



# **Boulder Municipal Airport Community Conversation: Community Working Group (CWG)**

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**Meeting 3 Summary**  
**June 7, 2023**



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## Introduction

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### Meeting overview

This summary has been prepared to detail the notification efforts and outcomes of the third CWG meeting. Additional details about the Community Conversation project can be found on the [project website](#).

## CWG Meeting 3

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### Meeting information

- Location: City of Boulder Open Space & Mountain Parks (2520 55th St, Boulder, CO 80301)
- Date: Wednesday, June 7, 2023
- Time: 4:30 – 6:30 pm
- Number of Attendees: 14 CWG members, 9 project team members

### Project Team Attendees

John Kinney, COB  
Allison Moore-Farrell, COB  
Kathleen King, COB  
Danielle Furuichi, COB  
Amalia Andrews, Kimley-Horn  
Andrew Scanlon, Kimley-Horn  
Blake Young, Kimley-Horn  
Kathleen Wanatowicz, PR Studio  
Jeffrey Range, CDR Associates



## CWG Members

14 of the 38 member CWG attended the second meeting. The complete member list is included below.

Name	Email
Andrew McKenna	<a href="mailto:andrew@journeysaviation.com">andrew@journeysaviation.com</a>
Ariana Garcia	<a href="mailto:arianagarcia0757@gmail.com">arianagarcia0757@gmail.com</a>
Ben Molk	<a href="mailto:bmolk@crescent.com">bmolk@crescent.com</a>
Bill Shaffer	<a href="mailto:cmaxshaff@gmail.com">cmaxshaff@gmail.com</a>
Bret Heidkamp	<a href="mailto:bret@crosstac.com">bret@crosstac.com</a>
Bri Lehman	<a href="mailto:bri.lehman@gmail.com">bri.lehman@gmail.com</a>
Bronson MacDonald	<a href="mailto:Bronson.macdonald1972@gmail.com">Bronson.macdonald1972@gmail.com</a>
Carl Lawrence	<a href="mailto:Carl@EnergySense.com">Carl@EnergySense.com</a>
Carol Ciufolo	<a href="mailto:cciufolo@aol.com">cciufolo@aol.com</a>
Clemens Ceipek	<a href="mailto:clemens.ceipek@gmail.com">clemens.ceipek@gmail.com</a>
Elise Edson	<a href="mailto:elise.edson@gmail.com">elise.edson@gmail.com</a>
Elliot Dickerson	<a href="mailto:elliott.dickerson@gmail.com">elliott.dickerson@gmail.com</a>
Ginger Zukowski	<a href="mailto:zukowsk1@msn.com">zukowsk1@msn.com</a>
Glen Marshman	<a href="mailto:glenm@1bfit.com">glenm@1bfit.com</a>
Glenn Brillinger	<a href="mailto:glennb@brungardaviation.com">glennb@brungardaviation.com</a>
Guy Kenny	<a href="mailto:guy@gkennybuilders.com">guy@gkennybuilders.com</a>
Harry Ross	<a href="mailto:harryrosstemp+CWG@gmail.com">harryrosstemp+CWG@gmail.com</a>
Hep Ingham	<a href="mailto:hep@igc.org">hep@igc.org</a>
Jan Burton	<a href="mailto:jan.burton111@yahoo.com">jan.burton111@yahoo.com</a>
Janet Heimer	<a href="mailto:janetheimer48@gmail.com">janetheimer48@gmail.com</a>
Jill Grano	<a href="mailto:jill@jillgrano.com">jill@jillgrano.com</a>
Julie Heins	<a href="mailto:itnotpa@comcast.net">itnotpa@comcast.net</a>
Keith Stagg	<a href="mailto:staggkm@gmail.com">staggkm@gmail.com</a>
Laura Kaplan	<a href="mailto:laura.kaplan.pb@gmail.com">laura.kaplan.pb@gmail.com</a>
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Ryan Schuchard	<a href="mailto:ryanbouldertab@gmail.com">ryanbouldertab@gmail.com</a>
Sheila S	<a href="mailto:Westernskyhiker@gmail.com">Westernskyhiker@gmail.com</a>
Taran Volckhausen	<a href="mailto:tvolckhau@gmail.com">tvolckhau@gmail.com</a>
Tulia Flores	<a href="mailto:tuliaff@gmail.com">tuliaff@gmail.com</a>
Whitney Park	<a href="mailto:whitneyfpark@gmail.com">whitneyfpark@gmail.com</a>



## Meeting Notifications

- Email invite to CWG members
- Email reminder and pre-work

## Presentation Topics

- Welcome and Introductions
- Desired Action Items
- Draft Scenarios

## Summary of Meeting and Breakout Discussions

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### Desired Action Items

Before presenting the draft scenarios to the CWG, the project team discussed Desired Action Items that have emerged throughout the various engagement opportunities. These Desired Action Items are near-term concerns that the city could begin implementing in the next 0-5 years. These are included in **Appendix B**. The project team asked the CWG the following questions on the Desired Action Items:

- Did we miss anything?
- What else should be considered?

This feedback is included as **Appendix C**.

### Draft Scenarios

During the meeting, the project team presented the draft scenarios to the CWG for their feedback and comment. These draft scenarios are included as **Appendix D**. The participants provided their feedback and comments on each scenario with sticky notes. The project team asked the CWG the following questions:

- What elements do you like?
- What elements don't you like?
- Is a hybrid scenario using elements from scenarios 1-4 needed?

This feedback is included as **Appendix E**.



## Meeting Wrap Up

Before the next CWG meeting, the project team will begin working on refining the draft scenarios and scoring each scenario using the established Evaluation Considerations. CWG #4 will be a workshop dedicated to feedback and comments on the refined scenarios.

- The project team will begin refining the draft scenarios based on CWG feedback.
- There will be an opportunity to provide additional feedback on the draft scenarios. The project team will take additional comments on draft scenarios until Wednesday, June 21, 2023.
- There will be an optional virtual meeting in July. The project team will share details about this gathering soon.
- The next public open house will take place on **Tuesday, July 18, 2023**. The details about this meeting will be available soon.
- The fourth CWG meeting will be **Thursday, July 20, 2023**.
- Feedback on the Desired Action Items will be taken until the next CWG meeting on July 20, 2023.

# Boulder Municipal Airport Community Conversation





## Appendices

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### Appendix A. Presentation Slides



# Boulder Airport Community Conversation

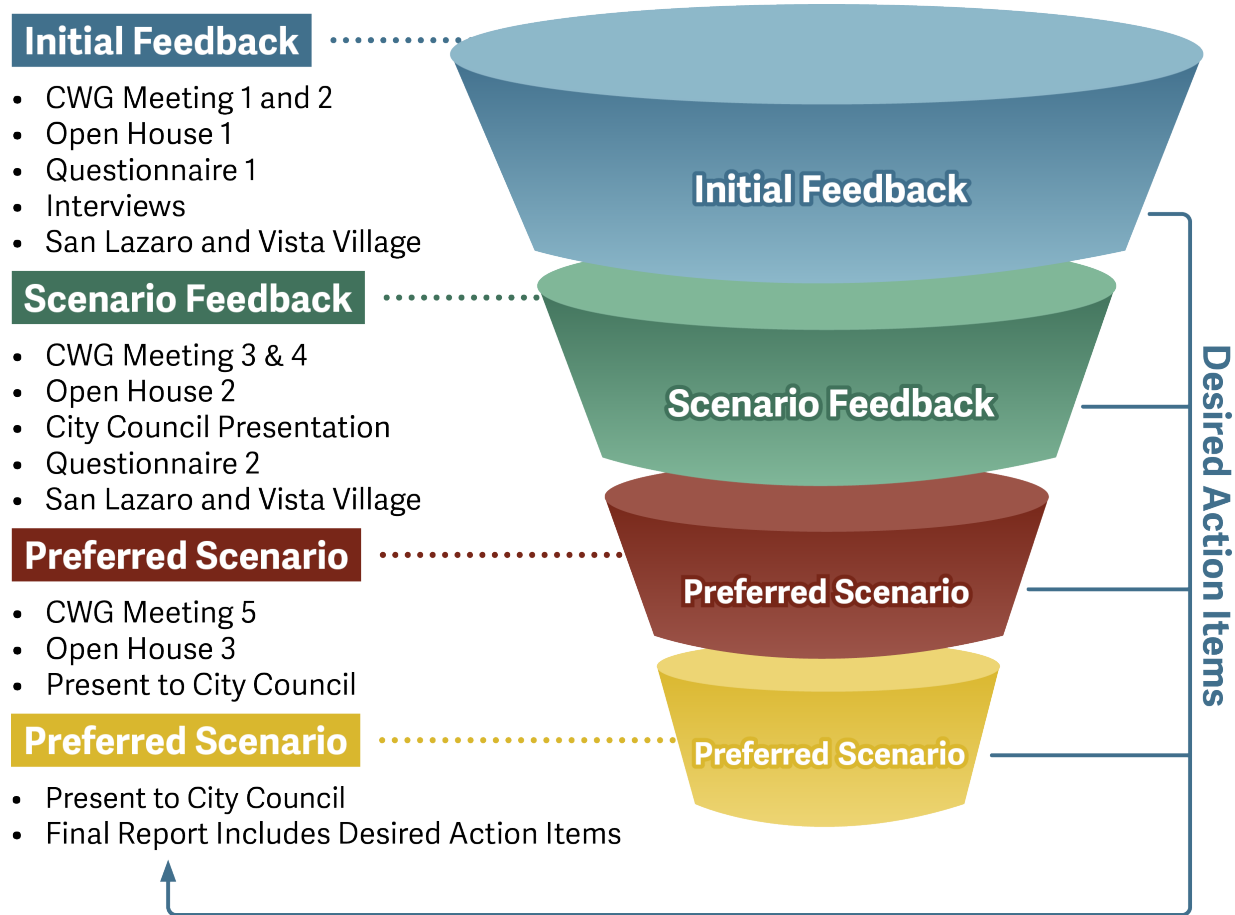
Community Working Group #3

June 7, 2023





# Input and Feedback





# CWG Purpose and Goals

The purpose of the CWG is to **provide input and recommendations to the project team to support the community conversation effort**. The CWG will collaborate with the project team to develop a range of scenarios for the future of BDU. The CWG will be mindful of FAA obligations, preserving and enhancing safety. The CWG will meet five times throughout the project.





# CWG Meeting Purpose



- Establish rules and sign participation charter
- Present baseline facts
- Share the “why” behind this project
- Communicate known opportunities and constraints
- Provide summary of one-on-one interviews

- Develop and discuss vision for the airport
- Identify evaluation considerations for future airport scenarios
- Connect project scenarios to city goals

- Introduce desired action items
- Discuss the initial range of scenarios

- Discuss and prioritize updated scenarios
- Present evaluation considerations and review scoring

- Assess preferred scenario(s)
- Conduct reflection
- Share next steps



# Meeting Overview

- Desired Action Items
- Draft Scenarios Presentation
- Discussion, Feedback and Closing

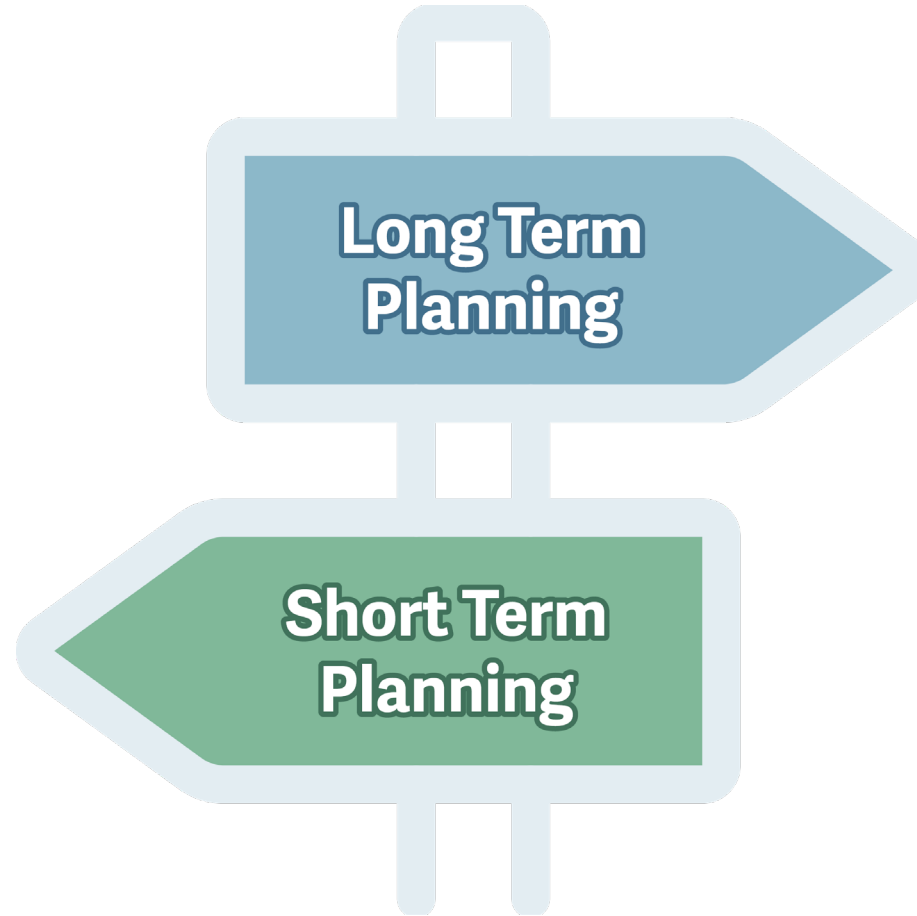




# CWG #3 Meeting Outcomes

## Desired Action Items

- Obtain feedback
- Determine approach for addressing



## Draft Scenarios

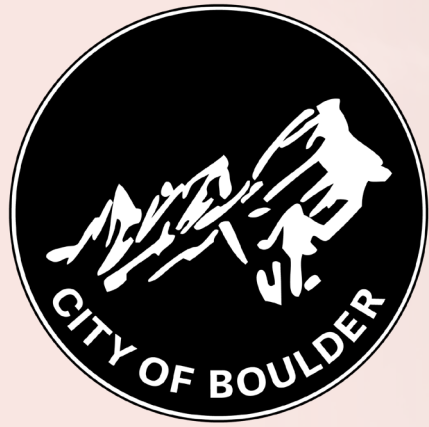
- Present scenarios
- Discussion and feedback



# Desired Action Items

- Feedback received to date
- Themes, issues and/or concerns from stakeholders
- Planning horizon to begin implementation within next 0-5 years
- Homework: How would you like to provide feedback
- Decision: How do you want to work as a group or sub-group to address Desired Action Items?





# Scenarios





# Scenario Development

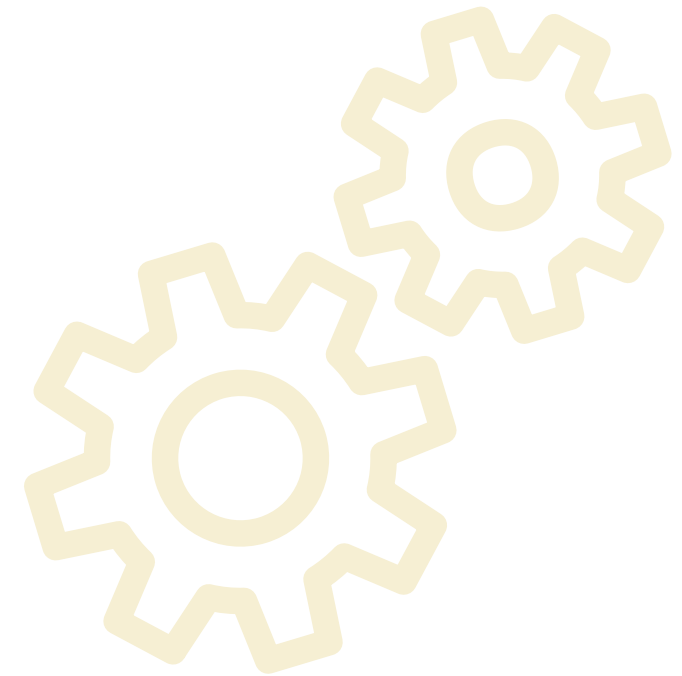
- Draft scenarios
  1. Existing Airport with Enhanced Maintenance
  2. Airport with Aviation Improvements
  3. Airport with Neighborhood Serving Uses and Housing Lite
  4. Decommission Airport and Create New Neighborhood
- Exercise
  - What elements do you like?
  - What elements don't you like?





# Scenario Development

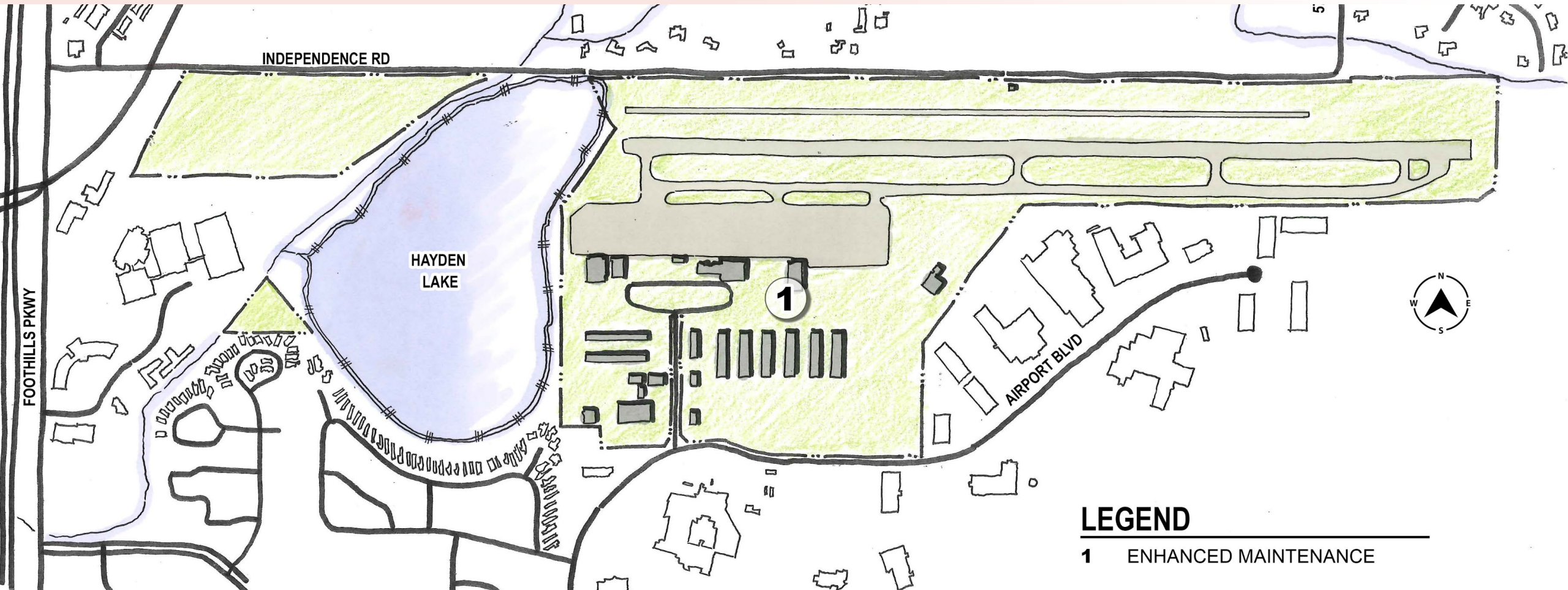
- Scenarios are conceptual in nature
- Scenarios are a high-level view for what might be possible at the airport
- Scenarios represent a range of options
- Scenarios have a range of cost, feasibility and affordability
- Scenarios are first draft, together we want to modify and build





# Scenario 1

## Existing Airport with Enhanced Maintenance



### LEGEND

1 ENHANCED MAINTENANCE



# Scenario 1

## Existing Airport with Enhanced Maintenance



### Description

This scenario would bring the current facilities up to a state of good repair. No new facilities would be built.



### Elements that Remain

- Existing runways and taxiways
- Existing apron areas
- Existing hangar facilities
- Existing support buildings



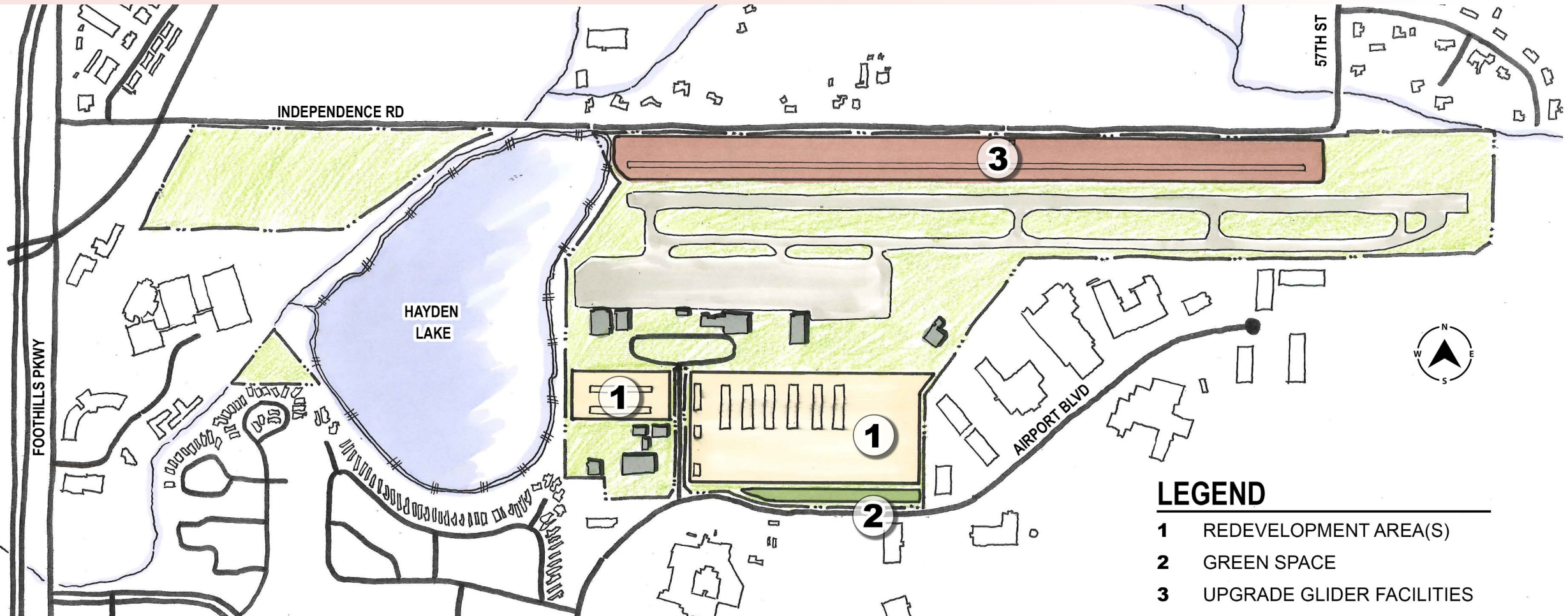
### Elements that Change

- No physical changes outside of enhanced maintenance of existing facilities



# Scenario 2

## Airport with Aviation Improvements





# Scenario 2

## Airport with Aviation Improvements



### Description

This scenario would foster aviation development that is responsive to market and community demand. Includes modernization of general aviation, hangar improvements, and implementing the most recent Airport Master Plan.



### Elements that Remain

- Existing runways and taxiways
- Existing apron areas
- Existing hangar facilities
- Existing support buildings



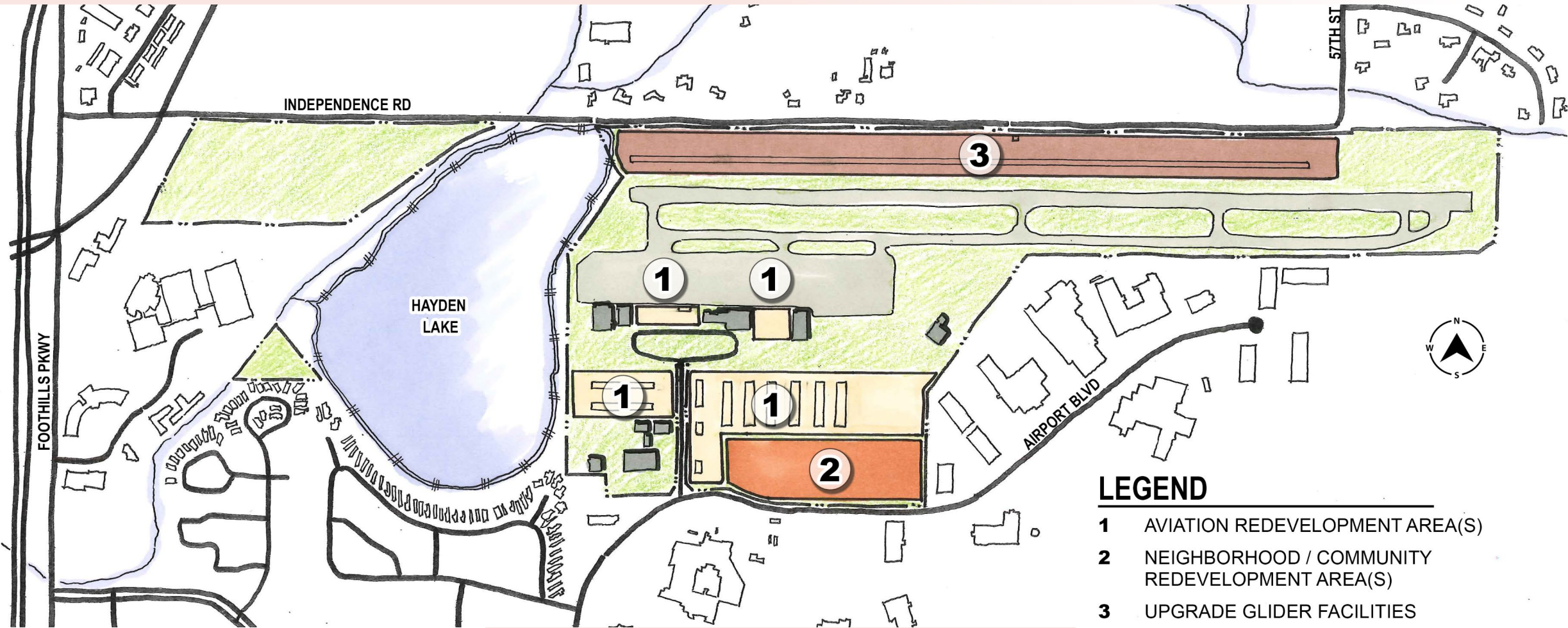
### Elements that Change

- Upgrade existing hangars
- Development of additional hangars
- Upgrade glider facilities
- Preserve options to accommodate future modes of travel and good movement
- Upgrade public aviation viewing area



# Scenario 3

## Airport with Neighborhood Serving Uses and Housing Lite





# Scenario 3

## Airport with Neighborhood Serving Uses and Housing Lite



### Description

This scenario would foster aviation development and community development that compliment each other. Includes modernization of general aviation and hangar improvements and live/work hangars. Includes a wide range of neighborhood serving uses such as a restaurant or cafe, STEM learning center and vocational opportunities for local youth, and a community center that houses meeting spaces and an aviation museum.



### Elements that Remain

- Existing runways and taxiways
- Existing apron areas
- Existing hangar facilities
- Existing support buildings



### Elements that Change

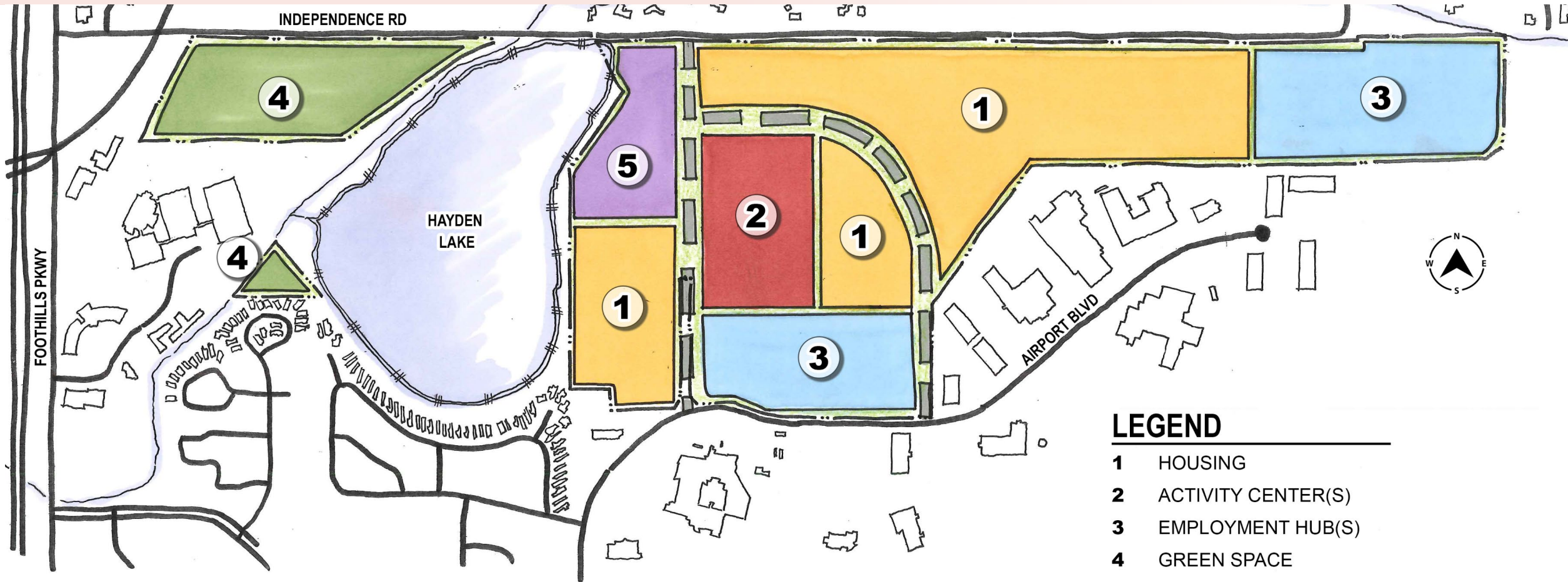
- Upgrade existing hangars
- Develop live/work hangars
- Build a restaurant or cafe
- Create a STEM learning center and vocational opportunities for local youth
- Upgrade glider facilities
- Build a community center that houses meeting spaces and an aviation museum





# Scenario 4

## Decommission Airport and Create New Neighborhood





# Scenario 4

## Decommission Airport and Create New Neighborhood



### Description

This scenario would decommission the airport and create a new, mixed-use neighborhood that may include housing, activity centers, employment hubs, and green space. A portion of land would be set aside for helicopter emergency services that would support resiliency of the region.



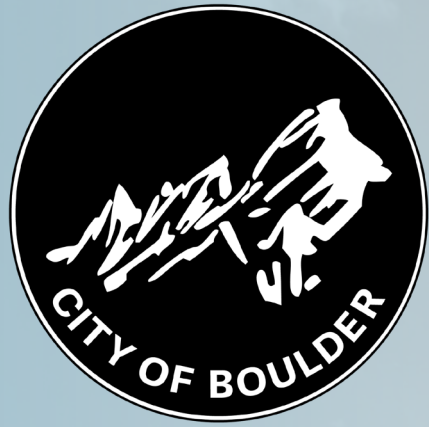
### Elements that Remain

- Landing area for emergency support services



### Elements that Change

- Build a range of housing types
- Create activity centers
- Create employment hubs
- Allocate green space for the needs of native plants and animals



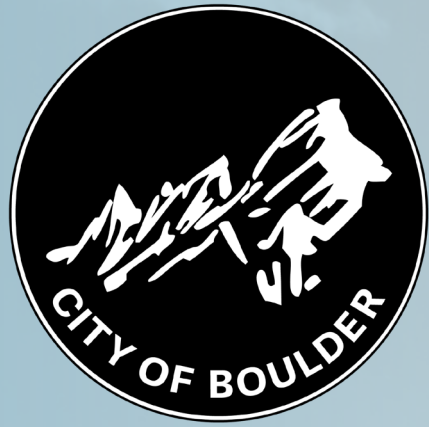
# Exercise





# Scenario Feedback Exercise

1. What questions do you have on each scenario?
2. What elements do you like?
3. What elements don't you like?
4. Is a hybrid scenario using elements from 1-4 needed?



# Next Steps





# Next Steps

Optional Virtual Gathering

July

Public Open House

July 18

## CWG 4:

- Discuss and prioritize range of scenarios
- Present evaluation consideration and review scoring
- Finalize desired action item list

July 20

Bilingual Meetings

August

City Council

August 24

## CWG 4 Action Item

Refined Scenario Discussion

## CWG 5:

- Assess preferred scenario(s)
- Conduct reflection
- Share next steps

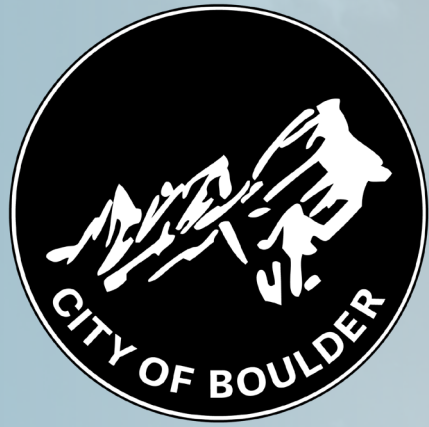
September



# Homework

- Virtual survey on scenario options - preferences
- Provide comments on Desired Action Items
- Attend Open House - July 18





# Questions











## Appendix B. Desired Action Items

# BOULDER MUNICIPAL AIRPORT DESIRED ACTION ITEMS

## TOPIC AREA

## DESIRED ACTION ITEMS

 <p><b>NOISE</b> Develop and regulate noise abatement strategies to reduce the impact of noise from aircraft</p>	<ul style="list-style-type: none"> <li>✔ Implement landing fees for non-based aircraft</li> <li>✔ Enforcement/encouragement of noise procedures; compliance with noise abatement procedures</li> <li>✔ Explore options to strengthen beyond "voluntary" actions, including incentivizing</li> <li>✔ Limit touch-and-go activity/training flights; explore options with voluntary limits on hours of start and end times</li> <li>✔ Create glider training area modifications</li> <li>✔ Identify ways to limit overflights from adjacent airports</li> </ul>
 <p><b>HEALTH AND ENVIRONMENTAL IMPACT</b> Incorporate carbon reduction strategies into airport policies and future developments/improvements</p>	<ul style="list-style-type: none"> <li>✔ Expedite the delivery of unleaded aviation fuel to BDU</li> <li>✔ Evaluate proximity to other natural features/wildlife habitats</li> <li>✔ Incentivize the use of electric airplanes/eVTOL at BDU</li> <li>✔ Investigate health impacts of leaded aviation fuel</li> </ul>
 <p><b>COMMUNITY RELATIONS</b> Increase opportunities for community involvement at the airport</p>	<ul style="list-style-type: none"> <li>✔ Land use compatibility – modify and strengthen the influence zone coordination for construction and a mandatory disclosure program</li> <li>✔ Coordinate the Airport Land Use Compatibility Planning with FAA regulatory requirements and compatible land uses</li> <li>✔ Update Airport Rules and Regulations and share with the community at large</li> <li>✔ Comply with Airport Minimum Standards and FAA Compliance Standards</li> <li>✔ Develop and invest in a Flight Management system/program to educate pilots and community members about actual performances and program awareness</li> </ul>
 <p><b>AIRPORT ECONOMICS</b> Develop economic activities for financial sustainability</p>	<ul style="list-style-type: none"> <li>✔ Update contract/leasing structure and fees to cover costs and create long term leases</li> <li>✔ Create a maintenance plan for aging infrastructure</li> <li>✔ Administer an Economic Impact Study for the airport</li> </ul>



**Appendix C. Desired Action Items Feedback**

## Desired Action Items Feedback

Add to Community Relations: programs, events and communication

More communication between the community and the city with regards to the airport

Food trucks!

Determine actions based on findings.  
Remove that 4th bullet [from Health and environmental impact] (want action not investigation)

Better/more transparent data

Dislike landing fees

Technology leads to decreased noise

Idea: Better bike access to the airport

Keep the airport in commission

Some of the noise action items are very unrealistic.

Food trucks

Idea: Bike facilities

Add safety

Be data driven

What's missing?  
-industrial function/uses (non-aviation)  
-city functions/offices (ex. Emergency services, transportation, bus depot)  
-Can we think about 50+ years from now? Are there spaces to preserve as undeveloped for the future? Imagine an alternative transportation future  
-bike infrastructure

Upgrades to the airport

More community spaces

Non-vehicular access between north and south side of airport

Better bike path access to the airport

Idea: want better non-vehicular access from the north to the south (especially if there is a restaurant)

+  
More communication between the community and the city with regard to the airport

Better / more transparent data

-  
Dislike landing fees

food trucks

ID Bike facilities

- food trucks!

technology to ↓ noise

Add Safety

be data driven

determine actions based on findings

Some of the noise action items are very unrealistic, hikes: neighborhood is getting involved w/ Airport Assn. Can they recommend?  
- Can someone share facts about distrib of unleaded fuel (timeline)  
- Let's share our actions from the noise abatement group.

IDEA:  
Better bike access to the airport

remove that 4th bullet (want action not investigation)

+/-  
Keep the airport in commission.

FROM #

What's Missing?

⊖ industrial functions/uses (non aviation)

⊖ city functions/offices

(ex. emergency services, transportation)  
(bus depot)

- can we think about 50+ years

from now? Are there spaces to

~~the~~ preserve as undeveloped for

the future? Imagine an alternative

transportation future

⊖ bike infrastructure

+

Upgrades to the  
airport

+

More community  
spaces

Non-vehicular  
access between  
North + South  
side of  
Airport

Better Bike  
Path  
Access to  
Airport

IDEA:

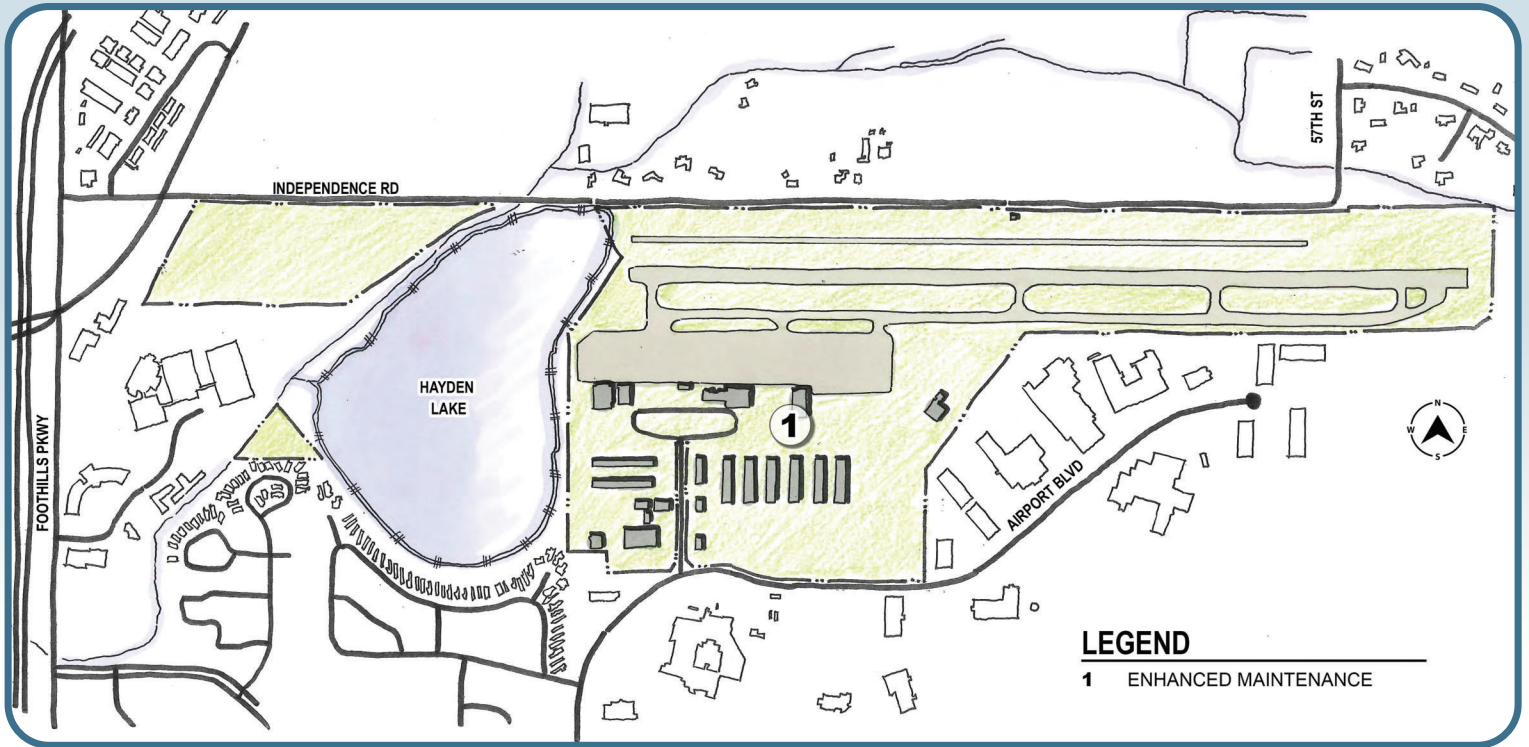
Want non-  
vehicular access  
from the North  
to the South  
(esp. if there is  
restaurant)



**Appendix D. Draft Scenarios**

# Scenario 1

## Existing Airport with Enhanced Maintenance



This scenario would bring the current facilities up to a state of good repair. No new facilities would be built.

### Elements that Remain:

- Existing runways and taxiways
- Existing apron areas
- Existing hangar facilities
- Existing support buildings

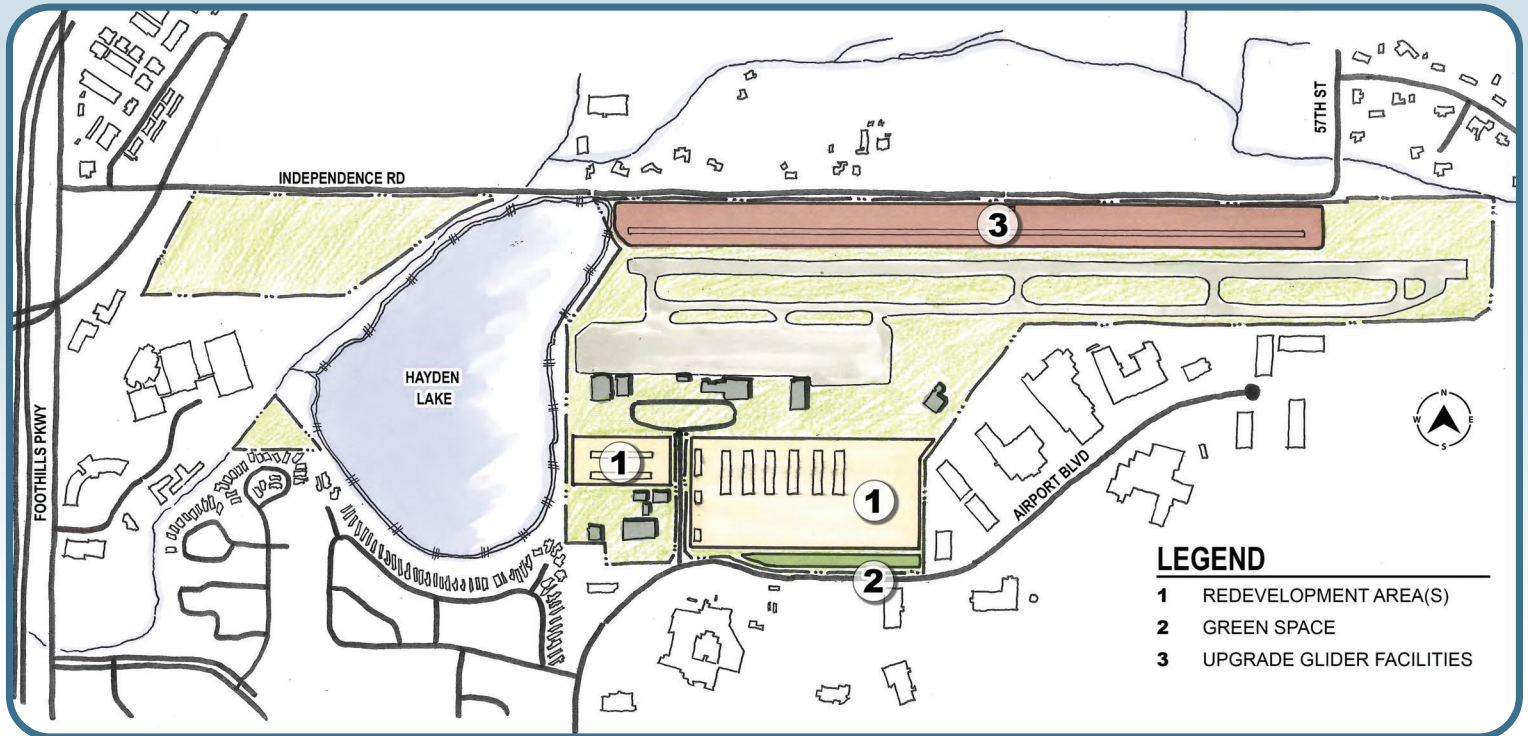
### Elements that Change

- No physical changes outside of necessary maintenance of existing facilities



# Scenario 2

## Airport with Aviation Improvements



This scenario would foster aviation development that is responsive to market and community demand. Includes modernization of general aviation, hangar improvements, and implementing the most recent Airport Master Plan.

### Elements that Remain:

- Existing runways and taxiways
- Existing apron areas
- Existing hangar facilities
- Existing support buildings

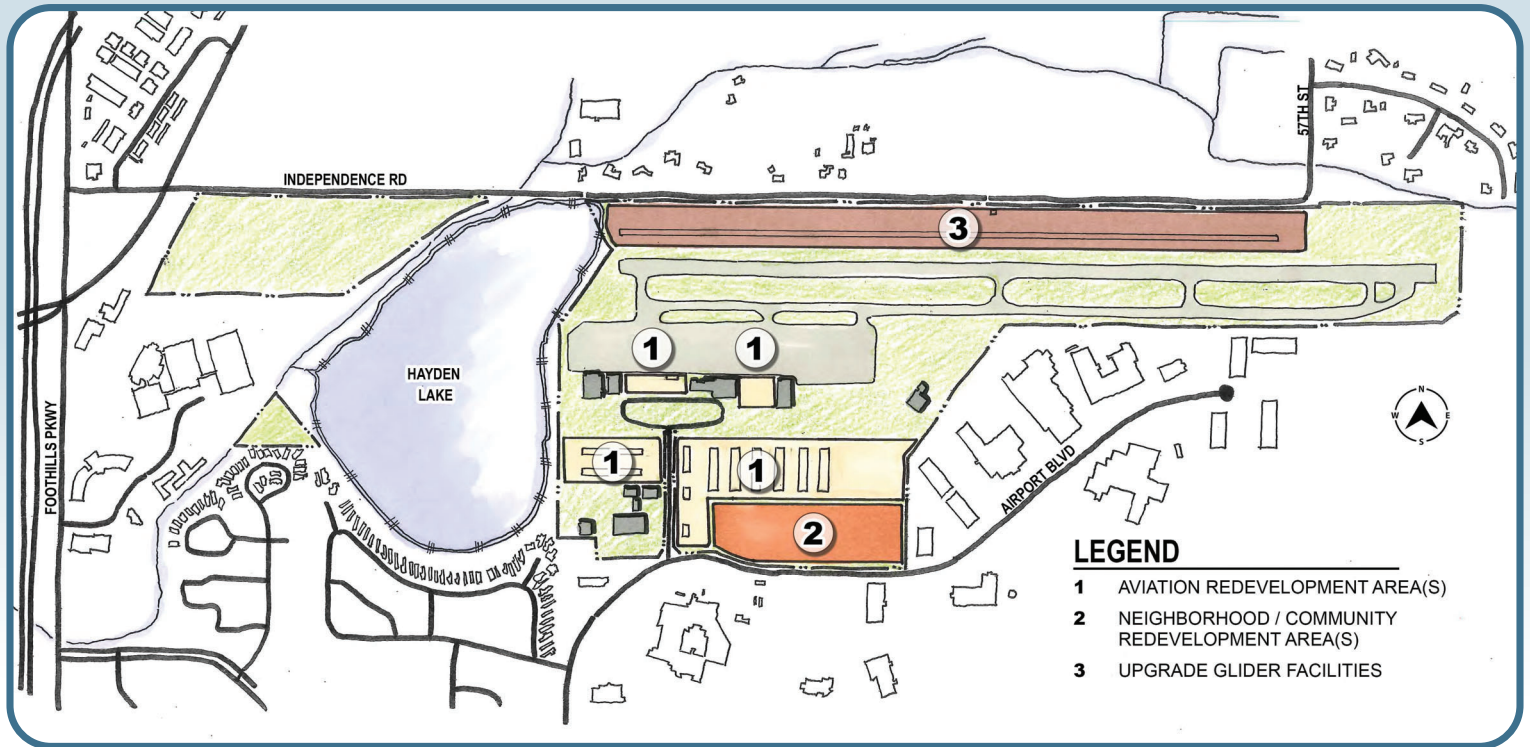
### Elements that Change

- Upgrade existing hangars
- Development of additional hangars
- Upgrade glider facilities
- Preserve options to accommodate future modes of travel and good movement
- Upgrade public aviation viewing area



# Scenario 3

## Airport with Neighborhood Serving Uses and Housing Lite



This scenario would foster aviation development and community development that compliment each other. Includes modernization of general aviation and hangar improvements and live/work hangars. Includes a wide range of neighborhood serving uses such as a restaurant or cafe, STEM learning center and vocational opportunities for local youth, and a community center that houses meeting spaces and an aviation museum.

### Elements that Remain:

- Existing runways and taxiways
- Existing apron areas
- Existing hangar facilities
- Existing support buildings

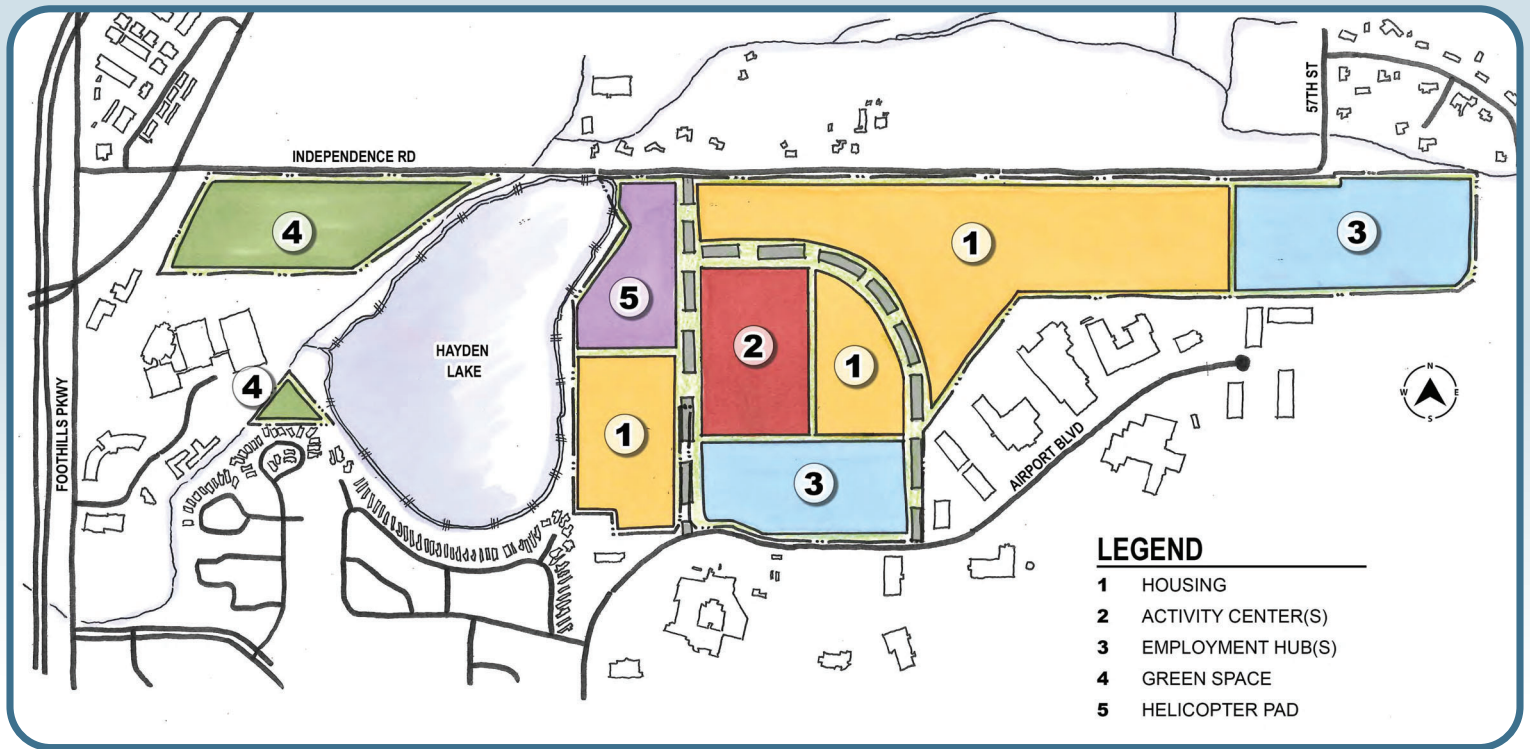
### Elements that Change

- Upgrade existing hangars
- Develop live/work hangars
- Build a restaurant or cafe
- Create a STEM learning center and vocational opportunities for local youth
- Upgrade glider facilities
- Build a community center that houses meeting spaces and an aviation museum



# Scenario 4

## Decommission Airport and Create New Neighborhood



This scenario would decommission the airport and create a new, mixed-use neighborhood that may include housing, activity centers, employment hubs, and green space. A portion of land would be set aside for helicopter emergency services that would support resiliency of the region.

### Elements that Remain:

- Landing area for emergency support services

### Elements that Change

- Build a range of housing types
- Create activity centers
- Create employment hubs
- Allocate green space for the needs of native plants and animals



**Appendix E. Draft Scenarios Feedback**

Scenario 1 Feedback
Not enough community engagement
What did we miss?
-Unleaded fuel -Electric plane charging
Minimizes city spending on a misunderstood asset
Nothing good about this scenario
Like infrastructure remains
expedite use of unleaded fuel
Scenario 1 Nothing new to offer
Prevents expansion of operations
Improves existing services
Without noise control/lead control, does not solve problems
Dislike status quo will create safety concerns
Lame! Lets do better!
Likes: -low cost -Balanced against other city priorities
Dislikes: -We're already behind other area airports
Def. need improved maintenance (snow removal)
Don't like: Will do nothing for airport \$\$ wise or mitigate noise, pollution, safety

- Not enough  
Community  
Engagement

What did we miss?  
- Unleaded fuel  
- Electric plane  
charging

+ Minimizes city  
spending on a  
misunderstood  
asset

- Nothing  
good about  
THIS scenario

LIKE  
Infrastructure  
Remains

expedite #1  
use of  
unleaded  
fuel.

Scenario 2  
Nothing new to  
offer

+ prevents expansion of  
operations  
+ improves existing services  
- without noise control / lead  
control, does not solve problems

DISLIKE  
Status Quo  
will create  
Safety  
Concerns

- LAME!  
LET'S DO  
BETTER!

(1)

Likes: Scenario 1  
- Low cost  
- Balanced against  
other city priorities  
Dislikes:  
- We're already  
behind other  
area airports  
- Neg. need improved  
maintenance (show  
removal)

Don't like: Scene #1  
will do nothing  
for airport \$ wise  
or mitigate noise,  
pollution, safety

## Scenario 2 Feedback

Like: electricity for electric gliders. Future electric tow-airplanes

Glider area needs electricity, flattened parking, running water

Still not welcoming to members of public/people who want to interact with airport activities

Likes:

-better option than scenario 1

Missing:

-FBO improvement (financial help)

Expedite use of unleaded fuel

Dislike:

-likely to exacerbate conflicts/impacts to neighbors-no clear incentive for better relationship with community

Like: restaurant for community engagement

Dislikes: not enough community

Likes:

-more community

-reserve for future transport modes

-Airport improves safety goes up

Concerns that this scenario with additional hangars will increase the traffic at the airport

-Add bike paths

Better but overall, there are better way to use the airport

Do not increase/upgrade glider

Doesn't really do enough to satisfy all stakeholders

Community area

Like:

electricity for electric gliders and tow p

Scenario 2 is a minimum starting point from which we can build upon

glider area  
needs  
electrification  
flattened parking  
running water

Still not welcoming  
to members of  
public/people  
who want to  
interact with  
airport activities.

Scenario 2:  
Likes:  
- Better options than  
Scenario 1

Missing: FBO improvement  
(financial help)

expedite #2  
use of  
unleaded  
fuel.

Like:  
Electricity for  
electrify glider,  
future  
electrify taxi-  
air planes

Dislike -  
Likely to exacerbate  
conflicts/impacts to  
neighbors -  
No clear incentive  
for better relations  
with community

Like:  
Respectful  
for community  
engagement

Dislikes  
- not enough  
community

LIKES  
- More community  
- Reserve for  
future transport  
modes  
- Airport improves  
Safety goes up

Scenario #2  
Concerns that  
this scenario with  
additional hangars  
will increase the  
traffic at the  
airport.  
Add bike paths.

Better, but  
Overall,  
there are  
better ways  
to use the  
airport.

- Do Not Increase/Upgrade Glider



- Doesn't really do enough  
to satisfy all stakeholders

2

+ COMMUNITY AREA

Like:

Electricity for  
electric slides  
+ low P

SCENARIO 2 is a MINIMUM  
STARTING POINT FROM WHICH  
WE CAN BUILD UPON

### Scenario 3 Feedback

Love the idea of a community center and STEM learning center

Concerns that additional hangars will increase the traffic at the airport

-Add bike lanes

Don't like:

-this is 'aviation' renamed 'community'

-too much ambiguity as to who/how it benefits

Dislike:

-adoption by community

-length of time to activate

What's missing?

-what about distribution facilities in new models?

Likes:

-Fosters education

-Fosters commerce

-Fosters housing

What other housing opportunities are possible that are compatible with the airport?

No concept of how with impacts climate, wildlife or community. Self-policing has not proven to work

Increase opportunities for youth

Housing for emergency response

Like: [illegible], park, education for community

Scenarios 2+3 are best

Scenario 3:

Like:

-like STEM learning (but must validate need w/ BVSD or CU)

-Like restaurant...but need to validate

Dislike:

-Aviation museums don't work without LOTS of private philanthropy

Not everyone wants cafe/restaurant. Its a draw for pilots = more air traffic

As long as it genuinely compliments airport uses

Expedite use of unleaded fuel

See vision document for soaring society

Like: Lots of good community benefits + outreach

?: Is there really a market for much community activity such as meetings, museum, broader education efforts?

Will need investment in infrastructure for electrical aircraft and advanced mobility. The city needs to [illegible] what it wants +invest accordingly
Boulder could be a leader in the future of sustainable aviation
Consider repurposing existing building such as the ARC building for a STEM/community purpose vs take up land needed for hangar development
Community area
Do not increase/upgrade glider
Scenario 2 would be the best for Boulder
If we keep the airport this is the best plan
Scenario 3: I like the idea of creating STEM learning center and vocational opportunities for local youths available to all youths
Glide upgrade: area not much needed: -electricity -flattened parking -perhaps running water
Would like spaces to draw community in
Like: -electricity for electric gliders, future electric tow-craft

### Scenario #3

Love the idea of a community center and STEM learning center.

### Scenario #3

Concerns that additional hangars will increase the traffic operations at the airport.

Add Bike Paths

### Scene #3

Don't like =

this is ~~not~~ "aviation" renamed "community"  
too much ambiguity as to who/how it benefits

### Dislike

- Adoption by Community
- Length of time to activate

What's missing?  
- what about distribution facilities in new models?

### Likes

- Fosters EDUCATION
- Fosters Commerce
- Fosters housing

③ What other housing opportunities are possible that are compatible with the airport?

No ~~is~~ concept of how this impacts climate, wildlife or community. Self-policing has not proven to work.

+ increase opportunities for youth

+ housing for Emergency Response!

### Like:

restaurant, park, education for community

Scenarios 2 + 3 are best

### Scenario 3:

- like STEM learning (but must validate need w/ BVS or CU)
- like restaurant... but need to validate

### Dislike:

- aviation museums don't work w/out LOTS of private philanthropy

Not everyone wants cafe/restaurant. It's a draw for pilots = more air traffic. ~~community~~

(+) As long as it genuinely Compliments Airport Uses

Expedite #3 use of unleaded fuel.

See vision document from Soaring Society

WILL NEED INVESTMENT IN INFRASTRUCTURE FOR ELECTRICAL AIRCRAFT + ADVANCED MOBILITY. THE CITY NEEDS TO INCENT WHAT IT WANTS + INVEST ACCORDINGLY

BOULDER COULD BE A LEADER IN THE FUTURE OF SUSTAINABLE AVIATION

CONSIDER REPURPOSING EXISTING BUILDINGS SUCH AS THE A.R.C. BUILDING FOR A STEM/COMMUNITY PURPOSE VS TAKE UP LAND NEEDED FOR HANGAR DEVELOPMENT

+ COMMUNITY AREA

+ Lots of good community benefits + outreach

? Is there really a market for much community activity such as meetings, museum, broader educational efforts?

Scenario 3

I like the idea of creating a STEM learning center and vocational opportunities for local youth available to all youths

+ - If we keep the airport this is the best plan.

SCENARIO 3 WOULD BE THE BEST USE FOR BOULDER

- Do Not Increase/Upgrade Glider

+ GLIDER UPGRADE:  
AREA

not much needed:

- x electricity
- x flattened parking
- x perhaps running water

+ would like  
spaces to draw  
community in

Like:

Electricity for  
electric gliders,  
future electric  
tow-craft

<b>Scenario 4 Feedback</b>
Like! Unique opportunity for middle income affordable housing
Like the helipad suggest putting it on land purchased with FAA funding. Good compromise that allows emergency use
This area already lacks schools and retail. Potential to meet current + future needs of residents
Dislikes: Housing incompatible with existing heavy industry on Airport Blvd
Dislike: Transportation & emergency hub gone forever
Bring airport up to "Boulder" Standards Sustainable Alt transport Great Looking
Likes: Employment hub
Best option for the overall community and city needs
Other than emergency service, the front range does not need this airport. Other uses are more pressing
Solves noise and lead issues
Like: -if you're going to do it build 13 floors very high density
Dislike: -City doesn't have capacity to evaluate or "action" - look at Alpine-Balsm on Planning reserve -Food and shopping desert -City will not like "employment hub"
Can support climate and environment. Is the safest option and most community benefit option. Can do pollinator plots.
Middle income housing needed for city and people
Opportunity for integrated transportation housing and mixed use
Employment hubs? We need more housing!
Current neighbors have spent \$ improving city infrastructure to reduce traffic. This #4 exponentially explodes traffic and resource requirements
This whole plan changes entire character of current rural neighborhoods
Scenario #4 Does not consider other Boulder owned property for redevelopment
More neighborhoods like Holiday or Vauban
I believe this is the best and highest use of the land
Housing will benefit the community, business and will reduce carbon

Like!!!  
Unique opportunity  
for middle  
income affordable  
housing.

Like the helipad.  
Suggest putting  
it on land purchased  
w/ FAA funding.  
Good compromise that  
allows emergency use.

This area  
already lacks  
schools + retail.  
Potential to meet  
current + future  
needs of residents

### DISLIKES

Housing incompatible  
with exist heavy  
industry on  
Airport Blvd

### DISLIKE

Transportation  
+ emergency  
hub  
gone  
forever

Bring airport  
up to

"Boulder"

Standards

Sustainable

Alt transport

Great lockies

### LIKES

Employment  
Hub

+ Best option for the overall  
community and city needs  
+ Other than emergency service,  
the front range does not need  
this airport. Other uses are  
more pressing  
+ Solves noise + lead issues (4)

Scenario 4  
can support climate  
+ environment,  
Is the safest option  
+ most community benefiting  
option.  
can do pollinator plots

Middle income  
housing  
needed  
for city + people

+ opportunity  
for integrated  
transportation  
housing +  
MIXED USE

Like:  
- If you're going to do  
it build 13 floors  
+ very high density  
Dislike:  
- City doesn't have  
capacity to evaluate  
or "action" - look  
at Alpine - Balsom or  
Planning Reserve  
- food + shopping  
desert  
- "city" will not like  
"employment hub"

EMPLOYMENT  
HUBS?  
WE NEED MORE  
HOUSING!



- CURRENT NEIGHBORS  
HAVE SPENT \$  
IMPROVING CITY  
INFRASTRUCTURE  
TO REDUCE TRAFFIC. THIS #4  
EXPONENTIALLY EXPLODES  
TRAFFIC + RESOURCE REQUIREMENTS

- THIS WHOLE PLAN  
CHANGES ENTIRE  
CHARACTER OF  
CURRENT RURAL  
NEIGHBORHOODS

- WHY IS THE AIRPORT THE  
ONLY OPTION BEING CONSIDERED  
FOR REPURPOSING? WHY NOT  
THE PLANNING PARKS OR  
GOLF COURSE? AIRPORT LAND  
HAS FAA ENCUMBRANCES THAT  
OTHER LAND DOES NOT HAVE

+ MORE NEIGHBOR-  
HOODS LIKE  
HOLIDAY OR  
VAUBAN

+ I believe  
this is the  
highest of best  
use of this  
land. →

+ housing  
will benefit  
the community  
businesses, and  
will reduce  
carbon.

Scenario #4

Does not consider






other Boulder owned

property for redevelopment



**Appendix F. Evaluation Considerations**

# BOULDER MUNICIPAL AIRPORT EVALUATION CONSIDERATIONS

GOAL	EVALUATION CONSIDERATIONS
 <b>SAFE</b>	<p>Enhance personal and community safety</p> <p>Increase resiliency through mitigation, response, and recovery</p> <p>Comply with airport rules and regulations, Federal Aviation Administration Standards, and Boulder Fire Department</p>
 <b>HEALTHY &amp; SOCIALLY THRIVING</b>	<p>Create community programming and gathering spaces</p> <p>Minimize community exposure to site impacts and noise</p> <p>Provide educational opportunities</p>
 <b>LIVABLE</b>	<p>Diversify site uses</p> <p>Balance the needs of airport operations and compatible surrounding land uses</p> <p>Provide amenities for residents</p>
 <b>ACCESSIBLE &amp; CONNECTED</b>	<p>Increase current and future multi-modal transportation options</p> <p>Enhance open space, bicycle, and trail connectivity</p> <p>Accommodate goods movement</p>
 <b>ENVIRONMENTALLY SUSTAINABLE</b>	<p>Encourage the integration of future clean technology</p> <p>Incentivize unleaded fuel for aircraft</p> <p>Minimize impact to wildlife and natural environment and support environmental compatibility</p>
 <b>RESPONSIBLY GOVERNED</b>	<p>Provide excellent customer experience</p> <p>Provide transparency, equity and uniformity with compliance in all leases, regulations, and plans for the airport</p> <p>Integrate community input regularly (e.g. Formation of Community Advisory Committee, Noise Committee)</p> <p>Maintain financial autonomy from city general fund subsidies</p>
 <b>ECONOMICALLY VITAL</b>	<p>Provide a diverse tax base and stable tax stream</p> <p>Foster diverse business options</p>

