the six focus areas of the Boulder Valley Comprehensive Plan (BVCP).

 **Date:** October 16, 2019

 **Number of Participants:** 15 students (ages 11-18), two Thorne staff members, one GUB staff member, two GUB/CU undergraduate students, two city planners

 **Location:** Thorne Nature Experience (1466 63rd St)



What We Heard

Growing Up Boulder's Report on East Boulder Subcommunity Planning is available [here](#).

Seventy-one percent of Thorne youth spend time in East Boulder. When asked, "why not?" the one reply we gathered was, "I don't live near here, but come every once in awhile." They selected these top five favorite places to visit in East Boulder:

1. Boulder Creek/South Boulder Creek Paths
2. Thorne Nature Experience
3. Coffee (Ozo and Baby Goat)
4. Snarf's Sandwiches
5. Valmont Bike Park

Student recommendations for what East Boulder should add varied widely and expressed youth's growing interests and passions. They included:

1. Build a Teen Hangout Space
2. Create a Wildlife Preserve
3. Add more Public Art
4. Add a Progrech Store (indoor sports)
5. Make East Boulder more lively to walk through
6. Expand Snarf's Sandwiches
7. Put money towards conservation of creeks, rivers, lakes, and ponds
8. Add a store specializing in reptiles
9. Improve bike trails
10. Allocate more money for historical site preservation
11. Include more interactive gaming locations, such as Time Warm Video and Comic store
12. Add a Young Eagles program

How will we use this input?


The plan will use this input to align potential land uses and future recommendations with youth interests. Student recommendations will be considered for the development of a preferred alternative concept as well as future recommendations for programs and projects in the area.


East Boulder Working Group (EBWG)


Meeting #8

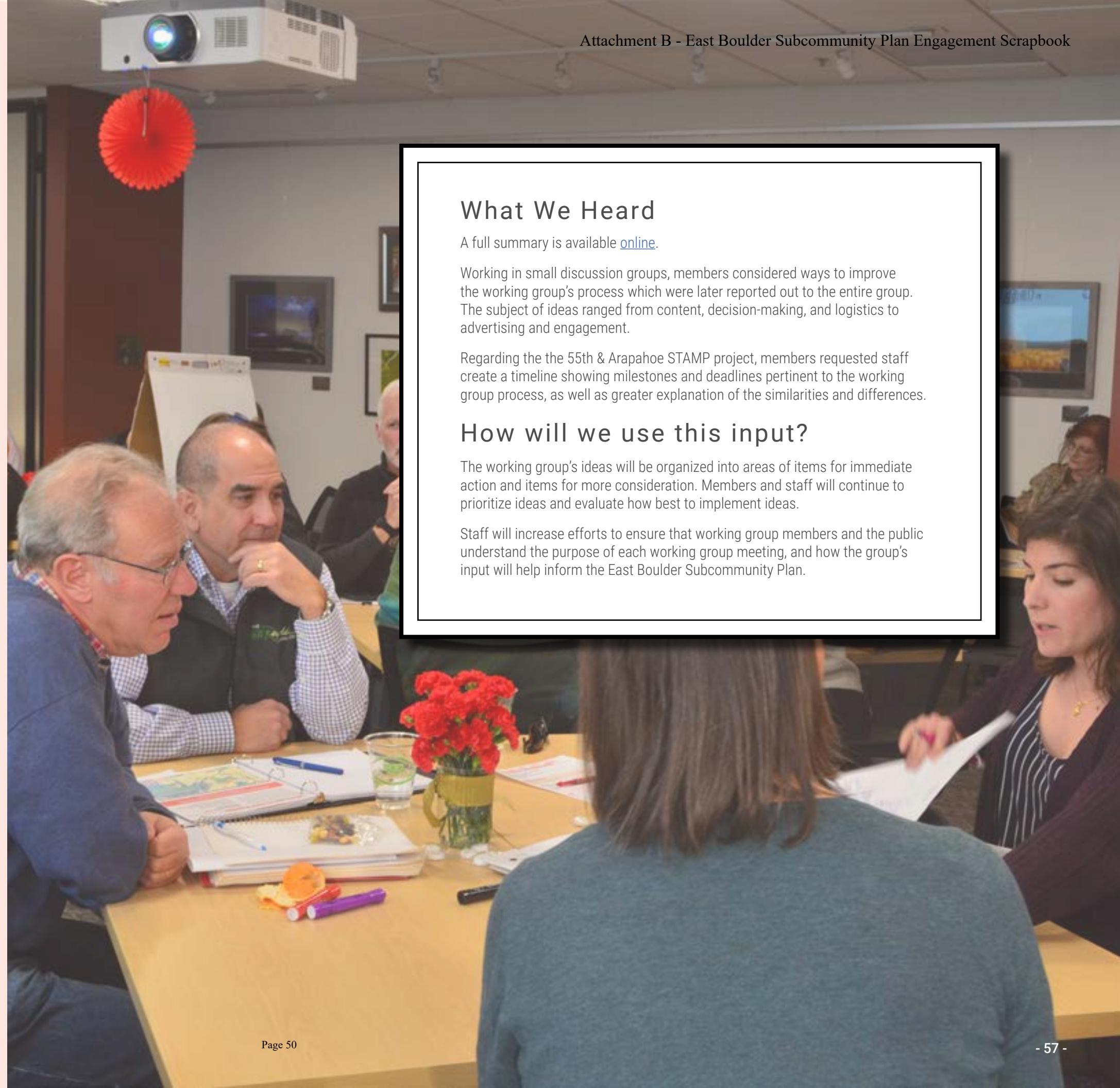
Overview and 2020 Roadmap

Working group members met at the OSMP Hub. Manager of Comprehensive Planning Jim Robertson and Engagement Manager Sarah Huntley presented on the role of the working group in the creation of the East Boulder Subcommunity Plan (EBSP), including accomplishments and what is to come. Group members learned about the Station Area Master Plan (STAMP). The group then worked through an exercise with Senior Planner Jean Gatza to consider ways to improve group operations.

 **Date:** January 22, 2020 at the OSMP Hub (2520 55th St)

 **Number of Participants:** 14 working group members, eight city staff, one consultant, two members of the public

 **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning Board webpage, email to the East Boulder Working Group members, and in *The Daily Camera's* Sunday paper for City of Boulder Public Meetings on January 19 and 26, 2020



What We Heard

A full summary is available [online](#).

Working in small discussion groups, members considered ways to improve the working group's process which were later reported out to the entire group. The subject of ideas ranged from content, decision-making, and logistics to advertising and engagement.

Regarding the the 55th & Arapahoe STAMP project, members requested staff create a timeline showing milestones and deadlines pertinent to the working group process, as well as greater explanation of the similarities and differences.

How will we use this input?

The working group's ideas will be organized into areas of items for immediate action and items for more consideration. Members and staff will continue to prioritize ideas and evaluate how best to implement ideas.

Staff will increase efforts to ensure that working group members and the public understand the purpose of each working group meeting, and how the group's input will help inform the East Boulder Subcommunity Plan.

BeHeard Boulder
Community Ideas Board
Online Findings

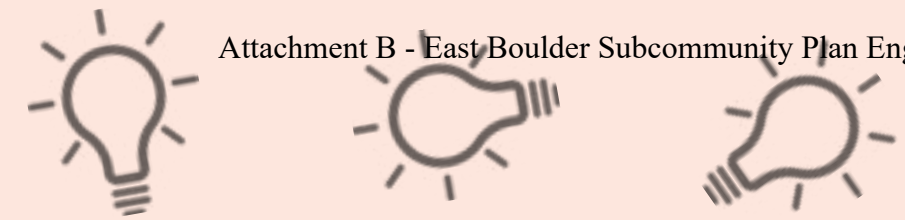


As part of the What Do We Want To Be phase of engagement, an "Ideas Board" was created on BeHeard Boulder to collect ideas from community members. Participants are asked to answer the question "What would you like to be able to do/see/visit/experience in East Boulder in 2040?". Community members are able to post ideas for their neighbors and other visitors to the website to react to. There is also a comment option which allows participants to comment, like or share each posted idea.

Date: February 2020 to present on BeHeard Boulder

Comments: 13 ideas submitted, 10 comments and 41 "likes"

Advertising: BeHeard Boulder; project website, social media channels (Facebook, Twitter, Nextdoor)



BE HEARD
Boulder

What We Heard

Participants have been submitting a range of great ideas! We've heard great interest in building out a more comprehensive transportation network in East Boulder as well as support for the development of 15-minute neighborhoods and mixed use, walkable communities.

Community members have also expressed a desire to maintain affordability for businesses in the area and making sure that Boulder still has space for important service-oriented industries.

How will we use this input?

The ideas and comments submitted are informing land use and transportation concepts during the concept development phase of work. Ideas that include policy, program or project recommendations will be included and evaluated with other community, stakeholder and staff recommendations.






East Boulder Working Group (EBWG)

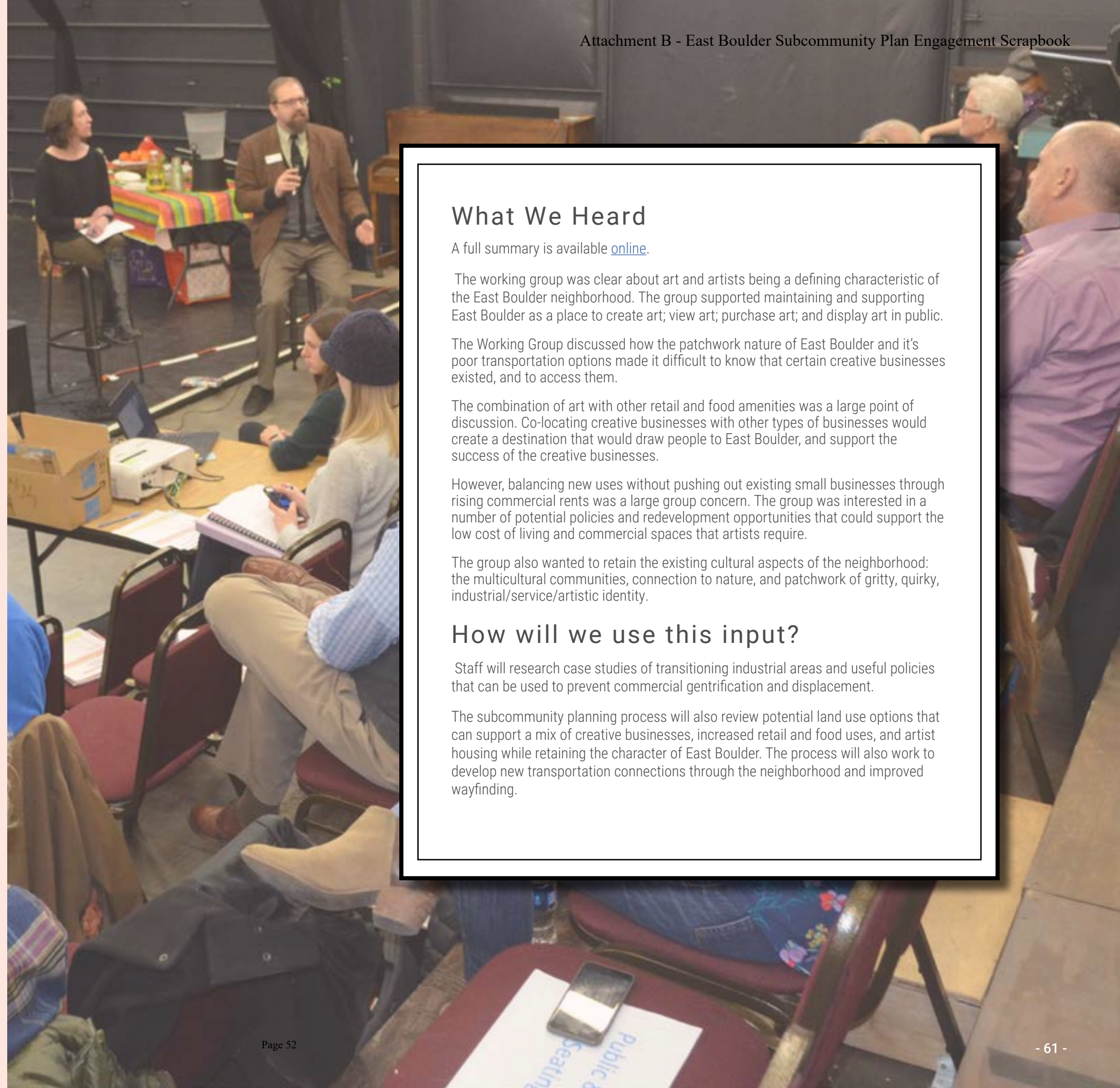
Meeting #9

Arts and Culture

The Working Group met at the Spark Theater in East Boulder. At the beginning of the meeting city staff from the Office of Arts & Culture presented an interactive survey to working group members that contained many different types of public art. Members could vote instantly on how they felt about that type of art, and if they felt it was a good fit for East Boulder.

After this, the group broke out into discussion groups, where they spoke about examples of other cities with public art, how to integrate public art into East Boulder, and other questions.

-  **Date:** February 26, 2020 at the The Spark Performing & Creative Arts (4847 Pearl St)
-  **Number of Participants:** 15 working group members, nine city staff, and one members of the public
-  **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning Board webpage, two consecutive Daily Camera's Sunday News for City Hall notices, email to the East Boulder Working Group members



What We Heard

A full summary is available [online](#).

The working group was clear about art and artists being a defining characteristic of the East Boulder neighborhood. The group supported maintaining and supporting East Boulder as a place to create art; view art; purchase art; and display art in public.

The Working Group discussed how the patchwork nature of East Boulder and it's poor transportation options made it difficult to know that certain creative businesses existed, and to access them.

The combination of art with other retail and food amenities was a large point of discussion. Co-locating creative businesses with other types of businesses would create a destination that would draw people to East Boulder, and support the success of the creative businesses.

However, balancing new uses without pushing out existing small businesses through rising commercial rents was a large group concern. The group was interested in a number of potential policies and redevelopment opportunities that could support the low cost of living and commercial spaces that artists require.

The group also wanted to retain the existing cultural aspects of the neighborhood: the multicultural communities, connection to nature, and patchwork of gritty, quirky, industrial/service/artistic identity.

How will we use this input?

Staff will research case studies of transitioning industrial areas and useful policies that can be used to prevent commercial gentrification and displacement.





The subcommunity planning process will also review potential land use options that can support a mix of creative businesses, increased retail and food uses, and artist housing while retaining the character of East Boulder. The process will also work to develop new transportation connections through the neighborhood and improved wayfinding.

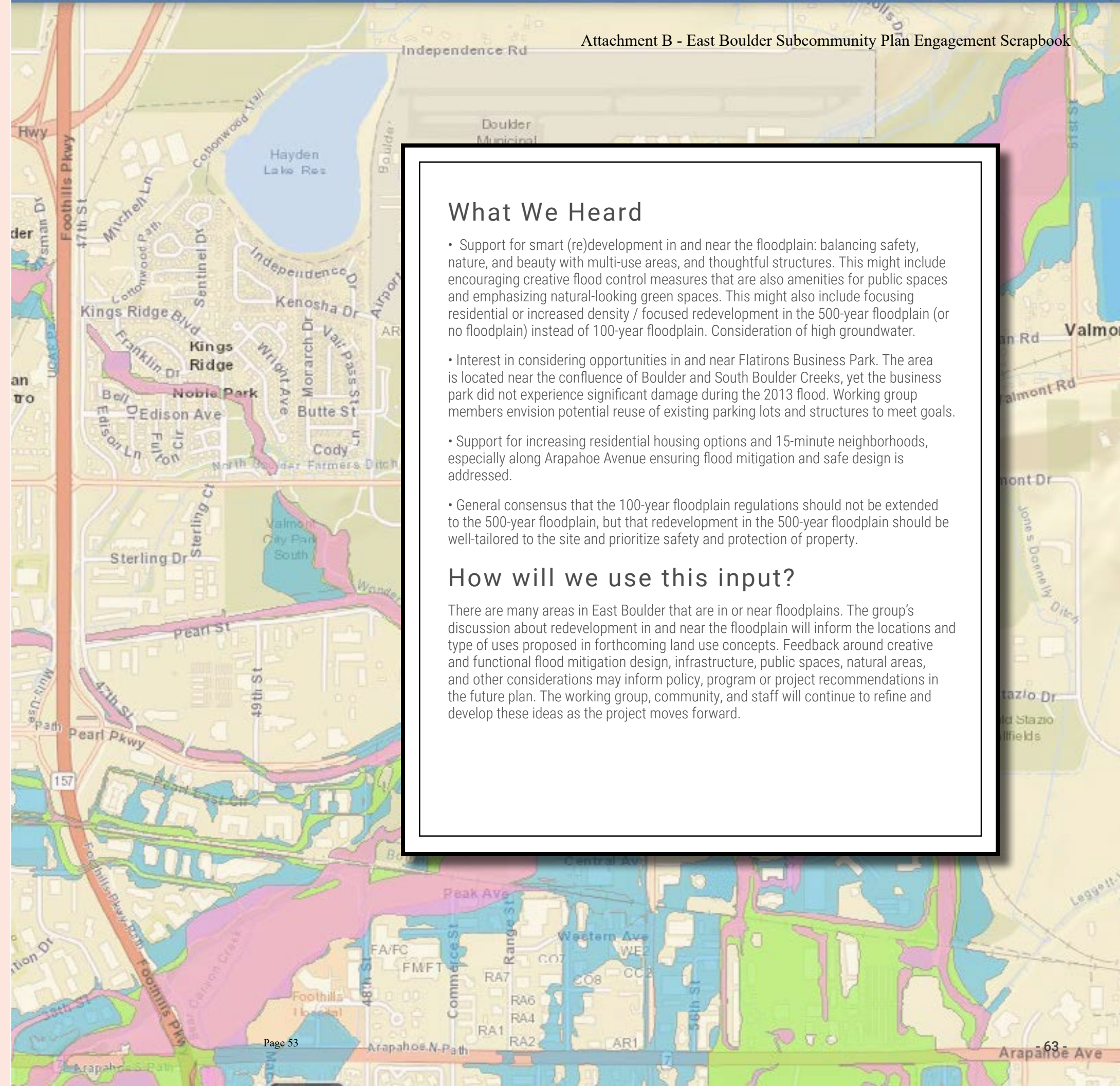
East Boulder Working Group (EBWG)

Meeting #10

Floodplain

The purpose of this meeting was to continue developing land use concepts and hold a discussion about the future of the floodplain. City of Boulder Floodplain Administrator, Christin Shepherd, P.E., CFM shared information about understanding flood zones and development. This was the first meeting held in a virtual environment via video and phone conference call, based on members willingness to meeting during the COVID-19. (Due to the City of Boulder's commitment to its core value of community safety and it proactively took steps to limit potential social spreading of COVID-19 by offering engagement in safe ways.)

-  **Dates:** April 15 and 17, 2020
-  **Number of Participants:** 18 out of 21 working group members, 10 staff, and 3 members of the public participated
-  **Location:** Meeting held online in a video and phone conference space, zoom.
-  **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning Board webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.



What We Heard

- Support for smart (re)development in and near the floodplain: balancing safety, nature, and beauty with multi-use areas, and thoughtful structures. This might include encouraging creative flood control measures that are also amenities for public spaces and emphasizing natural-looking green spaces. This might also include focusing residential or increased density / focused redevelopment in the 500-year floodplain (or no floodplain) instead of 100-year floodplain. Consideration of high groundwater.
- Interest in considering opportunities in and near Flatirons Business Park. The area is located near the confluence of Boulder and South Boulder Creeks, yet the business park did not experience significant damage during the 2013 flood. Working group members envision potential reuse of existing parking lots and structures to meet goals.
- Support for increasing residential housing options and 15-minute neighborhoods, especially along Arapahoe Avenue ensuring flood mitigation and safe design is addressed.
- General consensus that the 100-year floodplain regulations should not be extended to the 500-year floodplain, but that redevelopment in the 500-year floodplain should be well-tailored to the site and prioritize safety and protection of property.

How will we use this input?

There are many areas in East Boulder that are in or near floodplains. The group's discussion about redevelopment in and near the floodplain will inform the locations and type of uses proposed in forthcoming land use concepts. Feedback around creative and functional flood mitigation design, infrastructure, public spaces, natural areas, and other considerations may inform policy, program or project recommendations in the future plan. The working group, community, and staff will continue to refine and develop these ideas as the project moves forward.

East Boulder Working Group (EBWG)

Meeting #11

Retail and 15-Minute Neighborhoods

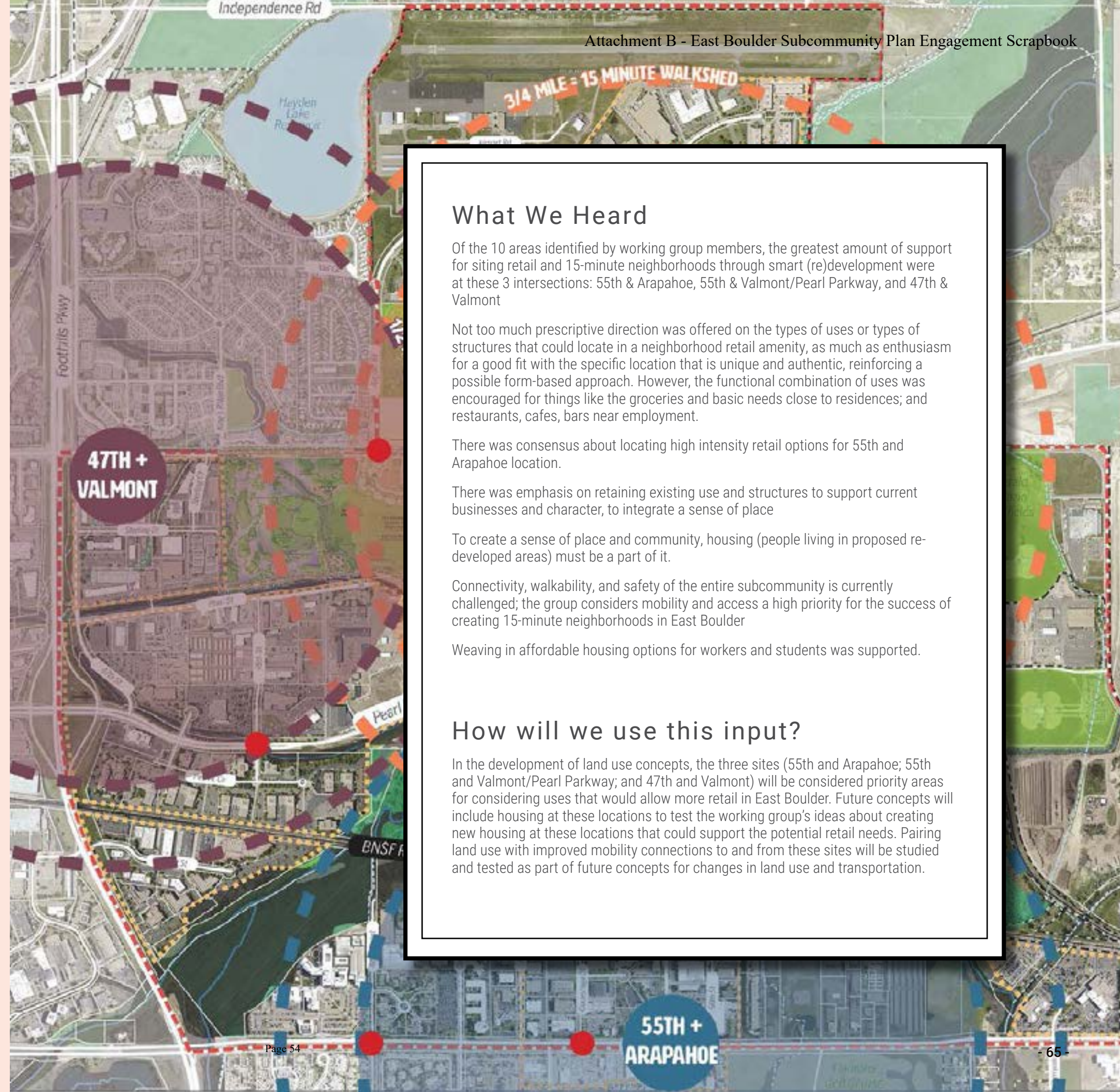
The purpose of this meeting was to discuss retail potential in East Boulder and identify areas for 15-minute neighborhoods. City of Boulder Community Vitality Coordinator, Sarah Wiebenson shared information about citywide retail strategy, GIS Technician, Kate Gregory shared topical maps, and staff elaborated on the meaning of 15-minute neighborhoods. This meeting was also held online in response to COVID limitations.

Date: April 29 and May 1, 2020

Number of Participants: 20 out of 21 working group members, 10 staff, and no members of the public participated

Location: Meeting held online in a video and phone conference space, zoom.

Advertising: This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning Board webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.



What We Heard

Of the 10 areas identified by working group members, the greatest amount of support for siting retail and 15-minute neighborhoods through smart (re)development were at these 3 intersections: 55th & Arapahoe, 55th & Valmont/Pearl Parkway, and 47th & Valmont

Not too much prescriptive direction was offered on the types of uses or types of structures that could locate in a neighborhood retail amenity, as much as enthusiasm for a good fit with the specific location that is unique and authentic, reinforcing a possible form-based approach. However, the functional combination of uses was encouraged for things like the groceries and basic needs close to residences; and restaurants, cafes, bars near employment.

There was consensus about locating high intensity retail options for 55th and Arapahoe location.

There was emphasis on retaining existing use and structures to support current businesses and character, to integrate a sense of place

To create a sense of place and community, housing (people living in proposed re-developed areas) must be a part of it.

Connectivity, walkability, and safety of the entire subcommunity is currently challenged; the group considers mobility and access a high priority for the success of creating 15-minute neighborhoods in East Boulder

Weaving in affordable housing options for workers and students was supported.

How will we use this input?

In the development of land use concepts, the three sites (55th and Arapahoe; 55th and Valmont/Pearl Parkway; and 47th and Valmont) will be considered priority areas for considering uses that would allow more retail in East Boulder. Future concepts will include housing at these locations to test the working group's ideas about creating new housing at these locations that could support the potential retail needs. Pairing land use with improved mobility connections to and from these sites will be studied and tested as part of future concepts for changes in land use and transportation.

CDR Associates facilitated

Focus Group Sessions

In the winter 2019-2020 focus group sessions were held to capture the vision for East Boulder and to generate tangible ideas for the policies, programs, and projects that support the fulfillment of that vision. Diverse stakeholders offered input and ideas to further the engagement efforts of this project to create an adoptable subcommunity plan.



Dates: *There were nine, 2-hour long Focus Group Sessions held between December 2019 and February 2020*



Participants: *84 participants*



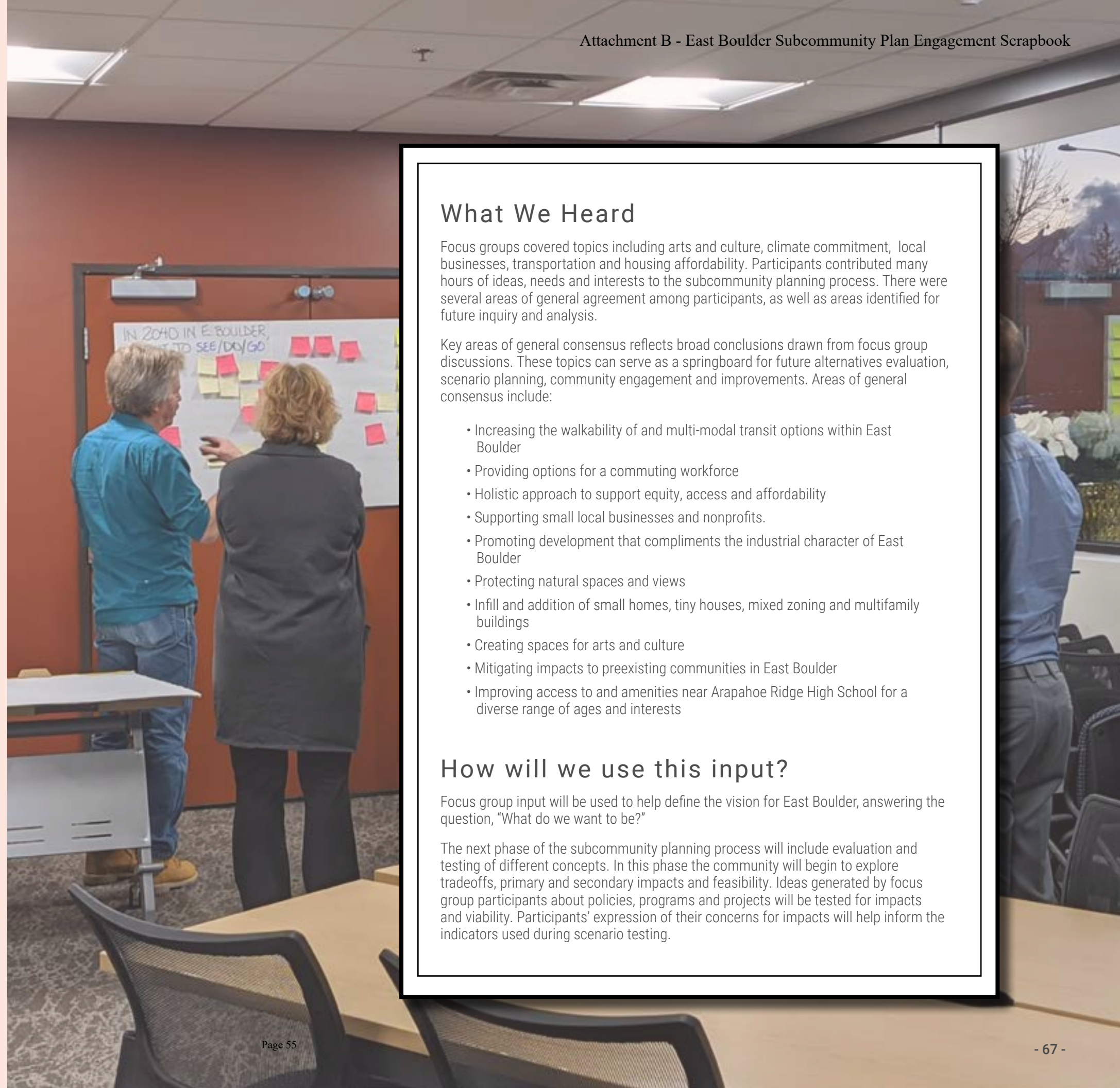
Comments: *519 comments recorded*



Locations: *city office buildings at OSMP and Center Green, Arapahoe Ridge High School and San Lazaro Park properties*



Advertising: *A broad range of diverse stakeholders were emailed via the consultant, CDR, plus this information was posted on the project webpage.*



What We Heard

Focus groups covered topics including arts and culture, climate commitment, local businesses, transportation and housing affordability. Participants contributed many hours of ideas, needs and interests to the subcommunity planning process. There were several areas of general agreement among participants, as well as areas identified for future inquiry and analysis.

Key areas of general consensus reflects broad conclusions drawn from focus group discussions. These topics can serve as a springboard for future alternatives evaluation, scenario planning, community engagement and improvements. Areas of general consensus include:

- Increasing the walkability of and multi-modal transit options within East Boulder
- Providing options for a commuting workforce
- Holistic approach to support equity, access and affordability
- Supporting small local businesses and nonprofits.
- Promoting development that compliments the industrial character of East Boulder
- Protecting natural spaces and views
- Infill and addition of small homes, tiny houses, mixed zoning and multifamily buildings
- Creating spaces for arts and culture
- Mitigating impacts to preexisting communities in East Boulder
- Improving access to and amenities near Arapahoe Ridge High School for a diverse range of ages and interests

How will we use this input?

Focus group input will be used to help define the vision for East Boulder, answering the question, "What do we want to be?"

The next phase of the subcommunity planning process will include evaluation and testing of different concepts. In this phase the community will begin to explore tradeoffs, primary and secondary impacts and feasibility. Ideas generated by focus group participants about policies, programs and projects will be tested for impacts and viability. Participants' expression of their concerns for impacts will help inform the indicators used during scenario testing.


East Boulder Working Group (EBWG)


Meeting #12


Accomplishments, Themes, and Vision

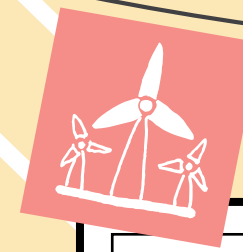
The purpose of this meeting was to review what has been heard through the process over the past year and discuss the draft vision statements for the future of East Boulder. Facilitated by project staff team members, Jean Gatzka and Kathleen King.

 **Date:** May 27, 2020

 **Number of Participants:** 18 out of 21 working group members, 8 staff, and 5 members of the public attended the meeting

 **Location:** Meeting held online in a video and phone conference space, Zoom.

 **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.



Working Group summary of activities and accomplishments for the last 12 months:

- Participated in:
- 12 Working Group meetings
- 7 Different venues: OSMP, MSC, Airport, Palo Park Community Center, Spark Performance, and Zoom!
- 1 Bus tour
- 11 Outreach events
- Influenced these documents:
- 1 Inventory and Analysis report
- 1 Growing Up Boulder report
- 1 Focus Group report
- 1 Council and Board memo
- 1 Themes document for the year!

What We Heard

- Top priorities among the group include the following focus areas: Housing, Design & Placemaking, and Small Business
- Arts & Culture and Access & Mobility were second tier priorities, followed by Resilience & Climate.
- Things not directly addressed that may need further investigation: 1) Water to San Lazaro Village and 2) the possibilities for the Valmont Power Plant site.
- There is a desire to find creative solutions through flexibility of use when it comes to fitting housing with light industrial
- There is a desire to support and continue the existing aesthetic, without adding "cookie cutter development" (multi-level apartment buildings without relation to surroundings).
- There is interest in creating housing solutions that solve more than one problem, possibly through partnerships.
- Finessing the intent or the actual words for Small, Local, Diverse, to make them more universal / applicable as well as specific to this subcommunity.

How will we use this input?

The key themes and vision statements will be shared with the community for feedback on BeHeard Boulder and included in a memo to City Council and Planning Board.

The East Boulder Working Group (EBWG) will use Vision Statements as a tool to make decisions about the value of potential recommendations to land use or transportation options.

East Boulder Working Group (EBWG)

Meeting #13

Vision continued...

At this Working Group meeting, the members provided feedback on the draft Vision Statements and agreed they were ready to share more widely with the community, discussed how they can help with engagement, and refined plans for the July virtual workshop to revise draft land use concepts.

Date: June 24, 2020

Number of Participants: 17 out of 21 working group members, 5 staff, 1 translator, and 1 member of the public attended the meeting

Location: Meeting held online in a video and phone conference space, Zoom.

Advertising: This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.

What We Heard

In group discussions, working group members expressed some concern about the Visions Statements being too generalized but the group reached consensus that these draft statements could move forward to sharing with the wider community for feedback. Other thoughts about the draft vision statements included thoughtful consideration around certain terms, such as "substantial amount of new housing, "culture," "diversity." There were also considerations about prioritizing flood safety, incorporating language that recognizes the need for amenities that support families and a discussion of how working group members could share out the vision statements with neighbors, coworkers and other stakeholders.

The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?

Feedback on the vision statements were used to make final tweaks to the statements before sharing on BeHeard Boulder for community-wide feedback.

Working group members also discussed the July land use workshop and provided thoughts about helpful materials, offering spanish translation and putting the concepts in the context of the BVCP focus areas. This input is helping the staff team prepare materials for the workshop, which will be held virtually.

Small Local Business

Design Quality & Placemaking

Housing Affordability & Diversity

Resilience & Climate Commitment

Access & Mobility


Arts & Cultural Spaces

BeHeard Boulder


Vision Statements Questionnaire

Online Findings

East Boulder Vision Statements will guide decision-making, objectives and strategies for the East Boulder Subcommunity Plan. Working Group members worked with city staff to create draft statements. A community questionnaire was provided on the BeHeard Boulder website to invite community members to review and provide feedback on the draft Vision Statements. Participants were asked to what degree they supported each of the six Vision Statements by answering with a "yes!", "kinda", or "nope!" -- followed by an opportunity for comment. Participants were also asked about how each East Boulder vision should be prioritized. The questionnaires were offered in English and Spanish.

 **Date:** July through September 2020 on BeHeard Boulder

 **Number of Participants:** 113

 **Advertising:** BeHeard Boulder; project website, social media channels (Facebook, Twitter, Nextdoor); working group members messaging to friends, neighbors and networks, Planning E-Newsletter



What We Heard

In general, a majority of community members support the six Vision Statements. Each statement received important comments and feedback. The Housing Vision Statement feedback included the greatest range of sentiment, from fervent support to strong opposition. Participants expressed concerns about increased traffic resulting from an increase of residential density. Others want to see diverse, affordable options in East Boulder that would allow for for-sale products serving a range of households: families, workers, low and middle income. Other issues with a wide range of viewpoints include subcommunity character, the need for industrial and commercial space and density.

Some of the feedback indicates that some community members still are not clear about the boundaries of the East Boulder subcommunity.

Other consistent themes about the vision statements include a general support for providing access to nature and green spaces and open areas with views to the mountains; a range of views about desired future density and a desire for new and enhanced connections in East Boulder to support any new uses.

For a full capture of responses, see the BeHeard Boulder report [online](#).

How will we use this input?

Working group members, Planning Board and the Transportation Advisory Board will review survey results and feedback. The working group will work with staff to make any final revisions to the statements. Many of the comments can be brought forward for consideration as a potential recommendation. Other comments will weigh on decisions related to land use choices, mobility options and final recommendations.

Revised Vision Statements will help shape the range of options considered about where, what and how East Boulder's future might evolve – to achieve citywide goals established in the Boulder Valley Comprehensive Plan (BVCP).

East Boulder Working Group (EBWG)

Meeting #14

Land Use

In lieu of the planned in-person, half-day workshop to develop and iterate land use concepts for the East Boulder subcommunity, working group members met via Zoom for two sessions over a week in July. Group members were given a variety of materials to prepare for the workshop including online, recorded videos describing some "test concepts," and a hard-copy packet that included concept maps, BVCP land uses and floodplain mapping for the subcommunity. Working in small groups, members developed recommendations for revising the land use concepts to meet citywide goals and East Boulder vision statements.

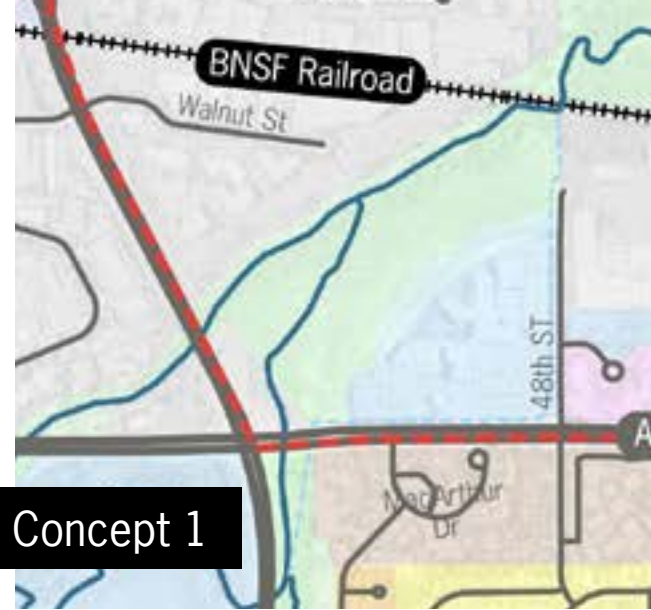
Date: July 22 and July 29, 2020

Number of Participants: On July 22, 17 out of 21 working group members, 7 staff, and 2 translators attended; and on July 29, 14 of 21 working group members, 5 staff, 3 translators, and 2 members of the public attended the meeting

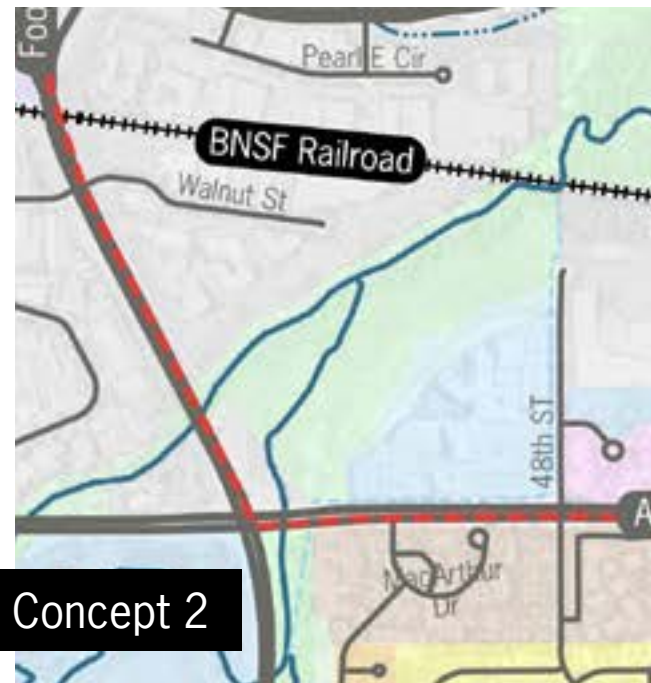
Location: Meetings held online in a video and phone conference space, Zoom.

Advertising: This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.

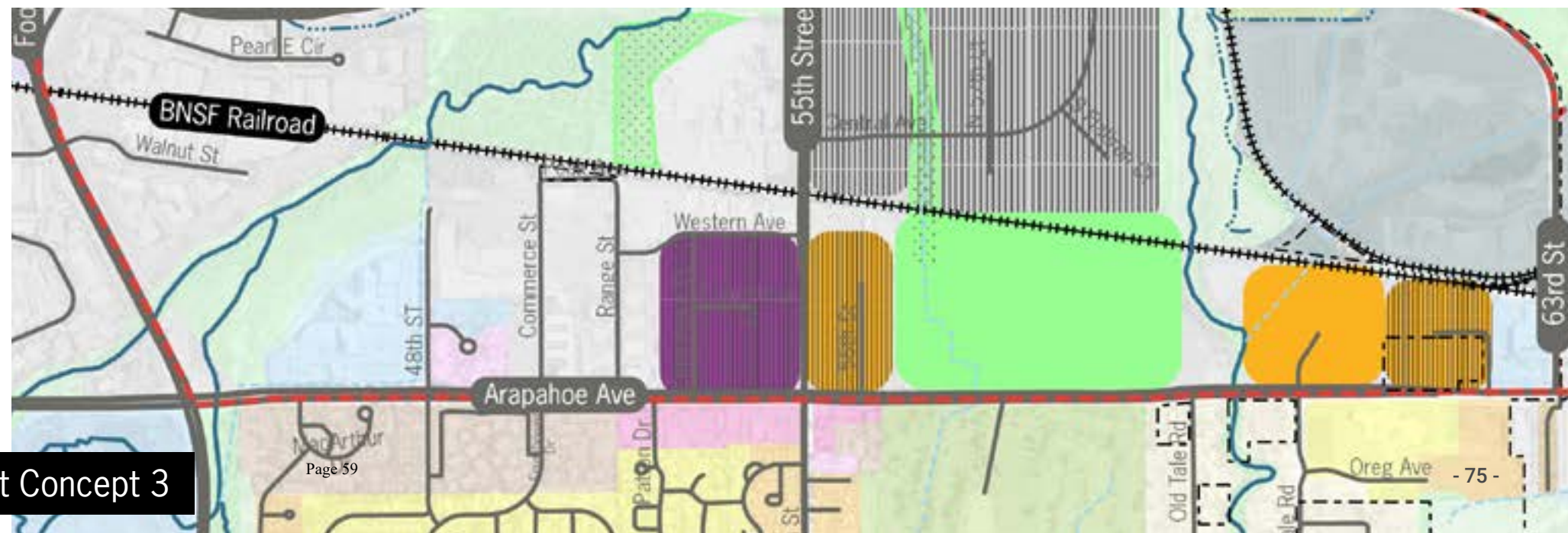
Test Concept 1



Test Concept 2



Test Concept 3



What We Heard

Working Group members provided a range of recommendations to revise test concepts, including a desire to test a greater variety of uses along Arapahoe Ave, wanting to focus higher intensities at the 55th and Arapahoe "node," and an interest in testing change in uses at Valmont Power Plant and the Municipal Airport. The group also wanted to see options with more intensity of uses and more changes at the 47th and Valmont road "node."

The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?

The feedback and recommended revisions for land uses will be used to refine the Test Concepts for review by the working group at the August meeting prior to finalizing them for further analysis.

Feedback regarding additional analysis needed, desired character, floodplain impacts, and other concerns or ideas will be considered as the Test Concepts are refined into final land use scenarios that will be evaluated and shared for wider community review and feedback.

EBWG DR
2020

East Boulder Working Group (EBWG)

Meeting #15

Land Use continued...

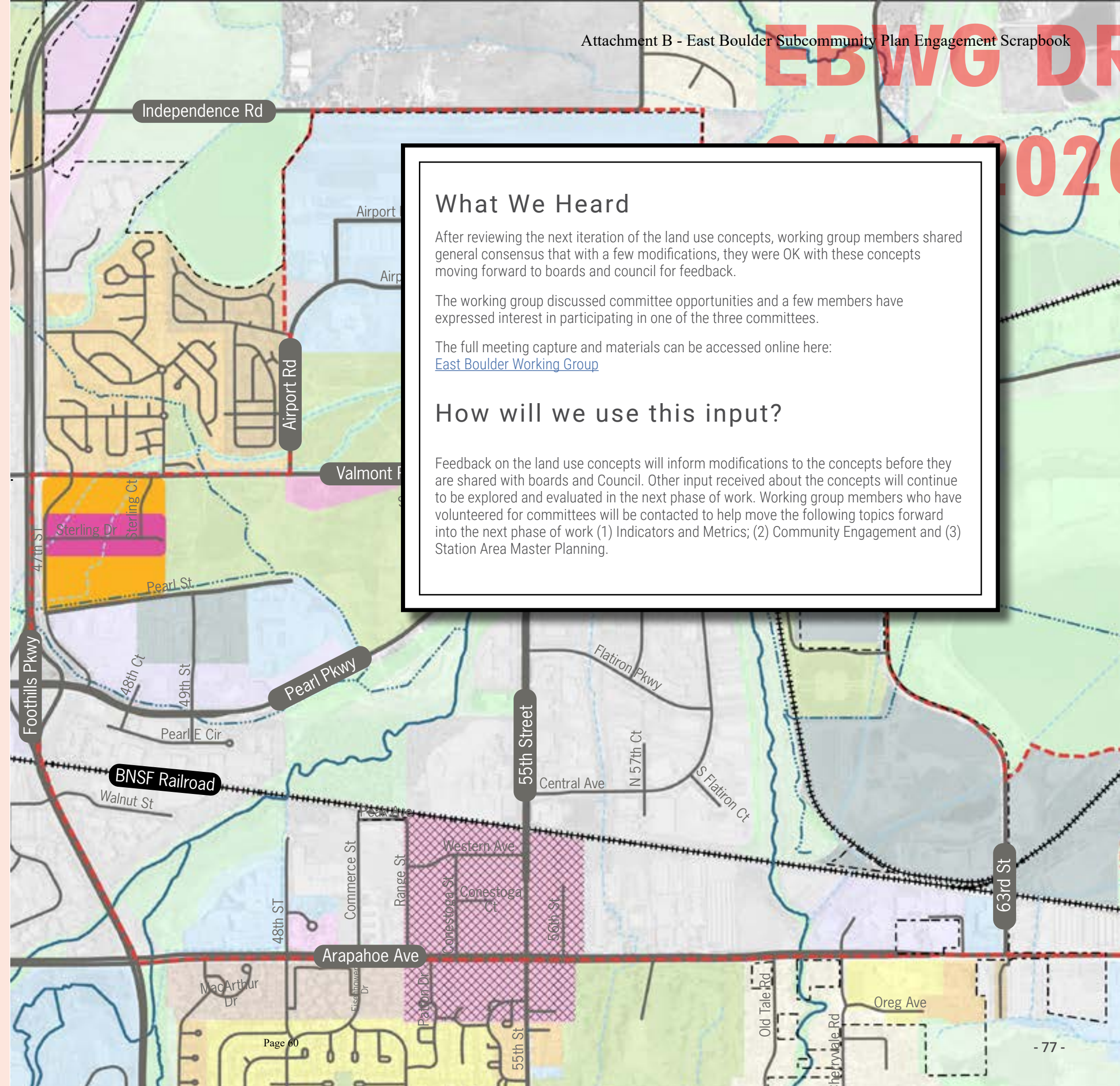
During this virtual meeting, working group members provided feedback on the next iteration of land use concepts, discussed the opportunity for committee work and learned about the next phase for the 55th and Arapahoe Station Area Master Plan.

Date: August 26, 2020

Number of Participants: 14 out of 21 working group members, 5 staff, 3 translators, and 3 members of the public attended the meeting. **Location:** Meetings held online in a video and phone conference space, Zoom.

Location: Meetings held online in a video and phone conference space, Zoom.

Advertising: This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.



What We Heard

After reviewing the next iteration of the land use concepts, working group members shared general consensus that with a few modifications, they were OK with these concepts moving forward to boards and council for feedback.

The working group discussed committee opportunities and a few members have expressed interest in participating in one of the three committees.

The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?





Feedback on the land use concepts will inform modifications to the concepts before they are shared with boards and Council. Other input received about the concepts will continue to be explored and evaluated in the next phase of work. Working group members who have volunteered for committees will be contacted to help move the following topics forward into the next phase of work (1) Indicators and Metrics; (2) Community Engagement and (3) Station Area Master Planning.

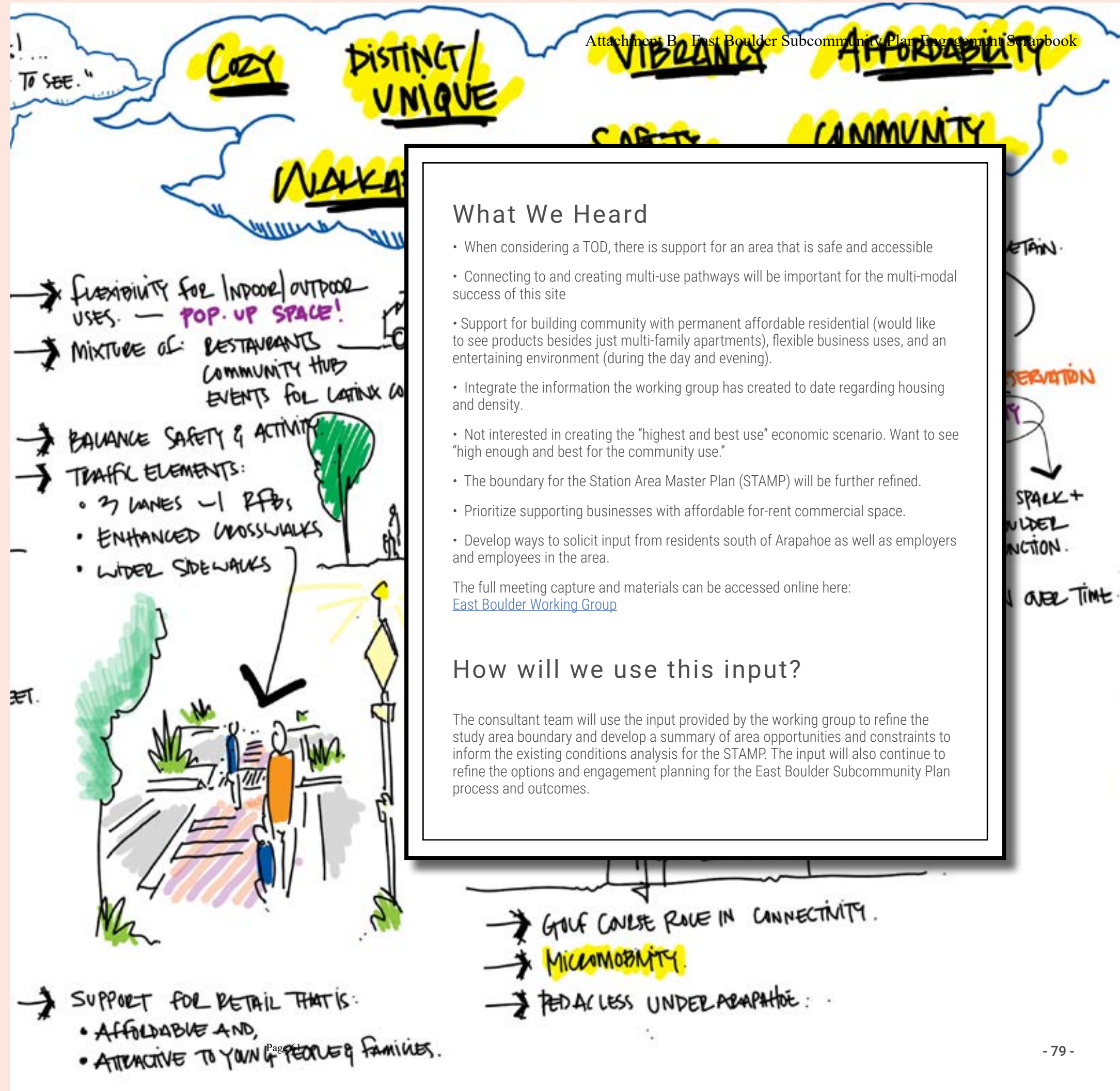
East Boulder Working Group (EBWG)

Meeting #16

Station Area Master Plan with consultants, MIG

This working group meeting focused on the a future mobility hub, development opportunities and challenges surrounding the 55th Street and Arapahoe Avenue intersection. The meeting was facilitated by consultants from MIG, who have been hired by the city to direct more detailed design for this catalytic site. Funding for consultant work was provided through a DRCOG grant to conduct a station area master plan. Group members discussed "What could mixed-use, transit-oriented development (TOD) be for 55th & Arapahoe?"

-  **Date:** September 23, 2020
-  **Number of Participants:** 17 out of 21 working group members, 5 staff, 2 spanish language interpreters, 2 consultants and 1 Boulder County staff member attended the meeting.
-  **Location:** Meetings held online in a video and phone conference space, Zoom.
-  **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.



What We Heard

- When considering a TOD, there is support for an area that is safe and accessible
- Connecting to and creating multi-use pathways will be important for the multi-modal success of this site
- Support for building community with permanent affordable residential (would like to see products besides just multi-family apartments), flexible business uses, and an entertaining environment (during the day and evening).
- Integrate the information the working group has created to date regarding housing and density.
- Not interested in creating the "highest and best use" economic scenario. Want to see "high enough and best for the community use."
- The boundary for the Station Area Master Plan (STAMP) will be further refined.
- Prioritize supporting businesses with affordable for-rent commercial space.
- Develop ways to solicit input from residents south of Arapahoe as well as employers and employees in the area.

The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?

The consultant team will use the input provided by the working group to refine the study area boundary and develop a summary of area opportunities and constraints to inform the existing conditions analysis for the STAMP. The input will also continue to refine the options and engagement planning for the East Boulder Subcommunity Plan process and outcomes.



80 **What Do We Want to Be?**

East Boulder Working Group (EBWG)

Meeting #17

Planning for Winter Engagement Window

This working group meeting provided engagement, indicators, and STAMP committee updates and reviewed draft materials in preparation for upcoming public engagement window. The engagement plan includes a variety of tools to ask community members about trade-offs and land use choices. The input offered direction on the overall approach as well as specifics about the videos, indicators, and questions to be used.

- Date:** October 20, 2020
- Number of Participants:** 19 out of 21 working group members, 5 staff, 2 spanish language interpreters, and 1 Boulder County staff member attended the meeting.
- Location:** Meetings held online in a video and phone conference space, Zoom.
- Advertising:** This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.

What We Heard

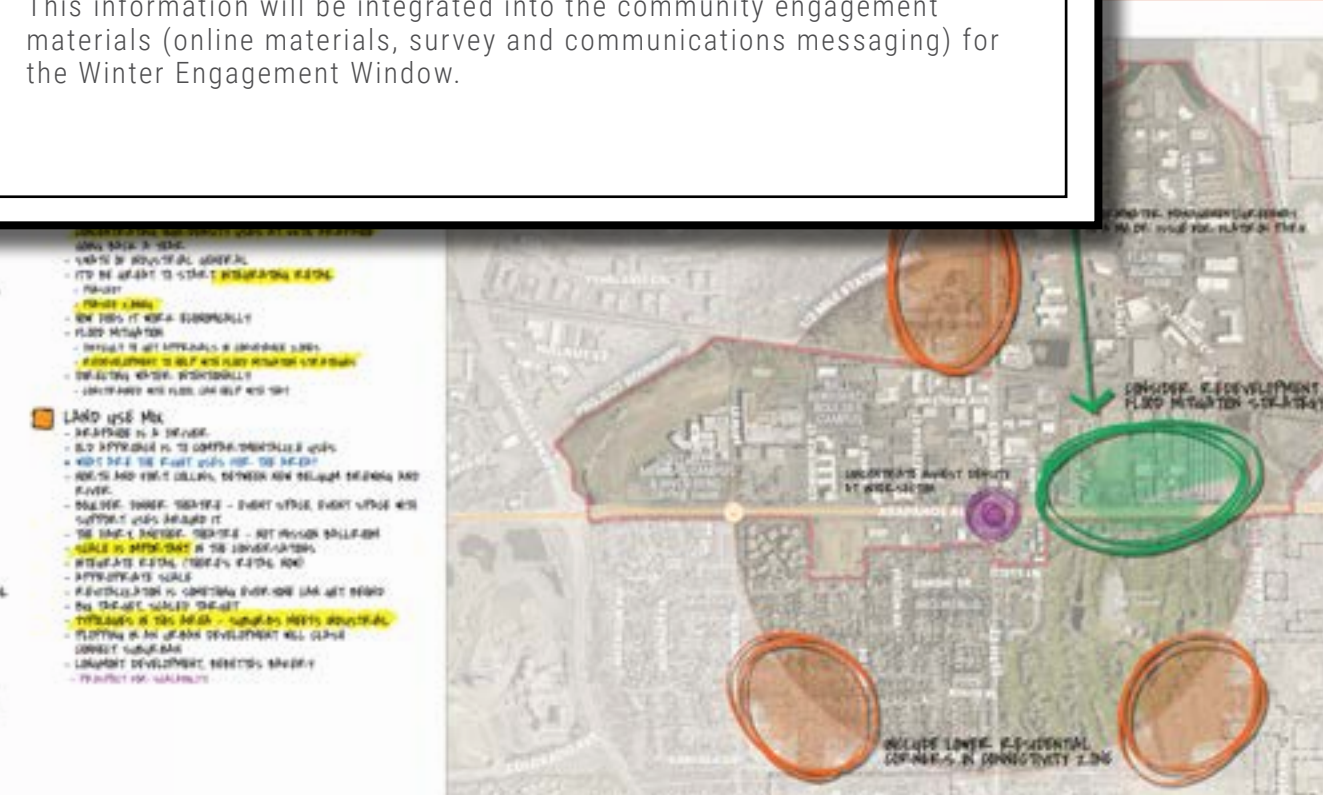
In general, the group was pleased with the progress of the committee work to date.

The group appreciated seeing the 3D modeling of the Test Concept Scenarios. They offered input on staging and translating the information to share with the community. In particular, they suggested aiming toward providing feasible scenarios instead of maximum capacity and communicating the full extent of the proposed changes (even if they are not feasible) to be transparent and credible; providing existing information compared to proposed; expressing numbers in relation to relatable factors, instead of using absolute numbers; translating the land use changes into a narrative, instead of just numbers and masses; providing clarity about the purview of the two part engagement to initially solicit the community needs of "this" or "that" land use categories (housing, commercial industrial, retail, etc.) in the winter, followed by soliciting the community's interest in potential design / the "look and feel" preferences in the spring.

The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?

This information will be integrated into the community engagement materials (online materials, survey and communications messaging) for the Winter Engagement Window.



East Boulder Working Group (EBWG)
Meeting #18
 Market and Economic Analysis

This working group meeting focused on learning about the opportunities and limitations for redevelopment in East Boulder based on the market and economic analysis developed and presented by consultants EPS. Discuss 2021 project schedule.

- Date:** December 16, 2020
- Number of Participants:** 18 out of 21 working group members, 4 staff, 2 MIG consultants and 2 EPS consultants, 2 spanish language interpreters, and 1 community member attended the meeting.
- Location:** Meetings held online in a video and phone conference space, Zoom.
- Advertising:** This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.

AND ARAPAHOE STATION AREA MASTER PLAN
 EAST BOULDER WORKING GROUP | 12/16/2020 MEETING #18

'BOULDER IS MADE UP OF THE PEOPLE - HOW DO WE BEST SERVE THEM?'

VERIFICATIONS
 BOUNDARY - AREAS TO THE SOUTH-LIN DE
 UENT SUBCOMMUNITY BOUNDARIES.
 SHOULD NOT BEING DEMAND.

USES VS. OCCUPATIONS
 PRIMARY USE OF BUSINESS.
 DIVIDE BY USE.
 ARE FOR STAMP ONLY.
 INDUSTRIAL IS SKIPPED BY
 AFFORDABLE FOR

NEARBY TOWNS
 TO NEARBY TOWNS
 OF SPECTRUM (\$17) COMPARED TO
 OTHER PREMIUMS ON MAJOR CORRIDORS,
 IN PART, DUE TO LACK OF DIVERSITY

OUT
 ELEMENTS } ALIGNMENT W/ ANIMAL
 DIVERSITY }
 BE INDUSTRIAL - FOCUS ON THAT,
 MIX OF USES.

WHO USE THERE NOW } DIVERSITY OF
USE IN THE FUTURE } JOBS

SYSTEM
 - OWNERSHIP & LABEL
 AFFORDABLE

USE OF PLACE
 ARE E.T. AS
 ARE T
 T TO PROVIDING AFF. HOUSING.

ACROSS THE BOARD
 OF THE PEOPLE - HOW DO WE BEST

MARKET
 MARKET: MARKET BEING EXPLODED.
 INCENTIVE TEMPLATE FOR ALL BOULDER

HOUSING SOLUTIONS
 GENERATED BY PPS } NOT RELATION.
 USING STRATEGIES / OPTIONS

BRE

What We Heard

Priorities from the group include maintaining diversity in the types of businesses and jobs in the area. The group supports housing and affordable housing including for-purchase, co-housing, and family-oriented options that do not exist today in the subcommunity. The group was amenable to considering building up, making opportunities that would benefit the community and make it manageable/usable for developers. The group supported mixed uses with existing shops and create sense of place with an attractive / arts draw as well as make it walkable.

The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?

Feedback and insight from this meeting will inform the next draft of the Market Study for the STAMP, initial concepts for the MU TOD area at 55th and Arapahoe (STAMP) and will influence recommendations for the East Boulder Subcommunity.

2021 Working Group Schedule

There are 5 more meetings to complete the Working Group commitment on the 4th Wednesday of each month from 2:30 to 5:00 p.m. January 27, February 24, March 24, April 28, May 26





4 What is the interest for a mix of uses, including a new retail node? Additional office uses? Market rate multi-family?
 ¿Cuál es el interés por un sitio con una mezcla de usos, incluyendo un nuevo sitio con varias tiendas de venta al por menor? ¿Site multifamiliar a precio de mercado?



East Boulder Working Group (EBWG)
Meeting #19

Land Use Choices and Trade Offs Community Meeting prep

This meeting focused on the results of scenario modeling and discussed methods for sharing this information with the community. To prepare for the upcoming engagement window about land use choices and trade-offs, Working Group members provided input on the draft format, content, and questions to ask the community. Following up from the previous month's meeting, staff shared more information on the Economic / Market analysis.

-  **Date:** January 27, 2021 from 2:30 - 5 p.m.
-  **Number of Participants:** 18 out of 21 working group members, 5 staff, 1 MIG consultant, 3 Spanish language interpreters
-  **Location:** Meetings held online in a video and phone conference space, Zoom.
-  **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.

	East Boulder Residential Population 2040	City of Boulder Residential Population 2040	New Homes Overall	New Home Types Hous.
Existing	166	108,001	313	
Current Trend Industrial Area with Destination Recreation				
Concept 1 New Neighborhoods at Key Nodes				
Concept 2 Residential Redevelopment Along Major Corridors				
Concept 3 Mixed-Use Redevelopment and New Green Spaces	13,272	134,953	5,908	

What We Heard

The Working Group and staff did a dry run of the planned Community Meeting which provided good insight on how to best share the information including the following:

- Informational videos being shared with the community via website and social media, pointing to the upcoming outreach event.
- These concepts are a way to project, but not predict the future, and to highlight the differences between the concepts so that the community can understand and provide input.
- Simplify the questions, imagery, and digital tools to make it easier to share with the community.
- Since the concepts can look similar, find ways to distinguish the concepts. Description of job types was highlighted as a distinguishing characteristic.

The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?





Feedback and insight from this meeting would hone the Community Meeting event to improve participants experience and understanding, as well as improve feedback.

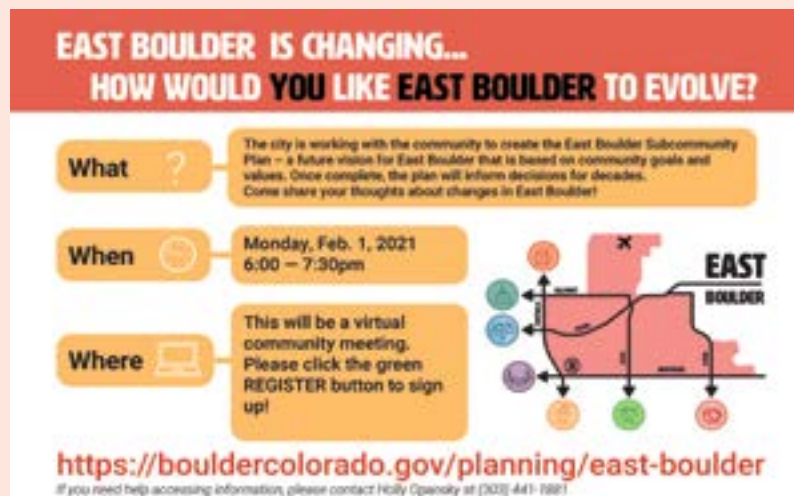
Community Engagement Event

Community Meeting

Land Use Choices and Trade Offs

Following a presentation of the project, land use concepts and potential impacts, this outreach event solicited the community's input on the draft concepts in small discussion groups (3 to 6 people) facilitated by Working Group members and recorded by staff. Project staff were available throughout sessions to answer questions. This was the first large-format community meeting held via Zoom for this project.

-  **Date:** February 1, 2021 from 6 to 7:30 p.m.
-  **Number of Participants:** nearly 70 community members, 10 working group members, 13 city staff, 1 county staff, 2 MIG consultants participated in this event.
-  **Location:** Meeting held via videoconferencing Zoom.
-  **Advertising:** Written content about the engagement event was posted on the city's project webpage and the home page calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, on Facebook and NextDoor posts that were also provided to working group members for distribution, and an email was sent to the East Boulder Subcommunity Plan mailing list via MyEmma; visual content was created via a Subcommunity Planning 101 video posted on the BeHeardBoulder and the project website, as well as a Channel 8 segment was broadcasted; and a physical postcard was mailed to area residents.



EAST BOULDER IS CHANGING... HOW WOULD YOU LIKE EAST BOULDER TO EVOLVE?

What? The city is working with the community to create the East Boulder Subcommunity Plan - a future vision for East Boulder that is based on community goals and values. Once complete, the plan will inform decisions for decades. Come share your thoughts about changes in East Boulder!

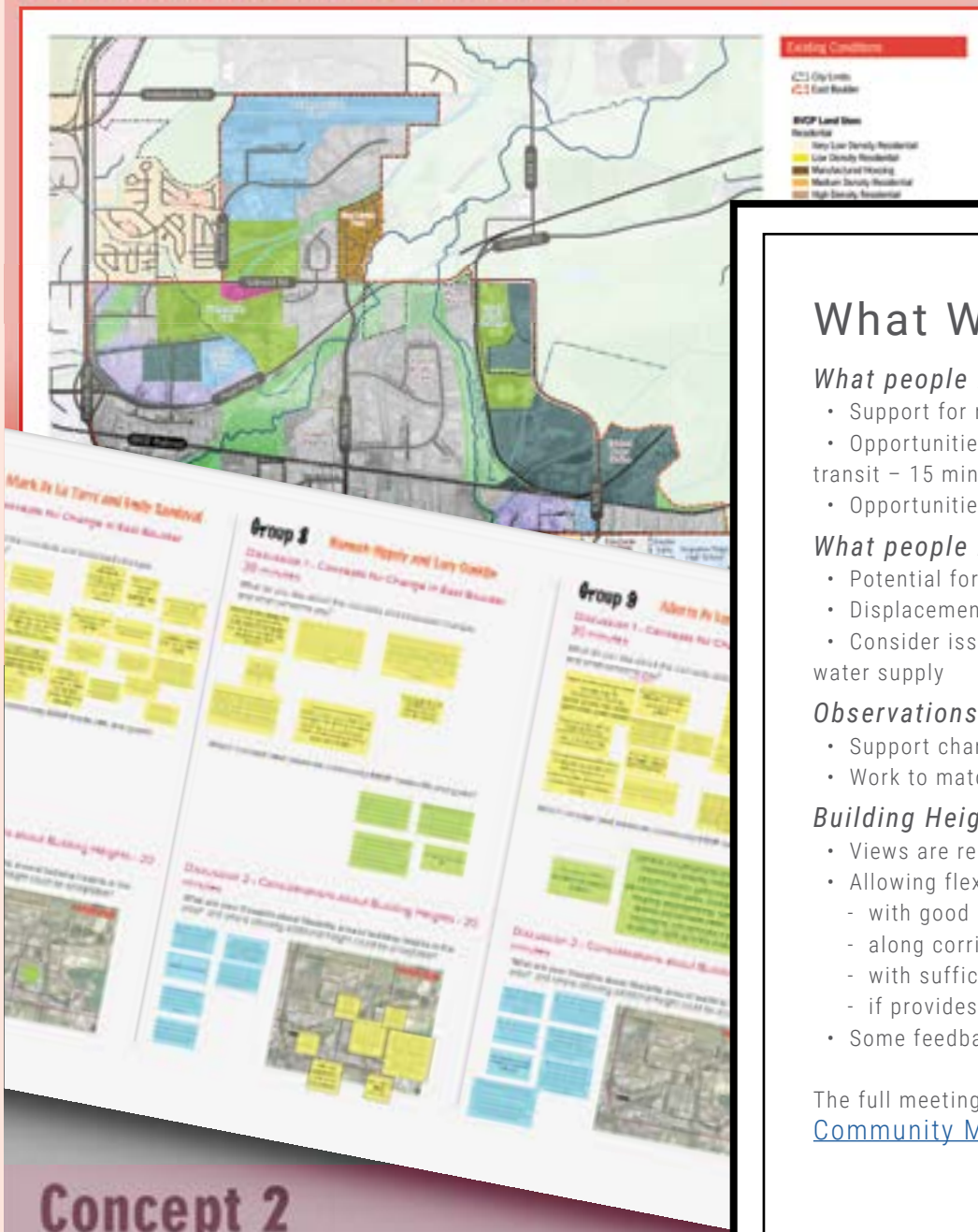
When? Monday, Feb. 1, 2021 6:00 - 7:30pm

Where? This will be a virtual community meeting. Please click the green REGISTER button to sign up!

<https://bouldercolorado.gov/planning/east-boulder>

If you need help accessing information, please contact Holly Openosity at (303) 441-1881

East Boulder 2040: No-Change (Trend Scenario)



Concept 2



East Boulder 2040: Concept 1

Attachment B - East Boulder Subcommunity Plan Engagement Scrapbook



What We Heard

What people like about the Concepts:

- Support for new housing, especially if affordable for workforce in the area
- Opportunities for mixed-use: housing close to work, walkable retail, services and transit - 15 minute neighborhoods
- Opportunities for new businesses, accessible neighborhood-serving retail and food

What people had concerns about the Concepts:

- Potential for increased traffic
- Displacement of important businesses and services
- Consider issues around parking, electric cars, transit access, flood and drainage, water supply

Observations about Balancing Trade-Offs

- Support changes in use near transit corridor to offset increased traffic
- Work to match housing with workers

Building Height Considerations

- Views are really important! Balance allowing higher buildings with maintaining views
- Allowing flexibility and taller buildings could be ok:
 - with good design, attractive buildings, nice plazas and places gather
 - along corridors, not impacting residential views,
 - with sufficient open spaces, landscaping, setbacks so it doesn't seem like a tunnel
 - if provides community benefit - like more housing that is affordable
- Some feedback not in support of allowing flexibility in building heights

The full meeting capture and materials can be accessed online here:

[Community Meeting - Summary Report](#)

How will we use this input?





Community input shared during this meeting will be shared with the East Boulder Working Group, Planning Board and City Council. The input will be used to help design a preferred land use concept for the East Boulder subcommunity.

Boulder Chamber of Commerce

Policy Roundtable Discussion

Land Use Choices and Trade Offs

Following a presentation of the project, land use concepts and potential impacts, this outreach event solicited the Chamber member attendees' input on the draft concepts in small discussion groups (3 to 6 people) facilitated by consultants and staff. Project staff were available throughout sessions to answer questions. During this project, this was the third update shared with the Chamber of Commerce community.

-  **Date:** February 11, 2021 from 4:30 to 5:30 p.m.
-  **Number of Participants:** approximately 75 chamber members, 4 working group members, 4 city staff, 2 MIG consultants participated in this event.
-  **Location:** Meeting held via videoconferencing Zoom.
-  **Advertising:** This meeting was hosted and advertised through the Boulder Chamber of Commerce and the city's staff and consultants were guests. Staff shared information about the event with working group members for observation purposes.

What We Heard

What people like about the Concepts:

- Support for transit and access improvements at 55th & Arapahoe – this is a key opportunity area
- Support for new mixed-use neighborhoods and opportunities for 15-minute walkable food and services for those who work in East Boulder
- Support for green space

What people had concerns about the Concepts:

- Be mindful of existing businesses development plans for the future
- Include arts / cultural / performance area (as well as space for artists/artisans) to support vitality and compliment community-building
- Too limiting having parcel by parcel land use designations, allow more flexibility so that demand drives solutions (instead of limited by city code)
- Provide flexibility for that jobs and businesses can evolve

Observations about Considerations about Trade-Offs

- Be strategic about adjacencies of new residential and established industrial uses to minimize negative impacts (I.e. security, noise)
- Support for increased amount of housing and jobs, but keep it affordable for businesses

Impacts on Businesses

- Need for startup, nascent, small business, and light industrial space that is affordable and/or attainable

The full meeting capture and materials can be accessed online here: [Chamber of Commerce, Policy Roundtable - Summary Report](#)

How will we use this input?

Chamber member input shared during this meeting will be shared with the East Boulder Working Group, Planning Board and City Council. The input will be used to help design a preferred land use concept for the East Boulder subcommunity.

Group 1 Lori Gail + KKing
Boulder Chamber Discussion

Group 2 Ben Malik + Jean Sanson
Boulder Chamber Discussion

Group 3 Peter Awelida + Jean Gatzka
Boulder Chamber Discussion

Group 4 Jeff Wingert + Holly Opansky
Boulder Chamber Discussion

Group 4 Tim O'Shea + Mark De La Torre
Boulder Chamber Discussion

Community Engagement Event in Spanish

San Lazaro Park Properties' Community Meeting

Land Use Choices and Trade Offs

This event was delivered in Spanish and included a project overview presentation, Q & A, and break-out rooms for discussion. Participants shared feedback about key concerns, as well as the hopes and needs for the future of the area, especially for residents who live in the East Boulder Subcommunity at San Lazaro Park Properties.

- Date:** February 23, 2021 from 6 to 7:30 p.m.
- Number of Participants:** 20 community members, 3 working group members, 5 city staff, and 2 interpreters participated in this event.
- Location:** Meeting held via videoconferencing Zoom.
- Advertising:** Written content about the engagement event was shared directly through the two community connectors working on this project via social media and hardcopy flyers and the information was shared with working group members.

Concept 1

Nuevos barrios en nodos clave

Este concepto propone nuevos vecindarios en ubicación usos como comercios minoristas y algunos usos existentes. Se fomenta la remodelación residencial de mayor densidad y la avenida Valmont. El centro de movilidad estará con una cantidad moderada de nuevas viviendas. Este concepto es el suelo de los tres conceptos.



Concept 2

Reurbanización residencial a lo largo de

Se fomenta la remodelación residencial de mayor densidad y la avenida Valmont. El centro de movilidad estará con una cantidad moderada de nuevas viviendas. Este concepto es el suelo de los tres conceptos.

Concept 3

Reurbanización de uso mixto y nuevo

La nueva remodelación residencial y de uso mixto se centra en la avenida Valmont. El centro de movilidad estará con una cantidad moderada de nuevas viviendas. Este concepto es el suelo de los tres conceptos.

What We Heard

What people liked & disliked about the Concepts:

- Concern that with redevelopment of any of the concepts there will be gentrification of housing and commercial space.
- Support for concepts that prioritize new housing. Want to see housing types that will support homeownership of affordable units. Many people who work in Boulder have to live in other communities and commute long distances.
- Access to recreation space is a priority for the community – like the concepts that add green space and locate housing near parks and open spaces, concept 3 for green spaces, areas to walk.
- Suggestions around examples of affordable commercial space for businesses owned by people of color (e.g. the new [Hispanic Marketplace in Aurora](#)).

What people had concerns about the Concepts:

- People were happy to hear that all concepts for the future preserve and maintain SL as mobile home neighborhood in plan.
- Several expressed serious concerns about the water quality at San Lazaro and their desperate hope to be connected with city water.
- Residents want the part to be annexed to enable them to receive city benefits, city services like recreation center access, other programs.
- There were question about rents going up if the park is annexed. People inquired about the possibility of rent control? Or other ways to keep rent affordable.
- Several people expressed concerns about keeping the low-key character of the area and that if there is a lot of redevelopment in the area it would push up housing prices and result in other gentrification.

General Comments and Questions

- Hope that the city will really consider the feedback from the Spanish-speaking community.
- What is considered "affordable housing"? 15% affordable housing seems too low; new development is typically more expensive and may drive up rents in San Lazaro.
- What control does the city have around redevelopment of private property? Concern about big companies buying up large areas of property.

The full meeting capture and materials can be accessed online here:

[Community Meeting in Spanish - Summary Report](#)

How will we use this input?

Community input shared during this meeting will be shared with the East Boulder Working Group, Planning Board and City Council. The input will be used to help design a preferred land use concept for the East Boulder subcommunity.

4. Su opinión sobre posibles conceptos 5. S

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East Boulder Working Group (EBWG)

Meeting #20

Reflecting on community engagement input

This meeting focused on recent engagement activities' key themes heard from the 2/1 Community Meeting, 2/11 Boulder Chamber of Commerce's Policy Roundtable, 2/23 Community Meeting in Spanish, this month's BeHeardBoulder Questionnaire, and City departments. The group reflected upon them, then discussed how this community input could translate into ideas for land use recommendations.

-  **Date:** February 24, 2021 from 2:30 - 5 p.m.
-  **Number of Participants:** 15 out of 21 working group members, 4 staff, 1 community member, and no Spanish language interpreters because not needed at this meeting
-  **Location:** Meetings held online in a video and phone conference space, Zoom.
-  **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.

What We Heard

- Many working group members participated in at least one event and/or opportunity and found the efforts fruitful.
- Of the eight big ideas that came out of the engagement efforts, on the topics of housing, local business, and floodplain, there were diverse views that supported, suggested, and opposed these ideas. Some input included support for:
 - Housing priorities, as long as it provides options for families (something with access to grass and ownership), as well as high-density options
 - Annexation of San Lazaro Mobile Home Park
 - Local business priorities, as long as it retains flexibility
 - Floodplain priorities, as long as it provides affordable commercial space, investment growth, flexibility to use the space in different ways (orienting toward the creek, building on stilts, mobile options)

The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?

The input will help revise the "big ideas" for East Boulder recommendations and influence ideas for the other three focus areas. Input will also influence the next iteration of a preferred land use concept to be reviewed by the working group during a March meeting.



BeHeard Boulder
**Trade-offs and Opportunities
 Questionnaire**
 Online Findings

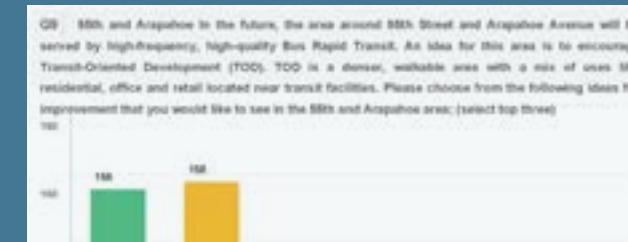
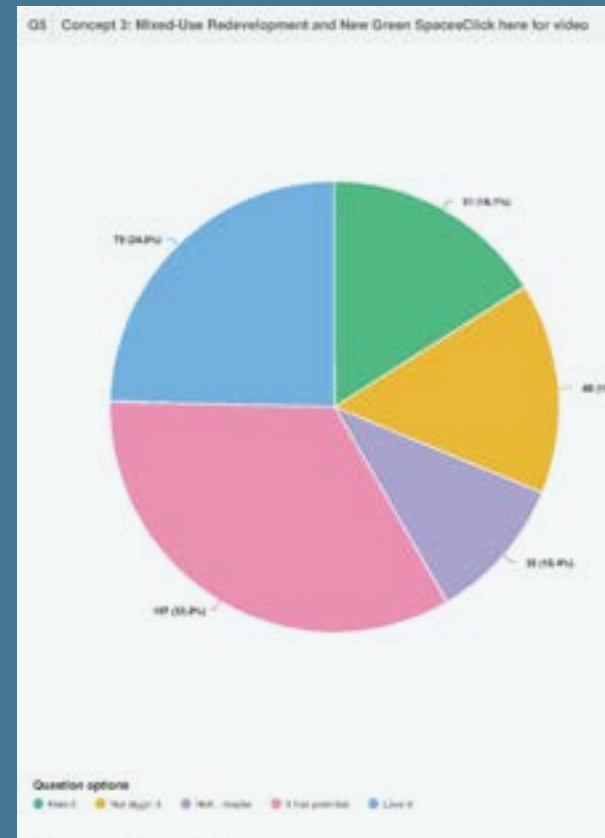
This community questionnaire was hosted on BeHeardBoulder.org for five weeks and paper copies were delivered and collected through Community Connectors. The questionnaire was available in both English and Spanish.

The questionnaire responses provide quantitative and qualitative data about community choices impacting decisions about change in land use.

Date: January through February on BeHeard Boulder

Number of Participants: 329 total respondents, 30 responses in Spanish, 55% nearby neighbors, 14% East Boulder Subcommunity employees and business owners

Advertising: BeHeard Boulder webpage; project website, social media channels (Facebook and Nextdoor), Planning & Development Services Newsletter, and Working Group members messaging to friends and neighbors, Boulder Chamber, direct email to stakeholder list, project notice on all city utility bills for month of January



BE HEARD Boulder

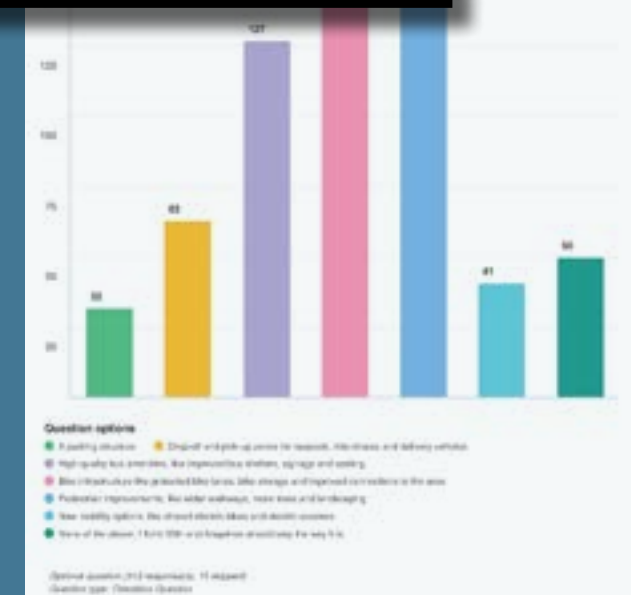
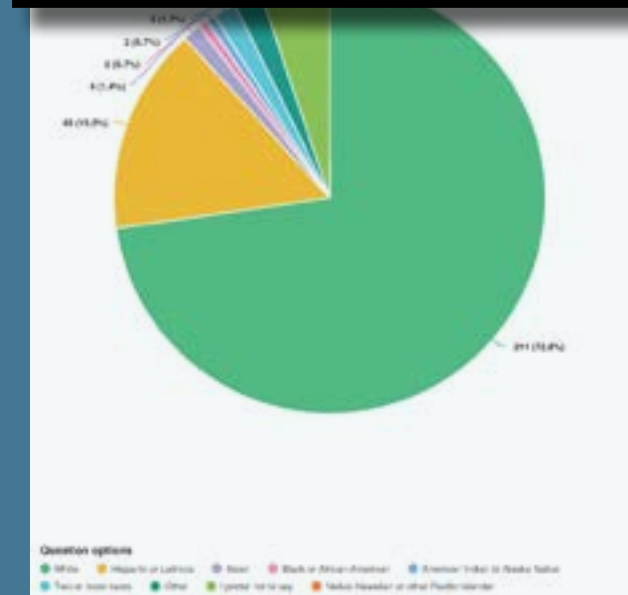
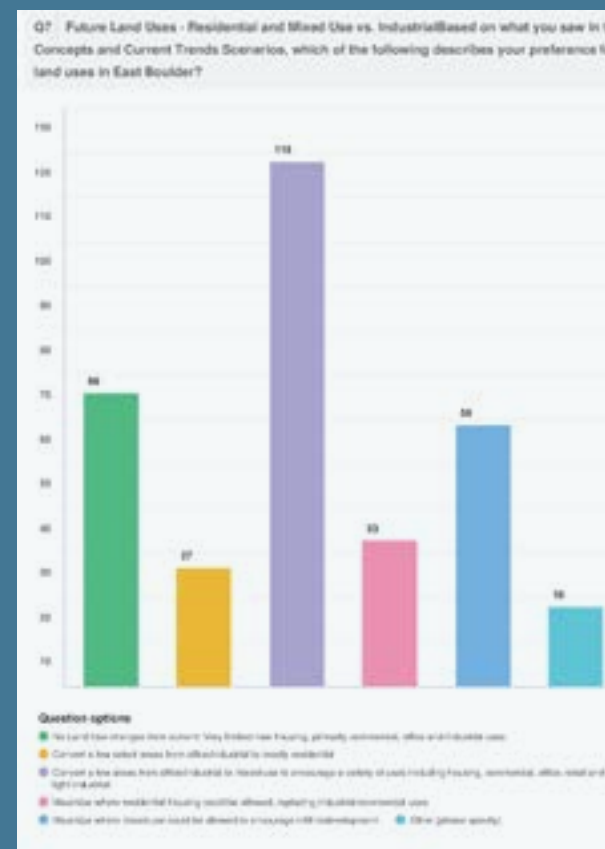
What We Heard

The questionnaire included descriptions of proposed land use concepts, including a “no change” option, and analysis of the differences between choices for key indicators like number of homes that could be generated, types of jobs, and land use mix by area. Participants were also asked to prioritize outcomes based on tradeoffs and about priorities for the 55th & Arapahoe Station Area. Many participants also offered critical feedback and comments through open-ended questions included in the questionnaire.

For a full capture of responses, see the BeHeard Boulder report [online](#).

How will we use this input?

The input will help revise the “big ideas” for East Boulder recommendations and influence ideas for the other three focus areas. Input will also influence the next iteration of a preferred land use concept to be reviewed by the working group during a March meeting.



East Boulder Working Group (EBWG)

Meeting #21

Discussed STAMP draft concepts

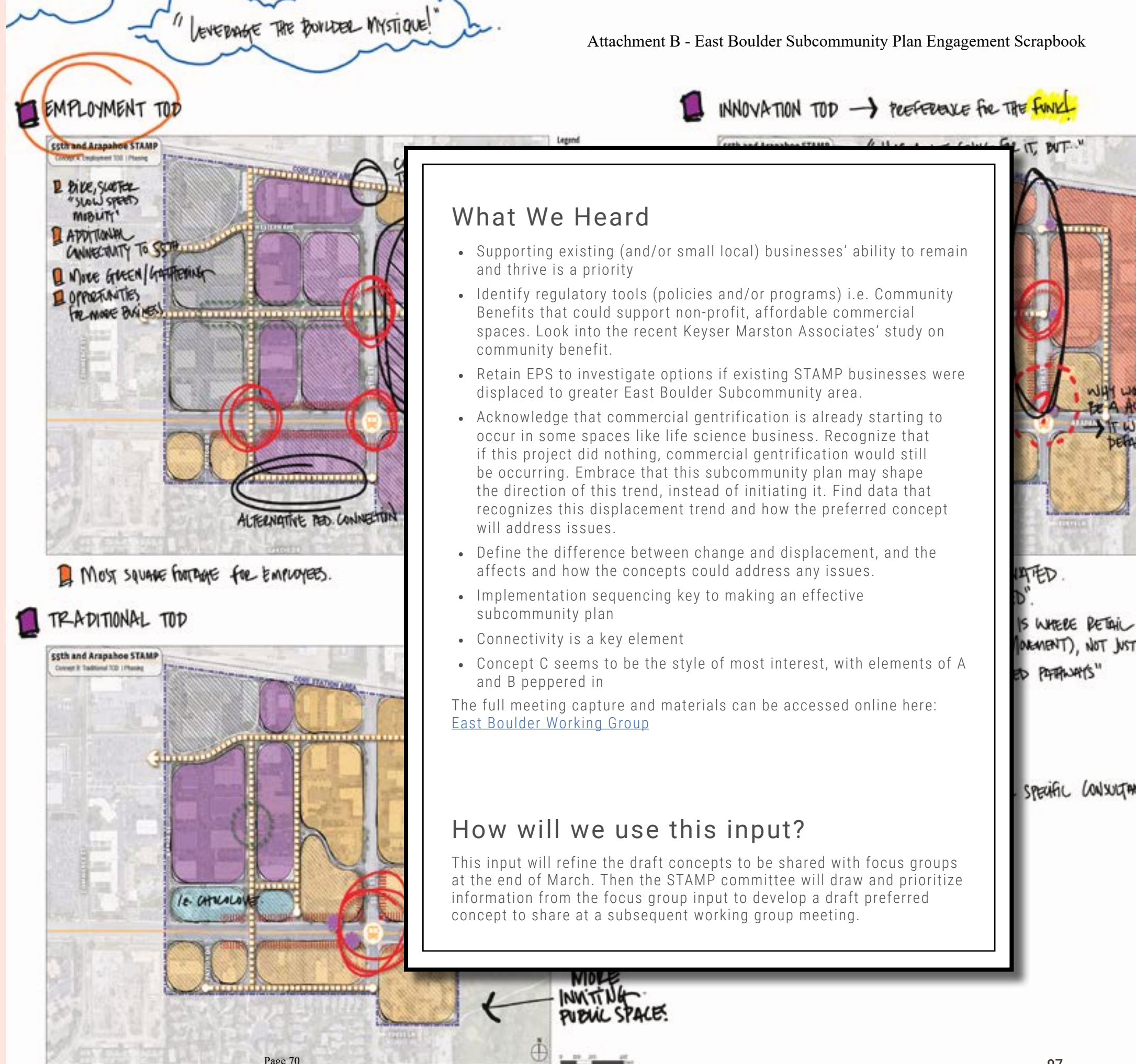
This meeting focused on reviewing and providing input on the draft Station Area Master Plan (STAMP) concepts developed by the STAMP subcommittee (some working group members, staff, and MIG consultants).

Date: March 8, 2021 from 2:30 - 5 p.m.

Number of Participants: 15 out of 21 working group members, 4 staff, 2 MIG consultants, 2 community members, and 2 Spanish language interpreters

Location: Meetings held online in a video and phone conference space, Zoom.

Advertising: This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.



What We Heard

- Supporting existing (and/or small local) businesses' ability to remain and thrive is a priority
- Identify regulatory tools (policies and/or programs) i.e. Community Benefits that could support non-profit, affordable commercial spaces. Look into the recent Keyser Marston Associates' study on community benefit.
- Retain EPS to investigate options if existing STAMP businesses were displaced to greater East Boulder Subcommunity area.
- Acknowledge that commercial gentrification is already starting to occur in some spaces like life science business. Recognize that if this project did nothing, commercial gentrification would still be occurring. Embrace that this subcommunity plan may shape the direction of this trend, instead of initiating it. Find data that recognizes this displacement trend and how the preferred concept will address issues.
- Define the difference between change and displacement, and the affects and how the concepts could address any issues.
- Implementation sequencing key to making an effective subcommunity plan
- Connectivity is a key element
- Concept C seems to be the style of most interest, with elements of A and B peppered in

The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?

This input will refine the draft concepts to be shared with focus groups at the end of March. Then the STAMP committee will draw and prioritize information from the focus group input to develop a draft preferred concept to share at a subsequent working group meeting.





WHY WOULD BE A... IT W... P...
 RELATED...
 IS WHERE RETAIL (MOVEMENT), NOT JUST...
 ED PATHWAYS"
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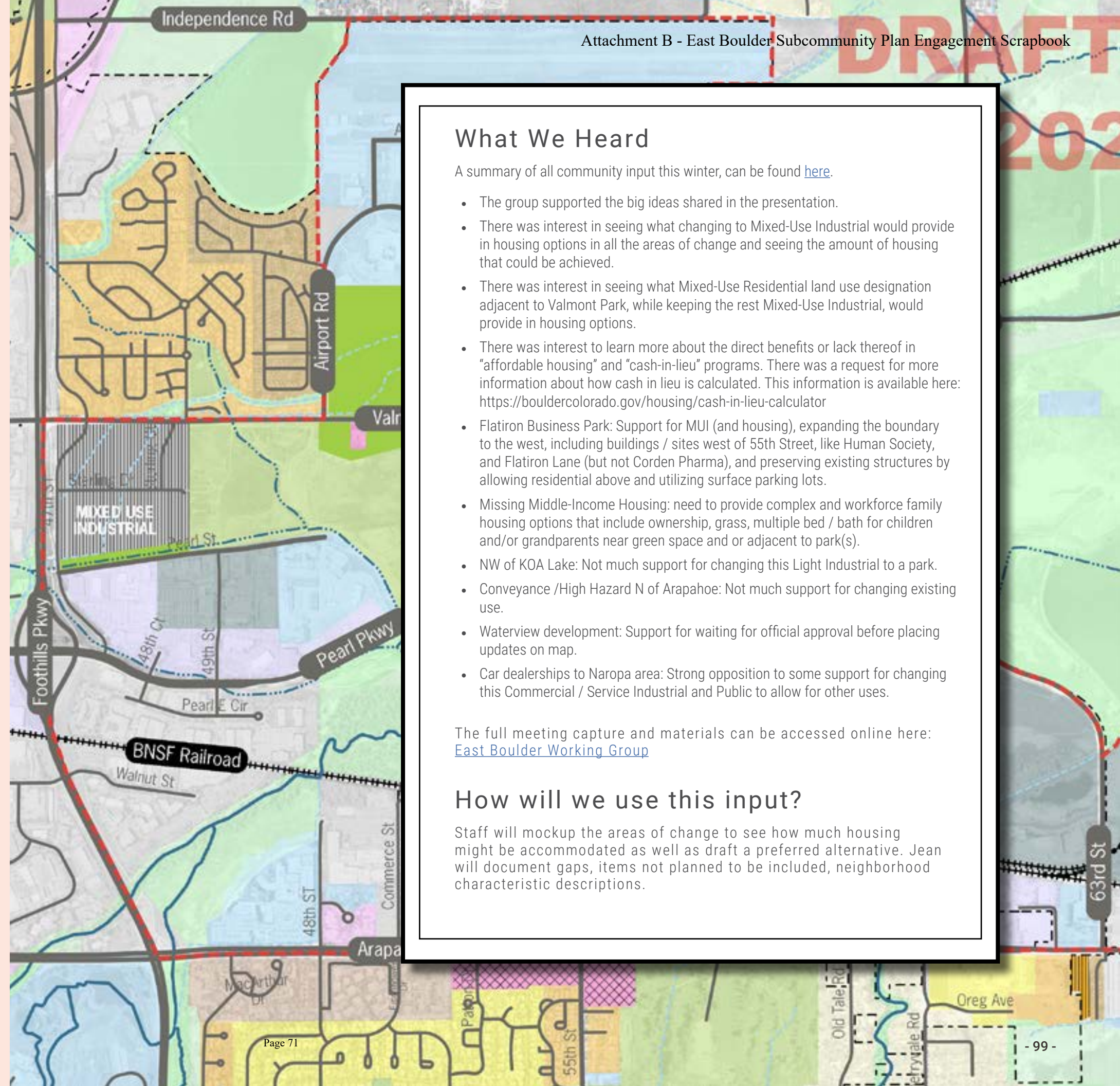
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East Boulder Working Group (EBWG)
Meeting #22

Reflected on community input, discussed Big Ideas & Land Use

This meeting focused on recent engagement activities' key themes heard from the 2/1 Community Meeting, 2/11 Boulder Chamber of Commerce's Policy Roundtable, 2/23 Community Meeting in Spanish, this month's BeHeardBoulder Questionnaire, and City departments. The working group reflected upon them, discussed the big ideas generated from the community input, and how this could translated into land use recommendations.

-  **Date:** April 2, 2021 from 12 - 2:30 p.m. (This meeting was originally scheduled for March 24, 2021, but due to the shooting tragedy 2 days prior, the meeting date was postponed)
-  **Number of Participants:** 11 out of 21 working group members, 4 staff, 1 MIG consultant, 2 Spanish language interpreters, and 0 community members
-  **Location:** Meetings held online in a video and phone conference space, Zoom.
-  **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.



What We Heard

A summary of all community input this winter, can be found [here](#).

- The group supported the big ideas shared in the presentation.
- There was interest in seeing what changing to Mixed-Use Industrial would provide in housing options in all the areas of change and seeing the amount of housing that could be achieved.
- There was interest in seeing what Mixed-Use Residential land use designation adjacent to Valmont Park, while keeping the rest Mixed-Use Industrial, would provide in housing options.
- There was interest to learn more about the direct benefits or lack thereof in "affordable housing" and "cash-in-lieu" programs. There was a request for more information about how cash in lieu is calculated. This information is available here: <https://boulder.colorado.gov/housing/cash-in-lieu-calculator>
- Flatiron Business Park: Support for MUI (and housing), expanding the boundary to the west, including buildings / sites west of 55th Street, like Human Society, and Flatiron Lane (but not Corden Pharma), and preserving existing structures by allowing residential above and utilizing surface parking lots.
- Missing Middle-Income Housing: need to provide complex and workforce family housing options that include ownership, grass, multiple bed / bath for children and/or grandparents near green space and or adjacent to park(s).
- NW of KOA Lake: Not much support for changing this Light Industrial to a park.
- Conveyance /High Hazard N of Arapahoe: Not much support for changing existing use.
- Waterview development: Support for waiting for official approval before placing updates on map.
- Car dealerships to Naropa area: Strong opposition to some support for changing this Commercial / Service Industrial and Public to allow for other uses.

The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?

Staff will mockup the areas of change to see how much housing might be accommodated as well as draft a preferred alternative. Jean will document gaps, items not planned to be included, neighborhood characteristic descriptions.

Mixed Use with MultiFamily

1 likes the transparency of the first floor

2 likes activated street front

3 likes the mass reduction, created by the angled roof line

4 finds this attractive bc of roof lines (sense of mass reduction) and likes the light colors

5 likes the bottom floor has a lot of glass and is transparent would like to see the process, elevators you in.

6 likes the trees out in front

7 Comment: need to address the building height. FRs, bc regulations combined with economics make it difficult to build out of a structure, and end up place a flat roof on it (making it look best)

8 Unattractive. likes structures to support an enjoyable walkable experience that creates spaces that have some level of consistency. Doesn't have to be exactly the same. Some consistency within a walk (as if you're walking through an ecosystem). Would like to see a visual example of the "missing middle"

9 Likes the density to support retail and getting more units to support housing.

10 likes the density and affordability

11 Would like a combo of #6 and #2

12 likes staggered setbacks, and along alleys. Could have more height up to street since you're into a neighborhood (not as much as a visual shock)

13 likes the mass reduction is nice (bars from the street)

14 likes the foliage provide "green-ries" to soften the architecture

15 human looking in that it is in context (or consistency?)

16 All in the same context (not 10 different architectural styles) - looks very human.

17 My favorites in the attached residential are #12 and #15. This sort of denser townhome would be good to have in the mix of diverse housing.

18 likes the attractive qualities

19 doesn't like that it's a bit more of

Attached Residential

20 housing within a single area (could see it near Valmont Park) - still like history neighborhood

21 likes the aesthetic bc it can be incorporated into existing that exist in the area. If flat with townhome above, 2nd building incorporation in a tower density building, neighborhood could have the space, a common or amenity space that can be shared by townhomes. Near there is the history of townhomes for families and then 3-4 bedroom flats, could have the view development of flat with families and in the Mid core of Boulder.

22 not bad, in the spirit of the inventory out there

23 doesn't like this bc it looks suburban

24 doesn't like this bc it looks suburban

25 Represents current Boulder values and speaks to density

26 Seems like this would go with the area

27 Likes more appropriate for industrial areas/artful

28 likes that the windows connect to sense of presence and outdoors

29 This one seems more appealing and that would go more with the area

30 In the spirit of what's out there

31 almost likes this, as it is "on the verge of appropriate".

32 Likes the modern aesthetic

33 Someone: Likes the utility of space, integrating parking underneath

34 doesn't like parking underneath and believes it is inappropriate (and ugly) - Parking is "in your face"

35 View fields - but a bad option

36 context, working class

37 lives in a HOA that has a pvt / public park

38 t (East Park)

39 the inner netic

40 I've seen shipping container office buildings in Stockholm.

41 likes the gray industrial buildings, the casitas (thanks for the new to me word), even the office building like structures (for the right context).

42 Also at 25th and Larimer in Denver; restaurants, coffee shop, commercial upper floor (Ck our Work and Class restaurant)

What We Heard

Working Group members highlighted the following as key characteristics for Mixed Use Industrial neighborhoods in East Boulder:

Structures

- Angled roof-lines (not flat)
- Building "layers" – upper floors set back from lower floors
- Windows that tie bring outside to the inside

Ground floor of new buildings

- Transparency
- Active Uses

Streetscape

- Consistent set-backs
- Consistent tree canopy and landscape treatments
- Consistent building materials on a block

Considerations for new housing

- Access to outdoor space
- Proximity to parks, open space, transit

Temporary/Transitional Structures

- Industrial material/Shipping container structures are appealing for transitional business space

The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?

Member input will be used to create the performance measures and describe Place Types in the final plan. Place Types provide guidance beyond the BVCP land use categories for future redevelopment and gives the community a greater level of detail on expectations for evolution in the area.

100 What Do We Want to Be?

East Boulder Working Group (EBWG) Meeting #23

Neighborhood Character: Mixed Use Industrial areas

This meeting focused on defining the neighborhood character for the areas of change. For the most part this discussion addressed a new type of land use category, Mixed-Use Industrial. Working Group members submitted photos and images they thought represented a good style for the area for discussion. Members highlighted the character and design qualities that they felt would be a good precedent for Mixed Use Industrial neighborhoods in East Boulder.

- Date:** April 28, 2021 from 2:30 - 5 p.m.
- Number of Participants:** 16 of 21 working group members, 4 staff, 2 Spanish language interpreters, and 4 community members
- Location:** Meeting held online in a video and phone conference space, Zoom.
- Advertising:** This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.

GENERAL COMMENTS on Mixed-Use	supports an even / consistency of pacing of buildings and space between them to make it walkable	wants an image of the missing middle	Avoid the Texas Donut - really unattractive from the street. Spaces are not that big inside (Don't want to build something that will feel permanent, build community. Ex: Curtis Park historic district (near RiNo Denver)
flexibility!	must demand specific, stead of flexibility	Doesn't want "dead places" on the weekends - ground floor	supports anything that addresses missing middle

47th and Valmont (West Park)

the STAMP area

Likes the style - "casitas" combined together. Varied heights

Nice

Likes the light colors - maybe off of an alley

Might be attractive to young professionals

And the light colors will be better with climate change.

Page 72

the streetscape.

Flavor is more heavier industrial. Not sure that they are as appropriate - not sure who they would appeal to





Fits nicely in an industrial neighborhood. Would like to see cafe on the ground floor with tables on the sidewalk.

East Boulder Working Group (EBWG)

Meeting #24

Housing Revisited and Prep for Draft Plan

Sharing information and discussing key issues to ensure Working Group members would be well-positioned to focus on draft plan at June meeting was the goal. The plan outline and implementation matrix approach were reviewed. The housing topic was further investigated with help from senior housing planner, Jay Sugnet. Jay presented information and answered questions about low, moderate, and middle-income resources and options that make up the overall affordable housing program in the city.

-  **Date:** May 26, 2021 from 2:30 - 5 p.m.
-  **Number of Participants:** 17 out of 21 working group members, 6 staff, 2 Spanish language interpreters, and 1 community member
-  **Location:** Meeting held online in a video and phone conference space, Zoom.
-  **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, two consecutive Daily Camera's Sunday News for City Hall notices, and email to the East Boulder Working Group members.

55th and Flatiron Parkway: Parkside Residential Housing Tests

Existing Conditions



0 total housing units

Proposed: Cottage-style housing



Proposed: Townhome-style housing



What We Heard

Working Group members interests and goals for housing in the area and who it could serve was diverse. Following are some key take aways:

- Housing is tough. There are many challenges to creating affordable housing. Some things can be influenced or managed by the city and other forces cannot. The East Boulder subcommunity plan can make great contributions to creating new housing opportunities. It is not an expected outcome that the EBWG will solve Boulder's housing crisis through this plan.
- There is a range of housing products and programs (affordable rental to ownership) desired.
- There is still a conflicting desire for low-medium density (middle income, ownership), low-medium density (low-income, ownership and rental), as well as medium-high density (with a mix of options) - but all want high quality building materials and execution, views, access to outdoor space, and a handsome pedestrian experience.
- Need to clarify the amount of potential new housing for some to justify their support for the land use recommendations.

The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?

This group's feedback will be used to further define area Place Types and performance measures for areas of change.

55th and Valmont (Valmont Park East) Park-

Existing Conditions



0 total housing units

Propo



Pote
25%

47th and Valmont (Valmont Park West) Park

Existing Conditions



0 total housing units

Proposed: Cottage-style housing



Potential for 30-50 total housing units
25% = 7-12 affordable units

Proposed: Townhome-style housing



Potential for 32-48 total housing units
25% = 8-12 affordable units

East Boulder Working Group (EBWG)

Meeting #25

Draft Plan and Engagement

The Working Group reviewed key features of the Draft Plan including the updated Land Use Plan and Connections Plan as well as the 55th and Arapahoe STAMP concept and provided guidance on strategies for the upcoming Engagement Window in the fall. Significant contributions to the creation of the Draft Plan and two years of collaborative engagement were important deliverables of the group's charter and a milestone accomplishment. As the original commitment of this group has been completed, staff acknowledged this milestone and solicited interest in continuing to the next phase of engagement and implementation. In July, the Draft Plan will be shared Transportation Advisory and Planning Boards, as well as City Council.

Date: June 30, 2021 from 2:30 - 5 p.m.

Number of Participants: 13 out of 21 working group members, 5 staff, 2 Spanish language interpreters, and 1 community member

Location: Meeting held online in a video and phone conference space, Zoom.

Advertising: This project's working group webpage, the city's website home page calendar, the city's website engagement calendar, the Planning and Development calendar on the Planning webpage, the preceding Sunday's Daily Camera's Sunday News for City Hall notice, and email to the East Boulder Working Group members.

What We Heard

Working Group members provided key feedback on the Draft Plan:

- The amount of housing projected in the concept - is it too little? too much? just enough?; solicit board and council input in July on this topic;
- Some members concerned that the place types are too vague and need info on specific unit types, others recommend including example images to help convey what each place type could look like, and who might live there;
- Some members concerned the mixed-use land use designation doesn't offer enough incentive for change;
- There was support & opposition for the east border of STAMP land use designation to allow residential
- The draft land use plan does represent a combination of interests from community and working group members;
- Is the plan visionary enough?

For the fall engagement plan there was support for:

- Targeted outreach, that translates the complex information to things people can understand.
- Use of images that are pedestrian-centric and highlight the changes/amenities/benefits to existing users.
- Using online platforms versus in-person to reach a wide range of people and interests.

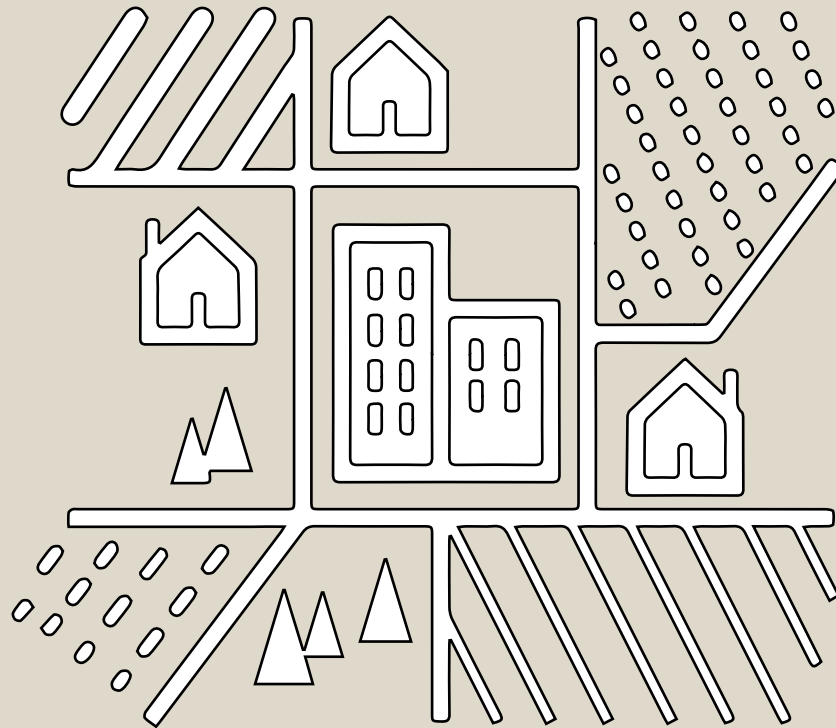
The full meeting capture and materials can be accessed online here: [East Boulder Working Group](#)

How will we use this input?

Group feedback will be used to prepare for next steps with boards and council in July and public engagement in the fall.

To learn more, visit:

www.bouldercolorado.gov/planning/east-boulder



Questions? Comments?

Email: subcommunityplanning@bouldercolorado.gov



East Boulder

Subcommunity Plan

Community Review Draft
Fall 2021

EAST BOULDER

DRAFT



City of Boulder
Planning & Development Services

From the...



Dear XYZ,

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Sincerely,

Insert Signature Image (PNG)

Name
Title

Acknowledgements

The East Boulder Subcommunity Plan process launched in 2019 and has greatly benefited from the generous contributions, passion, and commitment of the community that have navigated complex topics without easy solutions. Community input has been immeasurably valuable to the collaborative process of this project and offers a plan with targeted solutions that can bridge the gap between the citywide policies of the Boulder Valley Comprehensive Plan and the on-the-ground challenges and opportunities of East Boulder. Thank you to all who have contributed!

City Council

Sam Weaver, Mayor
 Junie Joseph, Mayor Pro Tempore
 Aaron Brockett
 Rachel Friend
 Mirabai Kuk Nagle
 Adam Swetlik
 Mark Wallach
 Bob Yates

Planning Board

David Ensign, Chair
 Peter Vitale, Vice Chair
 Jorge Boone
 John Gerstle
 Lupita Montoya
 Sarah Silver
 Lisa Smith

Transportation Advisory Board

Tila Duhaime
 Robert Hutchinson
 Mark McIntyre
 Ryan Schuchard
 Alex Weinheimer

CITY BOARDS AND COMMISSIONS

The City of Boulder would like to thank the members of the City Boards for their ongoing contribution and participation in meetings and the review of the East Boulder Subcommunity Plan.

Design Advisory Board

Brendan Ash
 Rory Bilocerkowycz

Todd Bryan
 Lauren Folkerts, Chair
 Matthew Schexnyder

Housing Advisory Board

Michael Leccese, Chair
 Daniel Teodoru - Vice Chair
 Juliette Boone
 Jacques Juilland
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 Terry Palmos

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 Craig Towler
 Elzbieta Nolan
 Lisa White
 Mark Rosenstein
 Paul Wallick
 Spenser Havlick
 Stephen Haydel
 Summer Puente

THE BOULDER COMMUNITY

City staff is grateful for the participation, advice and wisdom of many members of the Boulder community, with particular thanks to those working or living in the subcommunity, who generously shared their perspectives on the subcommunity's future in person, online and at community events over the years.

East Boulder Working Group

Matt Appelbaum
 Peter Aweida
 Erin Bagnall
 Lori Call
 Ana Karina Casas
 Lucky Conklin
 Aaron Cook
 Julia Dullien
 Leticia Garcia
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 Aaron Johnson
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 Ken MacClune
 Kirsten Millar
 Ben Molk
 Tim O'Shea
 Judy Renfroe
 Patti Smith
 Dawn Williams
 Jeff Wingert

Consultant Team for the 55th and Arapahoe Station Area Plan

MIG, Inc.
Apex Design
Economic and Planning Systems, Inc. (EPS)
Group14 Engineering, PBC

Consulting Services for the East Boulder Subcommunity Plan

Boulder Walks (or Walk2Connect), Darcy Kitching
CDR Associates (Collaborative Decision Resources)
ESRI (Environmental Systems Research Institute)
Fox Tuttle
Growing Up Boulder

Community Connector Engagement







El Centro Amistad

Translation & Interpretation Services

Angela Maria Ortiz Roa (interpretation)
Elena Klaver, CLACE (Colorado Language Access & Cultural Experts)
Marina LaGrave, CLACE (Colorado Language Access & Cultural Experts)

Participation and assistance from a wide range of organizations, including:
Baby Goat Coffeehouse
Ball Aerospace
Better Boulder
Boulder Chamber of Commerce
Boulder County
Boulder Community Health – Foothills Hospital
Boulder Housing Partners
Boulder Jewish Community Center
Colorado Department of Transportation
Denver Regional Council of Governments
Eisenhower Elementary
Habitat for Humanity
Humane Society of Boulder Valley
OZO Coffee (on Arapahoe Avenue)
Palo Park Community Center
PLAN Boulder
Rocky Mountain Blueprint
Thorne Nature Experience
The Spark: A Performing Arts Community
Spruce Café
University of Colorado at Denver, College of Architecture and Planning
Vision Quest Brewery
Via Mobility
Youth Opportunities Advisory Board

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1 Executive Summary

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2 Where We've Been

Background and Process

DRAFT

What is a Subcommunity Plan?

A Subcommunity Plan is a tool for residents, land owners, business owners, city officials and city staff that communicates expectations about the future of a subcommunity and guides decision-making about subcommunity resilience and evolution into the future.

There are a couple key deliverables included in this plan document:

1. Vision Statements

The 2015 major update to the Boulder Valley Comprehensive Plan (BVCP) identifies key issues that need to be addressed in the community. Subcommunity plans consider how to address citywide issues at a local, neighborhood-level and implement the goals of the BVCP. The East Boulder Vision Statements state how the community would like to see each of these issues addressed in East Boulder. East Boulder Vision Statements can be found on [page XX](#).

2. The Land Use Plan

The East Boulder Subcommunity land use plan recommends key changes to the BVCP land use map to in order to achieve the vision statements. These recommended changes are intended to be implemented through amendments to the BVCP, including the land use map and land use map descriptions. The land use plan can also be used to guide changes to the land use code. The BVCP land use map guides future zoning decisions. The East Boulder Land Use Plan can be found on [page XX](#).

3. The Connections Plan

To achieve the goals of the vision statements and support future land uses described in the East Boulder Land Use Plan, an East Boulder Connections Plan recommends updates to the Boulder Transportation Master Plan (TMP) including new facilities and key improvements to existing facilities. The East Boulder Connections Plan can be found on [page XX](#).

4. The Implementation Matrix

The East Boulder Implementation Matrix identifies key policy, program and project recommendations that will help to implement the other key deliverables listed above. These recommendations represent a collection of community member ideas for implementing the

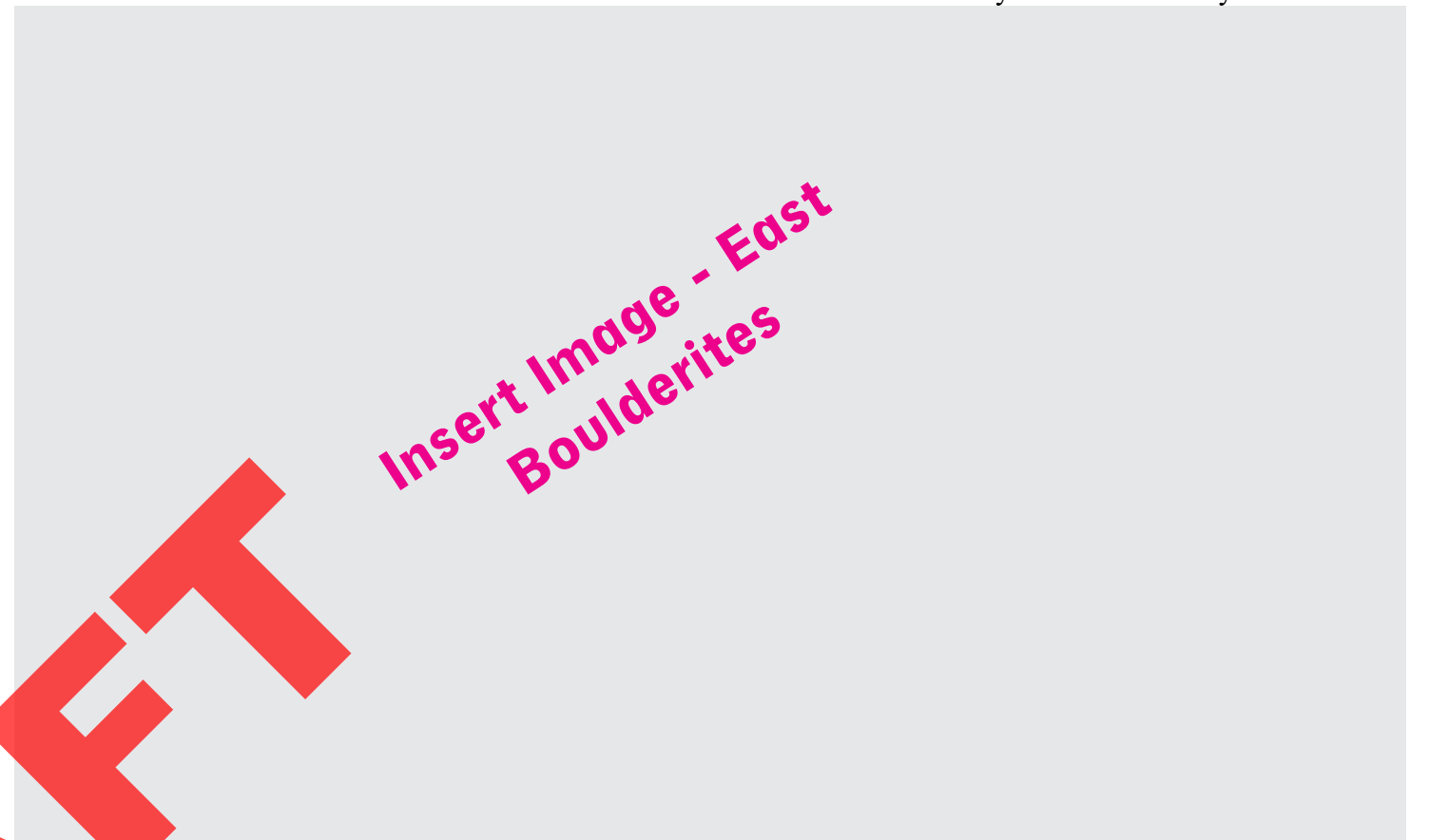
Vision Statements and making changes to the East Boulder subcommunity that will result in a resilient future. The East Boulder Implementation Matrix can be found on [page XX](#).



Caption



Caption



Caption

How Will This Plan Be Used?

The East Boulder Subcommunity Plan is adopted by the Planning Board and City Council and offers recommendations for realizing city-wide and regional goals at a local, neighborhood scale. The plan serves as a tool for various community members:

Boulder Residents, Property Owners and Business Owners

Subcommunity Plans are created in collaboration with the community and offer Boulder residents, property owners and business owners an opportunity to consider how changes in land use, transportation, policies or programs could impact their local properties, investments or businesses. It also offers community members a commitment from the city to make changes that will implement the vision statements included in the plan.

City of Boulder Decision-Makers

The East Boulder Subcommunity plan will be used by decision-makers and city leadership, such as city Boards and Council to inform a myriad of decisions, from funding for future capital projects to regional collaboration for potential recommended policies, programs or projects.

City of Boulder Staff

As a tool, city staff will refer to the plan to inform staff work plans and department budgets for future programs or projects. Within the city's Planning and Development Services department (P&DS), a subcommunity plan offers guidance for planning staff when considering projects in the development review process and other planning related applications. The East Boulder Subcommunity Plan is intended for implementation and the success of the plan depends on the collaboration of all community members to realize its vision.

Community Process

Collaborative Engagement

How Community Input Drives the Plan

East Boulder Subcommunity planning process operated in the collaborate space of the Boulder Engagement Spectrum with the participation goal: “to partner with the public in each aspect of the process including the development of alternatives and identification of a preferred solution.” This type of engagement requires employing multiple methods for outreach, education, communication and participation to achieve successful outcomes through a transparent and democratic process. This project represents a “pilot” for this level of engagement in a long-range plan. As part of the project close-out phase, following plan adoption, city staff and community participants will evaluate the success of the pilot and identify methods for improving collaborative engagement in long-range planning to inform future processes and continual improvement of citywide engagement practices.

Objectives of Engagement

The subcommunity planning program includes four objectives for engagement:

1. Build capacity of city stakeholders;
2. Provide inclusive, context-based participation opportunities;
3. Deliver memorable experiences;
4. Offer consistent and clear communication.

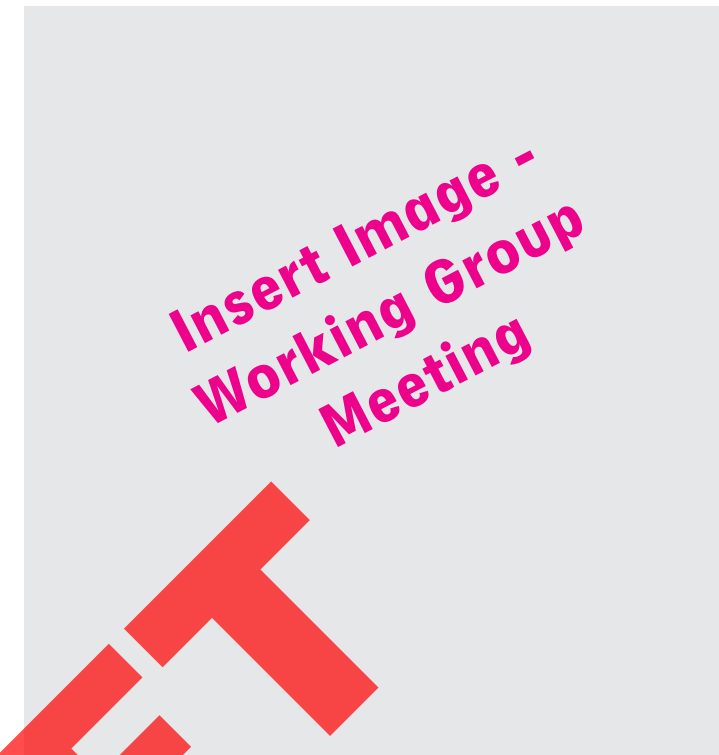
To achieve these objectives, the East Boulder Subcommunity Plan was developed over a 30-month period that involved both frequent, continual engagement as well as several significant engagement windows. Key features of the continual engagement strategy included the East Boulder Working Group and Community Connectors.

East Boulder Working Group

The East Boulder Subcommunity Plan was guided and informed by a 21-person working group of community members, who represent the unique blend of interests. The working group consisted of 20 members, who were chosen through an application process, and a City of Boulder Planning Board member, to serve as a liaison. This dedicated group met monthly for over two years. Members



Insert the Stats- How many total participants in the process; number of events; number of working group meetings; etc.



Caption
identified areas of change and helped develop the plan's vision statements, land use concepts, final recommendations for land use, urban design, mobility and implementation priorities. Working group members provided leadership for community outreach and were instrumental in generating community interest.

Community Connectors

As part of the East Boulder Working Group, two bilingual Promotoras from the local organization, El Centro Amistad, served as Community Connectors. Community Connectors are natural relationship builders who are trusted within their own neighborhoods and partner with the city in connecting with residents from underrepresented communities, sharing the lived experiences of their neighbors, and co-designing programming and materials with the Working Group and city staff. The Community Connectors helped facilitate conversations, share ideas and communicate concerns from community members in the San Lazaro Mobile Home Park, Columbine Mobile Home Park and Vista Village neighborhoods in or near the East Boulder subcommunity. Their work and input throughout the process was extremely valuable and led to key recommendations of the subcommunity plan.

In addition to some of the continual engagement that took place throughout the engagement process, the planning process also included four significant engagement windows for sharing project information and progress and collecting key feedback from stakeholders citywide.

- East Boulder Inventory : Summer 2019
- Concept Development: Winter 2019-2020
- Scenario Testing and Alternative Futures: Winter 2020-2021
- Draft Plan and Implementation: Fall 2021

Community members dedicated quality time and effort to these engagement windows. Community member ideas and input are incorporated throughout the plan and inspired many of the plan's recommendations.

Planning in Uncertain Times

How the COVID-19 Pandemic Impacted Collaborative Planning

This plan was developed amid the COVID-19 crisis. Concern for safety from COVID-19 required that the engagement process became an entirely virtual, online experience between March 2020 and Fall 2021.

Recognizing that the global COVID-19 pandemic occurred in the middle of this planning process, the Boulder community, and especially the Working Group members, rallied to help shape the future of their community. The Working Group members elected to keep meeting and conducted their monthly meetings virtually after March 2020. Similarly, all community events and meetings transitioned to a virtual space, with options for both English and Spanish speakers.

Participation at virtual events and through online feedback tools was tremendous. The process included high levels of participation from community members who were new to planning processes in Boulder. The plan reflects diverse, yet consistent feedback from residents: city-wide and nearby neighbors including English and Spanish speakers; people who work in East Boulder, business- and property-owners, youth, and many who hope to call East Boulder home in the future.

3 The Vision for East Boulder

DRAFT

East Boulder Today

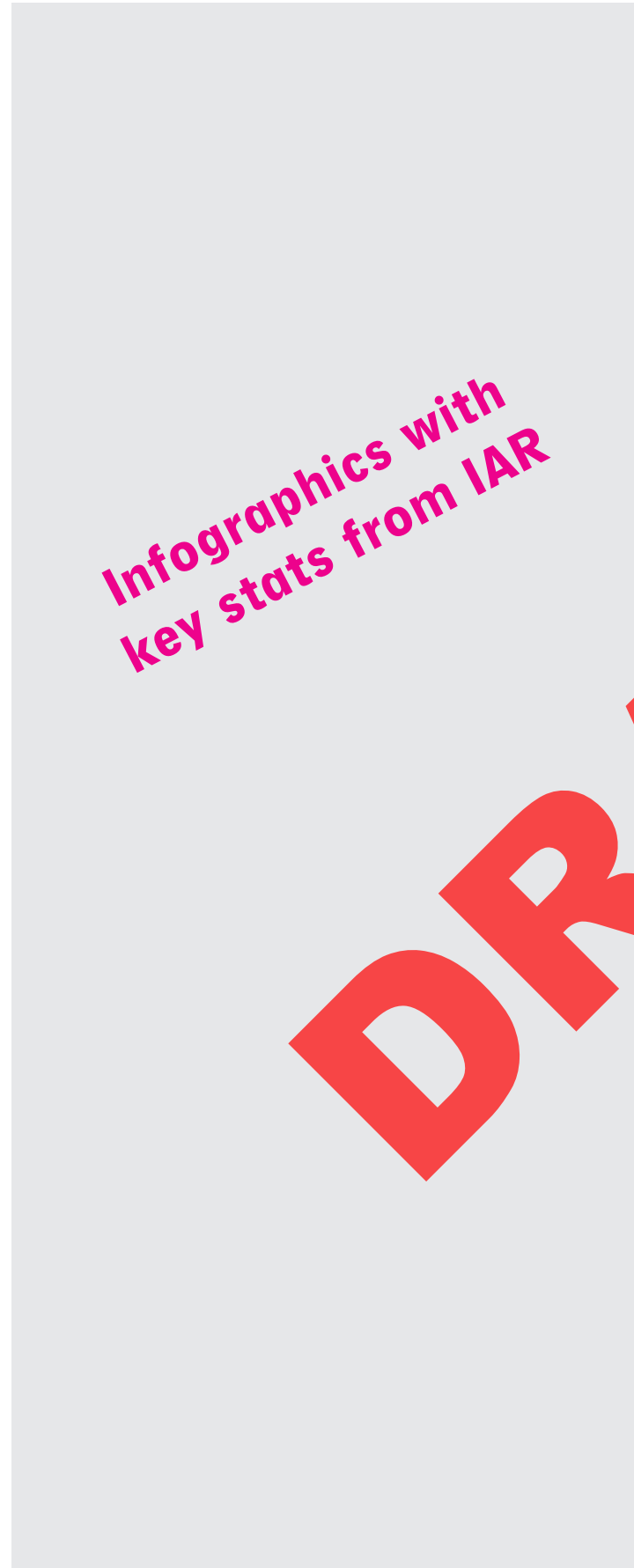
Have you been to East Boulder lately?

Community members have described the East Boulder subcommunity today as a collection of "islands;" disassociated and disconnected areas that are generally active during the work week daytime hours and dormant in the evening and on weekends. It is an area of town that many might not have explored yet or ventured beyond the boundaries of some key destinations, like Valmont Bike Park or Foothills Hospital. Many folks probably get here by car for quick appointments or have arrived to work at Flatiron Business Park in the early morning and then headed out at 5:00pm.

What others know, and many are about to learn, is that East Boulder has been quietly humming with activity, ideas and excitement. In East Boulder, scientists, engineers and researchers invent new technology that gets launched into space; chefs and cooks create delicious food that is shipped all over the country; and artists weld incredible sculptures from abandoned treasures found at Resource Central. Visitors are coming to East Boulder to dance, to learn to ski (indoors!?) and even fly from a hanging trapeze. All the while, Boulder Creek and South Boulder Creek flow through and across the subcommunity, providing habitat for diverse plant and animal life and offering natural respite and recreational passage for the locals. East Boulder today is... pretty cool.

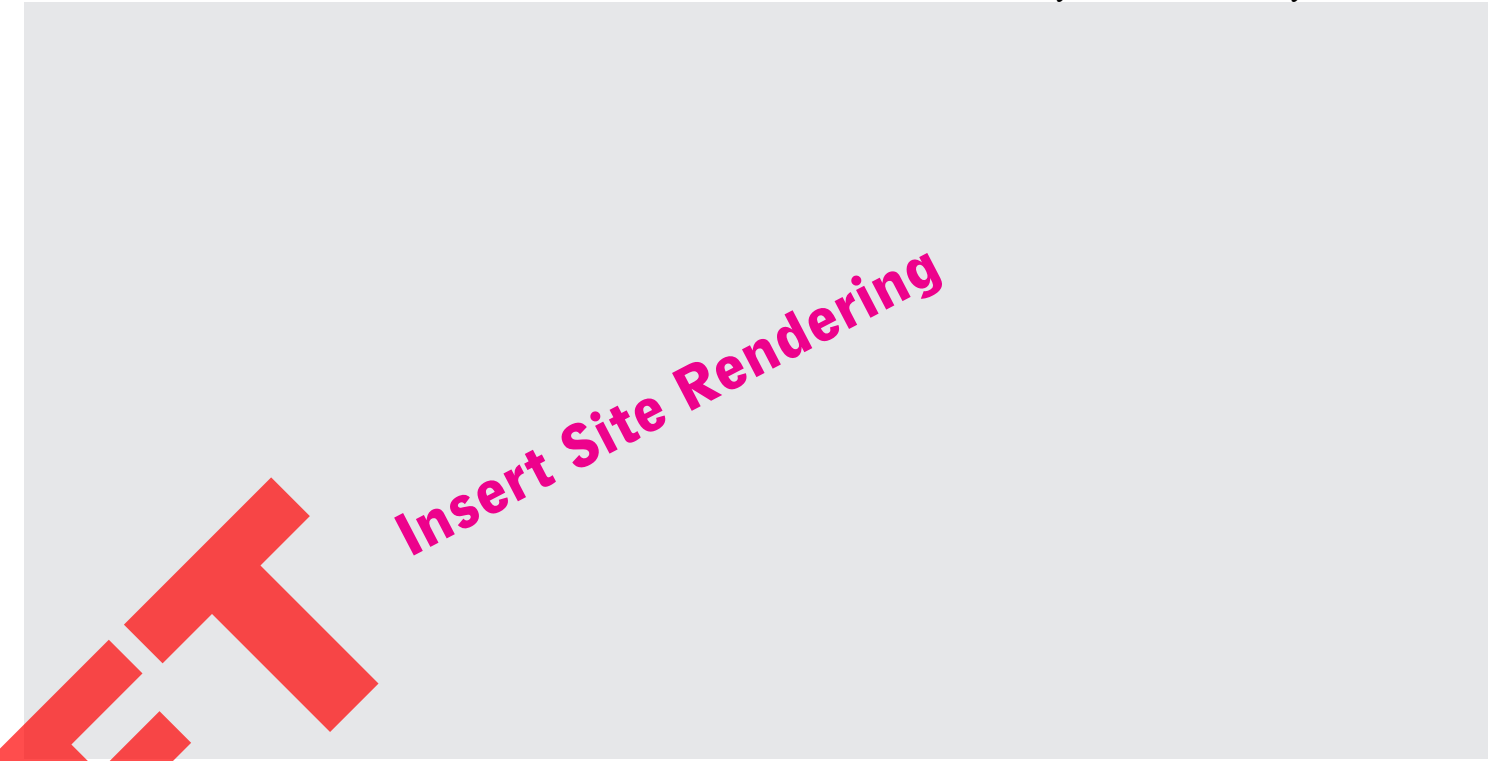


Caption



Infographics with key stats from IAR

DRAFT



Insert Site Rendering

Caption

East Boulder Tomorrow

Vision for the Future

Change is coming and the Boulder community has spoken on what the future of East Boulder should look like. In the future, East Boulder will continue to be a hub for invention, creativity and resourcefulness. It will be a place where a great idea can grow into a small business and that small business can grow into a bigger business. But in the future, you won't have to drive here all alone. You might live here and walk to your favorite tent repair shop on your way to the office. You may continue to live East of town but have started coming to work with a friend on the East Arapahoe BRT, grabbing a locally roasted coffee and hopping on a scooter to meet your team at the plaza. Maybe you're a west-sider and are headed to a disc golf tournament at Valmont City Park. Be sure to hop off the Goose Creek Trail at 48th Street to refuel with a beer on your way home.

Through the East Boulder Subcommunity plan, city investments, local partnerships and community member initiatives, East Boulder will evolve to be a better place for businesses, a new home for new residents and an artful community that is well connected to the surrounding city and the region.



Infographics with key stats from projections

Vision Statements



WHAT WE HEARD

The Boulder Valley Comprehensive Plan identifies six Focus Areas that need to be addressed on a citywide level. East Boulder Working Group members drafted a vision statement for how each of these focus areas should be addressed in the East Boulder Subcommunity. Through focus group sessions and an online questionnaire, community members helped shape and revise the statements to align with community expectations about the future of East Boulder. These Vision Statements guide the plan's recommendations and will continue to guide implementation of the plan.



Housing Affordability & Diversity

East Boulder will be home to new and affordable housing that complements existing uses, includes a diverse mix of housing types and ownership models and extends live-work-play choices to those interested in living in Boulder.



Arts & Culture

The city will play an active role in supporting East Boulder's development of art spaces and experiences, installations, businesses and venues for professional and amateur creatives that reflect the subcommunity's local culture.



Access & Mobility

People and goods will easily and safely travel to, from, and through East Boulder by a variety of efficient and affordable modes, employing advanced transportation technology where appropriate.



Local Business

The city will protect affordable business space, support a wide variety of businesses and deliver attractive neighborhoods for employers, employees and customers in order to help local businesses thrive in East Boulder.



Resilience & Climate Commitment

(Re)development in East Boulder will be designed to respect and enhance the integrity of the area's natural resources and to minimize impacts of natural disruptions, including flood events.

The subcommunity's numerous public and health care facilities will provide a strong network for resilience in the face of future health crises.



Design Quality & Placemaking

East Boulder will evolve to include walkable neighborhoods, for all ages and abilities, whose aesthetic character reflect the subcommunity's unconventional personality and industrial identity. The area will welcome experimentation in design and construction to build enduring and engaging places.

Priorities: Big Dreams Rooted in Reality

The vision for East Boulder includes some bold changes in the built environment, new programs to support those changes and potential updates to city policies to achieve the vision. While the plan is expected to be implemented gradually over a 20-year timeframe, recommendations are constructed from the city's current context and rooted in research-based predictions about the evolution of three key factors in the subcommunity's environment:

The Future of Work in East Boulder

The East Boulder Subcommunity Plan was created in the midst of the COVID-19 pandemic, the global spread of a Coronavirus disease. The pandemic has had an immense impact on the way the workforce behaves both across the globe and locally here in Boulder. City staff, local employers and local workers are all negotiating the future of work environments, commutes and expectations. While the future is always unknown, there are a few impacts from life during the pandemic that experts predict will remain in place.

Employers expect that worker demand for remote work and flexible scheduling will remain beyond the pandemic. Although the technology to conduct remote work existed prior to the "work from home" orders during the spread of COVID-19, the pandemic significantly accelerated the adoption of these technologies. It is anticipated that for East Boulder, which is a major jobs center in the city, remote work could impact local traffic patterns and commute times. This shift is also likely to affect employer and employee indoor space needs, as buildings retool workspaces for flexible work shifts and schedules, and outdoor space needs for things like parking. Various city departments, including Public Works – Transportation, will be tracking how these shifts play out over time.

Pre-COVID Trends

Prior to the pandemic, the local economy was feeling the impact of the following national and global trends.

These trends have informed recommendations for the future of the East Boulder subcommunity.

The Information Economy

In the last decade, the "Great Transition" from an Industrial economy to an Information economy has taken place. This transition has also played out locally in East Boulder. The subcommunity has seen recent increases in "flex" space jobs, which are typically related to research or technology, and a decrease in "production" jobs, which are typically related to manufacturing. The U.S. manufacturing job market has been on a steady decline since the early 2000s. As industry continues to evolve and incorporate more technology in the manufacturing space (think: robotics and artificial intelligence), this will impact the types of jobs available in East Boulder and the ways East Boulder industrial spaces are used. The Subcommunity Plan considers this in land use and implementation recommendations.

Outlooks put Premiums on Industrial Space

While users of industrial space are evolving, it is predicted that the value for industrial space will remain high at both national and local levels. The demand for warehouse, storage, manufacturing and high-tech space is outpacing the supply. Because of this, the subcommunity is experiencing low vacancy rates for industrial space and it is anticipated that asking rents will continue to increase, unless new supply and more modest demands can regulate the market. Some key drivers for these space needs include digital sales, which are sparking more e-commerce leasing near population centers that can



Caption

be used for last-mile logistics. Additionally, third-party logistics providers need warehouse and distribution space. This type of need and space use type may be in contrast to the community's perception about desired industrial space as more active, local manufacturing or "maker-space." Because supply is limited and rents for industrial or warehouse space are currently at a premium, the subcommunity plan offers options for managing both the supply and affordability of industrial space in East Boulder.

Growing the Green Job Sector

According to Bureau of Labor Statistics, Green jobs are "either a) Jobs in businesses that produce goods or provide services that benefit the environment or conserve natural resources; or b) Jobs in which workers' duties involve making their establishment's production processes more environmentally friendly or use fewer natural resources." The definition classifies green jobs into three major categories: renewable energy production (all jobs in the wind, solar, hydro, biomass, geothermal and nuclear supply chain), energy efficiency (heating and air conditioning mechanics and installers, plumbers and pipefitters, roofers, and manufacturers of energy efficient products or recycled products), and environmental management (recycling material collectors, septic and sewer pipe cleaners and remediation, conservation scientists, environmental engineers, water and wastewater treatment operators, forest management and parks workers, environmental educators, regulators, compliance workers and legislators). East Boulder has historically served as a hub for businesses in green industries but also has been a key location for energy production. This legacy continues to evolve in the plan's recommendations for the future of energy management in East Boulder and identifies opportunities to use industrial space for building a green workforce in the city.

The Future of Housing in East Boulder

Insert Text

The Future of Mobility in East Boulder

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Delivering Equity in East Boulder

East Boulder has long been an area primarily focused on non-residential uses, spaces and activities. The only residents of the subcommunity are those of San Lazaro, a mobile home park that provides relatively affordable housing for a largely Latinx community – but is currently outside city limits. Approximately 17,000 people work in East Boulder and commute to the area daily. This population of existing residents and workforce has very limited, walkable access to goods and services.

Boulder's [Racial Equity Plan](#) challenges us to examine the city's past and current plans and practices, to take action to end racial disparities in city services, and to build and maintain trust, expanding the influence of community members of color through including and responsive engagement. The Boulder Valley Comprehensive Plan outlines a vision to promote a healthy community and address social, cultural, racial and ethnic inequities by providing infrastructure and services that will encourage a diverse community to both prosper within and connect to the larger community.

Rising awareness of racial equity provides the city with a contemporary opportunity to scrutinize past decisions through a new lens. Boulder is in a position to consider both socio-economic and racial factors while correcting harms that originated in the past, training a critical eye on past policies and considering their impacts in future decision-making as the city actively promotes measures to help resolve inequity. Recommendations in this plan were evaluated through the lens of racial and socio-economic equity to ensure neighborhoods in the East Boulder area (and their residents or workers) can achieve the BVCP vision of dynamic, inclusive, and complete 15-minute neighborhoods.

Equity considerations in this planning effort were two-fold: focusing on engagement and outcomes.

Engagement

The Community Connectors model was established in the spring of 2018 to better meet community members where they are. Connectors strengthen the relationship between community and city government by partnering to serve as a trusted voice within their neighborhood or circles. Two Community Connectors

served on the East Boulder Working Group, one of whom is a resident of San Lazaro, the only resident of the East Boulder Subcommunity on the Working Group.

The connectors participated in the working group meetings, bringing the views of the Spanish-speaking community to the group. They co-designed and co-facilitated outreach and engagement opportunities for the San Lazaro, Vista Village and larger Latinx community.

Outcomes

The existing conditions in East Boulder were evaluated to question if opportunities for change could create better outcomes. The recommendations in the plan are designed to ensure future changes in East Boulder do not further systematic disparities between groups with different levels of underlying social advantage or disadvantage. Plan components and recommendations for investment focus on outcomes that ensure all groups have the opportunity to access wonderful places to live, work, play and visit.

Outcomes include:

- Expanding opportunity for housing affordability and diversity in East Boulder. This will be achieved by adding residential and mixed-use development options at key, well-connected locations and implementing the annexation of local mobile home parks, allowing residents to gain equitable access to city services and programs.
- Improving access to services that benefit health and wellbeing, such as parks and recreation facilities, transit facilities and mobility hubs, food and retail, health services, schools, and jobs. This will be achieved by both improving access and mobility infrastructure and creating opportunities for new types of services to locate in East Boulder.
- Providing options for residents and businesses vulnerable to involuntary displacement due to increasing property values and rents. This will be achieved by offering new kinds of business and residential spaces in mixed use neighborhoods and implementing key programs that can aid businesses who want to stay in East Boulder.

**4 Evolving
Neighborhoods**
Land Use

DRAFT

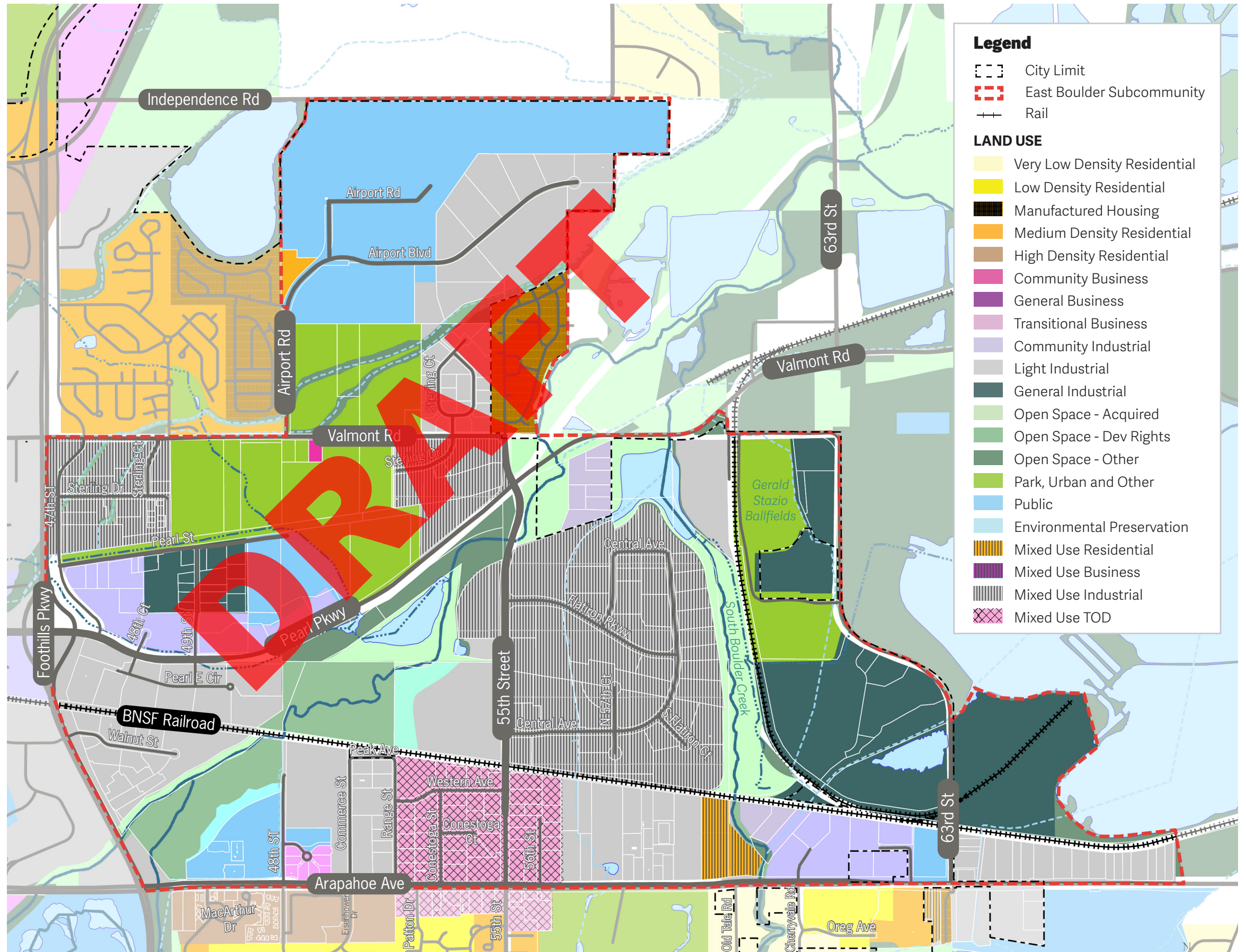
The Land Use Plan

How will industry evolve in Boulder? How can the city integrate new residential opportunities without displacing the space for local businesses? How can we move both people and goods through loud, gritty, working areas of the city and keep everyone safe? These challenges were at the heart of the East Boulder planning process and the community wrestled with these topics over the past two years. One of the city's most valuable tools for guiding the future of places is the BVCP Land Use Map. The East Boulder Land Use Plan recommends updates to that map and identifies both a vision for evolving land uses into the future a path to realization for resolution of the subcommunity's great challenges. It all starts with the neighborhood.

What is a Land Use Plan?

The Boulder Valley Comprehensive Plan (BVCP) Land Use Map depicts a plan of the desired land use pattern in the Boulder Valley. The map and land use descriptions are used to guide future land use and transportation decisions in conjunction with the policies outlined in the BVCP. These tools are also used to guide future zoning decisions and help interpret the Land Use Code, which dictates the development standards for subcommunity properties.

The East Boulder Land Use Plan recommends changes to the land use map and land use descriptions to help accomplish citywide goals and achieve the vision for East Boulder described in the East Boulder Vision Statements. The changes proposed are strategic: key areas were identified for long-term redevelopment as well-connected, mixed-use neighborhoods where options for living, working or playing are offered within short proximity. Each neighborhood has its own character and unique features that celebrate the subcommunity's industrial past while welcoming new uses and users.



What is Changing?



Community comments re: land use desires

Map Changes

The East Boulder Land Use Plan proposes some significant changes to the current BVCP land use map. Approximately 250 acres that are currently designated as "Light Industrial" have been identified for important changes to Mixed Use neighborhoods. This modification will bring new opportunities for integrating residential, commercial and retail spaces and places with existing destinations and cherished subcommunity businesses and workplaces. The plan also makes some modifications that will better align the BVCP land use map with existing conditions, protecting small business space through Community Industrial designations and identifying important natural areas and wetlands with Environmental Preservation designations.

Expanding Mixed Use Opportunities

The intention of subcommunity planning is to implement citywide goals at a local level. The BVCP includes several policies to encourage, support and realize the development of compact, 15-minute neighborhoods that offer a variety of uses and services. Similarly, community members have described a desire for more convenient, walkable neighborhoods and destinations in East Boulder. Community members have also voiced great concerns that this transition could have unintended consequences – reduction of light industrial space and subsequent displacement of local businesses. To combat these kinds of impacts, the East Boulder land use plan breaks down each proposed mixed use neighborhood into a series of Place Types, siting key locations for different kinds of buildings, spaces and uses and increasing local FARs to allow for more floor area that can be dedicated to business space. See page X to learn about East Boulder Place Types.

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Diagram Highlighting all LU Changes

Infographic: What is changing?

Mixed Use Land Use Descriptions

Mixed Use Industrial

As the land use plan for East Boulder evolved, the Mixed-Use Industrial land use category was determined to be the most appropriate to describe the types of neighborhoods and redevelopment the community desires in East Boulder. The current definition included in the BVCP is relatively vague and leaves much of the character description up to “specific zoning and other standards and regulations.” The recommended plan includes an update to the BVCP Land Use Description for Mixed Use Industrial. See box to the right for revised definition.

Mixed Use Industrial neighborhoods could help Boulder achieve city goals for Sustainable Urban Form outlined in the Boulder Valley Comprehensive Plan by creating: :

- Compact development patterns with density in locations guided by the Land Use Map to create and support a variety of housing types, viable commercial opportunities and high frequency public transit
- A coherent and recognizable structure of paths, edges, landmarks, nodes and centers
- An integrated multimodal transportation system with affordable, accessible and pleasant ways to get around on foot, by bike and by local and regional transit service
- Opportunities for people to connect to nature and each other
- Daily needs met within easy access from home, work, school, services or recreation without driving a car
- A quality of life that attracts, sustains and retains diverse businesses, creative entrepreneurs and investment in the local economy

Recommended Land Use Definition for Mixed Use Industrial (MUI)

Characteristics and Locations: MUI will be encouraged as a transitional use between existing or planned residential or mixed-use neighborhoods and Light, Community or General Industrial land uses. MUI areas should strive to integrate diverse housing, commercial and retail options into industrial areas to create vibrant, walkable, working neighborhoods that offer employers, employees and residents a variety of local services and amenities.

Uses: Light-industrial use will be predominate. Supporting uses allowed include residential, retail, service and commercial.

Mixed Use TOD (Transit-Oriented Development)

Also included in the recommended East Boulder Land Use Plan is a new land use designation, Mixed-Use TOD (MUTOD). Planned transit and multi-modal facilities for the East Arapahoe corridor present a catalytic opportunity for change that could make significant contributions to the city’s goals for compact redevelopment, housing affordability and diversity and local business. When such redevelopment is complimented by excellent access to high-frequency transit and other mobility options, the spaces, urban form and requirements for accessories like parking, can take a different shape than in other mixed-use neighborhoods without that level of transportation access. To take advantage of these future investments and create a place that responds to and interacts specifically with high-access mobility infrastructure, the East Boulder Land Use Plan recommends the creation of a Mixed-Use TOD (MUTOD) designation. Refer to call-out box to the right for a recommended definition.

Beyond East Boulder, as other areas of the city plan for new mobility options and redevelopment opportunities, a MUTOD land use designation will offer guidance about land use expectations for evolving areas that is not currently described in other, existing land use categories outlined in the BVCP.

Recommended Land Use Definition for Mixed Use Industrial (MUI)

Characteristics and Locations: MUTOD areas should be strategically located at regional or local mobility hubs and/or along key transit corridors. MUTOD areas pair existing or planned transit facilities with residential and commercial development opportunities with the goal of transforming existing, disparate uses into mixed-use, transit-oriented, 15-minute neighborhoods.

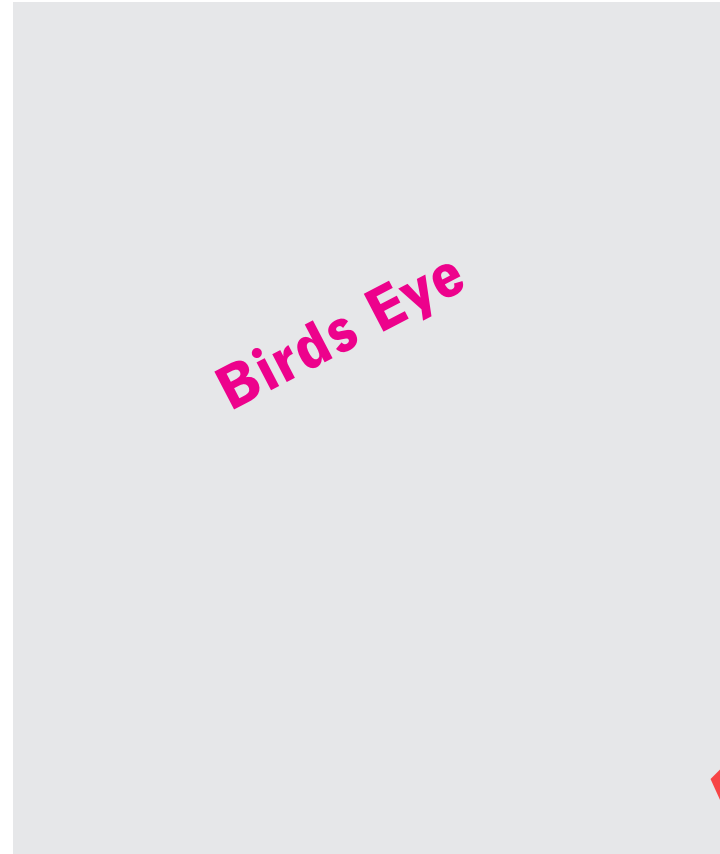
Uses: Uses should be vertically and horizontally integrated in MUTOD areas. Residential will be the predominating use. Supporting uses allowed include office, retail, service, commercial and light industrial.

The Big Moves: Neighborhoods

55th and Arapahoe Station Area

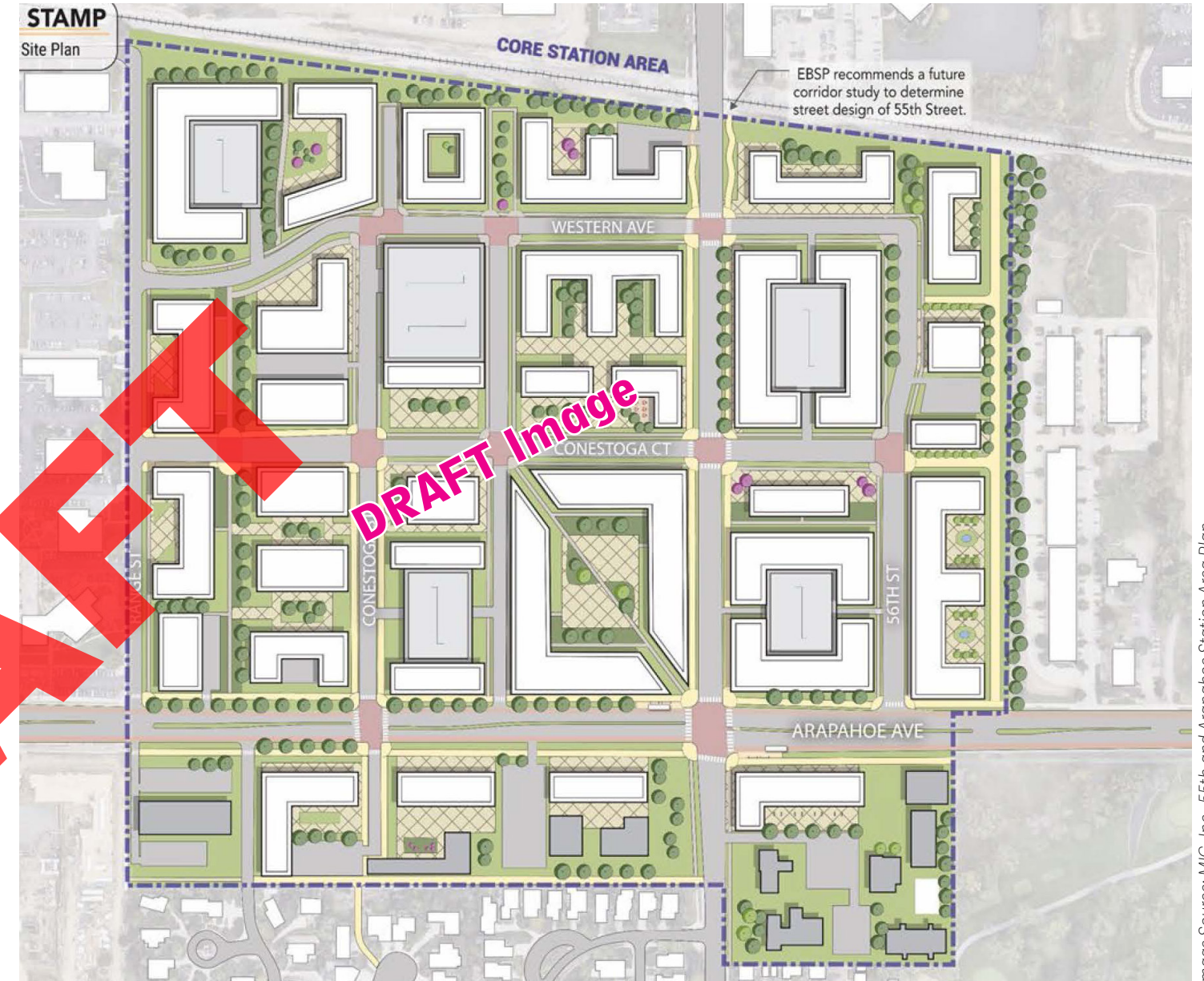
The 55th and Arapahoe Station Area will be an East side hub of activity weaving a variety of new destinations and new housing into the fabric of an important working, industrial area. The corner of 55th and Arapahoe will include a regional mobility hub connecting new residents to places outside of East Boulder and bringing people from other parts of the city and the region to East Boulder by bus, bike, foot, car and even scooter. The neighborhood character will mix high- and low-density buildings with flexible industrial spaces whose doors open to the street, fostering an exchange of people, goods and ideas in this live/work neighborhood.

Grant funding has enabled the creation of the 55th and Arapahoe Station Area Plan, a more detailed and comprehensive study outlining the vision, feasibility, and implementation strategies for this catalytic project. The Station Area Plan is a City of Boulder Area Plan included as a recommendation of the East Boulder Subcommunity Plan and can be found as [Appendix B](#) to this document.



Caption

Birds Eye



DRAFT Image

Image Source: MIG, Inc. 55th and Arapahoe Station Area Plan



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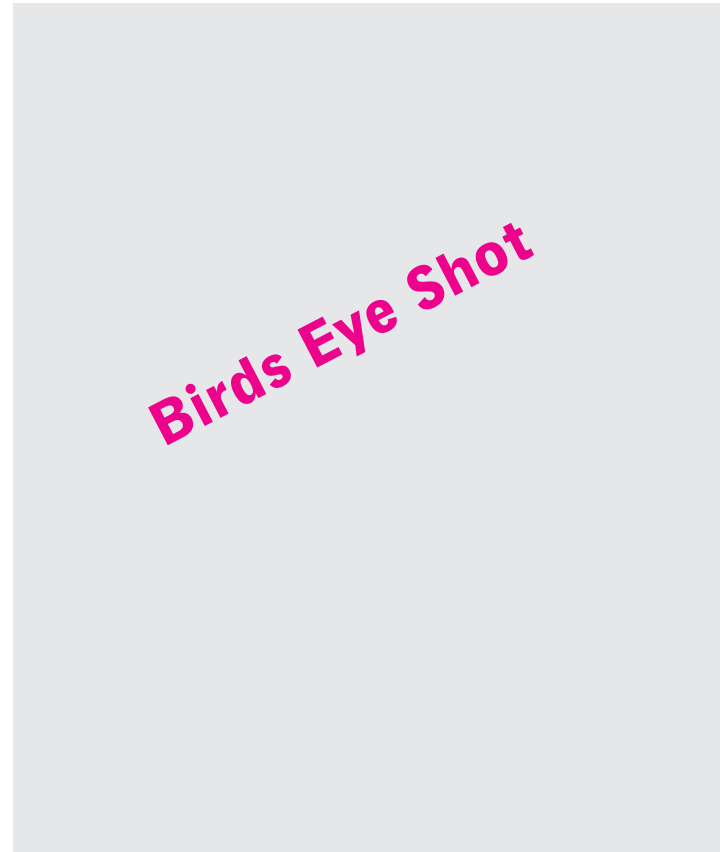
Image Source: MIG, Inc. 55th and Arapahoe Station Area Plan

Vision for Conestoga connection at the 55th and Arapahoe Station Area

- Legend**
- Base Conditions**
 - Core Station Area
 - Proposed Facilities
 - Existing Facilities
 - Railroad
 - Pedestrian Paths
 - Multi-Use Paths
 - Plaza
 - Enhanced Intersection
 - Parking and Road Pavement
 - Structured Parking
 - Vegetation

Valmont Park West

A mixed-use industrial neighborhood on the west side of Valmont City Park will offer some of East Boulder’s most creative combinations of structures and materials, green spaces and waterways, and streetscapes and corridors. The “Valmont Park West” neighborhood will maintain its industrial character and unique businesses while filling a hole in Boulder’s missing middle housing by offering new live/work options, attached homes and vertically mixed-use buildings. The neighborhood will become much easier to navigate, with new streets and connections that better link the diverse businesses in this area to each other, the surrounding community and an amazing amenity, Valmont City Park. A 2015 Concept Master Plan for Valmont City Park describes new programming, recreation facilities and connections. Investment in this, the city’s largest urban park, will help support the vision for a robust neighborhood and give new residents and workforce access to a beautiful outdoor space with options for both active and passive recreation.

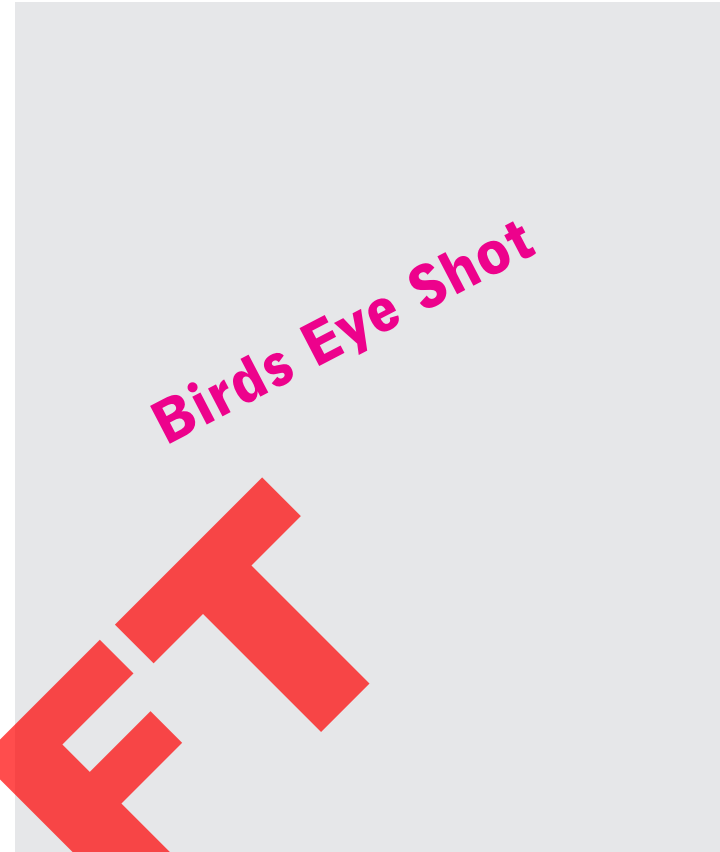


Birds Eye Shot

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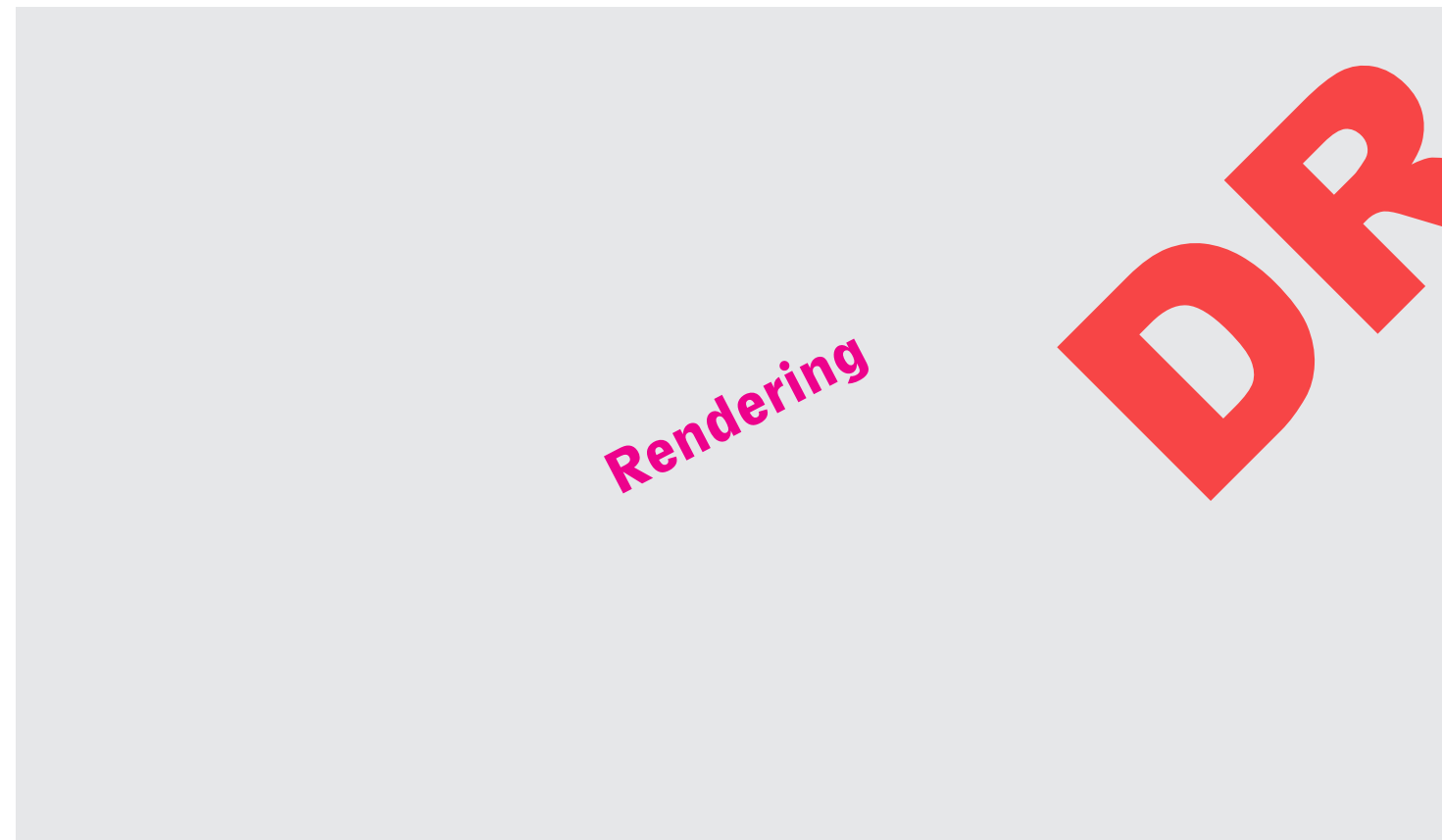
Valmont Park East

The Valmont Park East neighborhood is all about the views. New mixed-use and residential opportunities in the area will have incredible views across Valmont City Park to Boulder’s iconic western landscape. As another opportunity site for missing middle housing, this area may integrate new vertically mixed-use buildings, attached homes and live/work structures. A new east-west connection through the neighborhood will give area residents, workers, and visitors a less common opportunity to take in one of the subcommunity’s eastern landmarks: Valmont Butte. This mixed-use industrial neighborhood will evolve to include small, local retail options that better connect the San Lazaro Mobile Home community to goods and services and compliment the existing office and flex users in the area. The neighborhood’s topography offers an opportunity to integrate interesting and creative landscape and architectural features that offer vistas from both the indoors and outside social spaces.



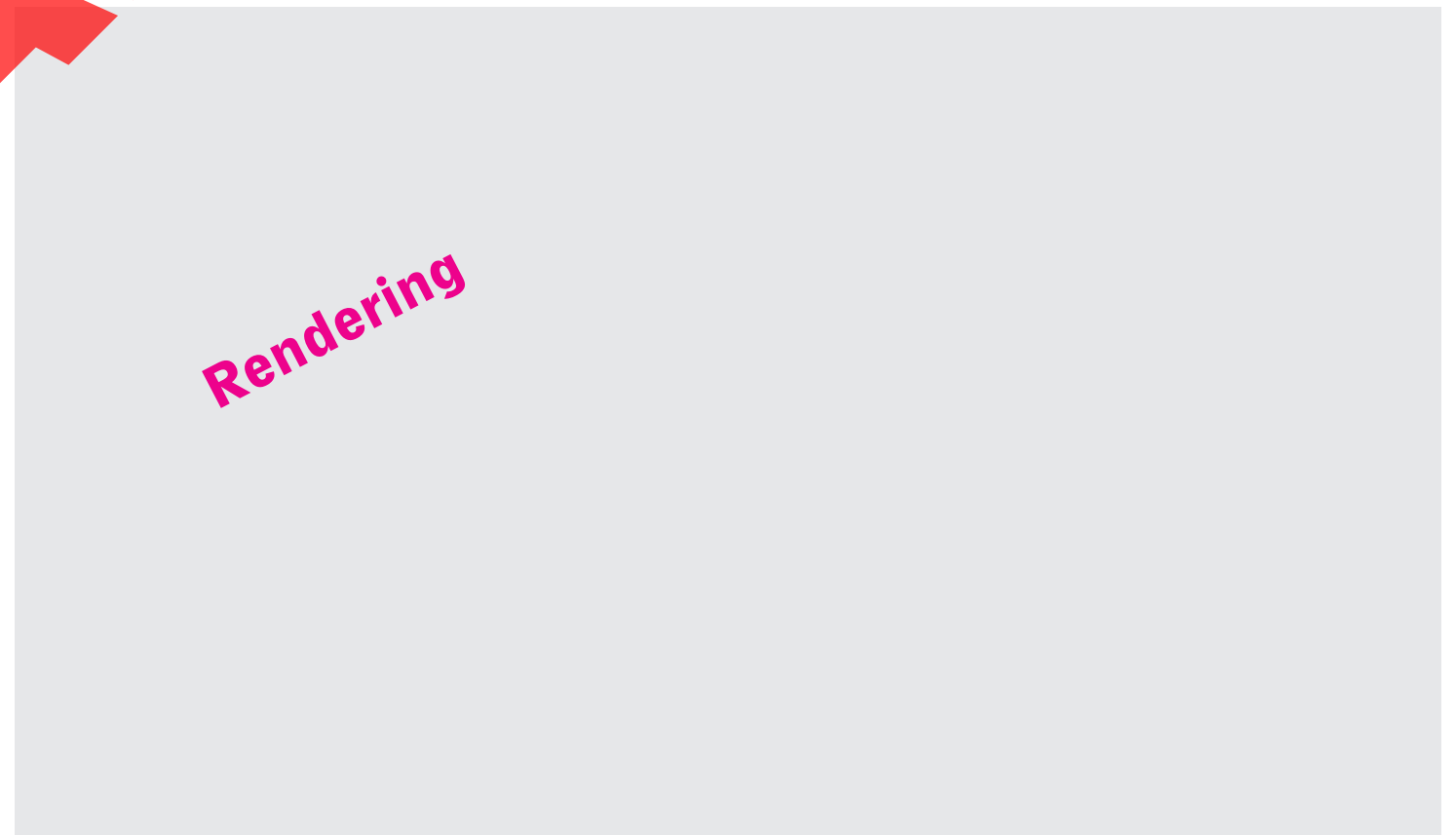
Birds Eye Shot

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San Lazaro Mobile Home Park

The existing mobile home community located at corner of Valmont Road and 55th Street includes approximately 313 homes and currently lies outside city limits. To include this residential community into the city that surrounds it, deliver San Lazaro residents improved facilities, and grant the community access to important city services and programs, the East Boulder Subcommunity Plan recommends the annexation of the San Lazaro Mobile Home Park.

San Lazaro residents are important contributors to the Boulder community but have remained isolated outside the city. The neighborhood is eligible for annexation and residents have expressed keen interest in joining the city, provided that the area continues to offer an affordable housing option.

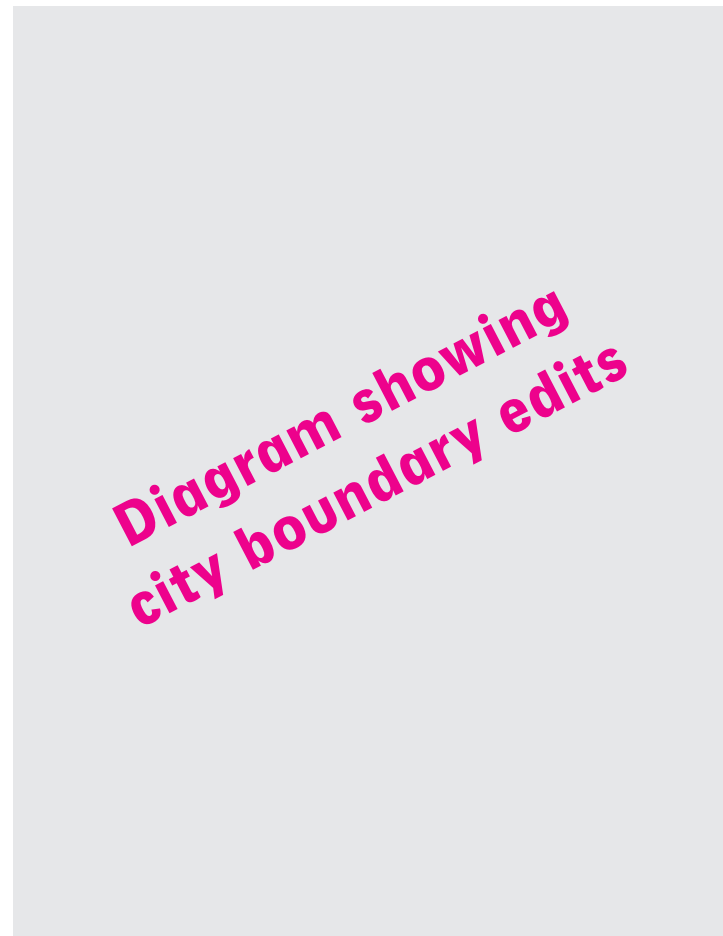


Diagram showing city boundary edits

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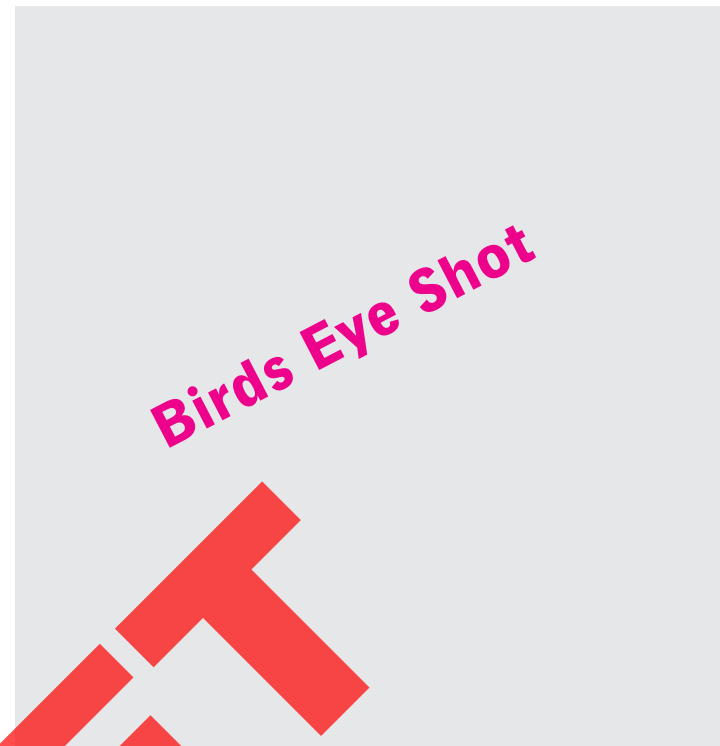


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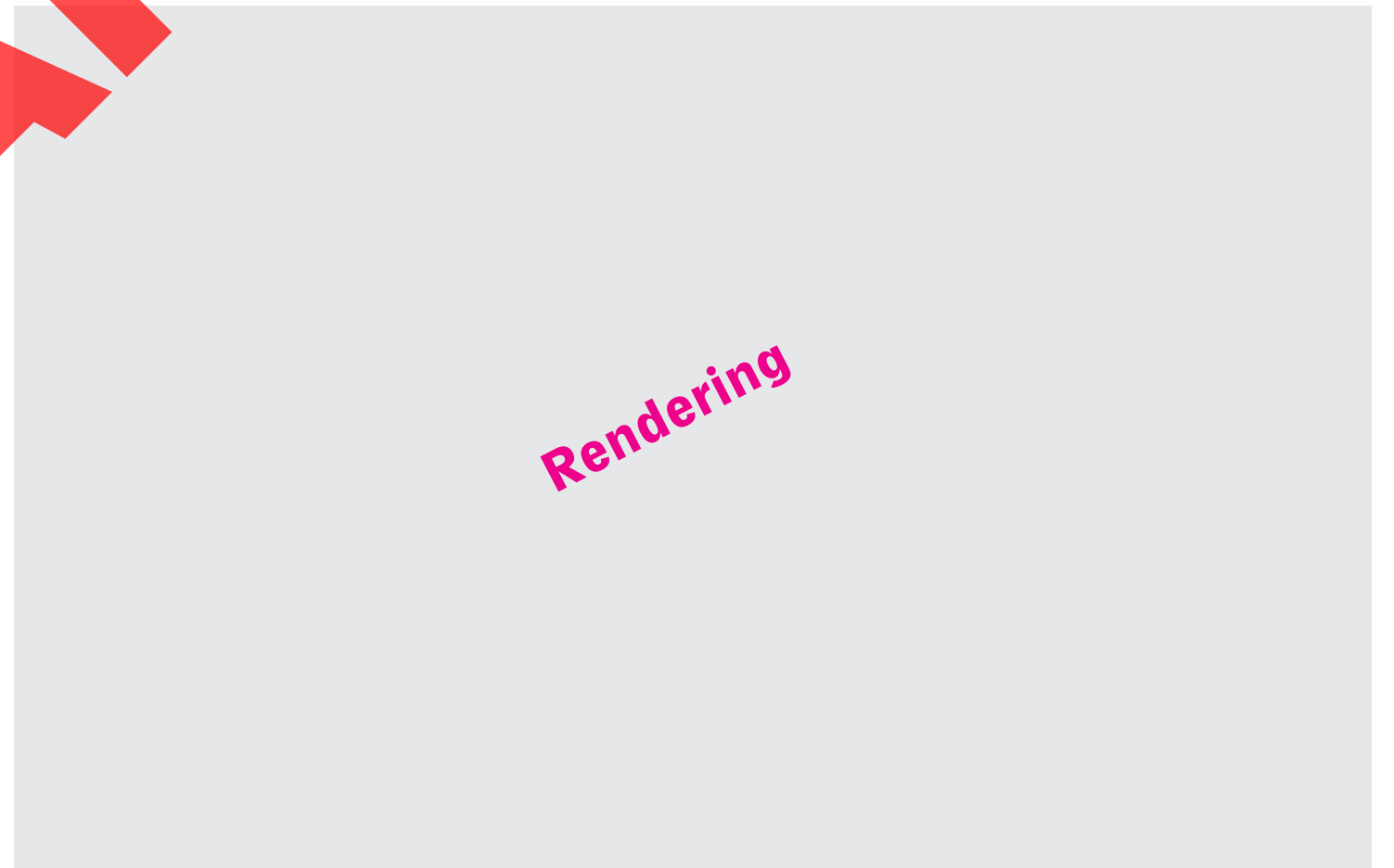


Community comments in support for Annexation of San Lazaro



Birds Eye Shot

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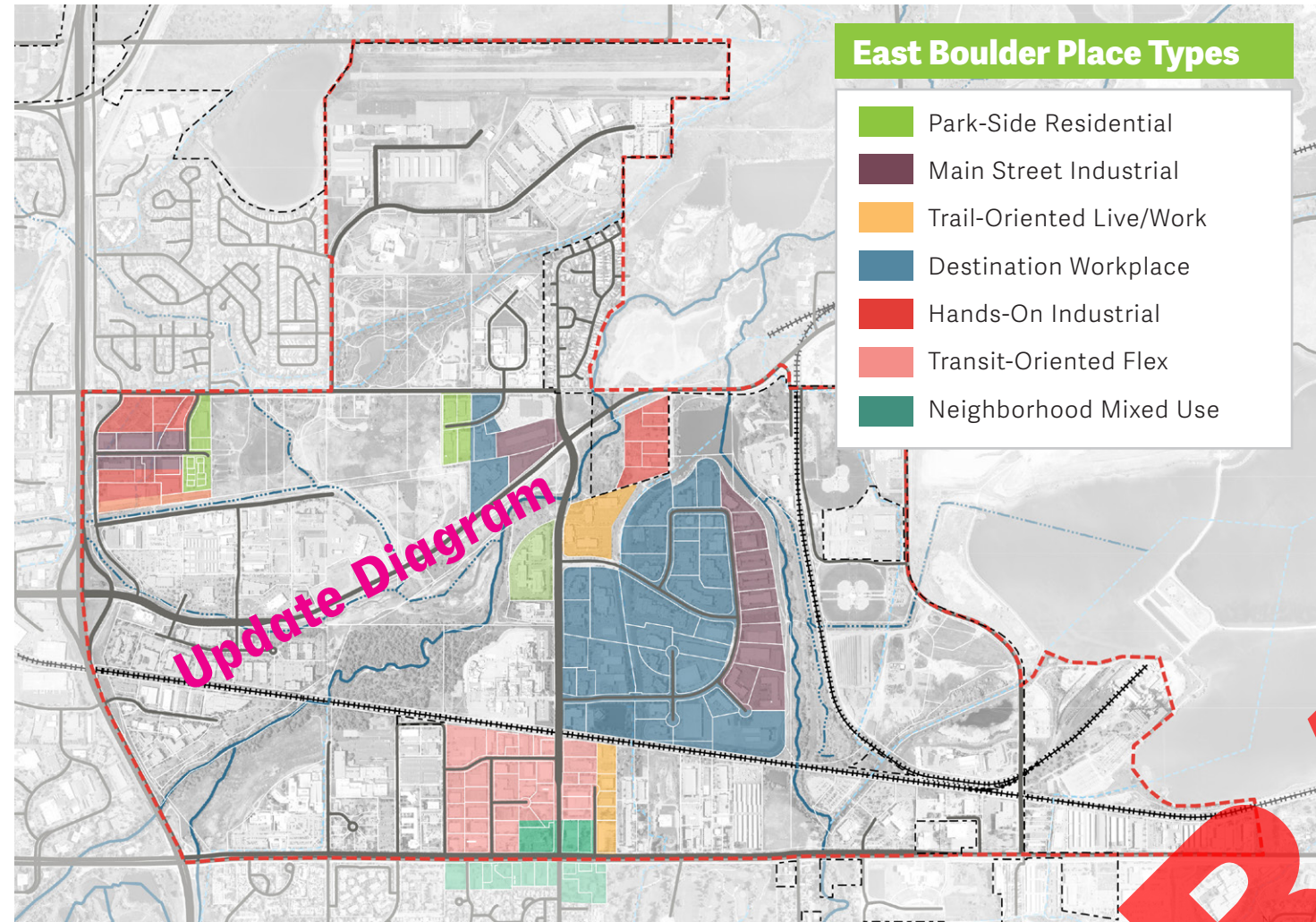
Caption

Flatiron Business Park

The Flatiron Business Park neighborhood will continue to offer high-quality light industrial, flex and office spaces to support local businesses but the neighborhood will also evolve to inspire innovation, encourage active lifestyles and create a local destination district that exemplifies a finely tuned work-life balance. New retail, restaurant and shopping options will support a more active district and allow area workers to walk or bike short distances to meals, drinks and shopping.

Key sites located adjacent to green spaces along Boulder Creek offer opportunities to create new residential homes that are well-connected to not only the Business Park but also regional transit at the 55th and Arapahoe station area to the south and the rest of the city through the subcommunity's robust system of multiuse paths and mobility hubs.

Guiding Redevelopment: East Boulder Place Types



East Boulder Place Types Diagram

What are Place Types?

While the Land Use Map offers guidance on key characteristics and uses of the subcommunity, community members desired a method for further defining preferred development patterns for evolving neighborhoods. The East Boulder Place Types is a set of tools that provide the community with a way to describe the design intent and performance expectations for these evolving neighborhoods. The Place Type descriptions and performance measures offer a finer-grain level of detail that can be used to guide redevelopment options and help future phases of implementation of the East Boulder Subcommunity Plan, including potential code updates, re-zonings and the creation of new zones.

The Place Type performance standards also describe expectations for elements that tie land use to important mobility features, such as access and parking as well as streetscape character. Enhancing the subcommunity's mobility network in East Boulder to create places that are memorable, inviting, and well-connected can help steer redevelopment towards success and achievement of citywide goals in these new kinds of Boulder neighborhoods.

EB Place Types Comparison Chart

PARK SIDE RESIDENTIAL

Description

The Park-Side Residential Place Type takes advantage of adjacencies to public green space and outdoor recreation sites to provide new/potential residents with the benefits of access to the outdoors without needing to designate precious on-site space for these purposes. These areas are envisioned to accommodate a mix of unit types, provide affordable housing options and integrate visual and physical access to the outdoors as much as possible.

Predominant Uses

Residential

Primary Ground-Floor Uses

Residential

Supported Ground-Floor Uses

Commercial; Retail Sales; Dining and Entertainment; Light Industrial

PERFORMANCE STANDARDS

Building Heights

3-4 stories

Density

Residential density anticipates 15-35 du/ac

Typical FAR Range

1.0 - 2.0

Building Material

Buildings should be treated as “four-sided” architecture. Park-side building faces should have similar treatments to street-side building face. Key design features in this place type include a varied roofline and consistent set-backs from the street.

Street Level Activation

Residential homes should provide “eyes on the street,” facilitate front-porch conversations and offer sense of activity. Buildings with commercial and/or retail on the ground-floor should provide transparency and create social exchange between ground-floor spaces and passers-by.

Streetscape Character

Streetscapes should offer a park-like atmosphere, with consistent tree canopy and high quality landscape material. Streetscape amenities may include places to “park” with benches, receptacles and dog clean-up stations or bicycle parking.

Access and Mobility

Side and rear vehicular building access; Transportation connections should offer safe, comfortable pedestrian and bicycle access and slower speed vehicular movement to minimize conflicts with vehicles; centrally placed mobility hubs with high frequency transit should offer micromobility (e-bike, e-scooter) options for first and last mile connections.

Parking

Promote efficient use of parking areas through unbundled, flexible and shared use

MAIN STREET INDUSTRIAL

Description

The Main Street Industrial Place Type intends to create a greater exchange between local Boulder businesses and their customers and workforce by offering a “front-door” off of key streets. These areas are envisioned to include a mix of light-industrial, retail, office and residential uses along active streetscapes.

Predominant Uses

Light Industrial

Primary Ground-Floor Uses

Light Industrial; Retail Sales; Dining and Entertainment

Supported Ground-Floor Uses

Residential

Primary 2+ Floor Uses

Residential

PERFORMANCE STANDARDS

Building Heights

2-4 stories

Density

Residential density anticipates 15-25 du/ac

Typical FAR Range

0.5 - 1.5

Building Material

Aesthetic choices will be industrial in nature with large ground-floor openings for loading/unloading that may serve multiple purposes.

Street Level Activation

Building frontages along streets should offer front-door environments, transparency along block-faces and interactive exchanges between buildings and the street, which may include café space, outdoor retail space, market space, etc.

Streetscape Character

Streetscapes should encourage an active pedestrian environment, including consistent tree canopies, landscaping, seating and designated areas for bike/scooter parking.

Access and Mobility

Side and rear vehicular building access; Transportation connections should offer safe, comfortable pedestrian and bicycle access and slower speed vehicular movement to minimize conflicts with vehicles; centrally placed mobility hubs with high frequency transit should offer micromobility (e-bike, e-scooter) options for first and last mile connections; curbs should be managed to allow for different uses by time of day and/or loading/drop off based on adjacent land uses.

Parking

On-street parking for ROWs that can accommodate; rear or alley parking; Promote efficient use of parking areas through unbundled, flexible and shared use

TRAIL-ORIENTED LIVE WORK

Description

The Trail-Oriented Live/Work Place Type creates a new environment where new residents have opportunities to live adjacent-to or near workplaces without conflicting with the important industrial and flex-space businesses in Boulder. By orienting buildings and pedestrian spaces towards existing or planned trails, multi-use paths or greenways, this Place Type leaves streets, loading areas and back-of-house uses separate from potential conflicts with pedestrians or cyclists.

Predominant Uses

Light Industrial; Flex; Residential

Supported Ground-Floor Uses

Residential

Primary Ground-Floor Uses

Light Industrial; Retail Sales; Dining and Entertainment

PERFORMANCE STANDARDS

Building Heights

2-5 stories

Density

Residential density anticipates
15-25 du/ac

Typical FAR Range

1.0 - 2.0

Building Material

Buildings in this place-type will orient "front door" facades to adjacent trail spaces. It is anticipated that most street-facing facades are likely to serve "back of house" loading, service and parking.

Street Level Activation

Primary activation should be on the trail-side of places in this place type creating an opportunity to experience the benefits of adjacencies to greenspace, enjoy people-watching and creating a more dynamic environment along area trails. Streetside activity is prioritized for serving area business and industry.

Streetscape Character

Streetscapes will support the industrial context of these places and facilitate ease of movement for goods and services in the area. Incorporating tree planting and landscape into streetscapes where possible is strongly encouraged.

Access and Mobility

Street-side access should balance vehicular access and needs with a supported environment for pedestrians and cyclists. Trail-side access is prioritized for pedestrians and cyclists. Particular attention required to connecting this place type between trail access and on-street networks in the area. Transportation connections should offer safe, comfortable pedestrian and bicycle access and slower speed vehicular movement to minimize conflicts with vehicles; centrally placed mobility hubs with high frequency transit should offer micromobility (e-bike, e-scooter) options for first and last mile connections; curbs should be managed to allow for different uses by time of day and/or loading/drop off based on adjacent land uses.

Parking

On-street parking for vehicles. Promote efficient use of parking areas through unbundled, flexible and shared use.

DESTINATION WORKPLACE

Description

The Destination Workplace Place Type incorporates modern principles of creating flexible, active and engaging work places to serve Boulder business and industry. These places will offer industrial, office and flex space with indoor/outdoor work space, excellent connections to a variety of mobility options and local destinations dining and entertainment. This place also expands opportunities for existing or new industrial businesses to create retail space and engage potential customers in an exciting environment. Flexibility in these neighborhoods also includes allowing for residential infill providing area employees with local housing options.

Predominant Uses

Light Industrial; Flex; Office

Supported Ground-Floor Uses

Dining and Entertainment

Primary Ground-Floor Uses

Light Industrial; Flex; Office

Supported 2+ Story Uses

Residential

PERFORMANCE STANDARDS

Building Heights

2-4 stories

Density

n/a

Typical FAR Range

1.0 - 2.5

Building Material

Buildings should offer modern amenities to Boulder employers and employees that support an indoor/outdoor exchange of air and light. Aesthetic choices should express innovation, creativity and Boulder entrepreneurship. This place type prioritizes energy conservation in both new and re-development.

Street Level Activation

Transparency along both streets and key pedestrian pathways should create an active ground-floor environment. Work places should offer on-site outdoor space for employee use as work space and non-work space. Streetside dining and entertainment space is encouraged.

Streetscape Character

Streetscape environments should incorporate high quality landscaping including a consistent tree canopy, offer off-street space for pedestrians and cyclists and provide moments for pause and repose.

Access and Mobility

Transportation connections should offer safe, comfortable pedestrian and bicycle access and slower speed vehicular movement to minimize conflicts with vehicles; centrally placed mobility hubs with high frequency transit should offer micromobility (e-bike, e-scooter) options for first and last mile connections; curbs should be managed to allow for different uses by time of day and/or loading/drop off based on adjacent land uses.

Parking

Parking in the Destination Workplace Place Type should strive for consolidation. It is envisioned that parking structures are well-connected to local work places and retail/dining destinations through a network of the highest quality pedestrian environment.

HANDS ON INDUSTRIAL

Description
 The Hands-On Industrial Place Type are key places for Boulder’s makers, artists, mechanics, musicians and fixer-uppers. The place type is envisioned to be a little gritty, a little funky and build opportunities for the collective of local artisans and specialists.

Predominant Uses

Light Industrial

Primary Ground-Floor Uses

Light Industrial

Supported Ground-Floor Uses

Retail

PERFORMANCE STANDARDS

Building Heights
 1-3 stories

Density
 n/a

Typical FAR Range
 0.5 - 1.5

Building Material
 Aesthetic choices will be industrial in nature

Street Level Activation
 Building facades should have clear “front-door” entries. Creative facades and signage are encouraged.

Streetscape Character
 Streetscape character and local wayfinding should feature and celebrate local businesses, integrate local art and incorporate a pedestrian environment that welcomes customers and visitors to the experience of Boulder’s community of makers.

Access and Mobility
 Transportation connections should offer safe, comfortable pedestrian and bicycle access and slower speed vehicular movement to minimize conflicts with vehicles; centrally placed mobility hubs with high frequency transit should offer micromobility (e-bike, e-scooter) options for first and last mile connections; curbs should be managed to allow for different uses by time of day and/or loading/drop off based on adjacent land uses

Parking
 Promote efficient use of parking areas through unbundled, flexible and shared use

TRANSIT-ORIENTED FLEX

Description
 The Transit-Oriented Flex Place Type intends to foster active environments for light industrial and flex uses while introducing mixed-income residential options in a transit-supported neighborhood. These areas should strive to integrate public-facing retail along pedestrian walkways for light industrial and flex users.

Predominant Uses
 Light Industrial; Commercial; Residential

Primary 2+ Floor Uses
 Residential

Primary Ground-Floor Uses
 Retail; Light Industrial; Flex; Office

Supported 2+ Floor Uses
 Office; Light Industrial

Supported Ground-Floor Uses
 Residential; Dining and Entertainment

PERFORMANCE STANDARDS

Building Heights
 2-5 stories

Density
 Residential density anticipates 20-40du/acre

Typical FAR Range
 1.0 - 3.0

Building Material
 Aesthetic choices will be industrial in nature with large ground-floor openings for loading/unloading that may serve multiple purposes. Architecture should express innovation, creativity and Boulder entrepreneurism. This place type prioritizes energy conservation, rewilding and activation in new and re-development.

Street Level Activation
 Building frontages along arterial and collector streets should offer transparent and engaging front-door environments, which will likely include roll-up doors, loading and unloading areas, and outdoor dining.

Streetscape Character
 Streetscapes accommodate truck activity while also encouraging a transit-supportive and active pedestrian and bicycle environment. Consistent elements should include integrated stormwater management best practices, street trees, seating, and designated areas for bike/scooter parking.

Access and Mobility
 Side and rear vehicular building access; Transportation connections should offer safe, comfortable pedestrian and bicycle access and slower speed vehicular movement to minimize conflicts with vehicles; centrally placed mobility hubs with high frequency transit should offer micromobility (e-bike, e-scooter) options for first and last mile connections; curbs should be managed to allow for different uses by time of day and/or deliveries/loading/drop off based on adjacent land uses; pedestrian paseos (especially through larger blocks) enhance pedestrian connectivity.

Parking
 On-street parking for ROWs that can accommodate; rear or alley parking; Promote efficient use of parking areas through unbundled, flexible and shared use.

NEIGHBORHOOD MIXED USE

Description
The Neighborhood Mixed Use Place Type reimagines existing auto-oriented commercial and retail areas as highly walkable and transit-supportive environments. Active ground floors may have mixed income housing above when development is multi-story.

Predominant Uses
Retail; Dining and Entertainment

Supported Ground-Floor Uses
Commercial

Primary Ground-Floor Uses
Retail; Dining and Entertainment

Primary 2+ Floor Uses
Residential

PERFORMANCE STANDARDS

Building Heights
1-4 stories

Density
Residential density anticipates 15-25 du/acre

Typical FAR Range
1.0 - 2.0

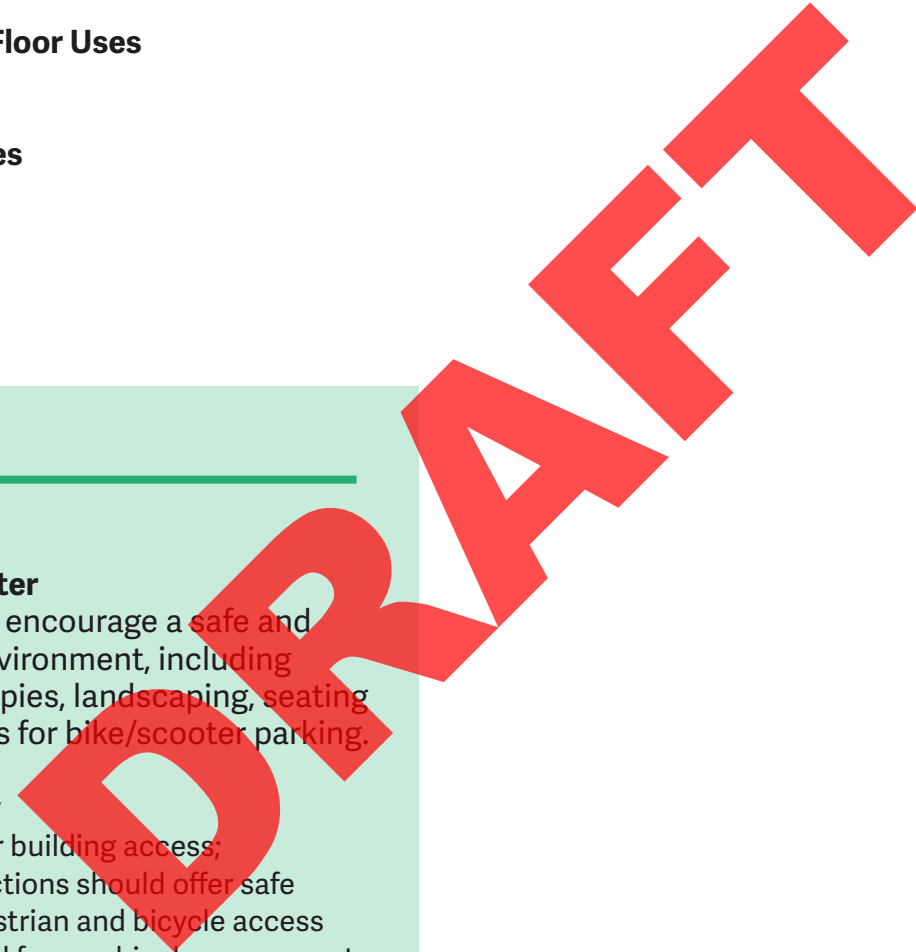
Building Material
Buildings in this place-type will orient “front-door” facades to higher order streets and pedestrian paseos, courtyards or plaza space. Most “back of house” loading, service and parking should be accommodated in the rear of properties.

Street Level Activation
Building frontages along streets should offer front-door environments, transparency along block-faces and interactive exchanges between buildings and the street, as well as pedestrian-oriented internal circulation.

Streetscape Character
Streetscapes should encourage a safe and active pedestrian environment, including consistent tree canopies, landscaping, seating and designated areas for bike/scooter parking.

Access and Mobility
Side and rear vehicular building access; Transportation connections should offer safe and comfortable pedestrian and bicycle access separated and buffered from vehicular movement when possible; curbcuts should be managed and consolidated where possible to limit potential conflicts between vehicles and pedestrians/cyclists; pedestrian and bicycle connections should provide access to nearby housing and employment.

Parking
Promote efficient use of parking areas through unbundled, flexible and shared use; manage parking supply to encourage use of transit and active transportation.



**5 Mobility
Futures**
Transportation

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The Big Moves

A number of “big moves” will create a more safe and walkable area, where people can easily travel by bike, foot, or scooter and access high frequency transit and ridesharing at a number of mobility hubs throughout the area.

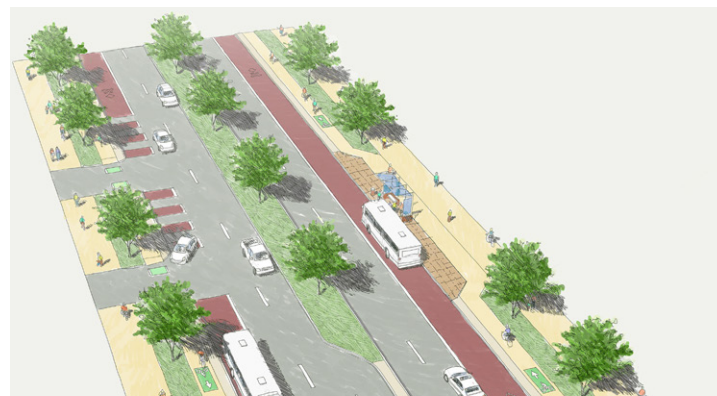
Diagram: Locations of “Big Moves”

East Arapahoe Complete Street and Bus Rapid Transit (BRT)

The 2040 vision for East Arapahoe transforms one of our city’s busiest travel corridors into a complete street with better travel options for commuters, as well as for the greater number of people who will be working and living in East Boulder. A cornerstone of this transportation investment will be high frequency, high quality regional Bus Rapid Transit service along Arapahoe/SH7 connecting Boulder to communities to the east and I-25. In the future, East Arapahoe will include the following features:

- Two general-purpose traffic lanes in each direction
- Curbside business access and transit lanes accommodate local and regional transit, right-turning vehicles, high occupancy vehicles and new technologies such as shared autonomous/connected vehicles

- Raised protected bike lanes with a multi-use path create safe, comfortable places for people to walk and bike
 - Amenity zones enhance the streetscape and public realm
- People will connect to the regional BRT and local transit system via centrally located mobility hubs that provide access to other parts of the community and



2040 Vision for East Arapahoe Avenue

55th Street Regional Mobility Hub and Satellite Mobility Hubs

One of the keys to attracting people to transit and other sustainable modes of travel is creating places where a variety of transportation options are centrally located. Designed to connect transit passengers to adjacent neighborhoods and destinations, a regional mobility hub at Arapahoe Avenue and 55th Street will create a convenient, safe and accessible place to access walking and biking paths, shared modes of travel like e-bikes, e-scooters, car share, and other local transit services. This regional mobility hub will be significantly smaller in scale than existing mobility hubs throughout the city, such as Boulder Junction or the Boulder Downtown Transit Center, that offer features such as parking and off-street bus platforms. At this mobility hub, BRT will be accessed via a curbside station that will include a comfortable shelter, seating, lighting and signage for passengers. The station itself will be part of the larger mobility hub and well-integrated with public, commercial, or residential amenities. It will be a place

where commuters to Boulder Community Health or the Flatiron Business Park can get off a bus, grab a shared e-bike or scooter, and reach their destination on comfortable paths. Similarly, it is a place where current and new residents to the area access destinations within East Boulder or throughout Boulder and the region via high frequency transit services.

Throughout the East Boulder subcommunity, and connecting to the larger 55th Street Regional Mobility Hub, will be a network of strategically located mobility hubs offering access to shared e-scooters, e-bikes, car share, and local transit service. These hubs will be distributed throughout East Boulder and located at key intersections, transit stops and at key destinations, either within or adjacent to buildings, parking garages and public spaces. In addition to being points where travelers can access transit and micromobility, these hubs can offer a variety of additional transportation amenities, such as electric car charging, parcel delivery lockers, public Wi-Fi, and signage and wayfinding.



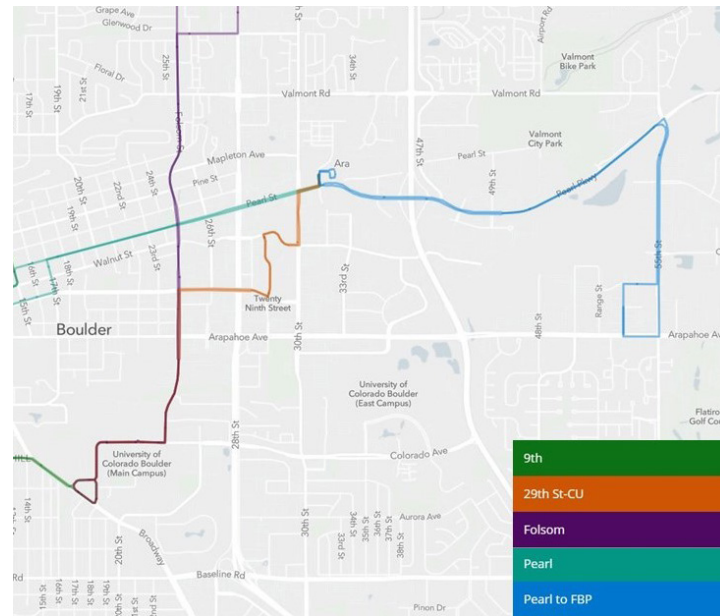
Vision for 55th and Arapahoe Mobility Hub

HOP Transit Service Expansion

The HOP bus service provides frequent and reliable transit connections throughout much of central Boulder today. Plans to extend the HOP into East Boulder are underway, and in the future, residents, employees and visitors can conveniently travel via HOP between East Boulder and destinations throughout the rest of the city. Whether traveling to downtown shopping, dining, or recreation destinations, or connecting to RTD's airport bus at Boulder Junction, the HOP will provide an easy way for travelers to quickly reach their destinations within and outside East Boulder. The plan to extend the HOP currently calls for extending the 15-minute electric bus service from Boulder Junction, east along Pearl Parkway and south along 55th Street to Arapahoe Avenue in 2022. COVID-19 however, has severely impacted employee travel patterns and transit ridership throughout the city and in particular, East Boulder, given the concentration of office employment. The City, will therefore be closely monitoring travel patterns and ridership, and as new trends in travel patterns become clearer, will evaluate the benefit of fixed route HOP service and/or the concept of extending the HOP as a microtransit service. Microtransit uses a smartphone app to match trip requests in real-time to flexible routes throughout an area. For users, it is similar to using ride-hailing services such as Uber or Lyft with the ability to request a trip within a short timeframe, like 15 minutes or less, and be picked up and dropped off a block or two from their origin and destination. Microtransit typically operates with smaller vehicles, such as cars, vans, or shuttle buses. Whether the HOP is extended to East Boulder as a fixed route, or a more flexible microtransit service, the opportunity to create convenient and reliable HOP service in the area is a key ingredient to supporting the planned mix of new employees, residents and visitors to East Boulder.

Micromobility

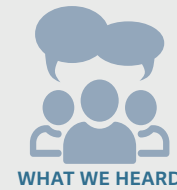
People generally choose to travel by foot, bike or transit when they have safe, convenient options to do so. Today, many of these options are currently lacking in East Boulder. Yet in the future, high frequency regional and local transit, paired with micromobility options such as shared electric scooters and bikes, will offer convenient ways for people to travel to and from transit stops and between local destinations. For example, one of the thorniest problems travelers



HOP Transit Service Expansion will extend to 55th and Arapahoe



Community comments re: mobility desires



have when deciding whether to take a bus, is the issue with how to get to transit (first mile) and to your final destination (last mile). Or, when deciding how to travel between destinations in East Boulder – for example between the Flatiron Business Park and Ozo coffee – the distance can feel too far to walk. In late-2021, the City of Boulder will be implementing a Shared Micromobility Program to provide community members safe, equitable and sustainable forms of transportation to improve quality of life, provide connections to transit and key destinations; and replace motor vehicle trips to reduce traffic congestion and transportation-related greenhouse gas emissions. These shared devices will be easily accessible and affordable – and are expected to be deployed throughout the East Boulder Subcommunity.

Curbside Management

As a hub for industrial and commercial facilities, a large number of goods and freight vehicles move through and load/unload in the East Boulder Subcommunity each day. In addition to ensuring freight and goods vehicles can continue to safely navigate the roadway network today and into the future, it will also be important for the city to address the growing competition for curbside space. Conditions in the area are beginning to change as Transportation Network Companies, such as Uber and Lyft, require pick up and drop off areas and on-demand deliveries are on the uptick. Demand for curbside space will only increase as the mix of land uses in the East Boulder Subcommunity change and more people are living, working and recreating in the area. A city-wide assessment of how curbside use is managed will inform curbside management throughout the Subcommunity, which could include permanent, temporary, and time of day changes to match peak demand for curb space associated with the land uses in each area.

The Connections Plan



Access & Mobility Vision Statement

What is a Connections Plan

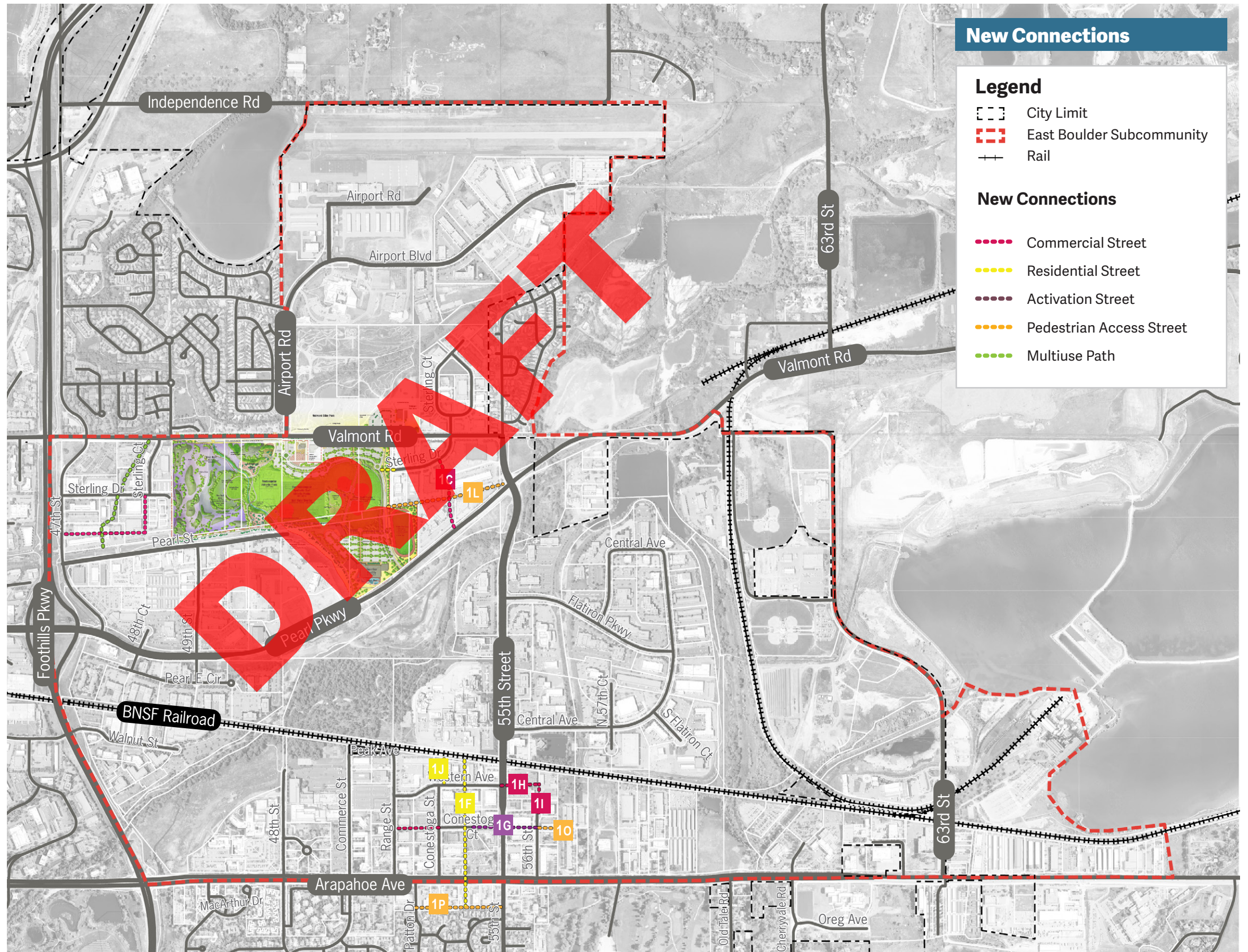
The East Boulder Connections Plan is created alongside the Land Use Plan to support proposed land uses and contribute to citywide goals for access and mobility. The plan includes two key components: (1) New Connections; and (2) System Enhancements. The plan serves as a right-of-way plan that will be administered according to Section 9-9-8 of the Boulder Revised Code (BRC). The plan will be incorporated into the TMP and replace portions of earlier network plans that cover East Boulder. Transportation improvements included in the Connections Plan will be installed by property owners and the city at the time of redevelopment.

New Connections

To create new access that supports proposed land uses and build a complete and comprehensive mobility network in East Boulder, the following new connections are recommended:

Street/Roadway Connections:

1A. Southern extension of Sterling Court (Park West). Sites, buildings and parcels located south of Sterling Drive and north of Pearl Street are currently accessed through a series of parking lots. To support redevelopment, potential residential access and create safe walking/biking/scooting options for existing workers and future residents, Sterling Court should be extended south of Sterling Drive. The proposed connection is located along 4850 Sterling Dr and 4840 Sterling Drive. The blockface distance between Valmont City Park and the proposed connection is approximately 325 feet, creating an easy-to-walk block size. The proposed street type is Commercial Street.



1B. New East-West Street (Park West). Install a new east-west street between 47th Street and Valmont City Park, connecting to recommended extension of Sterling Court described in 3A. Currently three parcels, five buildings and X businesses located in this area can only be accessed through a series of parking lots. There is no pedestrian or bicycle access and parking is haphazard. To support planned land uses in the area, increase access, and provide local businesses with a safe environment for workforce and customers, a Commercial Street should be installed. The proposed connection would connect 2500 N 47th Street, 4840 Sterling Drive and 4843 Pearl Street and create a northern blockface of about 450 feet and a southern blockface of approximately 365 feet.

1C. New North-South Street (Park East). Install a new north-south street, connecting Pearl Parkway to Sterling Drive (The street will support surrounding land uses by creating multimodal access to the Park East neighborhood from the south and providing existing workforce and future residents with a safe route to access the neighborhood). The proposed Commercial Street would connect the following parcels: 5378 Sterling Drive, 2935 55th Street, 2907 55th Street, 5401 Pearl Parkway, 5395 Pearl Street to break what is today a large, inaccessible space into walkable blocks.

1D. Sterling Drive Park Connection (Park East). A planned north-south connection is included in Phase One of the Valmont City Park Concept Plan. This proposed connection would tie access from the Park East neighborhood into the planned park street. Based on the concept-level drawings for the park improvements, this would require about a 200 foot extension of Sterling Drive to the west. The connection will require additional coordination with Parks and Recreation plans for construction and phasing. Street design for the extension should match the existing right-of-way design for Sterling Drive.

1F. New North-South Street (STAMP). A planned new north-south street from Arapahoe Avenue to Western Avenue, between Conestoga Street and 55th Street, is included in the 55th and Arapahoe Station Area. This new connection would support a pedestrian-scale street grid and additional access to the core area businesses and place-making amenities. The street would provide on-street parking and more

connectivity to the planned BRT stations at the corner of 55th Street and Arapahoe Avenue.

1G. Conestoga Extension to the East and West (STAMP). A planned extension of Conestoga Court west to Range Street and east to 56th Street would be the “main street” of the core TOD area at 55th and Arapahoe. Pedestrian plazas and outdoor restaurant seating are planned along Conestoga Court between Conestoga Street and 56th Street. This street is expected to be a vibrant hub that supports planned land uses and draws residents, employees, and visitors to the area. The 55th Street intersection will be enhanced to provide safe crossing options for all users.

1H. Western Avenue Extension to 56th Street (STAMP). The extension of Western Avenue across 55th Street to 56th Street will facilitate mobility options for travelers and redevelopment in the northern portion of the TOD. The intersection with 55th Street will be enhanced to provide safe crossing options for both motorized and non-motorized users.

1I. 56th Street Extension to Western Avenue (STAMP). A planned extension of 56th Street to the Western Avenue is included in the STAMP. This short new connection will complete the street grid in the northeastern portion of the TOD. The connection will allow residents, employees, and visitors convenient options to travel to and from the main arterials and through the TOD and support redevelopment.

1J. Conestoga Street Extension to Rail (STAMP). This planned extension of Conestoga Street to the northern limits of the TOD area will utilize a 40-foot wide public access easement. The extension of the street will provide connectivity between northern businesses and the core TOD activities and BRT stations.

Non-Vehicular Connections:

1J. North Boulder Farmers Ditch Multituse Path. Install a multiuse path connecting the Goose Creek Pathway on the south to Valmont Road on the north. Community feedback recommends alignment with the North Boulder Farmer’s Ditch. This path creates a safe, off-street option for connecting pedestrians and cyclists from residential neighborhoods north of Valmont and the local workforce and potential future residents to businesses and amenities in the Park West neighborhood and eventually to the Goose Creek Path.

1L. The Park East Paseo. There is currently no pedestrian access from 55th Street to the many businesses included in the “Aspen Industrial Park.” Today this area contains a number of small local businesses, breweries, artist workshops and galleries, and other service-oriented businesses. The proposed Paseo would create a destination and anchor on the north end of 55th Street, giving area workers, existing residents of San Lazaro, potential new residents, and park visitors a place to shop, dine and spend time socially. A Paseo is typically a pedestrian-only passageway. The Park East Paseo should be designed to complement its context and the industrial nature of the neighborhood while also offering new features such as street trees, planting, stormwater control measures, pedestrian-scale lighting and site furnishings. The paseo should highlight the visual connection to Valmont Butte, an important landmark, to the east.

10. Conestoga Connector (STAMP) This pedestrian-bicycle-emergency access road is a planned extension of Conestoga Court from 56th Street east to connect to the planned north-south multi-use path connecting the Flatirons Golf Course to the Flatirons Business Park.

1P. Patton Connector (STAMP) A pedestrian-bicycle-emergency access road is planned as an east-west connection along the border of the TOD and Arapahoe Ridge neighborhoods. The connection will provide access to the southern TOD land uses and facilitate connections to 55th Street for the Arapahoe Ridge residents and TOD visitors.

Image:

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System Enhancements

In order to improve safety and access for a variety of mobility options in East Boulder, the following projects are recommended for consideration in the next TMP update to improve existing facilities:

Pedestrian Facility Improvements

2A. Add the missing link at the east end of Sterling Drive in the "Park West" neighborhood, connecting to Valmont City Park, to the Missing Sidewalks Program list for improvement.

2B. Assess the potential for enhanced pedestrian crossings of Valmont Road to provide convenient and comfortable pedestrian access between the Kings Ridge and Noble Park neighborhoods and destinations within the East Boulder Subcommunity.

2C. Improve pedestrian crossings at Arapahoe Avenue and Conestoga.

2D. Improve pedestrian crossing at Arapahoe Avenue and 55th Street.

Mobility Hub Installations

2G. Valmont City Park entry at Sterling Drive

2H. Goose Creek Path entry on Pearl Street

2I. Foothills Parkway Path entry at Sterling Drive

2J. Sterling Drive (East) park entry

2K. East end of Airport Boulevard

2L. TMP Planned transit stop at 55th Street and Pearl Parkway

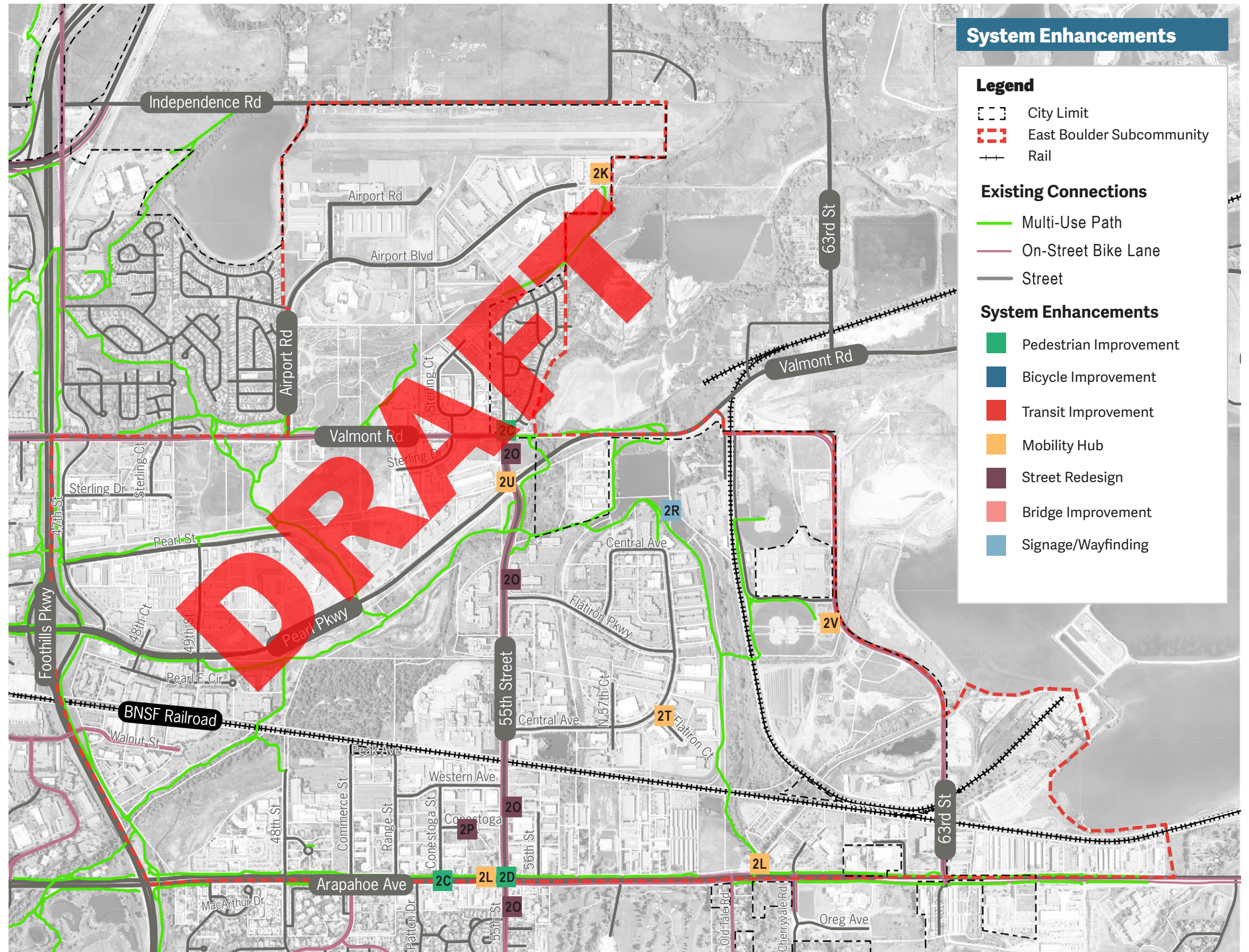
2S. Central Avenue at KOA Lake Connection

2T. Central Avenue at Flatiron Ct

2U. 55th Street and Pearl Parkway

2V. Stazio Ballfields

2W. Arapahoe and 48th Street



Street Upgrades

2M. Sterling Drive Sterling Drive in the Park West neighborhood should be considered for redesign as an "Activation Street" to better facilitate exchange between local businesses and an active pedestrian environment.

2N. Pearl Street Pearl Street, east of Foothills Parkway should be considered for redesign to better facilitate access for all modes along local businesses, improve on-street parking conditions and enhance safety.

2O. 55th Street Conduct a corridor study for redesign of 55th Street to improve conditions for pedestrians, cyclists and new area users traveling along 55th Street to and from redeveloped areas at 55th and Arapahoe, Flatiron Business Park and 55th and Valmont.

2P. Conestoga Court The existing Conestoga Court in the 55th and Arapahoe Station Area should be considered for redesign as an Activation Street and align with proposed extension of street facilities.

Bridge Improvements

2Q. Consider improvements to the 48th Street bridge over Goose Creek between Pearl Street and Park West neighborhood to provide better circulation for pedestrians and cyclists. Safety measures, such as a railing or fencing should be considered. Additionally, the bridge may offer an art intervention opportunity.

Signage/Wayfinding

2R. Install signage/wayfinding at KOA Connector

The TMP currently shows this paved drainageway as a multiuse path that is part of the Off-Street Low Street Network, connecting Central Avenue to the South Boulder Creek Path. The connection lacks signage that demonstrates that the pathway may be accessed by pedestrians and cyclists. As the northern access point between Flatiron Business Park and the South Boulder Creek Path, the path would benefit from signage and wayfinding as well as the integration of art to make the connection more of a local landmark.

Implementing the Transportation Master Plan in East Boulder (TMP)

As part of the Concept Development phase of work, Transportation staff evaluated all 87 of the Proposed Transportation Projects identified in the TMP that are located within the East Boulder subcommunity. Projects were evaluated for feasibility, compatibility with proposed land uses and overall value to the network.

The following 'Proposed Transportation Projects' included in the TMP are examples of planned projects that will provide important mobility benefits and options for existing and new users in East Boulder:

1A. Foothills Parkway and Valmont Road Transit Stop (TMP Project ID 53,084) The land use changes proposed at the "Park West" neighborhood are projected to provide opportunities for approximately XXXX residents and XXX jobs. The proposed transit stop would provide area residents and workforce with a significant connection to X routes serving local and regional connections. A mobility hub type Y should be considered for this site to support first- and last-mile connections and provide a variety of mobility options for nearby residents and workers. The proposed stop would replace the existing stop at 47th and Valmont. Enhanced service along Valmont Road should also be considered to best serve growth in the area.

1B. 47th Street Missing Sidewalk Link Install missing sidewalk along east side of 47th Street between Sterling Drive and Pearl Street.

1C. 55th and Pearl Parkway Transit Stop (TMP Project ID 51,415) The land use changes proposed at the "Park East" neighborhood are projected to provide opportunities for approximately XXX residents and XXX jobs. The proposed transit stop would provide area residents and workforce with a significant connection to X routes serving local and regional connections, included the planned extended HOP service at Pearl Parkway. A mobility hub type Y should be considered

for this site to support first- and last-mile connections and provide a variety of mobility options for nearby residents and workers. This project would occur in sync with the extension of the HOP service to East Boulder.

1D. Pearl Parkway Missing Sidewalk Link Install missing sidewalk along north side of Pearl Parkway to connect Park East neighborhood to recreation, businesses and neighborhood assets located to the west.

1E. Connection to Flatirons Business Park (TMP Project ID 10,297) This connection provides a southern multiuse entry point into and out of Flatiron Business Park from the South Boulder Creek Path, providing commuters and visitors an option for accessing the area from the east.

1F. Flatiron Greenway – Flatiron to Boulder Creek Greenway Path (TMP Project ID 10,197) The planned Flatiron Greenway provides a direct, off-street, multi-use path option connecting the employment district at Flatiron Business Park to the East Boulder Subcommunity Plan recommended transit-oriented development and regional mobility hub at 55th and Arapahoe. The planned greenway path provides an excellent opportunity for placemaking in the recommended Destination Workplace area in Flatiron Business Park and could offer a variety of benefits beyond mobility, such as providing access to nature encouraging physical fitness and healthy lifestyles.

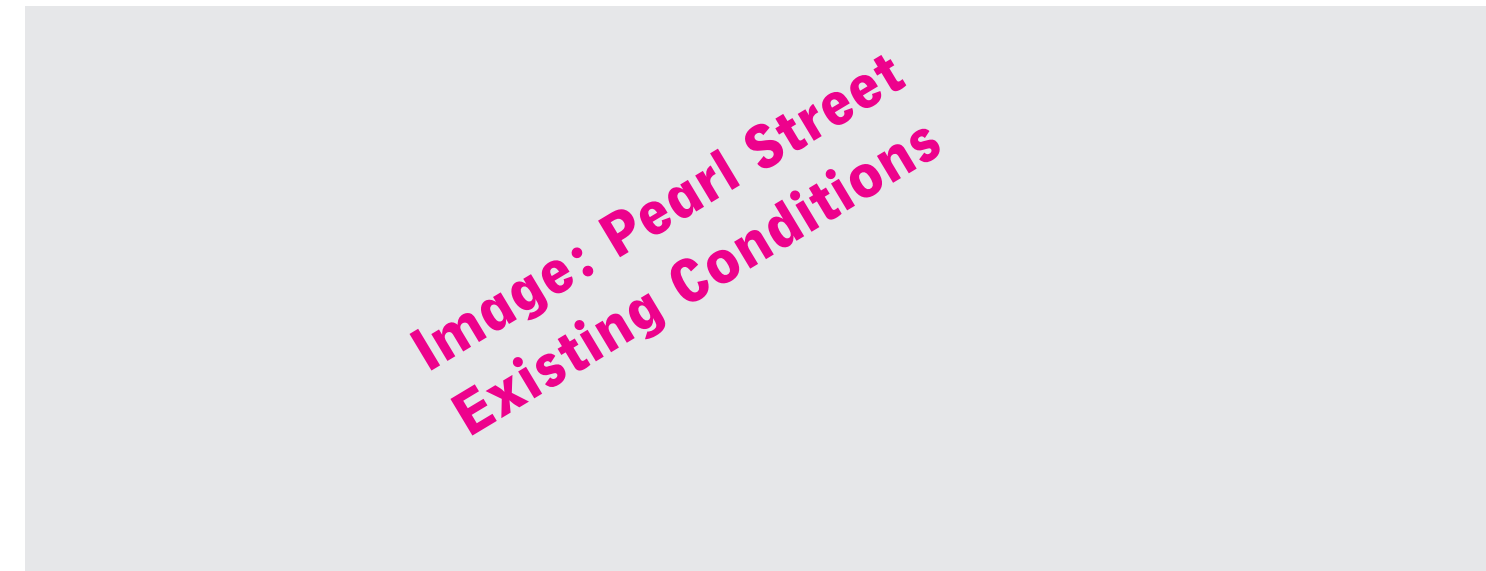
1G. Valmont Park Multi-Use Path (TMP Project ID 10,097) The planned multi-use path will complete a connection between the Valmont City Park and the Valmont to Andrus multi-use path. The connection will link commuters to East Boulder from the north.

Thirty network elements are recommended for removal from the 'Proposed Transportation Projects' list:

East Arapahoe Transportation Network Plan Connections (24) These recommendations were part of a 2004 Transportation Network Plan that was not accepted by City Council due to issues with the public process and lack of property owner coordination. These twenty-four projects were erroneously included in the TMP and should be removed.

Multiuse path connections between South Boulder Creek Path to Central Ave (1) This project will be eliminated due to impact to flood berm and constructability issues. Connection will be replaced with upgrade of the drainage/multi-use path connection south from KOA Lake.

Mapping errors (3) Three projects were identified as TMP mapping errors and will be deleted.



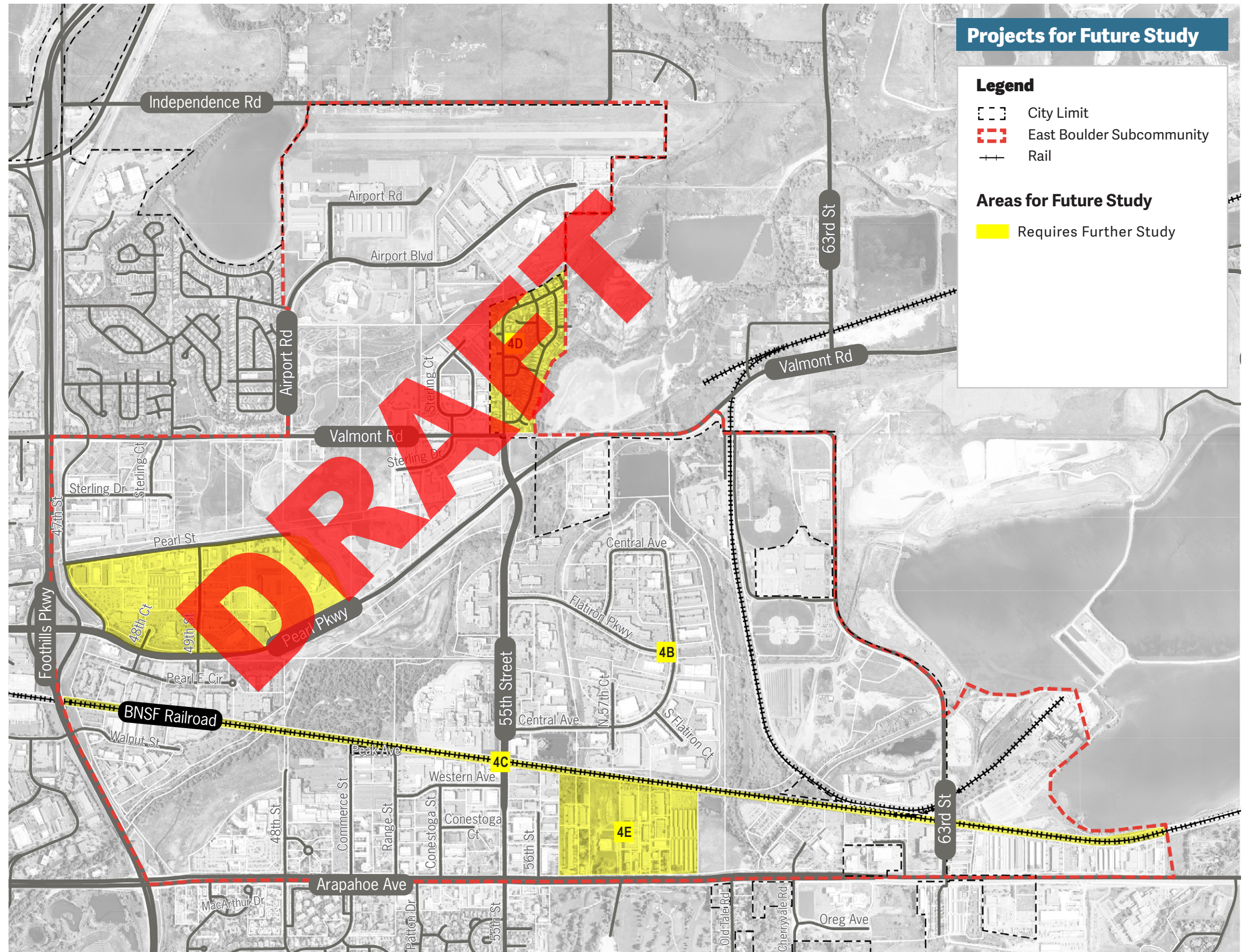
Projects for Future Study

The following projects may be located outside the areas of change in East Boulder but have been identified by community members through the subcommunity engagement process and city staff as potential projects warranting further study for future consideration or investment. Implementation of the East Boulder Subcommunity Plan should consider when and how these proposed studies are incorporated into future city departments' work plans.

4A. Network Connectivity between Pearl Street and Pearl Parkway The area bounded by Pearl Parkway, Foothills Parkway, Pearl Street and Valmont City Park will continue to offer light industrial and public space. Today many of the properties, businesses and city facilities in this area are accessed through a series of parking lots and driveways. Early concepts for a potential "City Hub East" at the existing Municipal Services Center as well as the lack of access in this area warrants future study. A study may include but would not be limited to: new east-west and north-south connections to create greater access, opportunities for non-vehicular access, creating a "front door" entrance to city facilities off of Pearl Parkway and better connecting city facilities to Valmont City Park and the Goose Creek Path. Many community comments support the addition of sidewalks along Pearl Street in this area as well as connecting 48th Court north to Pearl Street.

4B. Transit Service and Routing to/from Flatiron Business Park To support the planned "Destination Office" area at Flatiron Business Park and help increase the local and regional ridership to and from this location, high-frequency fixed route HOP service flexible and/or a micro-transit service should be studied. Community feedback indicates that lack of frequency and limited service hours are key factors that have led commuters in the area to choose to drive single-occupant vehicles over riding a bus.

4C. Northwest Rail Line and Potential East Boulder Station In recent months, study of a potential for the 2004 voter-approved FasTracks plan commuter rail service between Denver and Longmont (known as the B Line or the Northwest Rail Line) has been re-initiated by RTD. The city should continue to participate in the regional study of this potential commuter option. Early concepts for the rail line



included a station at 63rd Street. Future studies should consider moving the 63rd Street station to a location at 55th Street to better align with the Transit-Oriented Development and regional mobility hub included in the recommendations of this East Boulder Subcommunity Plan. Additionally, the Transportation Master Plan (TMP) includes a proposed multi-use path along this rail line. The local and regional need and feasibility for this facility should be studied with attention to the potential duplicative multiuse facilities planned for the East Arapahoe corridor.

4D. San Lazaro Street Network With the recommended action for future collaboration and annexation of the San Lazaro Mobile Home Park into the City of Boulder, additional study will be needed to evaluate the potential upgrade of the mobile home park's existing facilities to streets that meet city codes and goals for access and mobility.

4E. Industrial Access off of East Arapahoe The East Boulder Subcommunity Plan recommends a continued land use of Light Industrial in the area located between Flatirons Golf Course and the existing rail. The plan also recommends a future for transit-oriented development at 55th and Arapahoe and recognizes the Mixed Use Residential future of the site at 5801 Arapahoe Ave (commonly known as Waterview). To accommodate Light Industrial operations and access in this area as well as increase safety for new residential and mixed use development of surrounding properties, this area should be pursued for further study. Potential issues to evaluate include increased network access through the area and consolidation of curb cuts along E Arapahoe Avenue.

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**6 Achieving
the Vision
Implementation**

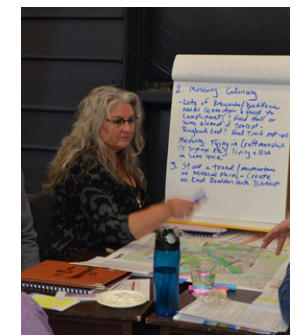
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The Contribution of East Boulder



WHAT WE HEARD

Creating great neighborhoods in East Boulder is not just about land use and transportation. Over the past two years, community members have submitted hundreds of ideas and recommendations for policies, programs and projects that would help East Boulder contribute to citywide goals in the six focus areas. Throughout the project process, city staff have poured over these incredible and thoughtful concepts to match community innovation with implementable recommendations. The recommendations for achieving the vision of the East Boulder Subcommunity Plan included in the following pages represents the outcome of collaborative planning and the value of civic participation in long-range planning processes.





Housing Affordability & Diversity

East Boulder will be home to new and affordable housing that complements existing uses, includes a diverse mix of housing types and ownership models and extends live-work-play choices to those interested in living in Boulder.

ID	Type	Recommendation	Key Steps	Potential Partners	Funding	Reference
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Arts & Culture

The city will play an active role in supporting East Boulder’s development of art spaces and experiences, installations, businesses and venues for professional and amateur creatives that reflect the subcommunity’s local culture.

ID	Type	Recommendation	Key Steps	Potential Partners	Funding	Reference
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Access & Mobility

People and goods will easily and safely travel to, from, and through East Boulder by a variety of efficient and affordable modes, employing advanced transportation technology where appropriate.

ID	Type	Recommendation	Key Steps	Potential Partners	Funding	Reference
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Local Business

The city will protect affordable business space, support a wide variety of businesses and deliver attractive neighborhoods for employers, employees and customers in order to help local businesses thrive in East Boulder.

ID	Type	Recommendation	Key Steps	Potential Partners	Funding	Reference
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Resilience & Climate Commitment

(Re)development in East Boulder will be designed to respect and enhance the integrity of the area’s natural resources and to minimize impacts of natural disruptions, including flood events.

The subcommunity’s numerous public and health care facilities will provide a strong network for resilience in the face of future health crises.

ID	Type	Recommendation	Key Steps	Potential Partners	Funding	Reference
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Design Quality & Placemaking

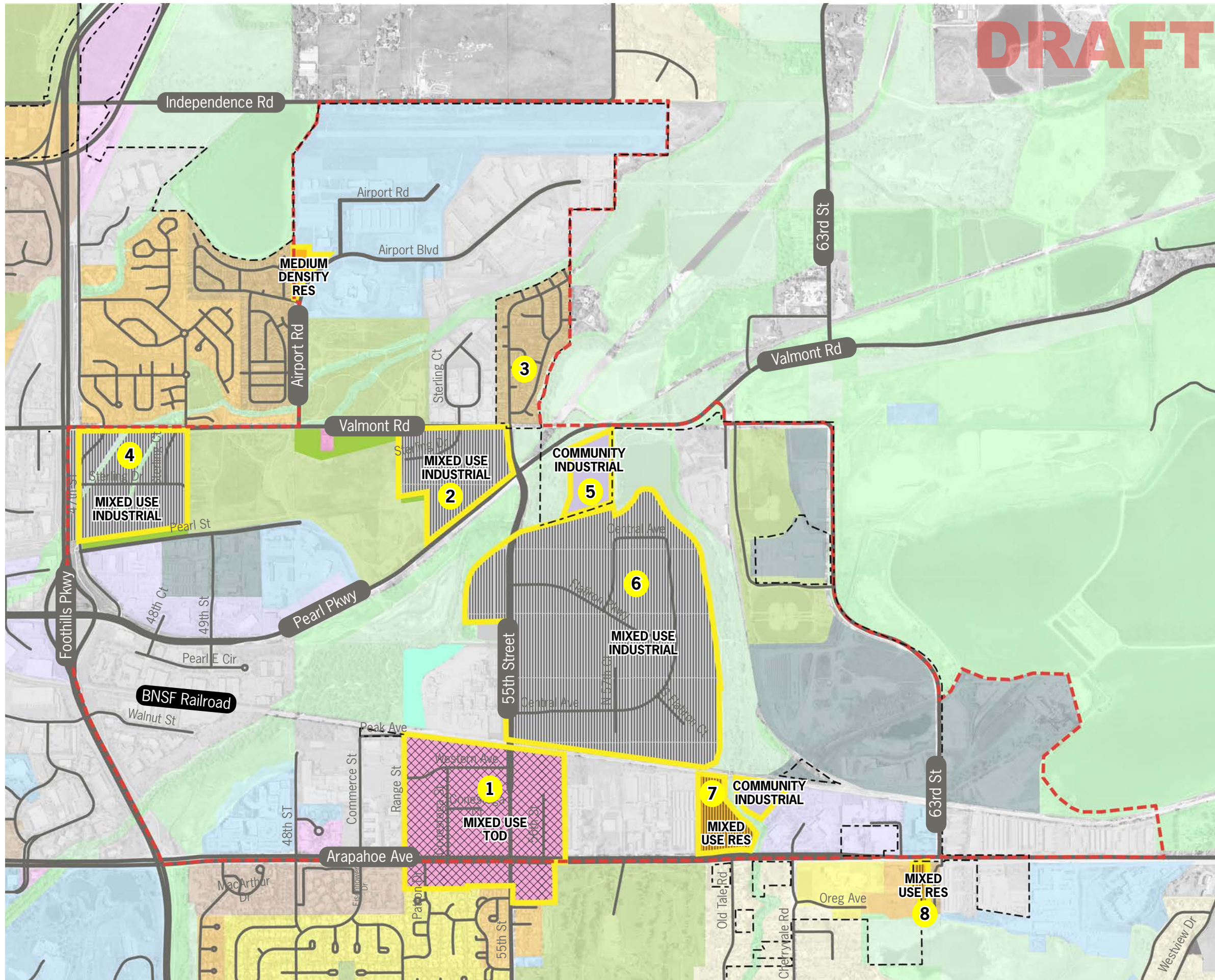
East Boulder will evolve to include walkable neighborhoods, for all ages and abilities, whose aesthetic character reflect the subcommunity's unconventional personality and industrial identity. The area will welcome experimentation in design and construction to build enduring and engaging places.

ID	Type	Recommendation	Key Steps	Potential Partners	Funding	Reference
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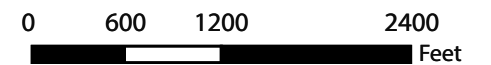
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EBSP Land Use Plan

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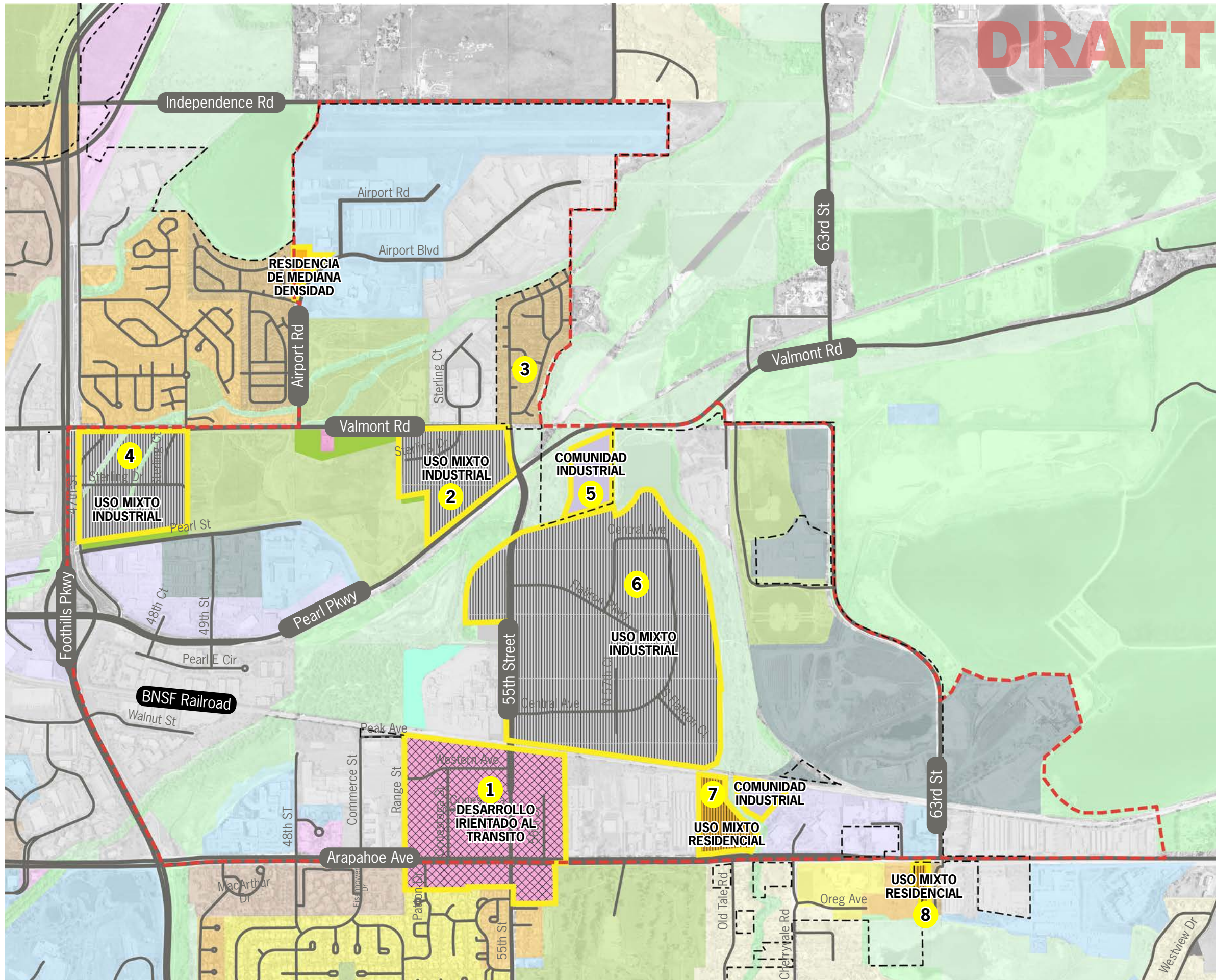


- City Limits
 - East Boulder
- BVCP Land Uses**
- Residential
 - Very Low Density Residential
 - Low Density Residential
 - Manufactured Housing
 - Medium Density Residential
 - High Density Residential
 - Business
 - Community Business
 - General Business
 - Transitional Business
 - Industrial
 - Community Industrial
 - General Industrial
 - Light Industrial
 - Other
 - Park, Urban and Other
 - Open Space
 - Public
 - Environmental Preservation
 - Mixed Use
 - Mixed Use Residential
 - Mixed Use Business
 - Mixed Use Industrial
 - Mixed Use TOD



Concepto de prueba

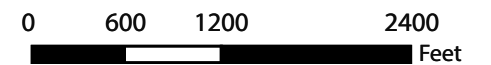
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- Límites de la ciudad
- East Boulder

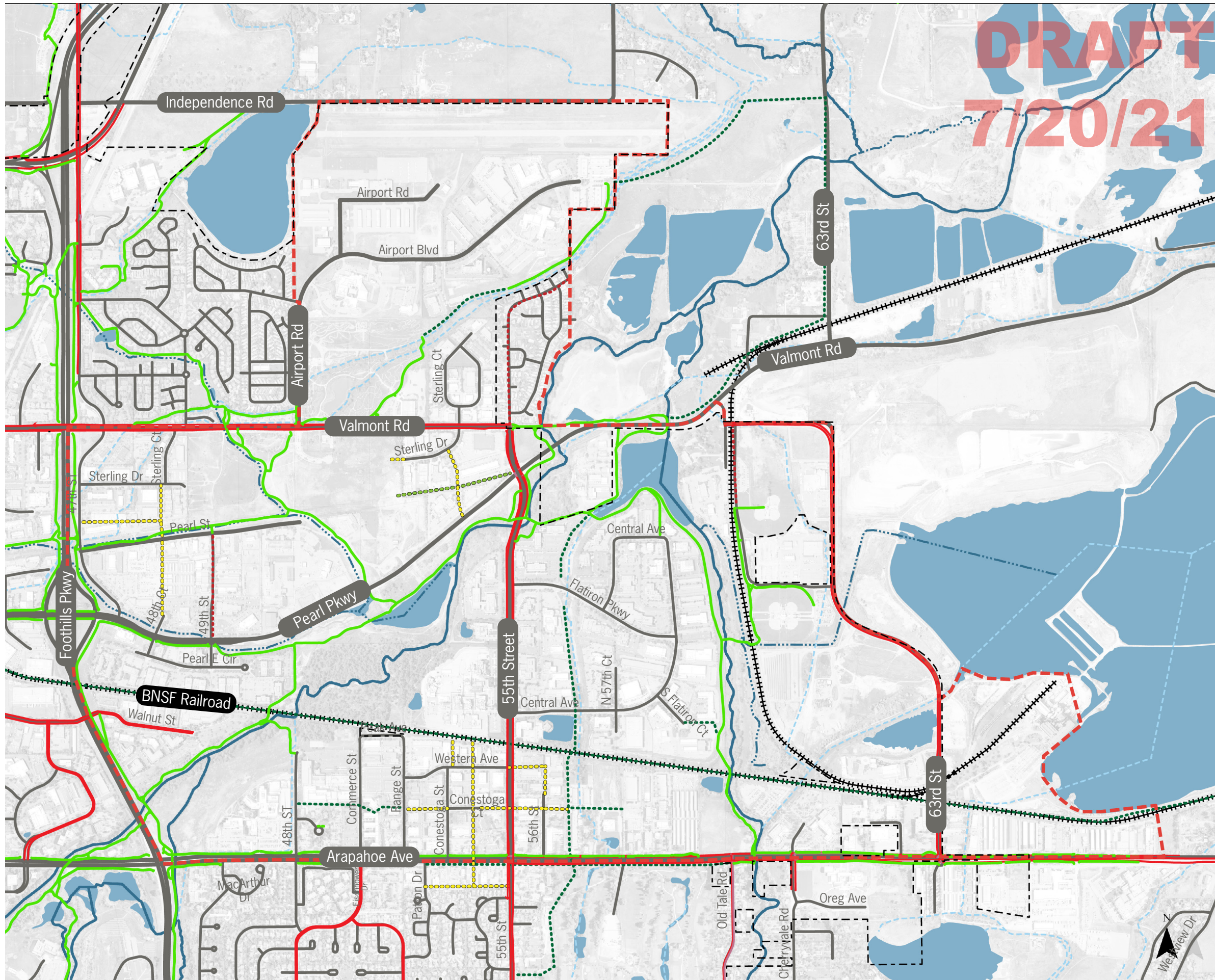
- Usos de tierra de BVCP**
- Residencial**
- Residencial de muy baja densidad
- Residencial de baja densidad
- Vivienda prefabricada
- Residencial de mediana densidad
- Residencial de alta densidad
- Negocios**
- Negocio comunitario
- Negocios generales
- Negocios transitorios
- Industrial**
- Comunidad industrial
- Industria general
- Industria ligera
- Otro**
- Parque, urbano y otro
- Espacio abierto
- Público
- Preservación del medio ambiente

- Uso mixto**
- Uso mixto residencial
- Negocios de uso mixto
- Uso mixto industrial
- Desarrollo orientado al tránsito

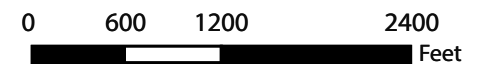


EB Recommendations: Connections

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7/20/21

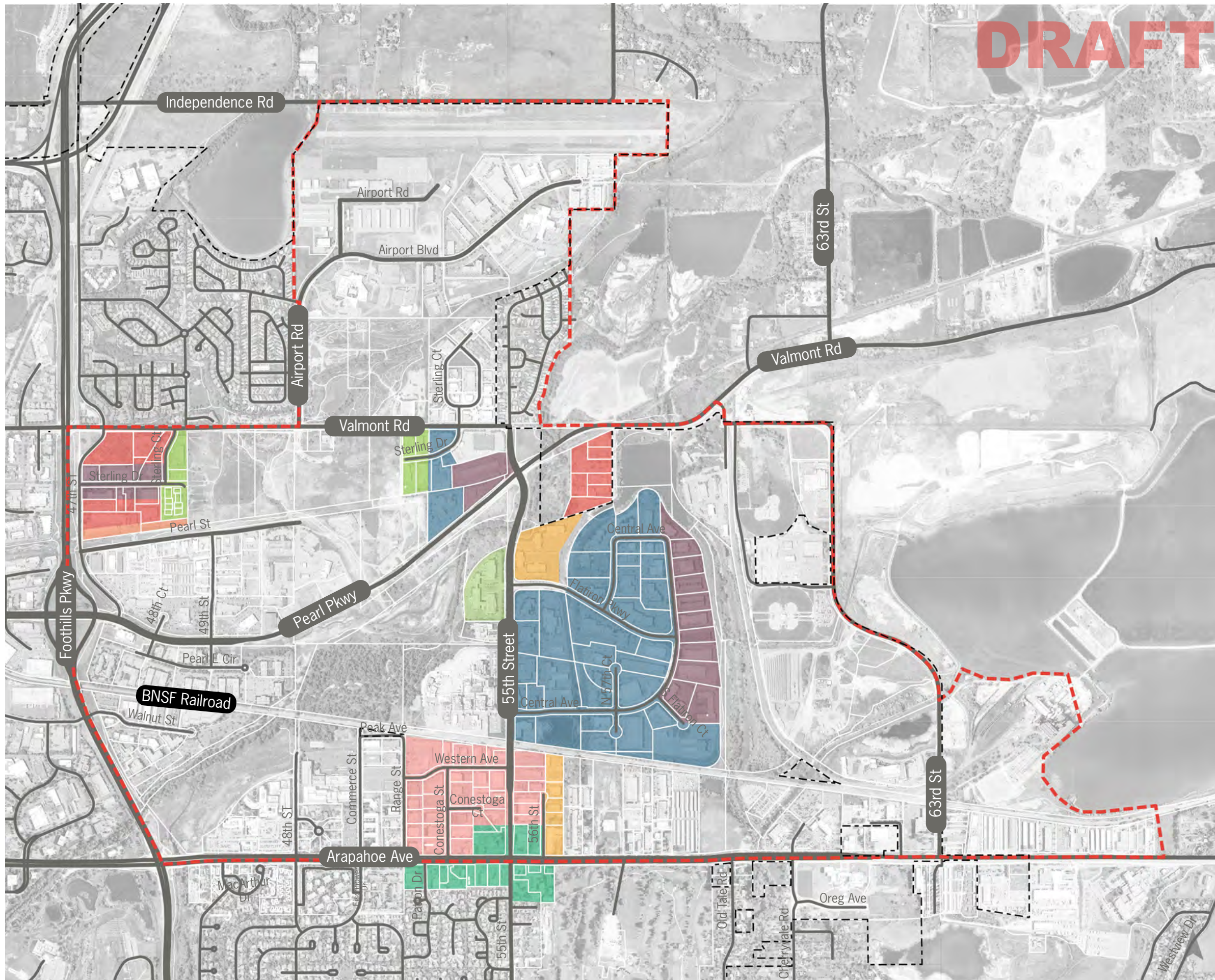


- City Limits
 - East Boulder
 - Water Body
 - Creek
 - Ditch
- Existing Connections**
- Roads/Streets
 - On-Street Bike/Ped Facility
 - Off-Street Bike/Ped Facility
- TMP Planned Connections**
- On-Street Bike/Ped Facility
 - Off-Street Bike/Ped Facility
- EBSP Proposed Connections**
- Street
 - Off-Street Bike/Ped Facility



EBSB Place Types for Areas of Change

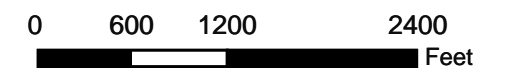
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- City Limits
- East Boulder

PLACE TYPES

- Park-Side Residential
- Main Street Industrial
- Trail-Oriented Live/Work
- Destination Workplace
- Hands-On Industrial
- Transit-Oriented Flex
- Neighborhood Mixed Use



PARK SIDE RESIDENTIAL

Description

The Park-Side Residential Place Type takes advantage of adjacencies to public green space and outdoor recreation sites to provide new/potential residents with the benefits of access to the outdoors without needing to designate precious on-site space for these purposes. These areas are envisioned to accommodate a mix of unit types, provide affordable housing options and integrate visual and physical access to the outdoors as much as possible.

Predominant Uses

Residential

Primary Ground-Floor Uses

Residential

Supported Ground-Floor Uses

Commercial; Retail Sales; Dining and Entertainment;
Light Industrial

PERFORMANCE STANDARDS

Building Heights

3-4 stories

Density

Residential density anticipates
15-35 du/ac

Typical FAR Range

1.0 - 2.0

Building Material

Buildings should be treated as “four-sided” architecture. Park-side building faces should have similar treatments to street-side building face. Key design features in this place type include a varied roofline and consistent set-backs from the street.

Street Level Activation

Residential homes should provide “eyes on the street,” facilitate front-porch conversations and offer sense of activity. Buildings with commercial and/or retail on the ground-floor should provide transparency and create social exchange between ground-floor spaces and passers-by.

Streetscape Character

Streetscapes should offer a park-like atmosphere, with consistent tree canopy and high quality landscape material. Streetscape amenities may include places to “park” with benches, receptacles and dog clean-up stations or bicycle parking.

Access and Mobility

Side and rear vehicular building access; Transportation connections should offer safe, comfortable pedestrian and bicycle access and slower speed vehicular movement to minimize conflicts with vehicles; centrally placed mobility hubs with high frequency transit should offer micromobility (e-bike, e-scooter) options for first and last mile connections.

Parking

Promote efficient use of parking areas through unbundled, flexible and shared use

MAIN STREET INDUSTRIAL

Description

The Main Street Industrial Place Type intends to create a greater exchange between local Boulder businesses and their customers and workforce by offering a “front-door” off of key streets. These areas are envisioned to include a mix of light-industrial, retail, office and residential uses along active streetscapes.

Predominant Uses

Light Industrial

Supported Ground-Floor Uses

Residential

Primary Ground-Floor Uses

Light Industrial; Retail Sales; Dining and Entertainment

Primary 2+ Floor Uses

Residential

PERFORMANCE STANDARDS

Building Heights

2-4 stories

Density

Residential density anticipates
15-25 du/ac

Typical FAR Range

0.5 - 1.5

Building Material

Aesthetic choices will be industrial in nature with large ground-floor openings for loading/unloading that may serve multiple purposes.

Street Level Activation

Building frontages along streets should offer front-door environments, transparency along block-faces and interactive exchanges between buildings and the street, which may include café space, outdoor retail space, market space, etc.

Streetscape Character

Streetscapes should encourage an active pedestrian environment, including consistent tree canopies, landscaping, seating and designated areas for bike/scooter parking.

Access and Mobility

Side and rear vehicular building access; Transportation connections should offer safe, comfortable pedestrian and bicycle access and slower speed vehicular movement to minimize conflicts with vehicles; centrally placed mobility hubs with high frequency transit should offer micromobility (e-bike, e-scooter) options for first and last mile connections; curbs should be managed to allow for different uses by time of day and/or loading/drop off based on adjacent land uses.

Parking

On-street parking for ROWs that can accommodate; rear or alley parking; Promote efficient use of parking areas through unbundled, flexible and shared use

TRAIL-ORIENTED LIVE WORK

Description

The Trail-Oriented Live/Work Place Type creates a new environment where new residents have opportunities to live adjacent-to or near workplaces without conflicting with the important industrial and flex-space businesses in Boulder. By orienting buildings and pedestrian spaces towards existing or planned trails, multi-use paths or greenways, this Place Type leaves streets, loading areas and back-of-house uses separate from potential conflicts with pedestrians or cyclists.

Predominant Uses

Light Industrial; Flex; Residential

Supported Ground-Floor Uses

Residential

Primary Ground-Floor Uses

Light Industrial; Retail Sales; Dining and Entertainment

PERFORMANCE STANDARDS

Building Heights

2-5 stories

Density

Residential density anticipates
15-25 du/ac

Typical FAR Range

1.0 - 2.0

Building Material

Buildings in this place-type will orient "front door" facades to adjacent trail spaces. It is anticipated that most street-facing facades are likely to serve "back of house" loading, service and parking.

Street Level Activation

Primary activation should be on the trail-side of places in this place type creating an opportunity to experience the benefits of adjacencies to greenspace, enjoy people-watching and creating a more dynamic environment along area trails. Streetside activity is prioritized for serving area business and industry.

Streetscape Character

Streetscapes will support the industrial context of these places and facilitate ease of movement for goods and services in the area. Incorporating tree planting and landscape into streetscapes where possible is strongly encouraged.

Access and Mobility

Street-side access should balance vehicular access and needs with a supported environment for pedestrians and cyclists. Trail-side access is prioritized for pedestrians and cyclists. Particular attention required to connecting this place type between trail access and on-street networks in the area. Transportation connections should offer safe, comfortable pedestrian and bicycle access and slower speed vehicular movement to minimize conflicts with vehicles; centrally placed mobility hubs with high frequency transit should offer micromobility (e-bike, e-scooter) options for first and last mile connections; curbs should be managed to allow for different uses by time of day and/or loading/drop off based on adjacent land uses.

Parking

On-street parking for vehicles. Promote efficient use of parking areas through unbundled, flexible and shared use.

DESTINATION WORKPLACE

Description

The Destination Workplace Place Type incorporates modern principles of creating flexible, active and engaging work places to serve Boulder business and industry. These places will offer industrial, office and flex space with indoor/outdoor work space, excellent connections to a variety of mobility options and local destinations dining and entertainment. This place also expands opportunities for existing or new industrial businesses to create retail space and engage potential customers in an exciting environment. Flexibility in these neighborhoods also includes allowing for residential infill providing area employees with local housing options.

Predominant Uses

Light Industrial; Flex; Office

Supported Ground-Floor Uses

Dining and Entertainment

Primary Ground-Floor Uses

Light Industrial; Flex; Office

Supported 2+ Story Uses

Residential

PERFORMANCE STANDARDS

Building Heights

2-4 stories

Density

n/a

Typical FAR Range

1.0 - 2.5

Building Material

Buildings should offer modern amenities to Boulder employers and employees that support an indoor/outdoor exchange of air and light. Aesthetic choices should express innovation, creativity and Boulder entrepreneurism. This place type prioritizes energy conservation in both new and re-development.

Street Level Activation

Transparency along both streets and key pedestrian pathways should create an active ground-floor environment. Work places should offer on-site outdoor space for employee use as work space and non-work space. Streetside dining and entertainment space is encouraged.

Streetscape Character

Streetscape environments should incorporate high quality landscaping including a consistent tree canopy, offer off-street space for pedestrians and cyclists and provide moments for pause and repose.

Access and Mobility

Transportation connections should offer safe, comfortable pedestrian and bicycle access and slower speed vehicular movement to minimize conflicts with vehicles; centrally placed mobility hubs with high frequency transit should offer micromobility (e-bike, e-scooter) options for first and last mile connections; curbs should be managed to allow for different uses by time of day and/or loading/drop off based on adjacent land uses.

Parking

Parking in the Destination Workplace Place Type should strive for consolidation. It is envisioned that parking structures are well-connected to local work places and retail/dining destinations through a network of the highest quality pedestrian environment.

HANDS ON INDUSTRIAL

Description

The Hands-On Industrial Place Type are key places for Boulder's makers, artists, mechanics, musicians and fixer-uppers. The place type is envisioned to be a little gritty, a little funky and build opportunities for the collective of local artisans and specialists.

Predominant Uses

Light Industrial

Primary Ground-Floor Uses

Light Industrial

Supported Ground-Floor Uses

Retail

PERFORMANCE STANDARDS

Building Heights

1-3 stories

Density

n/a

Typical FAR Range

0.5 - 1.5

Building Material

Aesthetic choices will be industrial in nature

Street Level Activation

Building facades should have clear "front-door" entries. Creative facades and signage are encouraged.

Streetscape Character

Streetscape character and local wayfinding should feature and celebrate local businesses, integrate local art and incorporate a pedestrian environment that welcomes customers and visitors to the experience of Boulder's community of makers.

Access and Mobility

Transportation connections should offer safe, comfortable pedestrian and bicycle access and slower speed vehicular movement to minimize conflicts with vehicles; centrally placed mobility hubs with high frequency transit should offer micromobility (e-bike, e-scooter) options for first and last mile connections; curbs should be managed to allow for different uses by time of day and/or loading/drop off based on adjacent land uses

Parking

Promote efficient use of parking areas through unbundled, flexible and shared use

TRANSIT-ORIENTED FLEX

Description

The Transit-Oriented Flex Place Type intends to foster active environments for light industrial and flex uses while introducing mixed-income residential options in a transit-supported neighborhood. These areas should strive to integrate public-facing retail along pedestrian walkways for light industrial and flex users.

Predominant Uses

Light Industrial; Commercial; Residential

Primary 2+ Floor Uses

Residential

Primary Ground-Floor Uses

Retail; Light Industrial; Flex; Office

Supported 2+ Floor Uses

Office; Light Industrial

Supported Ground-Floor Uses

Residential; Dining and Entertainment

PERFORMANCE STANDARDS

Building Heights

2-5 stories

Density

Residential density anticipates 20-40du/acre

Typical FAR Range

1.0 - 3.0

Building Material

Aesthetic choices will be industrial in nature with large ground-floor openings for loading/unloading that may serve multiple purposes. Architecture should express innovation, creativity and Boulder entrepreneurship. This place type prioritizes energy conservation, rewilding and activation in new and re-development.

Street Level Activation

Building frontages along arterial and collector streets should offer transparent and engaging front-door environments, which will likely include roll-up doors, loading and unloading areas, and outdoor dining.

Streetscape Character

Streetscapes accommodate truck activity while also encouraging a transit-supportive and active pedestrian and bicycle environment. Consistent elements should include integrated stormwater management best practices, street trees, seating, and designated areas for bike/scooter parking.

Access and Mobility

Side and rear vehicular building access; Transportation connections should offer safe, comfortable pedestrian and bicycle access and slower speed vehicular movement to minimize conflicts with vehicles; centrally placed mobility hubs with high frequency transit should offer micromobility (e-bike, e-scooter) options for first and last mile connections; curbs should be managed to allow for different uses by time of day and/or deliveries/loading/drop off based on adjacent land uses; pedestrian paseos (especially through larger blocks) enhance pedestrian connectivity.

Parking

On-street parking for ROWs that can accommodate; rear or alley parking; Promote efficient use of parking areas through unbundled, flexible and shared use.

NEIGHBORHOOD MIXED USE

Description

The Neighborhood Mixed Use Place Type reimagines existing auto-oriented commercial and retail areas as highly walkable and transit-supportive environments. Active ground floors may have mixed income housing above when development is multi-story.

Predominant Uses

Retail; Dining and Entertainment

Primary Ground-Floor Uses

Retail; Dining and Entertainment

Supported Ground-Floor Uses

Commercial

Primary 2+ Floor Uses

Residential

PERFORMANCE STANDARDS

Building Heights

1-4 stories

Density

Residential density anticipates 15-25 du/acre

Typical FAR Range

1.0 - 2.0

Building Material

Buildings in this place-type will orient “front-door” facades to higher order streets and pedestrian paseos, courtyards or plaza space. Most “back of house” loading, service and parking should be accommodated in the rear of properties.

Street Level Activation

Building frontages along streets should offer front-door environments, transparency along block-faces and interactive exchanges between buildings and the street, as well as pedestrian-oriented internal circulation.

Streetscape Character

Streetscapes should encourage a safe and active pedestrian environment, including consistent tree canopies, landscaping, seating and designated areas for bike/scooter parking.

Access and Mobility

Side and rear vehicular building access; Transportation connections should offer safe and comfortable pedestrian and bicycle access separated and buffered from vehicular movement when possible; curbcuts should be managed and consolidated where possible to limit potential conflicts between vehicles and pedestrians/cyclists; pedestrian and bicycle connections should provide access to nearby housing and employment.

Parking

Promote efficient use of parking areas through unbundled, flexible and shared use; manage parking supply to encourage use of transit and active transportation.