

V

Engagement Scrapbook

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:

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ENGAGEMENT STAGES

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

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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.

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:



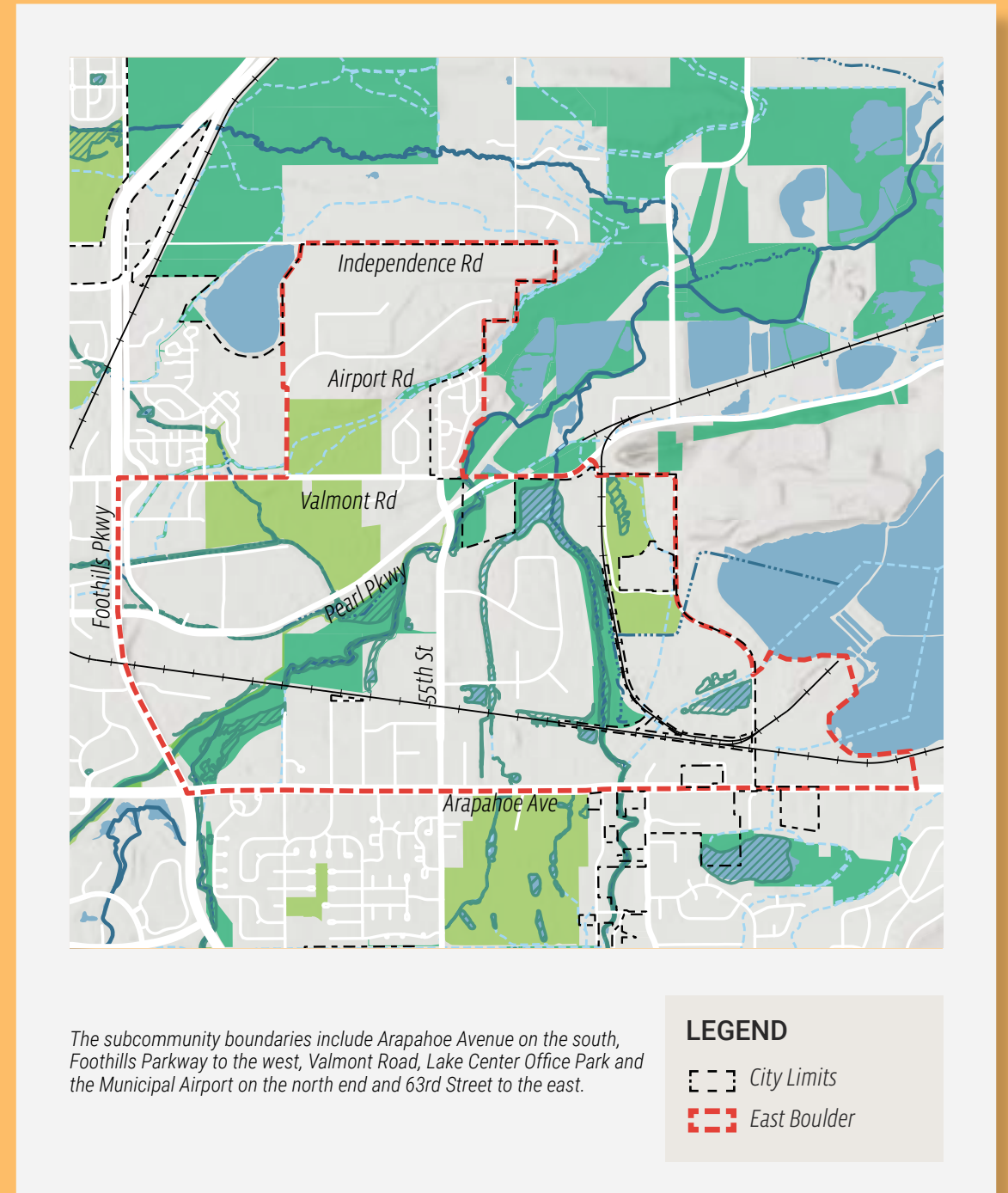
PROJECT TIMELINE

The project's timeline directly correlates and was planned for community engagement throughout the process.



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.




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. at 5340 Arapahoe Ave.

 **Advertising:** social media postings on February 14 and 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.

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.

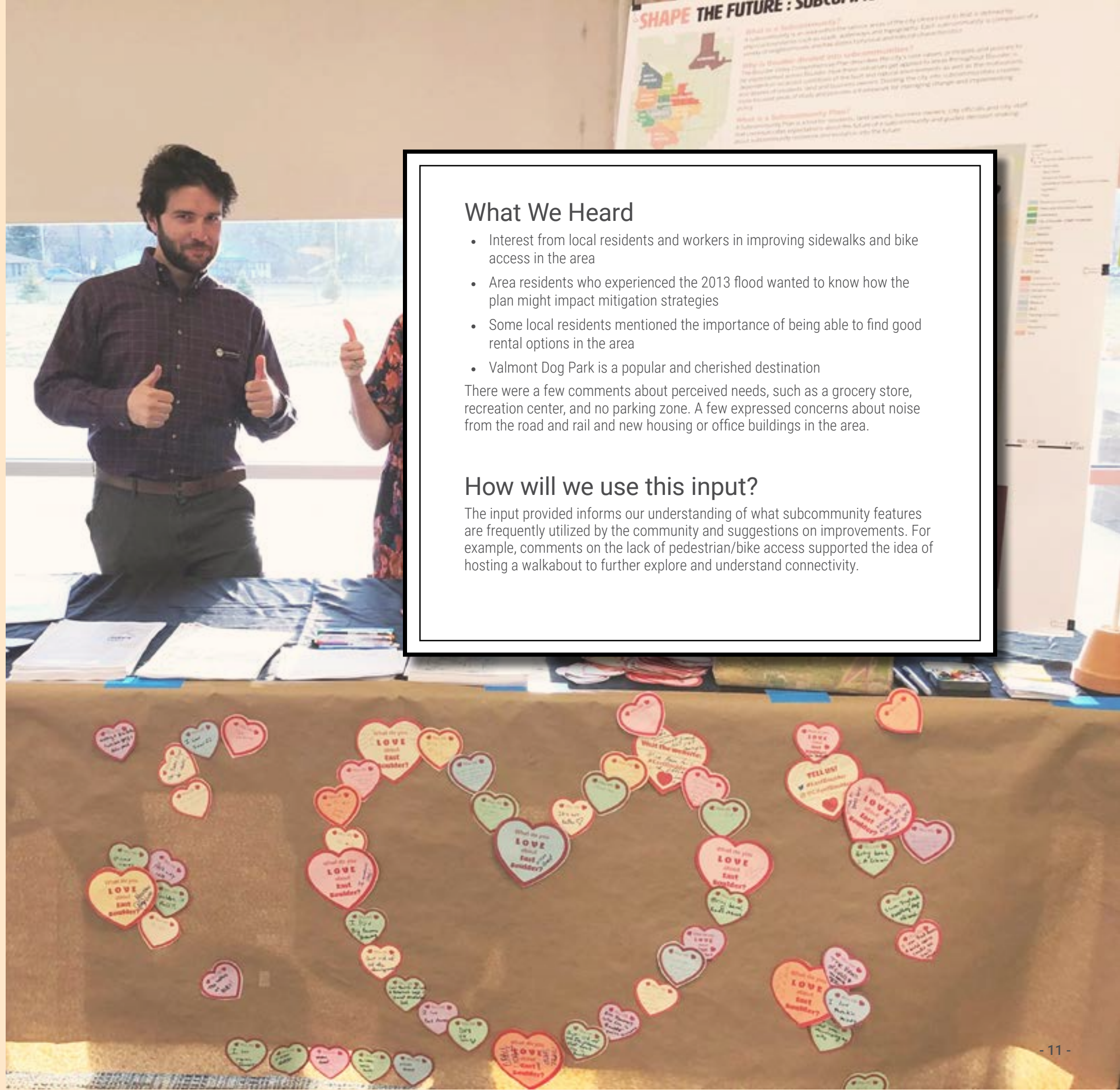


Date: April 4, 2019 from 5:00 - 7:30pm

Number of Participants & Comments: 20

Location: Jewish Community Center, 6007 Oreg Ave.

Advertising: All City Email, Advertisement in community newsletter, Advertisement in P&R Guide, Library Guide, Facebook Ads, Twitter, Daily Camera ad, 200 hardcopy flyers posted around the city, and 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 and 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 Renfro
 Elizabeth Dawn Williams
 Jeffrey Wingert

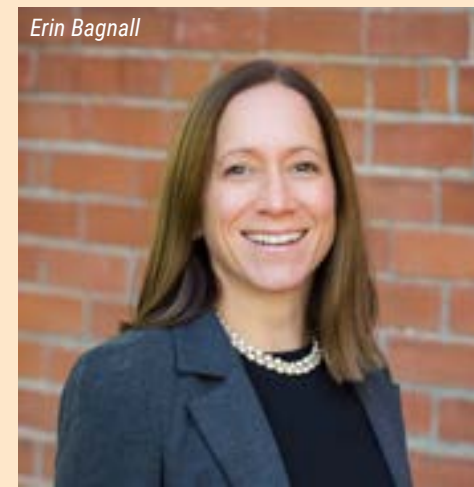
Julia Dullien



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 giving me insight into the working mechanism the 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




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.

 **Number of Participants:** 8 community members and 6 city staff

 **Route:** 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.

 **Advertising:** Boulder Walks Facebook page



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.


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)

 **Number of Participants:** 16 working group members (4 working group members participated at the make-up tour) and 5 city staff

 **Tour Route:** The starting point was at the OSMP Hub within the 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 Street and Arapahoe Avenue



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

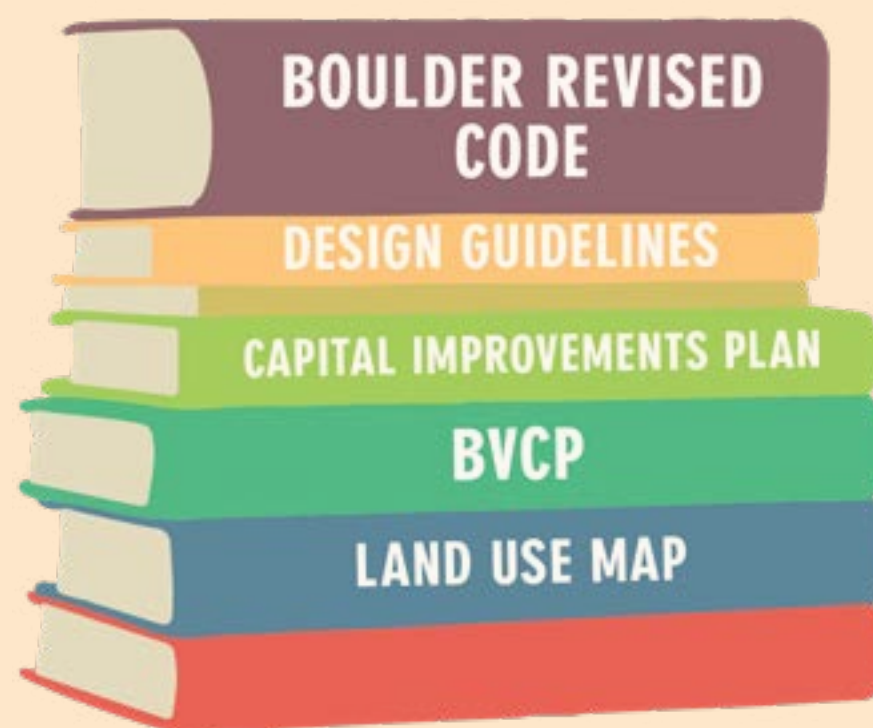
This working group meeting included a Planning 101 presentation by the city's planning director that covered decision-making in planning, the Boulder Valley Comprehensive Plan as a guiding document, and how zoning regulates the built environment through the Boulder Revised Code. The city's engagement 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

 **Number of Participants:** 17 working group members, 7 city staff, and 4 members of the public

 **Location:** OSMP Hub, 2520 55th St

 **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.

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



Number of Participants: 17 working group members, 7 city staff, and 4 members of the public



Location: OSMP Hub, 2520 55th St



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

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)?

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.

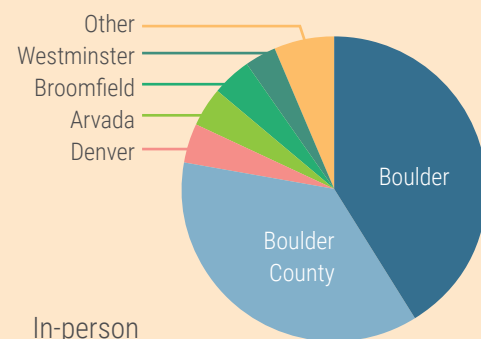
📅 Dates: Sunday, August 4 to Friday, August 9, 2019

📍 Number of Comments: 220

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

📣 Advertising: Project website, BeHeard, Working Group members, Planning Newsletter, and the city engagement calendar

Do you live in the City of Boulder?



In-person



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

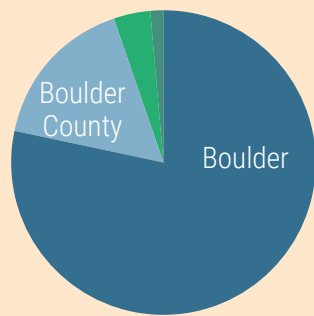
Who? What? Where?

Online Findings

Following the in-person engagement, a similar feedback form on BeHeard Boulder was posted. 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 to share their thoughts and concerns about East Boulder.

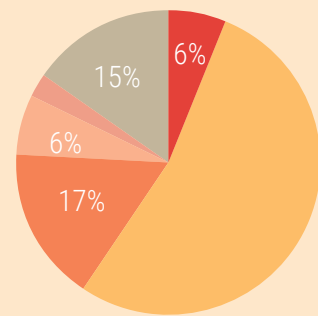
-  **Dates:** Monday, August 12 to Sunday, August 25, 2019
-  **Number of Comments:** 79
-  **Location:** BeHeard Boulder at www.beheardboulder.org
-  **Advertising:** Project website, BeHeard, Working Group, Planning Newsletter, and Nextdoor

Do you live in the City of Boulder?



BeHeard (online)

What is your primary interest in the East Boulder subcommunity?



BeHeard (online)

- I live in the subcommunity
- I live near the subcommunity
- I work in the subcommunity
- I own a business in the subcommunity
- I own property in the subcommunity
- Other



Tell us how you experience Boulder today

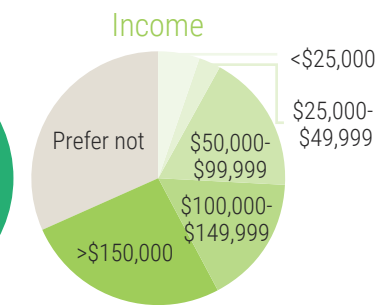
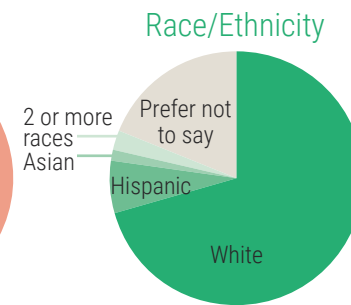
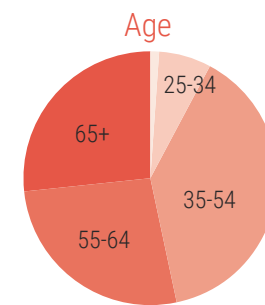
BE HEARD Boulder

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 help us hear from you.

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.

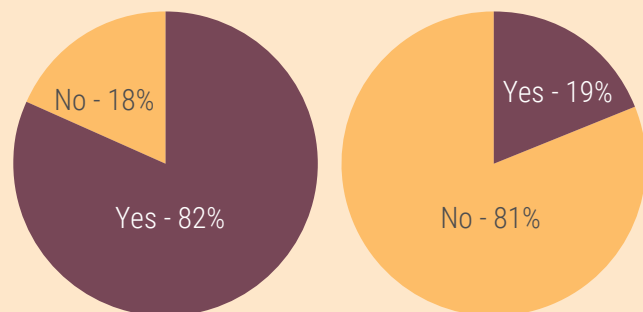
On-site & In-person Outreach Series

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.

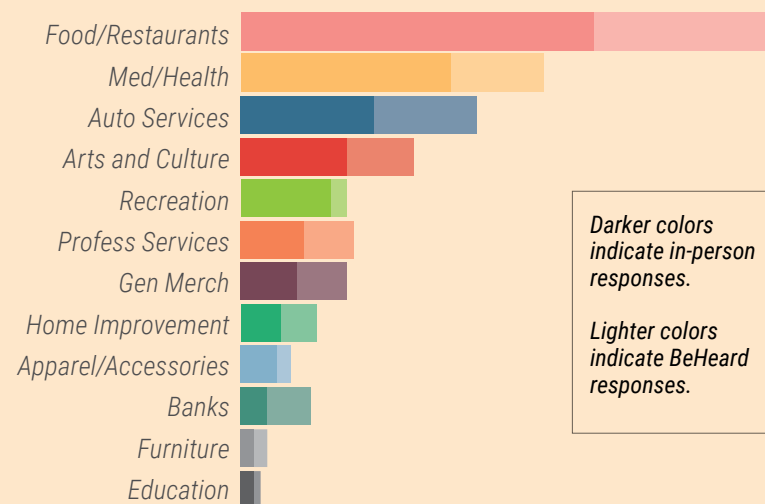
On-site & In-person Outreach Series

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.

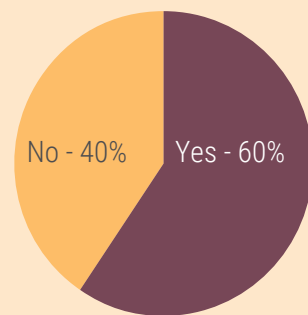
On-site & In-person Outreach Series

Who? What? Where?

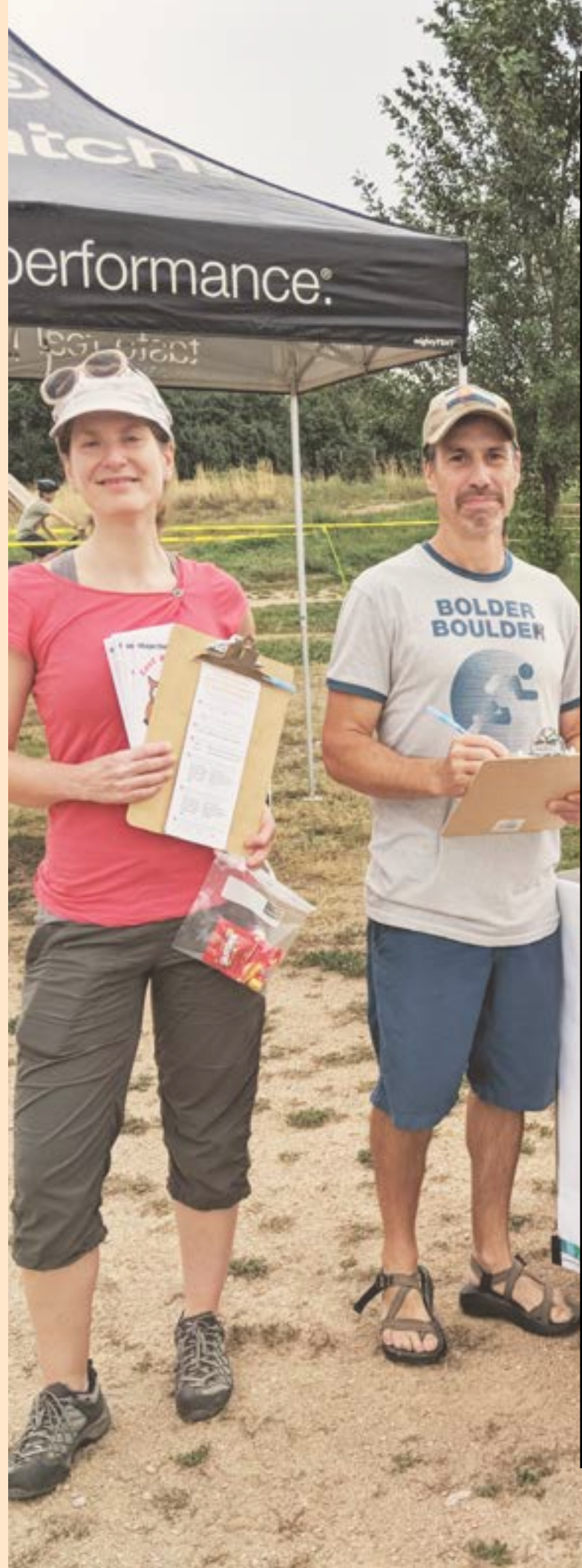
Recreation Findings

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 to play with dogs, bike to breweries, and have fun.

Do you consider East Boulder a destination for recreation?



BeHeard (online)

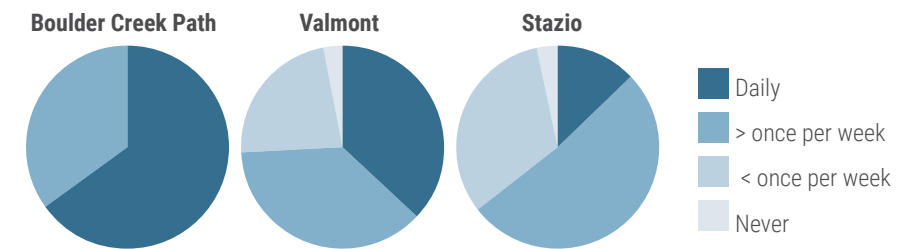


What We Heard

"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.

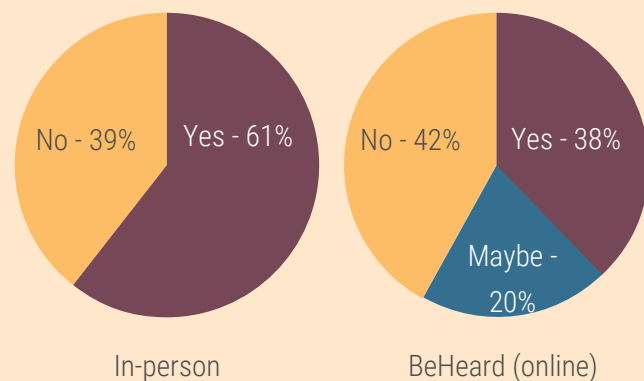
On-site & In-person Outreach Series

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.

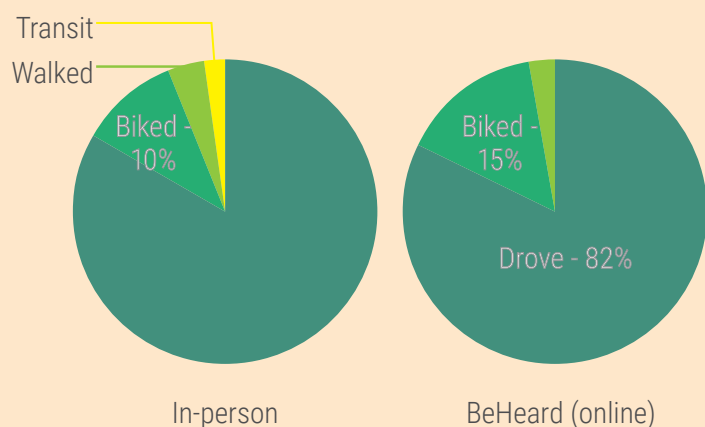
On-site & In-person Outreach Series

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.


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.

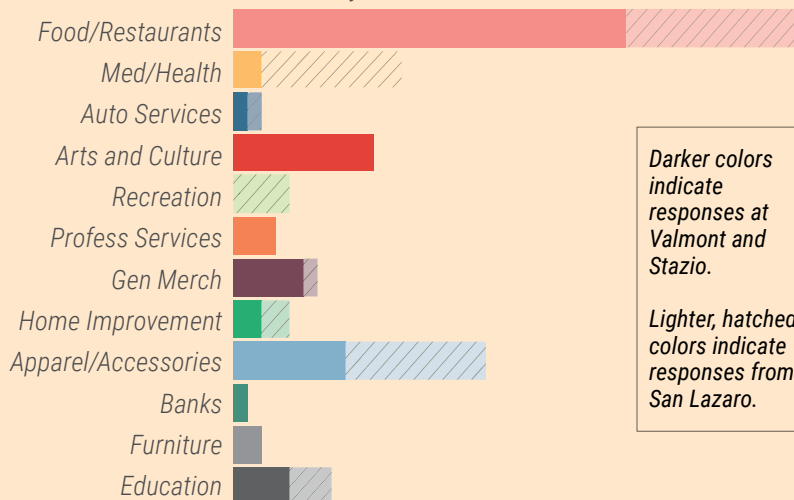
 **Dates:** Monday, August 26 - Friday, August 30, 2019

 **Number of Comments:** 22

 **Locations:** San Lazaro Park, Thursday night zumba classes

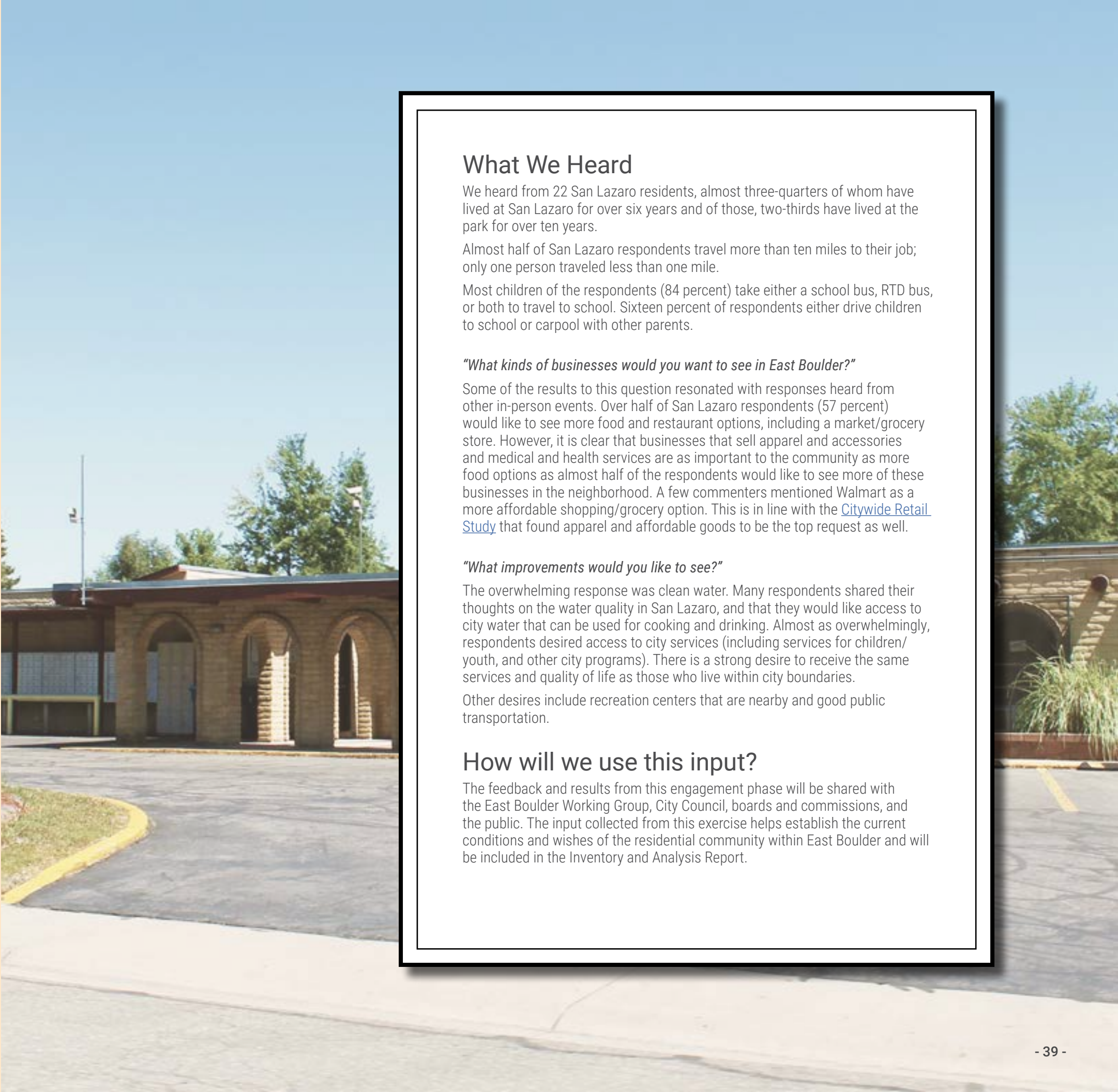
 **Advertising:** Communications through Almistdad Community Connectors

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



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



Location: 5050 Pearl St, Municipal Service Center



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

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

 **Number of Participants:** 19 working group members, 9 city staff, and 4 members of the public

 **Location:** 3327 Airport Rd, the Boulder Municipal Airport

 **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

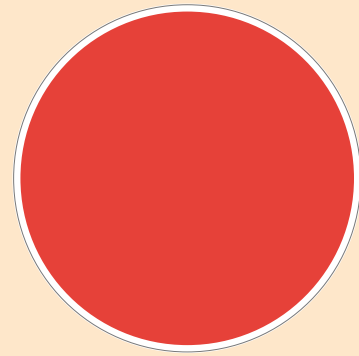
What We Heard

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.



City Council and Planning Boards Meetings

At two separate meetings, staff presented the project's progress at a City Council Study Session then again to the Planning Board under the matters section (not a public hearing) of the agenda. Staff shared information and solicited feedback on the work to date and upcoming engagement.

-  **Date:** Presented to City Council via the Information Packet on September 10, 2019 then presented to the Planning Board on October 3, 2019
-  **Number of Participants:** 9 City Council members and 2 staff; 7 Planning Board members and 2 staff
-  **Location:** 1777 Broadway, Municipal Building, Council Chambers
-  **Advertising:** News for City Hall and city website



What We Heard

The completed work to date was shared including Phase I: Project Kick Off with team identification and establishment, an initial base mapping, site tours, community engagement plan, project website and be heard boulder site; and Phase II: Inventory and Analysis with a previous plans memo, engagement scrapbook, and draft inventory and analysis report. The draft inventory and analysis report was described in greater detail and garnered favorable feedback that the key issues and conclusions were accurately represented. Some specific topics were raised that included things like support for affordable housing, increased tree canopy, further detail on the Connections Plan, creative mix of housing and space for creative jobs working with your hands, and Arapahoe Native Americans and the Valmont Butte should be included in the history.

Staff outlined the collaborative process between the Production Team, Planning Team, working group and the community that was planned for engagement around the Concept Development. Feedback included things like inviting residences and commercial entities in and adjacent to the subcommunity boundaries to the engagement events, as well as reaching out to employees who commute to the area. It also included having the East Boulder Working Group and the Use Table Subcommittee work together.

This document can be found in Planning Board's public archive [here](#).

How will we use this input?

These comments and concerns will be used to update the Inventory and Analysis report and upcoming engagement window.



DRAFT Report
September 4
2019

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, 8 city staff, and no members of the public



Location: 5050 Pearl St, Municipal Service Center



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

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 microability 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.

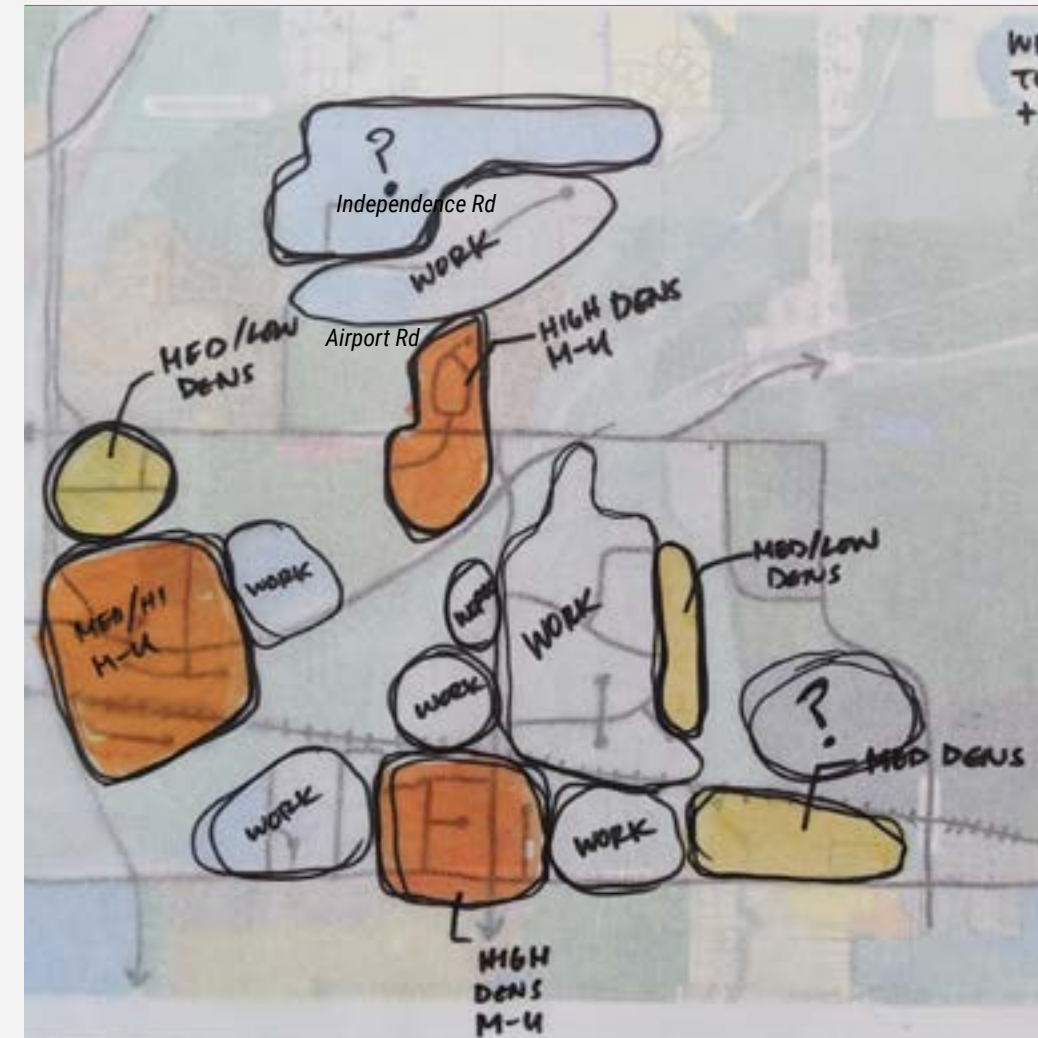
WHAT DO WE WANT TO BE?

Stage 2: This stage of engagement 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.







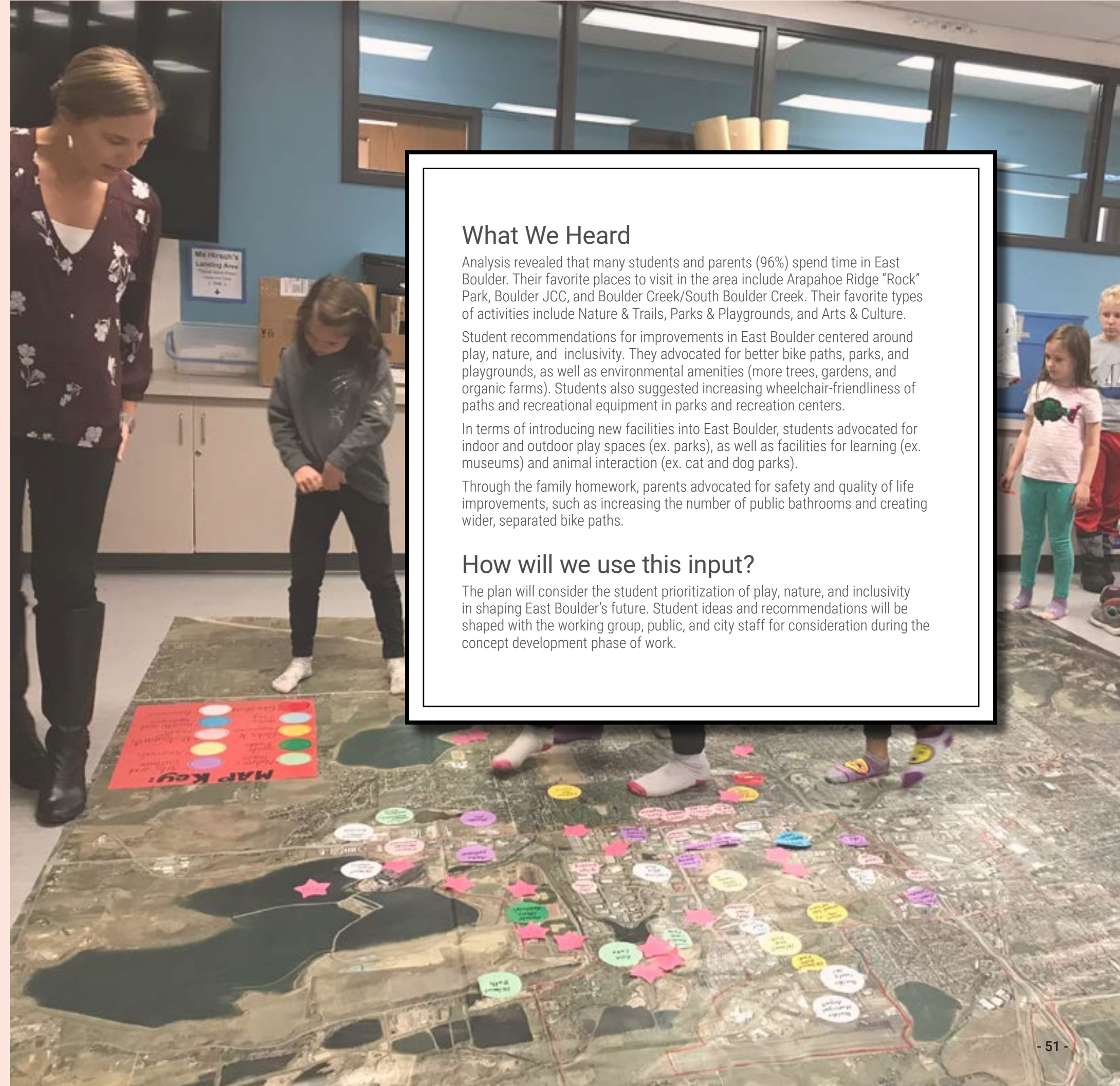
Working Group members iterate concepts with city staff through diagrams and dialog.

Growing Up Boulder (GUB) hosted and facilitated

Eisenhower Elementary School

As 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:** October 8 through November 7, 2019
-  **Number of Comments:** 158 children, youth, & their parents / caregivers
-  **Locations:** Eisenhower Elementary School
-  **Advertising:** via GUB and the school



What We Heard

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.

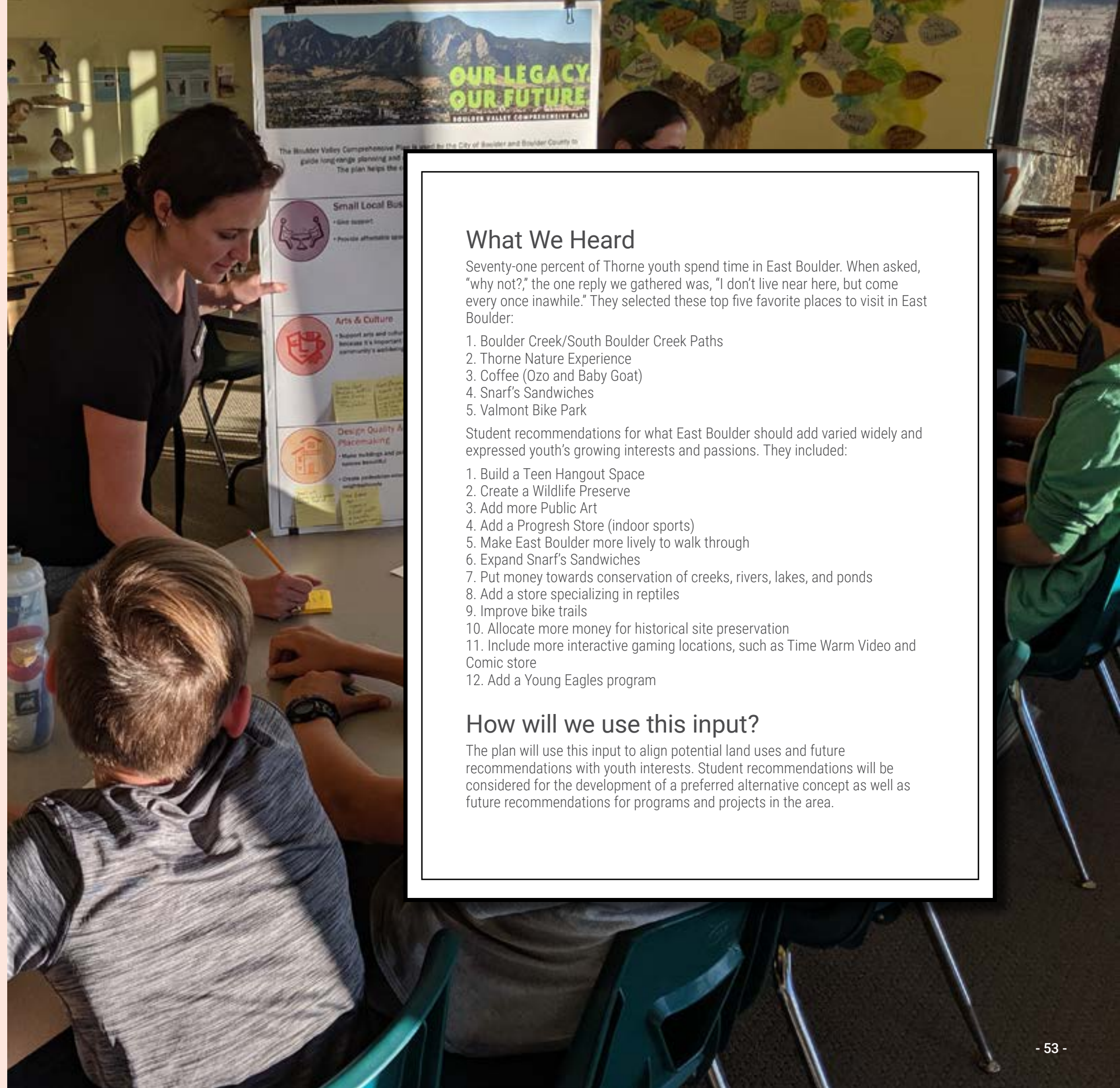
Growing Up Boulder (GUB) at
Thorne Nature Experience

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), 2 Thorne staff members, 1 GUB staff member, 2 GUB/CU undergraduate students, and 2 city staff

 **Location:** 1466 63rd St, Thorne Nature Experience



What We Heard

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 inawhile.” 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.

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:** 5505 Valmont Rd , San Lazaro Park Community Center



What We Heard

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.


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

 **Number of Participants:** 19 working group members, 8 city staff, and 1 member of the public

 **Location:** 3295 Palo Pkwy, at the Palo Park Community Center

 **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 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.


East Boulder Working Group (EBWG)


Meeting #8


Overview and 2020 Roadmap

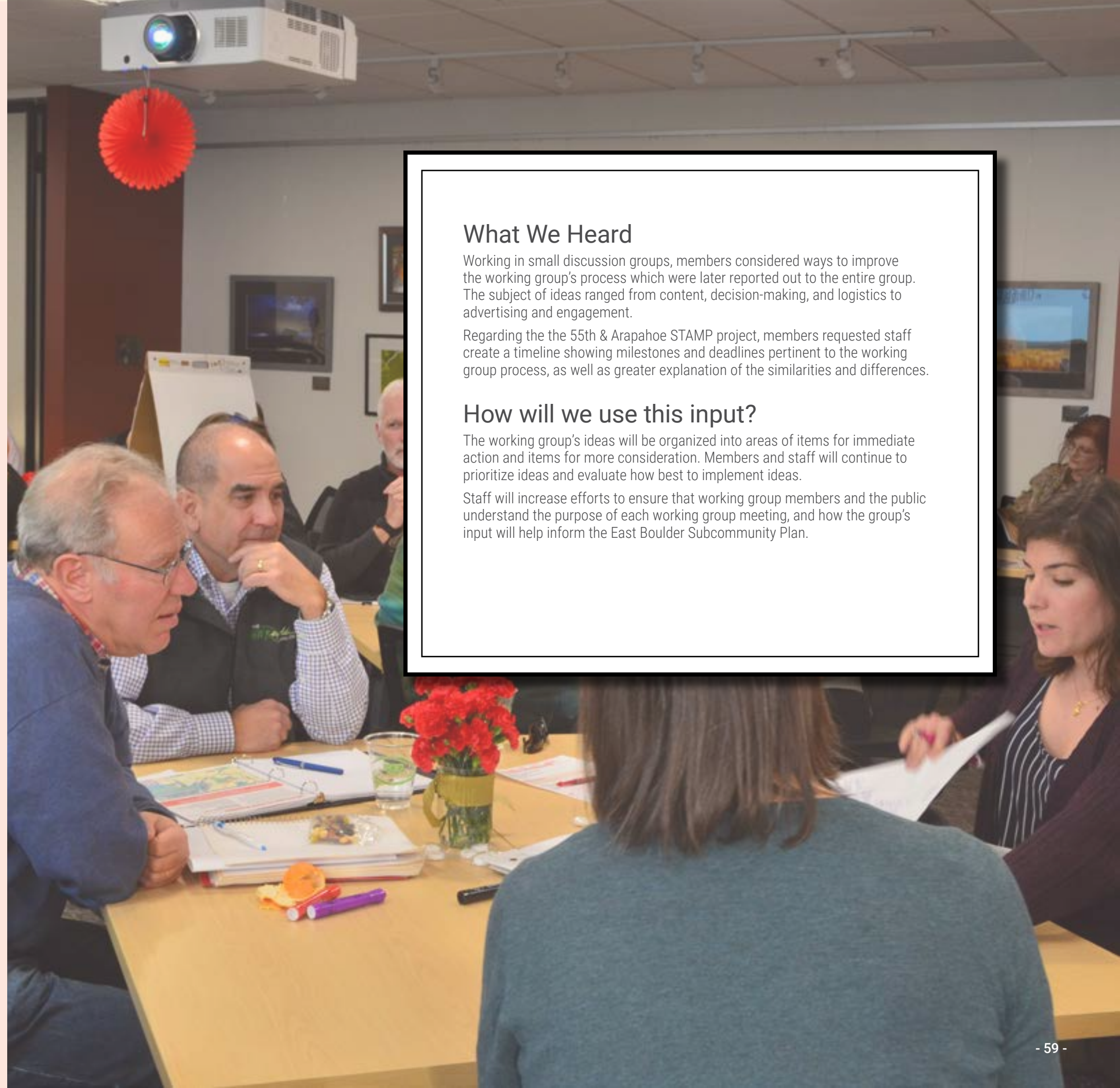
Working group members met at the OSMP Hub. Manager of Comprehensive Planning Jim Robertson and Engagement Manager Sarah Huntley presented on the role of the working group in the creation of the East Boulder Subcommunity Plan (EBSP), including accomplishments and what is to come. Group members learned 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

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

 **Location:** 2520 55th St, OSMP Hub

 **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

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.

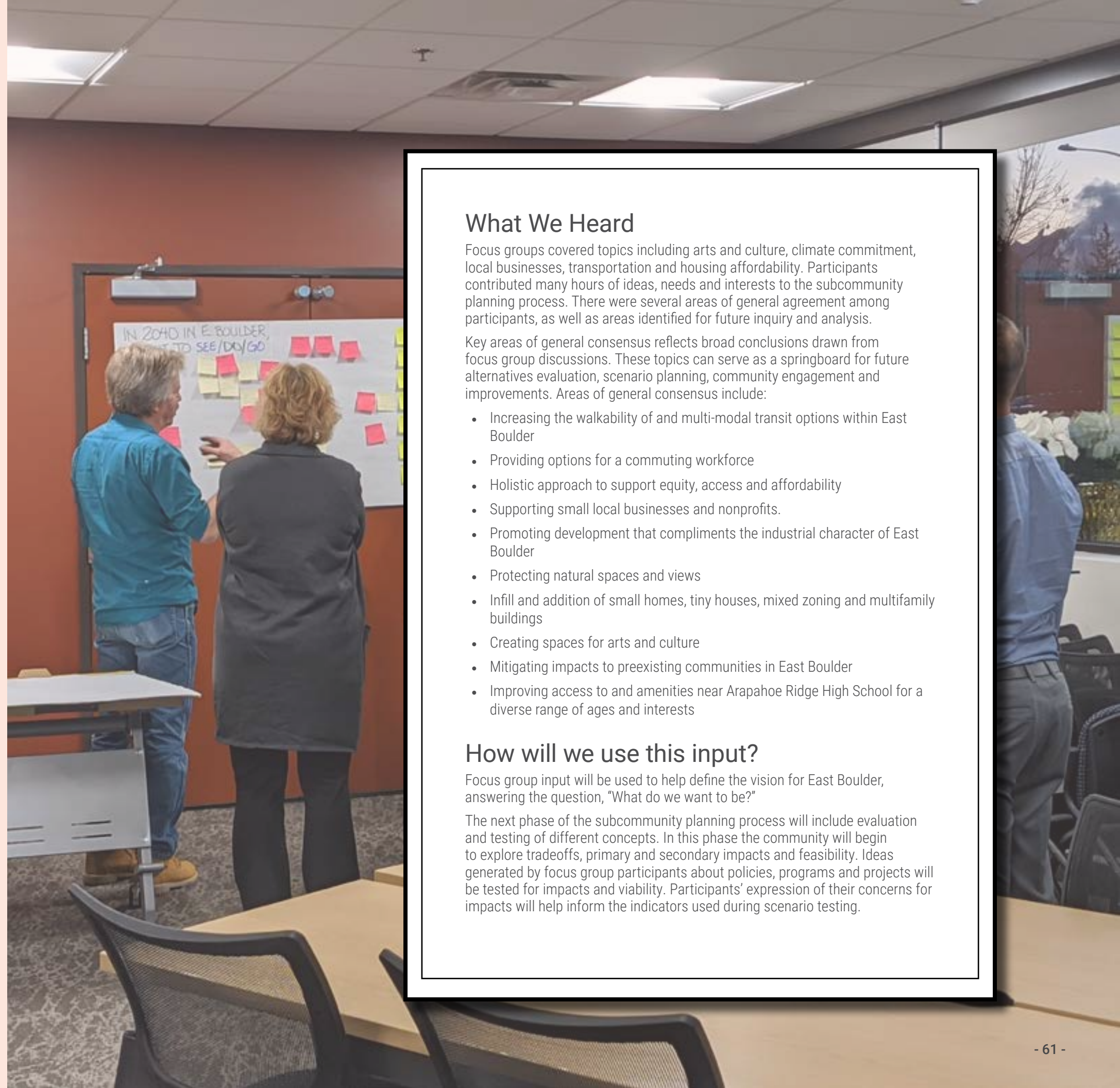
Staff will increase efforts to ensure that working group members and the public understand the purpose of each working group meeting, and how the group's input will help inform the East Boulder Subcommunity Plan.

CDR Associates hosted and 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
-  **Number of Participants:** 84 participants
-  **Comments:** 519 comments recorded
-  **Locations:** city office buildings at OSMP and Center Green, Arapahoe Ridge High School and San Lázaro 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.



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.




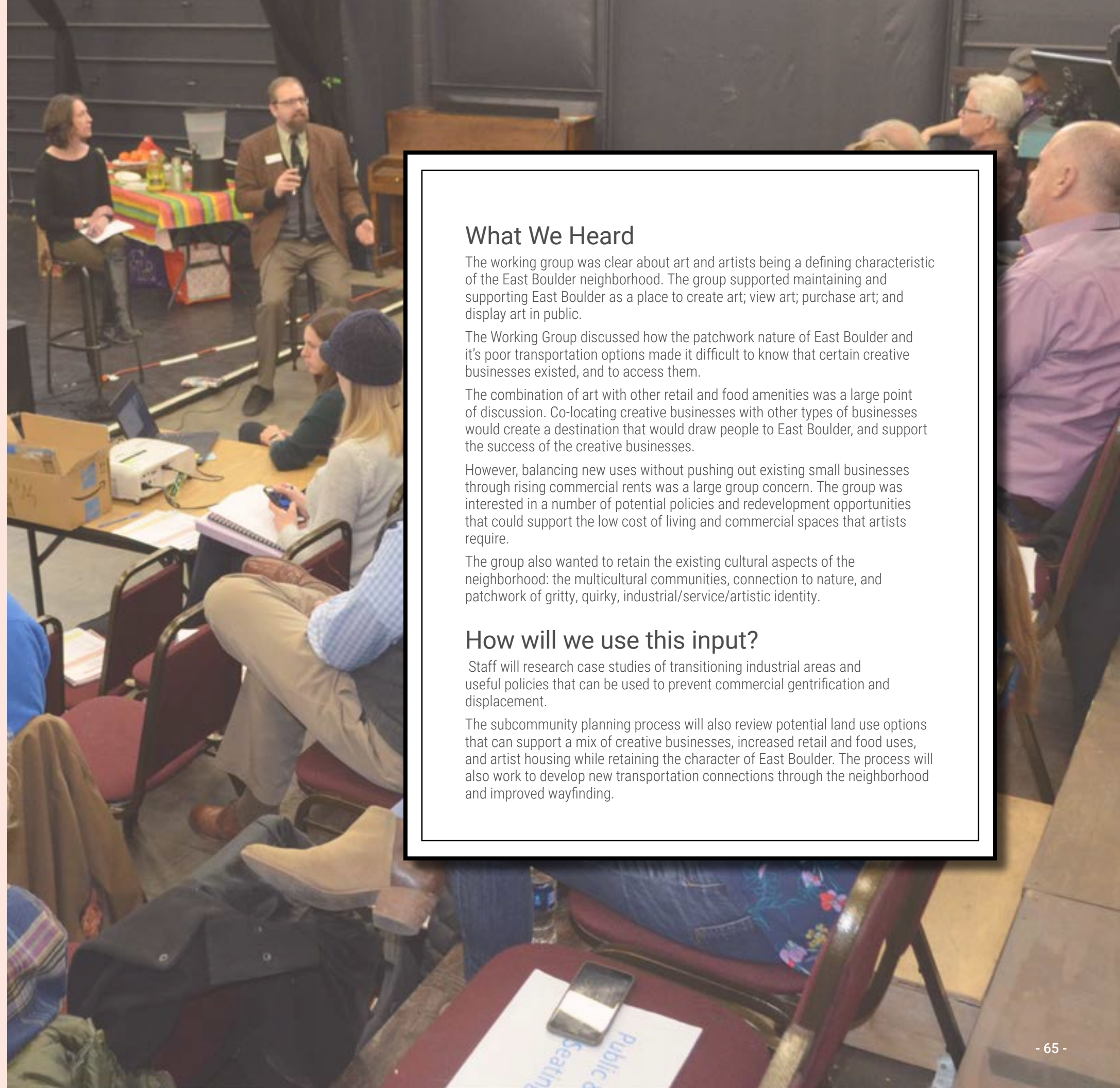
East Boulder Working Group (EBWG)

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
-  **Number of Participants:** 15 working group members, nine city staff, and one members of the public
-  **Location:** 4847 Pearl St, The Spark Performing & Creative Arts
-  **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

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?

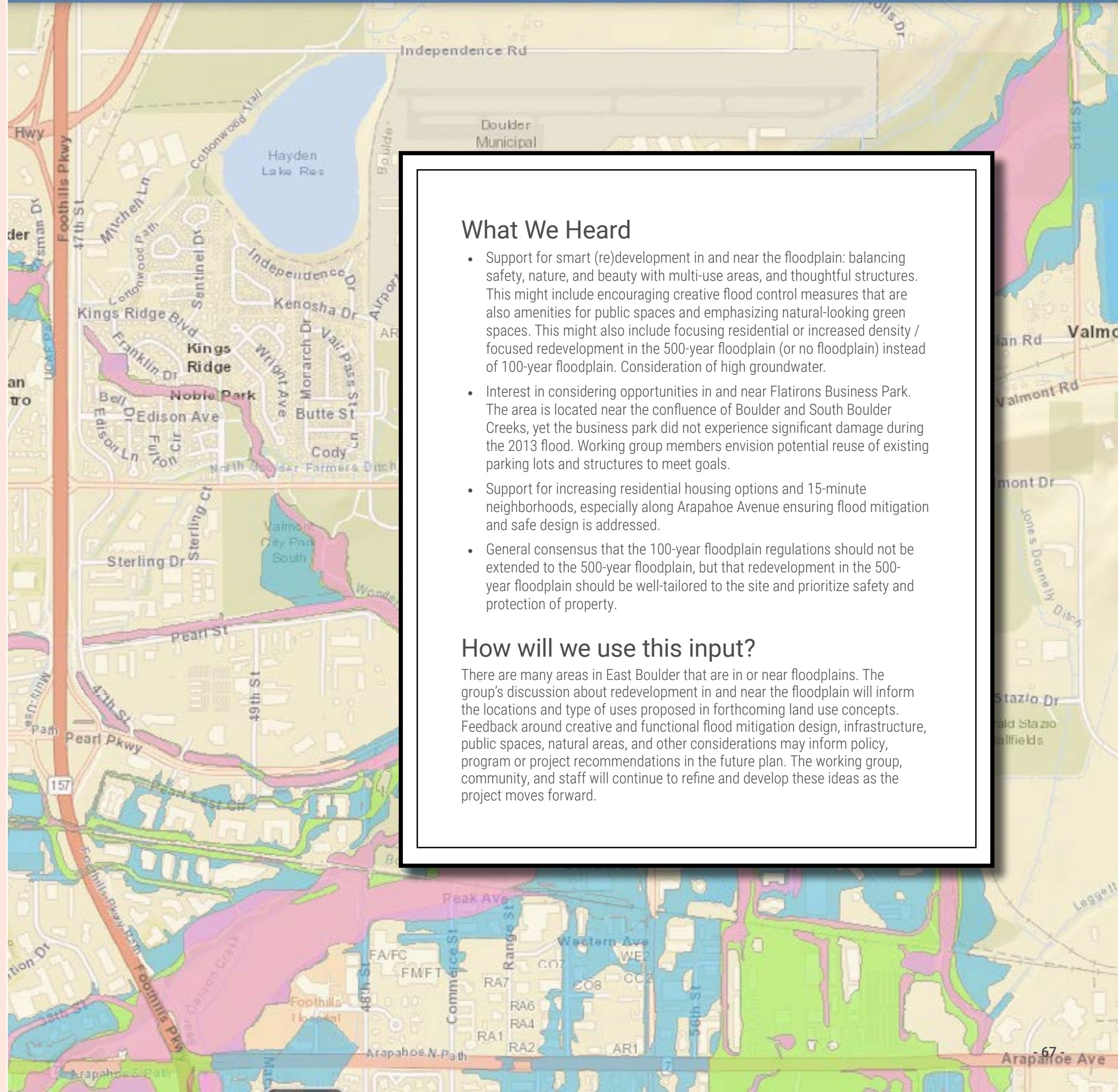
Staff will research case studies of transitioning industrial areas and useful policies that can be used to prevent commercial gentrification and displacement.

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
-  **Location:** Meeting held online via Zoom's video conferencing platform
-  **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.

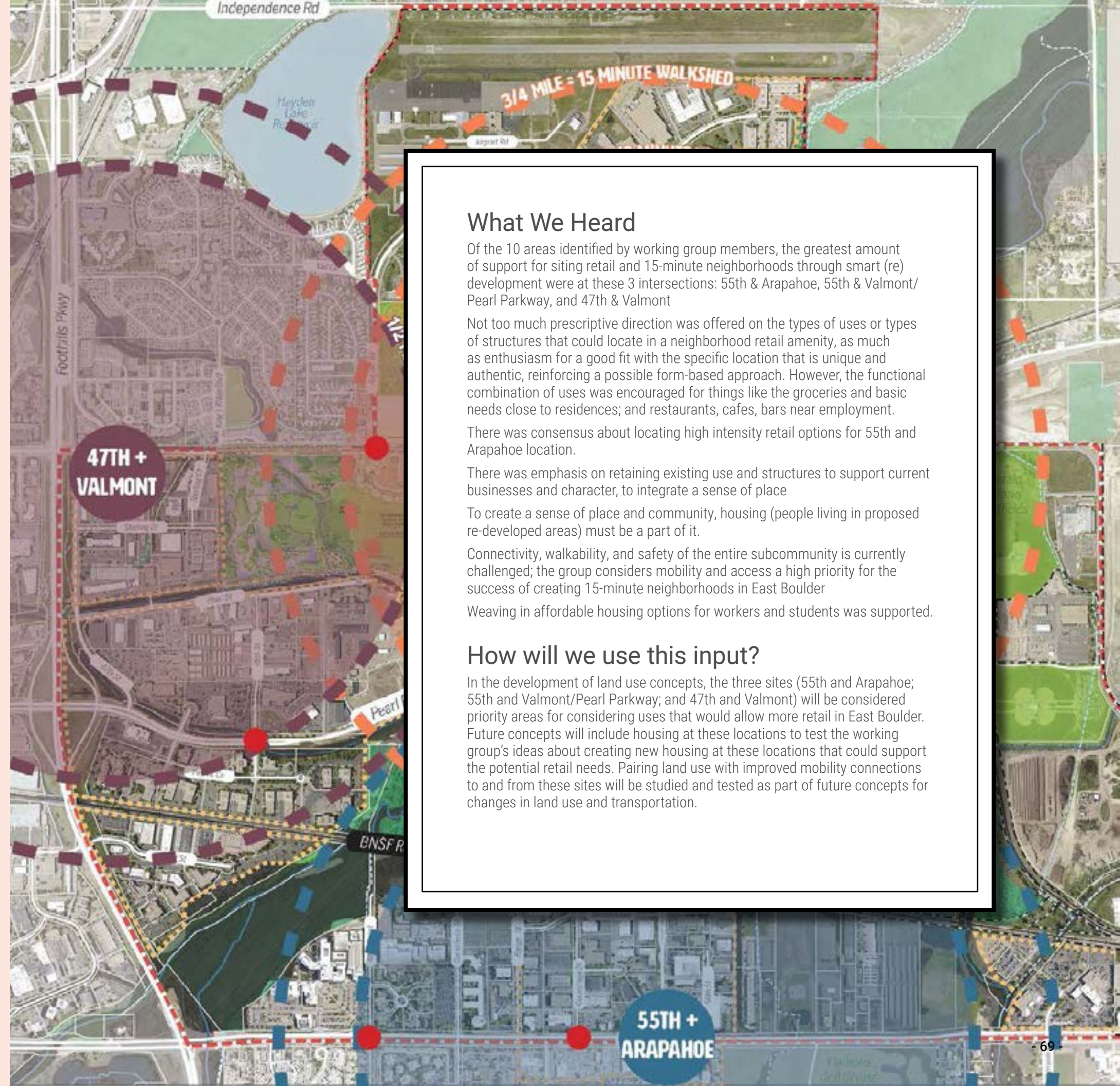
East Boulder Working Group (EBWG)

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 via Zoom's video conferencing platform
-  **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.

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.



Date: May 27, 2020



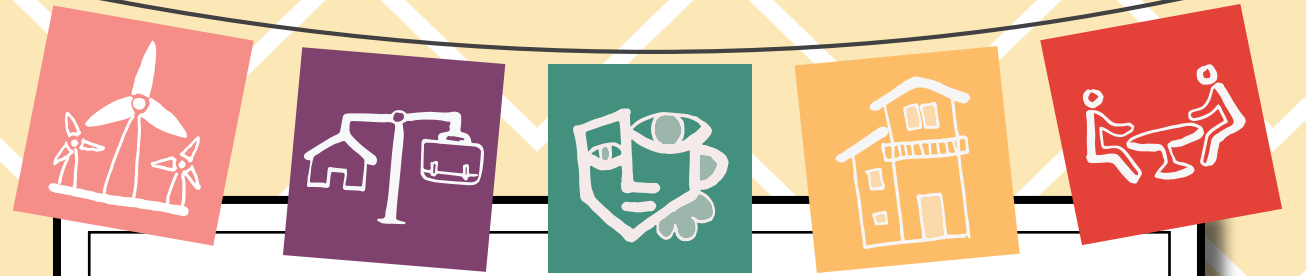
Number of Participants: 18 out of 21 working group members, 8 staff, and 5 members of the public



Location: Meeting held online via Zoom's video conferencing platform



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, 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 Lázaro 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 Spanish language translator, and 1 member of the public
-  **Location:** Meeting held online via Zoom's video conferencing platform
-  **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 Vision 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.

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.

Arts & Cultural Spaces

Access & Mobility

Small Local Business

Design Quality & Placemaking

Resilience & Climate Commitment


Housing Affordability & Diversity

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

 **Comments:** 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.

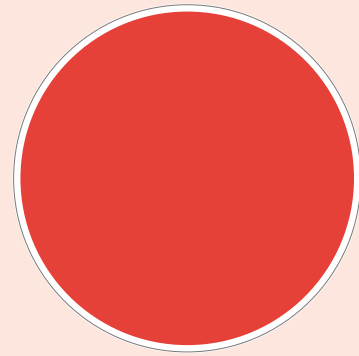
Some of the feedback indicates that some community members still are not clear about the boundaries of the East Boulder subcommunity.

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.

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.

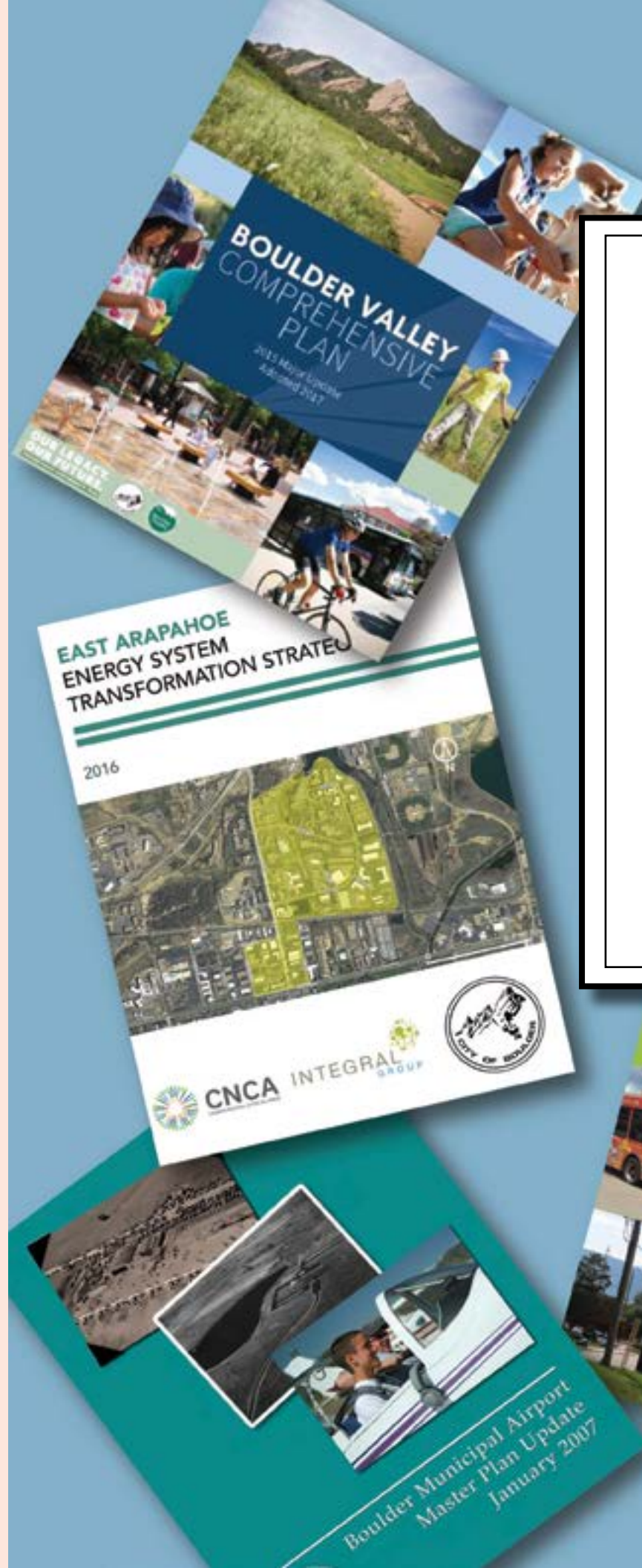
Revised Vision Statements will help shape the range of options considered about where, what and how East Boulder's future might evolve – to achieve citywide goals established in the Boulder Valley Comprehensive Plan (BVCP).



City Council and Planning Boards Meetings

Staff presented at Planning Board, under the matters section (not a public hearing) of the agenda to update Planning Board on the progress of the East Boulder Subcommunity Plan and describe the impacts of the COVID crisis on the planned project scope and schedule for the East Boulder Subcommunity Plan and outline next steps for the project. This status document was also shared with City Council.

-  **Date:** Document shared with City Council via the Information Packet on July 21, 2020 then presented to the Planning Board on July 30, 2020
-  **Number of Participants:** 9 City Council members and 2 staff; 7 Planning Board members and 2 staff
-  **Location:** 1777 Broadway, Municipal Building, Council Chambers
-  **Advertising:** News for City Hall and city website



These images are just some of the covers of plans included in the Previous Plans Memo that documented the previously completed planning work in East Boulder (by the City and other entities) and identified the impacts and opportunities of those plans and studies on the future of the East Boulder Subcommunity.

What We Heard

Council members overall supported the information staff shared and confirmed the project timeline adjustment due to COVID impacts, reduced funding and staffing, were justified. This meant that some of the tools and services originally planned for would be removed and / or calibrated. Some other highlights of the presentation included the following:

The current work: Phase III with East Boulder vision statements, land use and mobility concepts, and identification of key or catalytic sites.

The upcoming work: Phase III concept development and scenario testing, summer engagement, and boards engagement. This meant that the ideas generated by staff and the working group would be shared with the community then their feedback would be presented to boards for more input.

This document can be found in Planning Board's public archive [here](#).

How will we use this input?


These comments and concerns will be used to approaching the upcoming engagement window.


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.

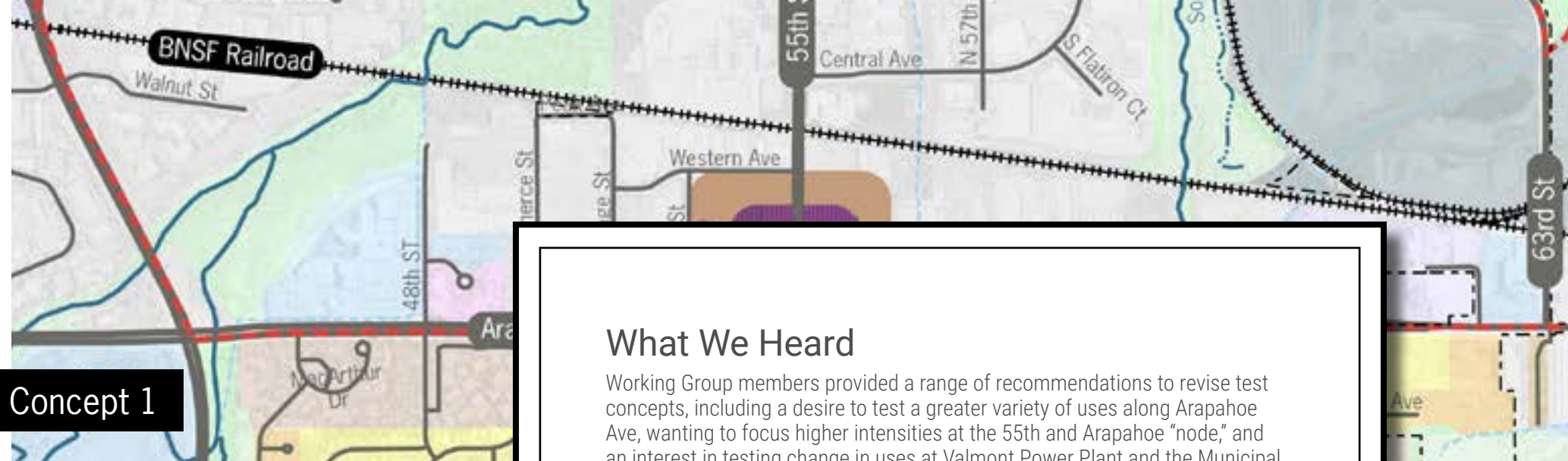
 **Date:** July 22 and July 29, 2020

 **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

 **Location:** Meeting held online via Zoom’s video conferencing platform

 **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



What We Heard

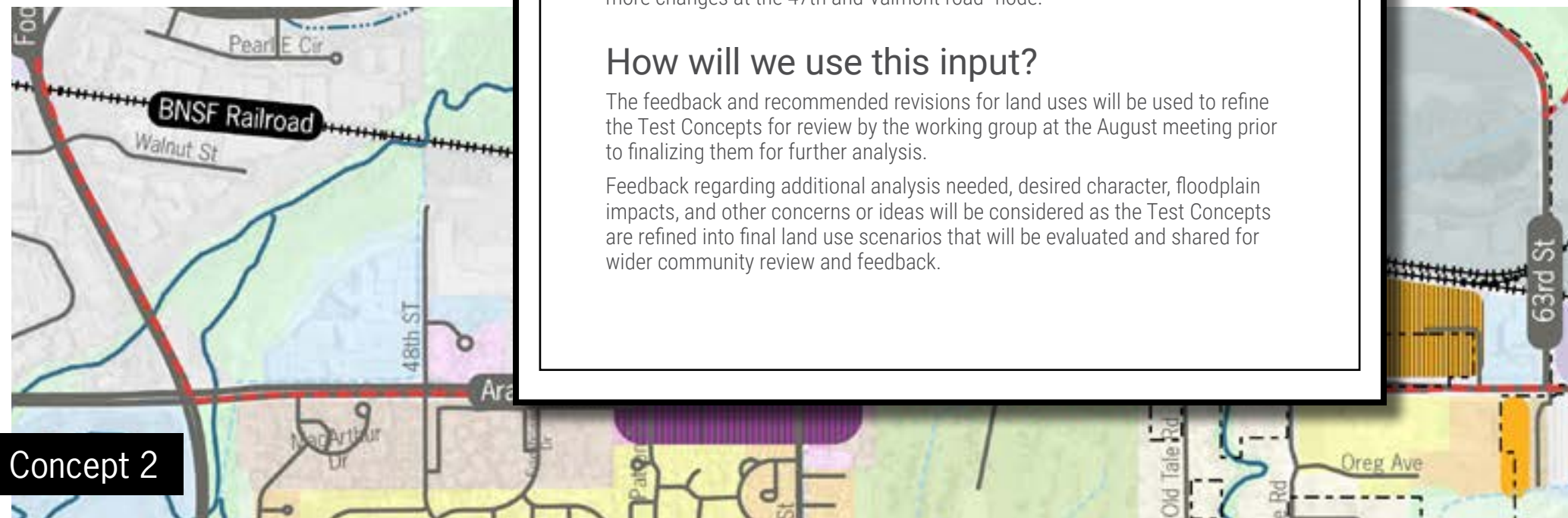
Working Group members provided a range of recommendations to revise test concepts, including a desire to test a greater variety of uses along Arapahoe Ave, wanting to focus higher intensities at the 55th and Arapahoe “node,” and an interest in testing change in uses at Valmont Power Plant and the Municipal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

How will we use this input?

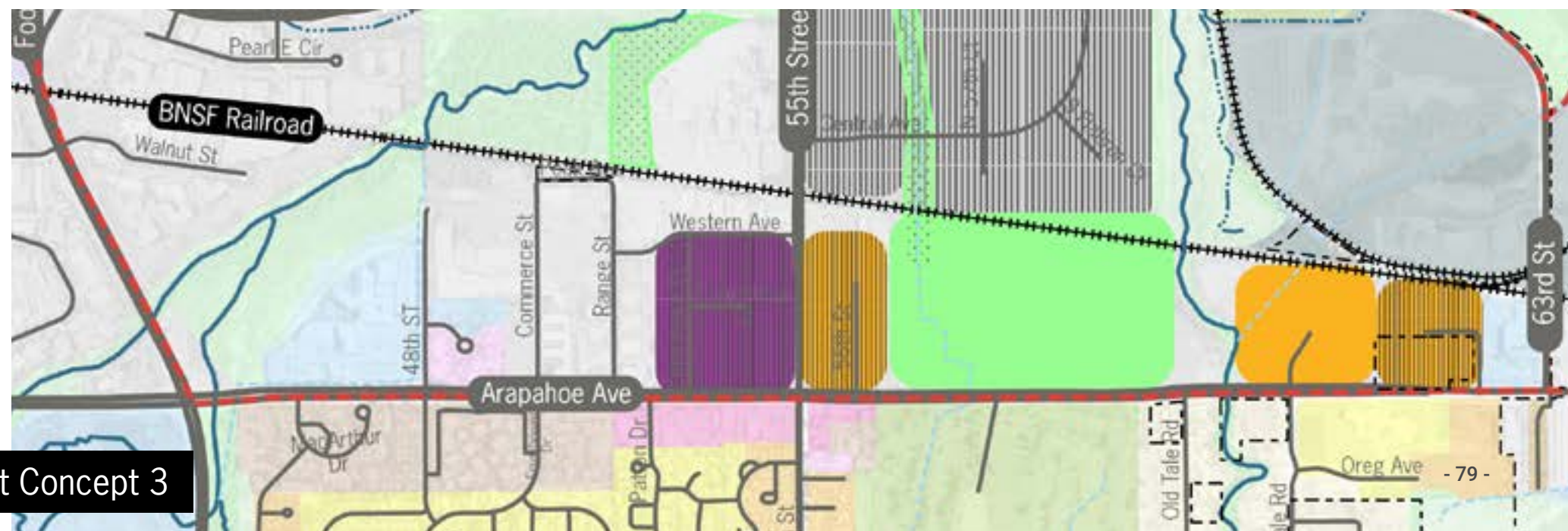
The feedback and recommended revisions for land uses will be used to refine the Test Concepts for review by the working group at the August meeting prior to finalizing them for further analysis.

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.

Test Concept 2







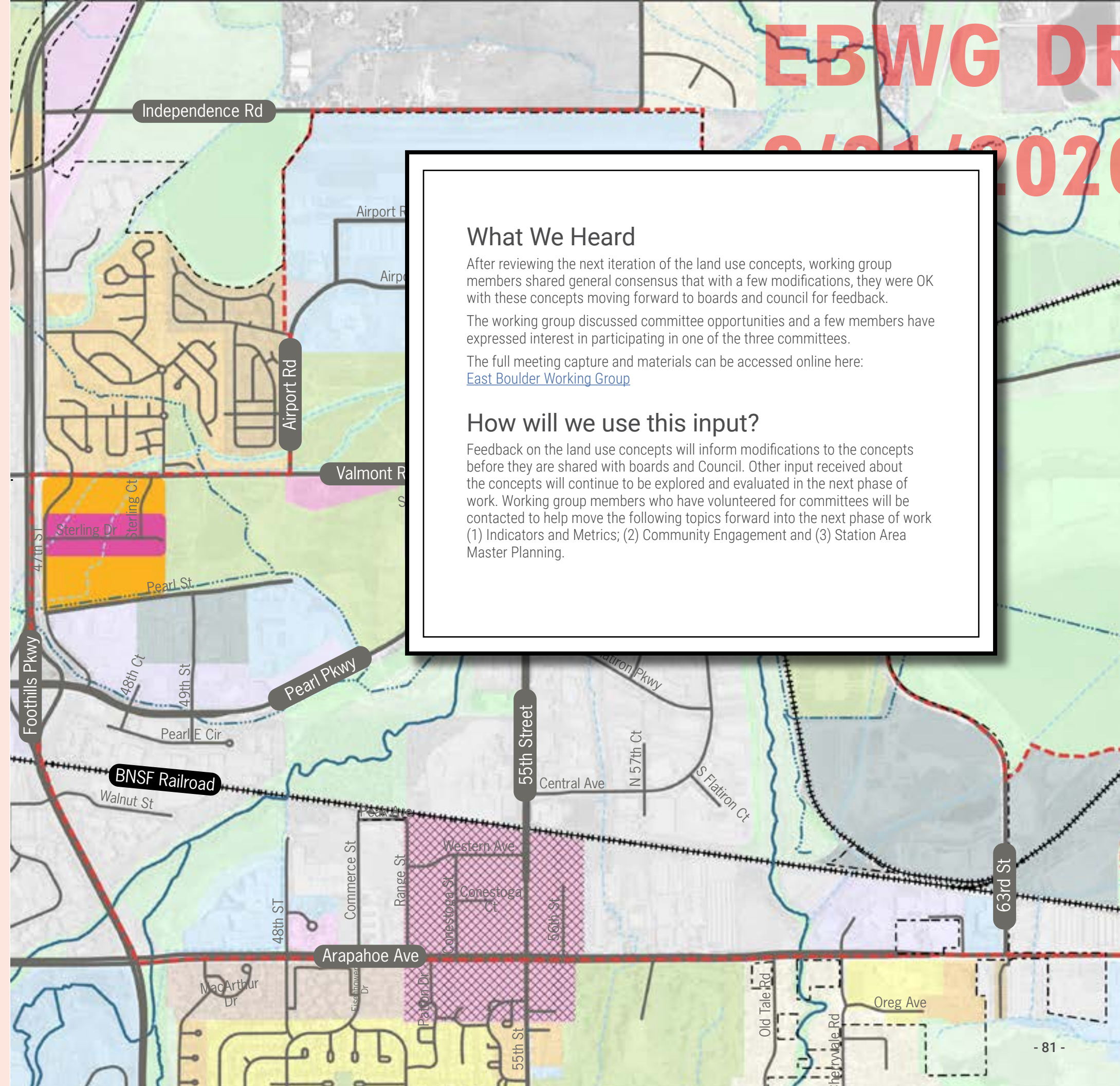
Test Concept 3



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
-  **Location:** Meeting held online via Zoom's video conferencing platform
-  **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

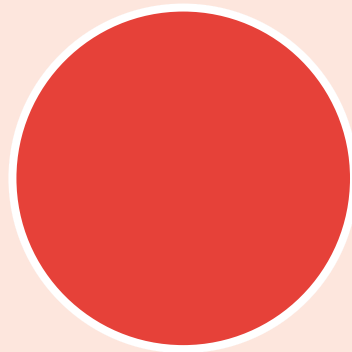
After reviewing the next iteration of the land use concepts, working group members shared general consensus that with a few modifications, they were OK with these concepts moving forward to boards and council for feedback.

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?

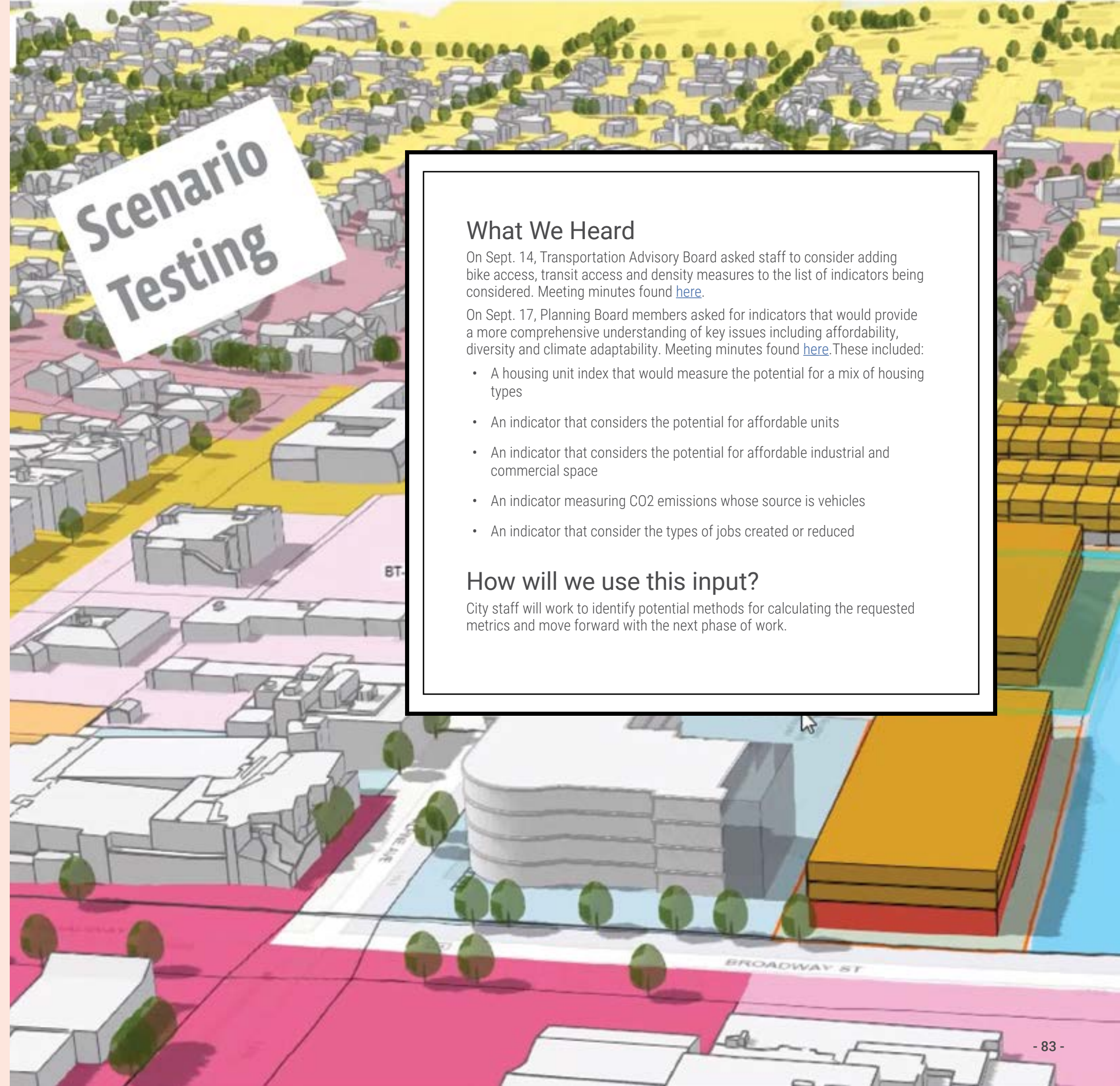
Feedback on the land use concepts will inform modifications to the concepts before they are shared with boards and Council. Other input received about the concepts will continue to be explored and evaluated in the next phase of work. Working group members who have volunteered for committees will be contacted 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.



Planning Board & Transportation Advisory Board Meetings

During the week of September 14, Planning Board and the Transportation Advisory Board (TAB) both received an update on the East Boulder Subcommunity Plan project. Boards provided input to guide the next phase of work, which is Scenario Testing. The Scenario Testing process will consider a range of options for land use changes in the East Boulder subcommunity and test these concepts against a set of measurable indicators, such as population, housing and trips generated to help community members understand how changes to land use could impact citywide goals.

- Date:** Transportation Advisory Board on September 14, 2020 and Planning Board on September 17, 2020
- Number of Participants:** 5 TAB and 7 PB members and 2 staff
- Location:** Meetings held online via Zoom's video conferencing platform
- Advertising:** News for City Hall and city website



Scenario Testing

What We Heard

On Sept. 14, Transportation Advisory Board asked staff to consider adding bike access, transit access and density measures to the list of indicators being considered. Meeting minutes found [here](#).

On Sept. 17, Planning Board members asked for indicators that would provide a more comprehensive understanding of key issues including affordability, diversity and climate adaptability. Meeting minutes found [here](#). These included:

- A housing unit index that would measure the potential for a mix of housing types
- An indicator that considers the potential for affordable units
- An indicator that considers the potential for affordable industrial and commercial space
- An indicator measuring CO2 emissions whose source is vehicles
- An indicator that consider the types of jobs created or reduced

How will we use this input?

City staff will work to identify potential methods for calculating the requested metrics and move forward with the next phase of work.


East Boulder Working Group (EBWG)

Meeting #16


Station Area Master Plan with consultants, MIG

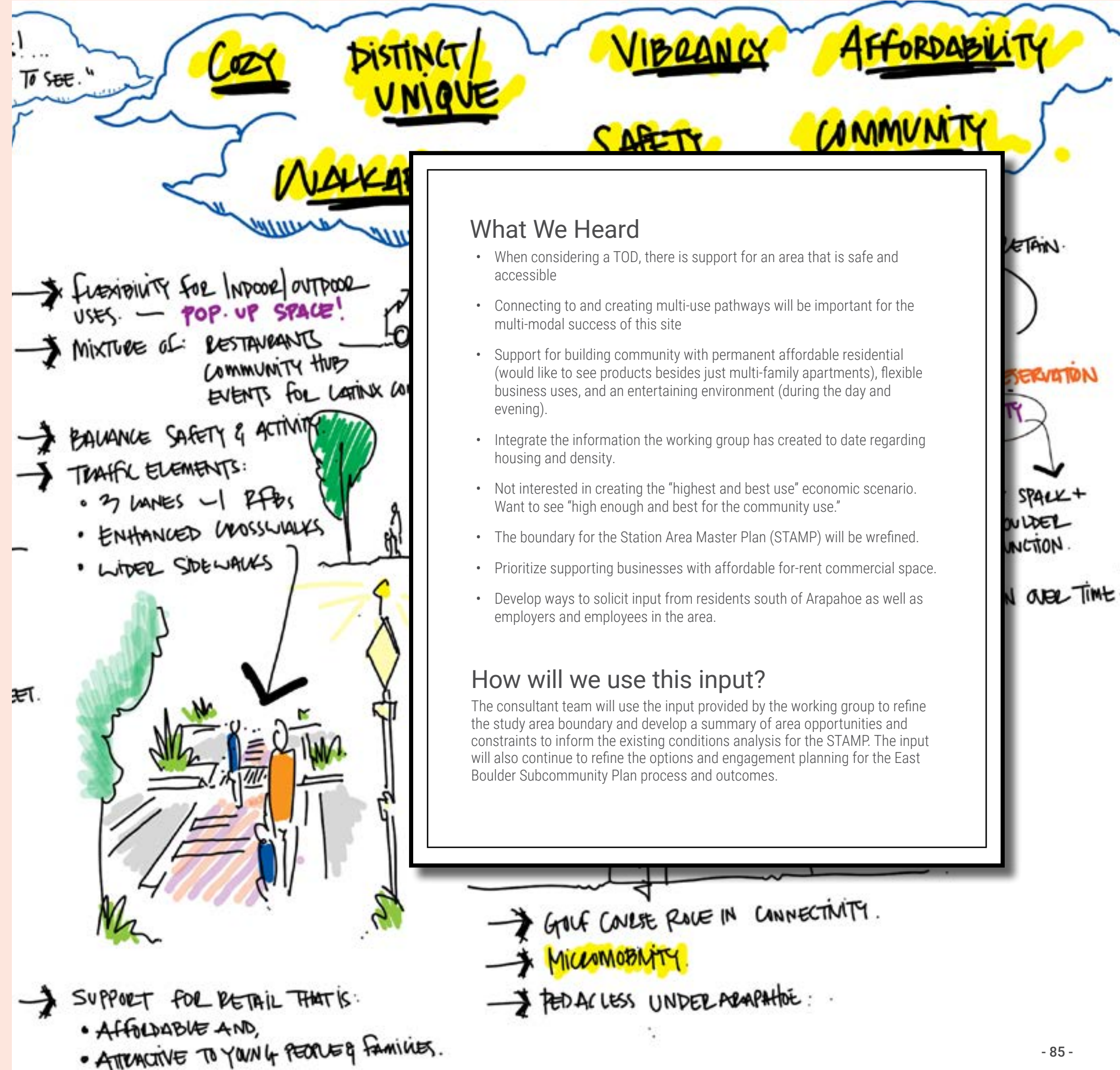
This working group meeting focused on the a future mobility hub, development opportunities and challenges surrounding the 55th Street and Arapahoe Avenue intersection. The meeting was facilitated by consultants from MIG, who have been hired by the city to direct more detailed design for this catalytic 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

 **Location:** Meeting held online via Zoom's video conferencing platform

 **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





City Council Meeting

At this October Council meeting, city staff presented progress on the subcommunity plan including the three alternative land use scenarios and potential impacts. Council members discussed the project's next steps for engagement and discussed other potential impacts the team should consider.



Date: October 20, 2020

Number of Participants: 9 City Council members and 2 staff

Location: Meeting held online via Zoom's video conferencing platform

Advertising: News for City Hall and city website

What We Heard

Council members described other types of data they would like to see as part of the discussion on alternative scenarios, including:

- Vacancy rates
- Provision of service industrial space
- Threats to space for start-up businesses

Council members expressed enthusiasm for the engagement plan and look forward to hearing community feedback. Meeting packet and minutes can be found [here](#).





How will we use this input?

Council input will inform analysis of the alternative scenarios and will provide community members with additional factors to consider when weighing trade-offs.



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
-  **Location:** Meeting held online via Zoom's video conferencing platform
-  **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

D ARAPAHOE STATION AREA MASTER PLAN FOR WORKING GROUP | 12/16/2020 MEETING #18

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

IFICATIONS
INDUSTRY
INDEX - FOCUS TO THE SOUTH-LINK DE
SUBCOMMUNITY BENEFITS.
DO NOT HAVE PERIOD

VS. OCCUPATIONS
MAY USE OF BUSINESS.
E BY USE.
BE FOR STAMP ONLY.
INDUSTRIAL IS SKEWERED BY
NEGATIVE FOR

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

500 \$ @ \$1500

ADJUSTMENT w/ MINIMAL
INDUSTRIAL - FOCUS ON THAT,
OF USES.

ARE THERE NOW } DIVERSITY OF
IN THE FUTURE } JOBS

AGREEMENT

PLACE
E.T AS
PENDING AIR HOUSING

THE PEOPLE - HOW DO WE BEST

UNIVERSITY BEING EXPLORED.
SOME TEMPLATE FOR ALL BOULDER

USING SOLUTIONS } NOT RELATION.
BY PPS }
OF STRATEGIES / OPTIONS

BREA

1 What is this?

Jobs and housing are very inter-related

2 Does the e...

Jobs and housing are very inter-related

3 What is an adequate level of incentive to motivate the private sector to redevelop some of these aging sites?

4 What is the interest for a mix of uses, including a new retail node? Additional office uses? Market rate multi-family?

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/feasible 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.

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



Re: jobs—we have organizations (entrepreneurial businesses) that need space. East Boulder is a way to retain the City, so we don't have to move them to Lafayette Ridge, etc.

1 What is this?

Industrial rates v.s. Boulder Water on Flat Space: Taxes and fees are high than the rest of the world. Therefore, fee allows for more jobs/users.

2 Does the e...

Yes, especially at the TOD corner.

Opportunity given the confluence of some many plans.

General thumbs up

3 What is an adequate level of incentive to motivate the private sector to redevelop some of these aging sites? Note that current returns are strong and risks are relatively low.

It's often hard to speak for the "community," but every "survey" survey of the past couple of decades clearly indicates that Boulder residents do not want to lose jobs, and quite a few would support increasing jobs. Of course there is a considerable minority that would prefer to reduce jobs in the city.

4 What is the interest for a mix of uses, including a new retail node? Additional office uses? Market rate multi-family?

Users shouldn't stand alone - don't "jump" affordable housing in a location.





More thoughtful to the mix users.


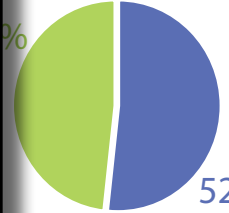





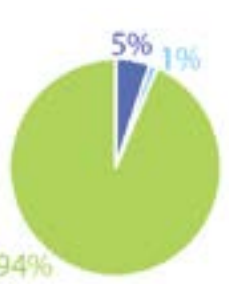
Creating a sense of community

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:** Meeting held online via Zoom's video conferencing platform
-  **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	City of Boulder Residential Population	New Homes Overall	New Home Types Hous
Existing				
Current Trend Industrial Area with Destination Recreation				
Concept 1 New Neighborhoods at Key Nodes				
Concept 2 Residential Redevelopment Along Major Corridors		1.26% annual pct. growth		
Concept 3 Mixed-Use Redevelopment and New Green Spaces		1.24% annual pct. growth		

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.

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.

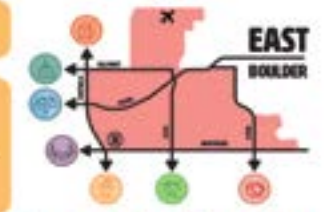
-  **Date:** February 1, 2021 from 6 to 7:30 p.m.
-  **Number of Participants:** nearly 70 community members, 10 working group members, 13 city staff, 1 county staff, 2 MIG consultants
-  **Location:** Meeting held online via Zoom's video conferencing platform
-  **Advertising:** Written content about the 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, and 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

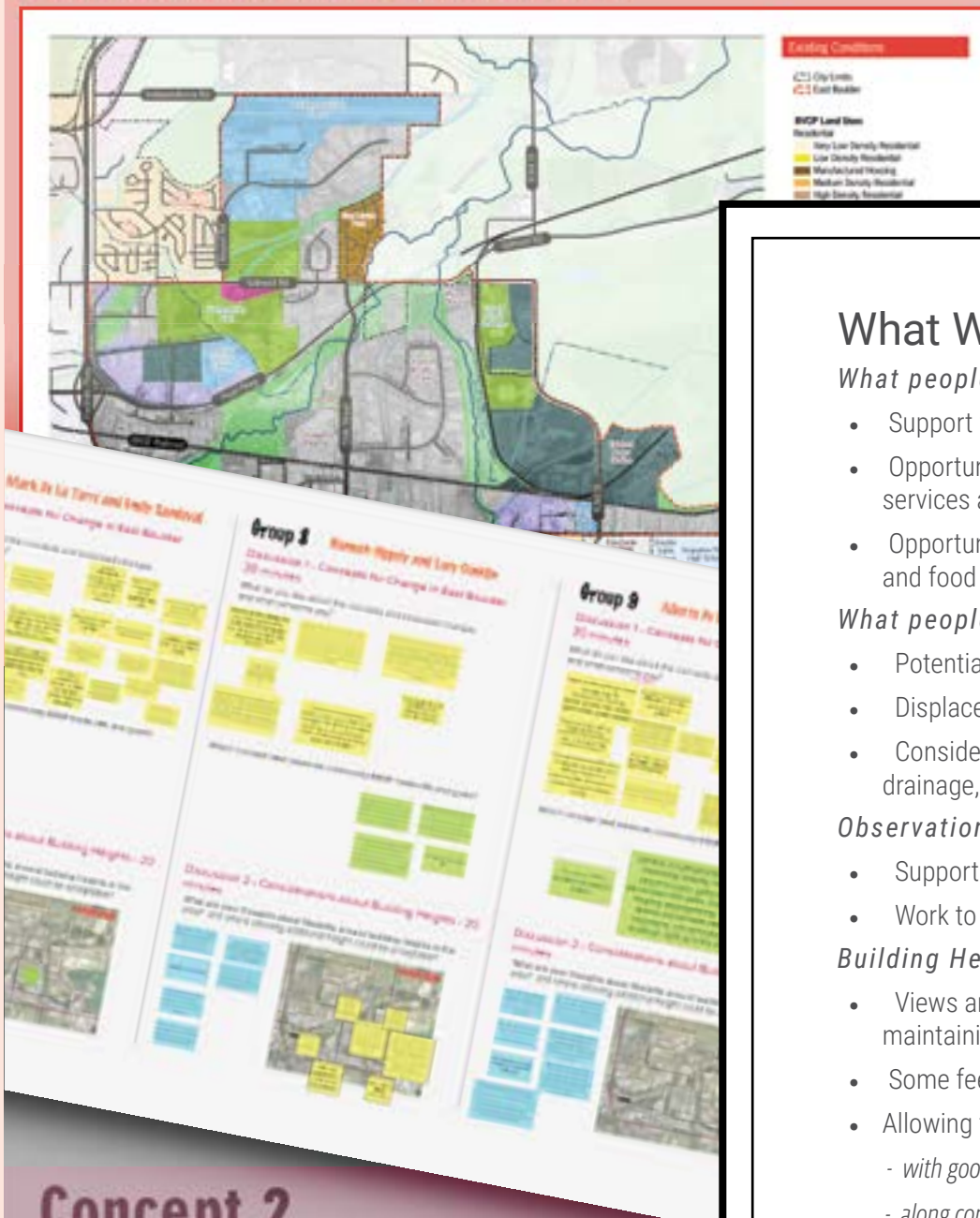
Where 📍 This will be a virtual community meeting. Please click the green REGISTER button to sign up!



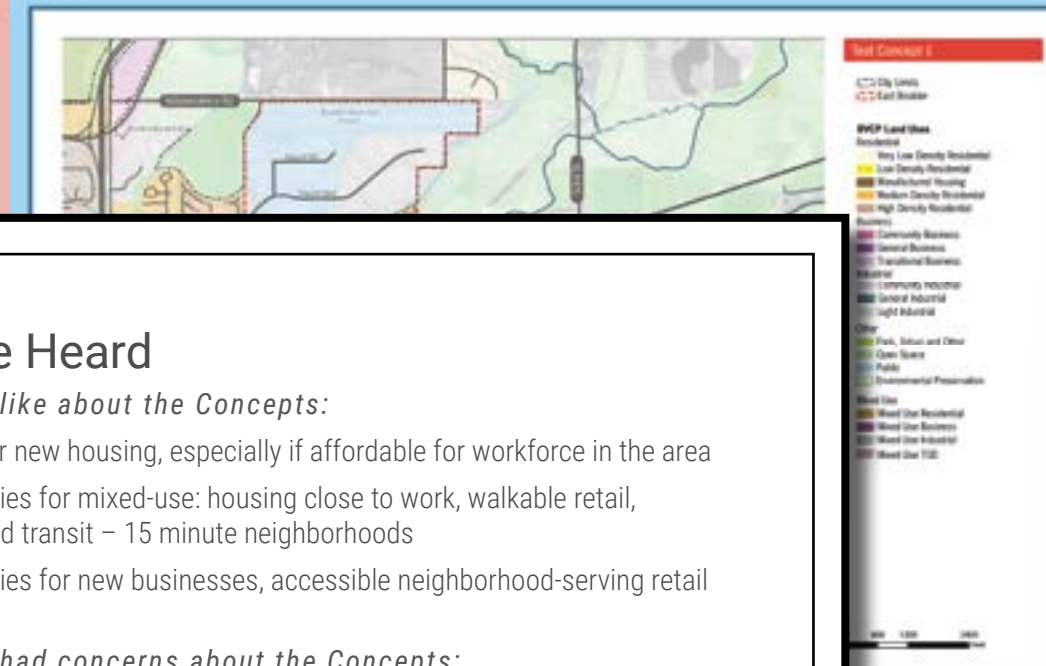
<https://bouldercolorado.gov/planning/east-boulder>

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

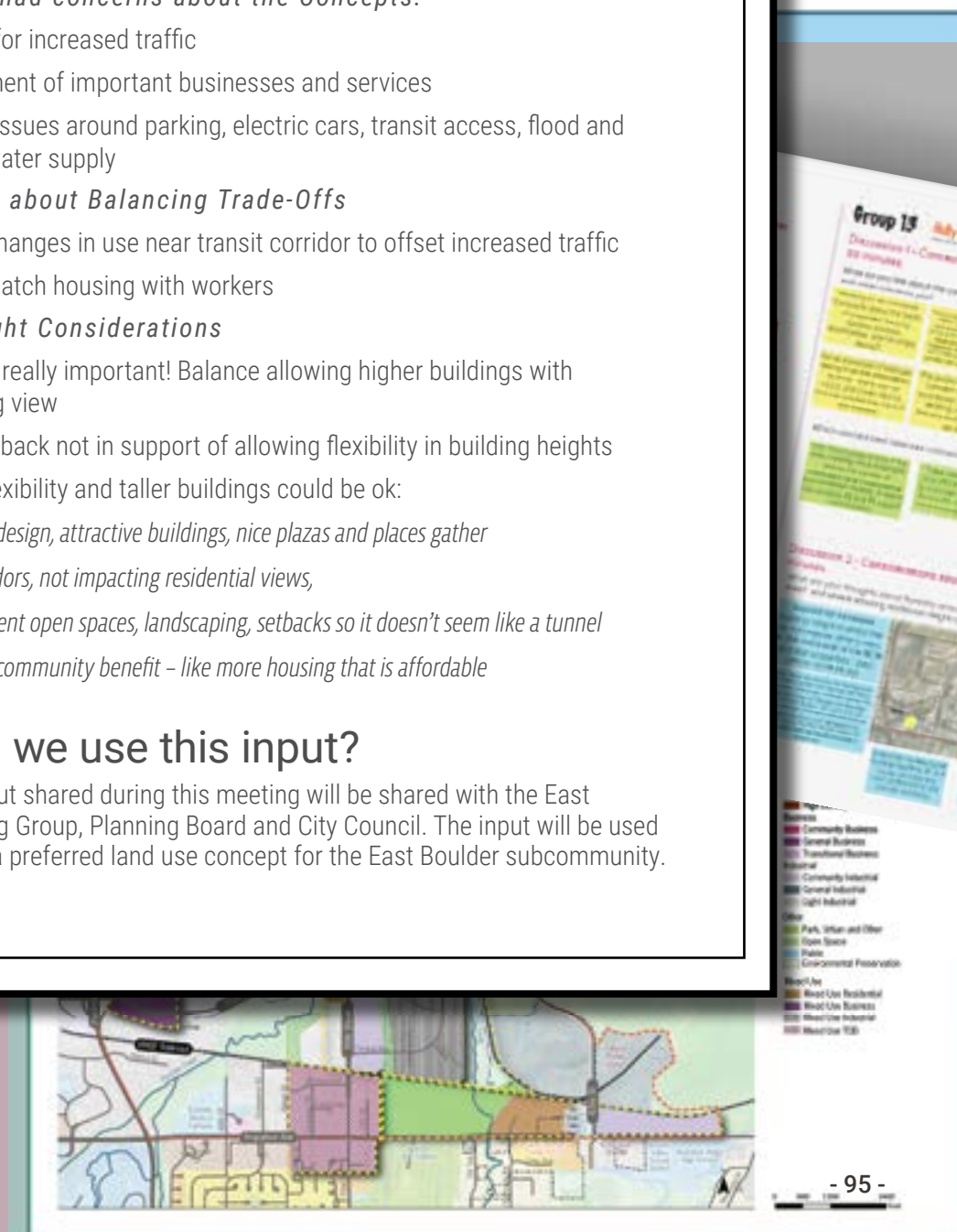
East Boulder 2040: No-Change (Trend Scenario)



East Boulder 2040: Concept 1



Concept 2



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 view
- Some feedback not in support of allowing flexibility in building heights
- 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

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
-  **Location:** Meeting held online via Zoom's video conferencing platform
-  **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.

THE CHAMBER CENTER AND VISITOR INFORMATION

What We Heard

What people like about the Concepts:

- Support for transit and access improvements at 55th & Arapahoe – 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

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.

Community Engagement Event in Spanish

San Lazaro Park Properties' Community

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 Spanish language interpreters

Location: Meeting held online via Zoom's video conferencing platform

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 working group members' networks

Concept 1

Nuevos barrios en nodos clave

Este concepto propone nuevos vecindarios en ubicación usos como comercios minoristas y algunos usos existentes. Este concepto propone una cantidad moderada de nuevas viviendas. Este concepto es el suelo de los tres conceptos.



Concept 2

Reurbanización residencial a lo largo de

Concept 3

Reurbanización de uso mixto y nuevo

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 questions 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.

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

Lo detesto

No resuena



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: Meeting held online via Zoom's video conferencing platform



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

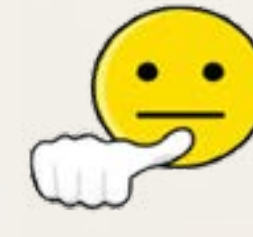
Many working group members participated in at least one event and/or opportunity and found the efforts fruitful.

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)

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.






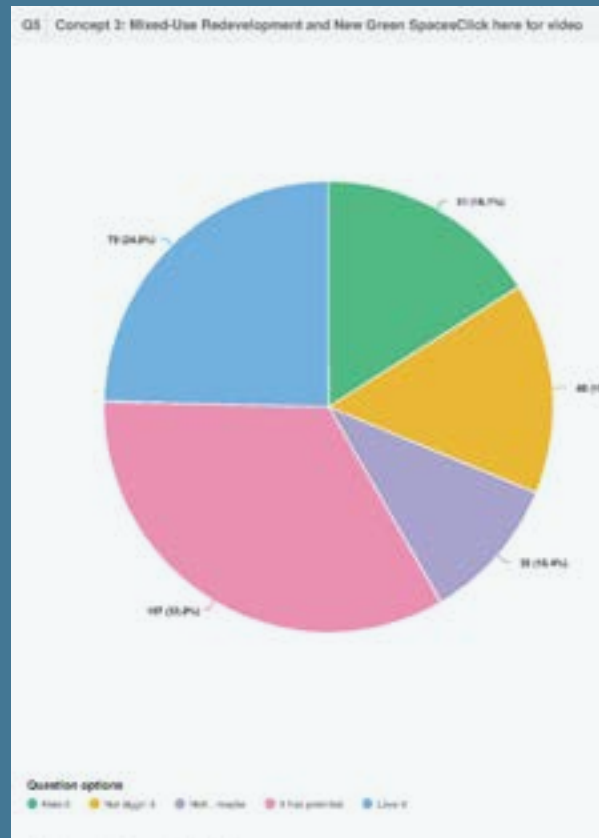
BeHeard Boulder
Trade-Offs and Opportunities Questionnaire

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
-  **Comments:** 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



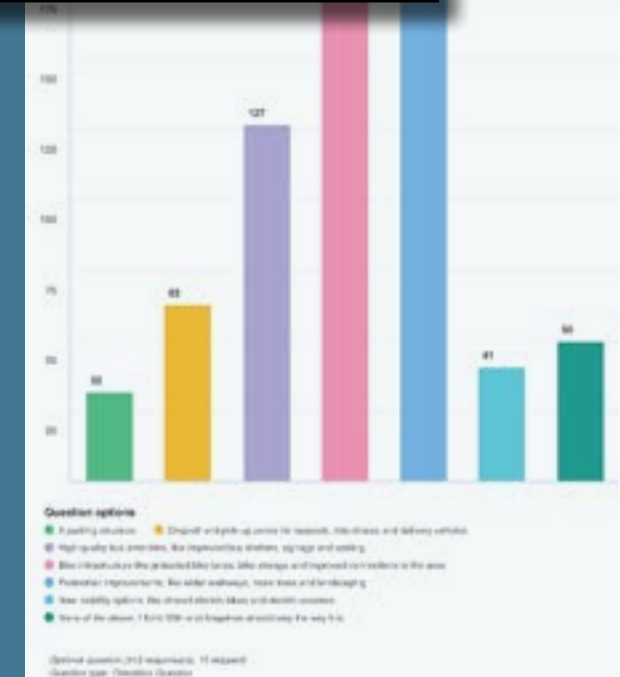
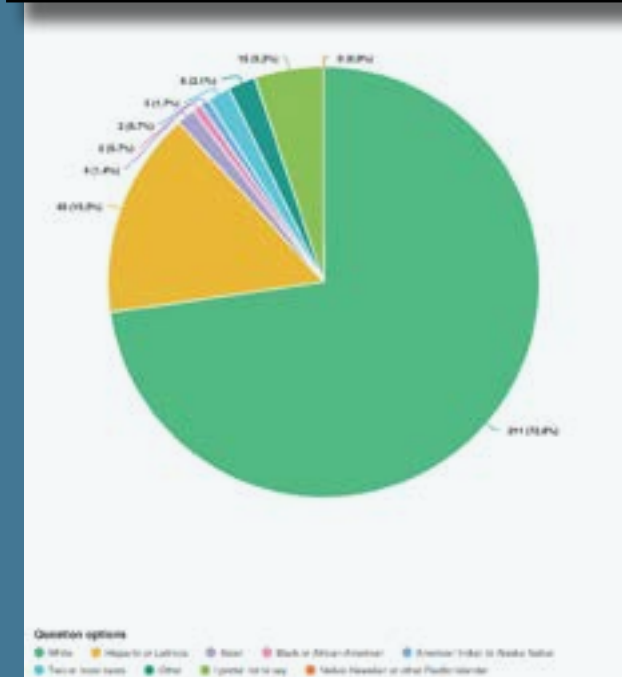
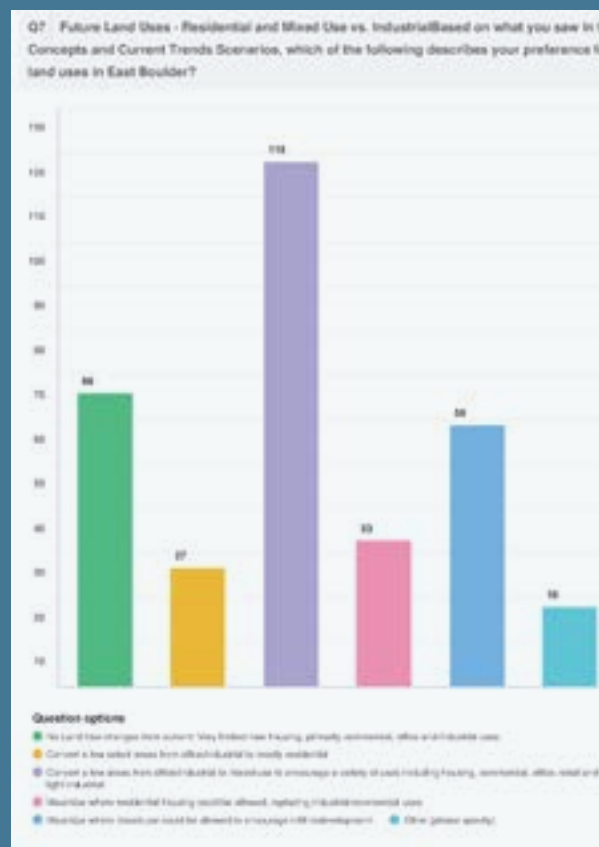
BE HEARD
Boulder

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.





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 consultants from MIG, 2 community members, and 2 Spanish language interpreters
-  **Location:** Meeting held online via Zoom's video conferencing platform
-  **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.

"LEVERAGE THE BOULDER MYSTIQUE!"

EMPLOYMENT TOD

-  BIKE, SCOOTER "SLOW SPEEDS MOBILITY"
-  ADDITIONAL CONNECTIVITY TO 55TH
-  MORE GREEN/GRASSING
-  OPPORTUNITIES FOR MORE BUSINESS

ALTERNATIVE PED. CONNECTION

 MOST SQUARE FOOTAGE FOR EMPLOYERS.

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

How will we use this input?

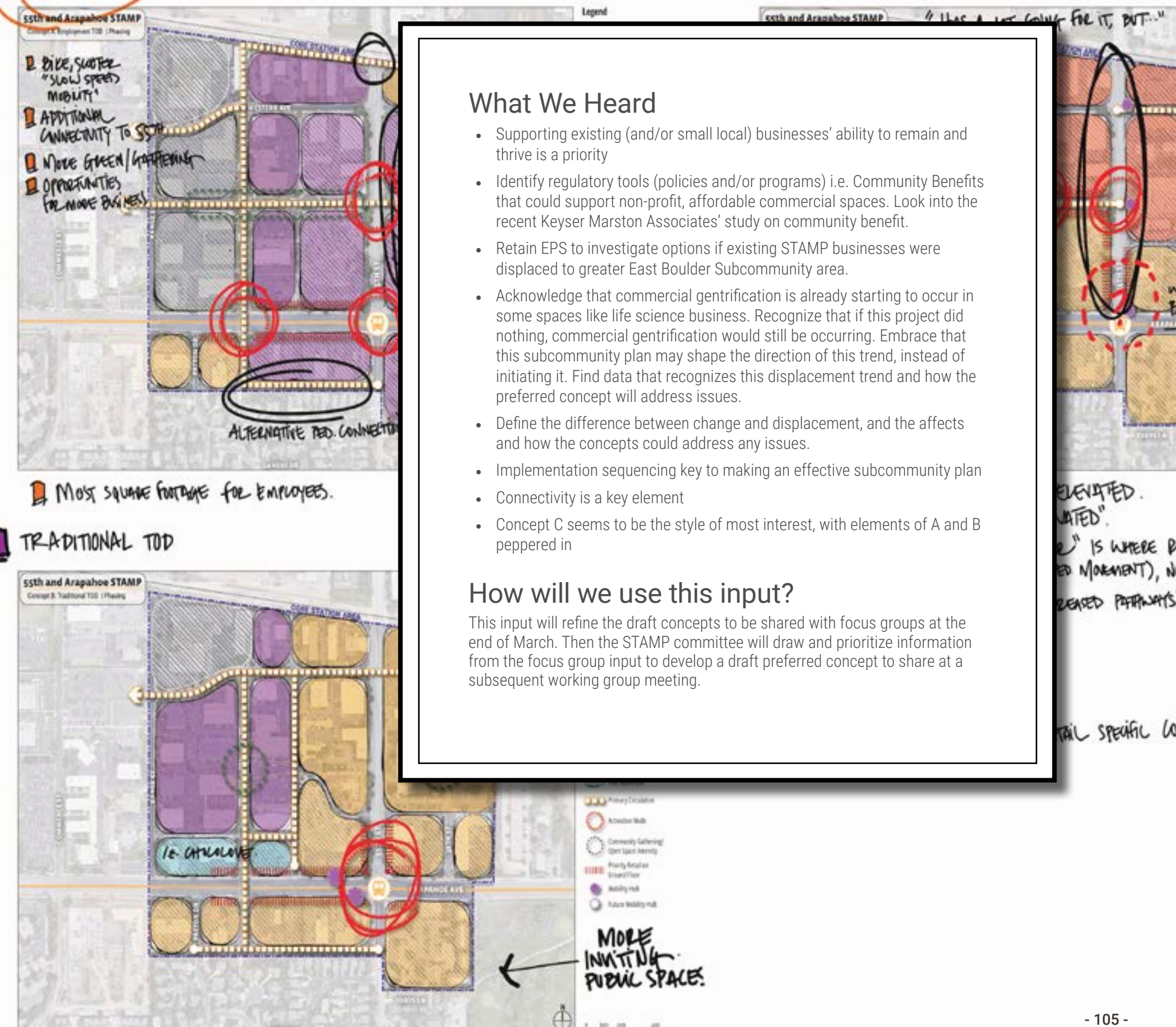
This input will refine the draft concepts to be shared with focus groups at the end of March. Then the STAMP committee will draw and prioritize information from the focus group input to develop a draft preferred concept to share at a subsequent working group meeting.

INNOVATION TOD → PREFERENCE FOR THE FUNNEL

← HAS A LOT GOING FOR IT, BUT...

ELEVATED. "MATED". "IS WHERE BETTER MOVEMENT), NOT REACHED PATHWAYS"

TRAIL SPECIFIC CONX





East Boulder Working Group (EBWG)

Meeting #22


Reflected on community input, discussed Big Ideas & Land Use

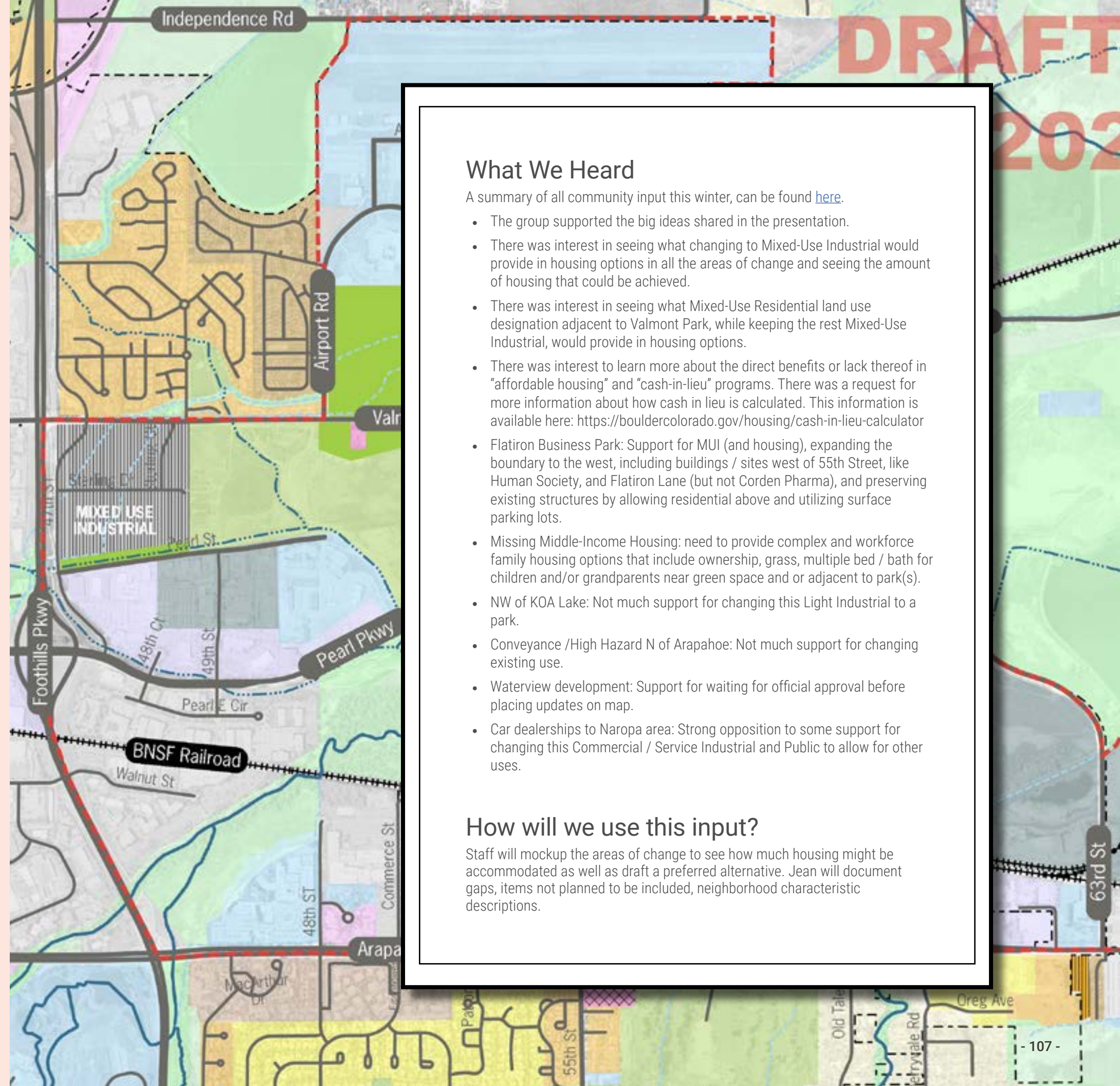
This meeting focused on recent engagement activities' key themes heard from the 2/1 Community Meeting, 2/11 Boulder Chamber of Commerce's Policy Roundtable, 2/23 Community Meeting in Spanish, this month's BeHeardBoulder Questionnaire, and City departments. The working group reflected upon them, discussed 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:** Meeting held online via Zoom's video conferencing platform

 **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://bouldercolorado.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.





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.



Planning Board & Transportation Advisory Board Joint Meeting

This is joint-board work session brought together members of the City's Planning and Transportation Advisory Boards to consider key land use changes and align land use planning with important transportation decisions in the subcommunity. The two boards worked together to create a "Mural Board" documenting key design qualities and mobility improvements that will guide subcommunity recommendations.

-  **Date:** April 5, 2021
-  **Number of Participants:** 7 PB and 5 TAB members and 11 staff
-  **Location:** Meeting held online via Zoom's video conferencing platform
-  **Advertising:** News for City Hall and city website

KEY QUESTIONS FOR BOARDS

1. What are the design qualities and characteristics that will support a 15-minute neighborhood in an evolving industrial region?



What We Heard

The boards offered the following as key qualities and characteristics of East Boulder:

- Human-scaled design
- Diversity in use
- Diversity of housing types
- Provision of neighborhood destinations
- Near- and long-term programming
- Parking considerations
- Experimentation and removing barriers
- Increasing the urban canopy
- Consideration for OUT commuters as well as IN

The boards highlighted the following mobility improvements for consideration in East Boulder:

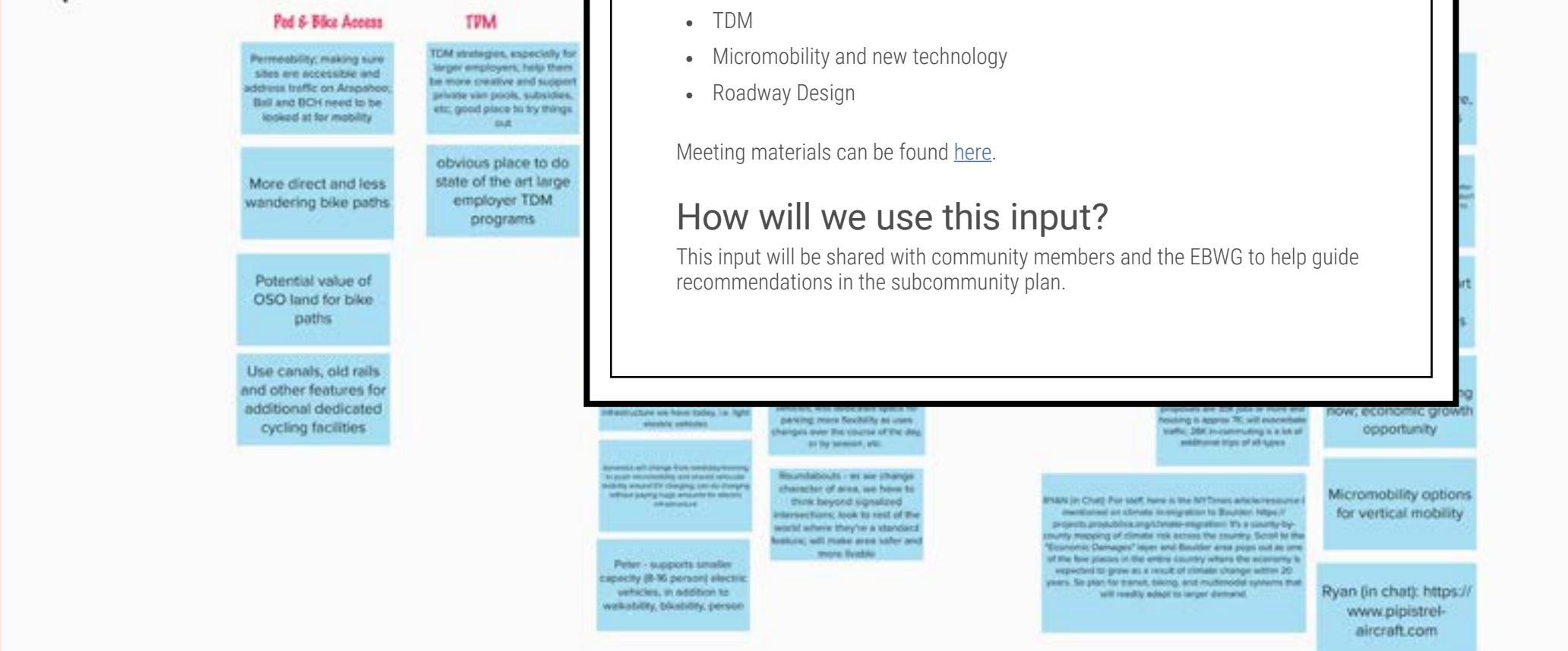
- Pedestrian and Bike Access
- TDM
- Micromobility and new technology
- Roadway Design

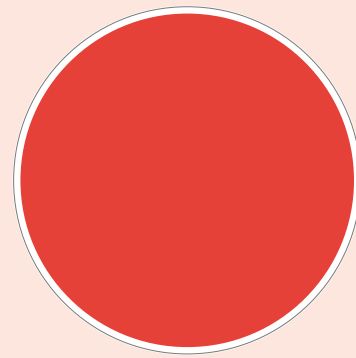
Meeting materials can be found [here](#).

How will we use this input?

This input will be shared with community members and the EBWG to help guide recommendations in the subcommunity plan.

2. What are the mobility improvements while maintaining support for business needs?

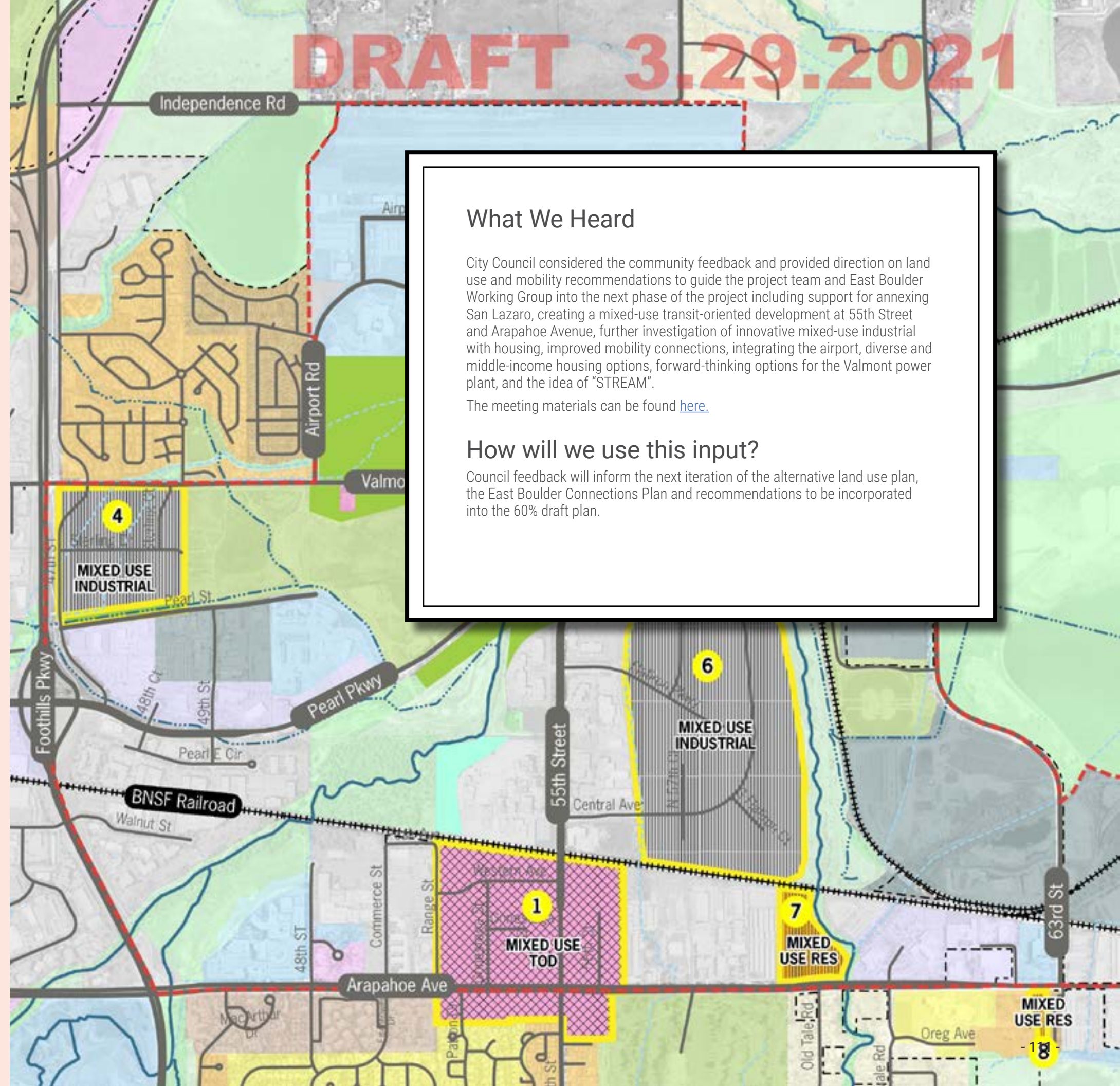




Special City Council Meeting

At this study session, staff presented the latest community feedback and a preferred alternative concept for land use in East Boulder. Council made recommendations for updates to the concept and offered additional considerations for the team to incorporate into the plan's recommendations.

- Date:** April 13, 2021
- Number of Participants:** 8 City Council members and 5 staff
- Location:** Meeting held online via Zoom's video conferencing platform
- Advertising:** News for City Hall and city website



What We Heard

City Council considered the community feedback and provided direction on land use and mobility recommendations to guide the project team and East Boulder Working Group into the next phase of the project including support for annexing San Lazaro, creating a mixed-use transit-oriented development at 55th Street and Arapahoe Avenue, further investigation of innovative mixed-use industrial with housing, improved mobility connections, integrating the airport, diverse and middle-income housing options, forward-thinking options for the Valmont power plant, and the idea of "STREAM".

The meeting materials can be found [here](#).

How will we use this input?

Council feedback will inform the next iteration of the alternative land use plan, the East Boulder Connections Plan and recommendations to be incorporated into the 60% draft plan.

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 out of 21 working group members, 4 staff, 2 Spanish language interpreters, and 4 community members
- Location:** Meeting held online via Zoom's video conferencing platform
- 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 DO YOU LIKE ABOUT THESE IMAGES ?

Description	Massing and Density	Street Level Activation	Connectivity	Public Space	Parking	Building Heights
likes the transparency of the first floor	likes bottom floor has a lot of glass and is transparent would like to see the process, invites you in.	likes the mass reduction, created by the angled roof line	likes the trees out in front	finds this attractive bc of roof lines (sense of mass reduction) and likes the light colors	likes the mass reduction, created by the angled roof line	likes the mass reduction, created by the angled roof line
likes the mass reduction, created by the angled roof line	likes the mass reduction, created by the angled roof line	likes the mass reduction, created by the angled roof line	likes the mass reduction, created by the angled roof line	likes the mass reduction, created by the angled roof line	likes the mass reduction, created by the angled roof line	likes the mass reduction, created by the angled roof line



GENERAL COMMENTS on Mixed-Use	supports an even / consistency of packing 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, builds community. Ex: Curtis Park historic district (near RiNo Denver)
flexibility!	must demand specific, steady of flexibility	Doesn't want "dead places" on the weekends - ground floor	supports anything that addresses missing middle



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.

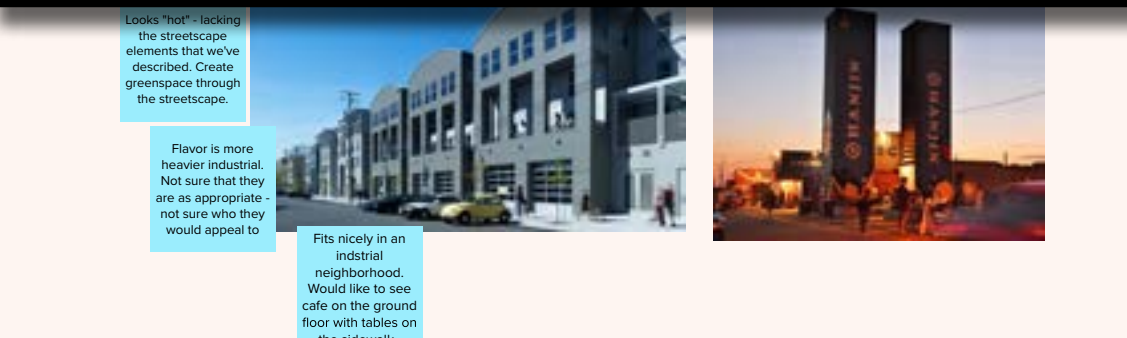
What We Heard

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

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.



likes the green-ness to soften the architecture

Would like a combo of #6 and #2

likes the foliage - provide "green-ness" to soften the architecture

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

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

Looks more appropriate for industrial areas/artful

My favorites in the attached residential are #12 and #16. This kind of denser townhome would be good to have in the mix of diverse housing.

likes the attractive qualities

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

housing within a single block (could use a name Valmont Park) - also like Holiday neighborhood

likes the aesthetic bc it can be a mix of modern and historic. If the with townhome above. 2. Modernly representative of "townhome" neighborhood could represent the type of future development along the Valmont Park. Ex: Sassy Bar on a location. City will use the development in a way with families and then 3. location. City will use the development in a way with families and then 4. the 100 year old building.

not bad: In the spirit of the inventory out there

doesn't like this bc it looks suburban

doesn't like this bc it looks suburban

Represents current Boulder values and speaks to density

Seems like this would go with the area

Likes that the windows connect to some of the outdoors and outdoors

Looks more appropriate for industrial areas/artful

like the transparency in a clear sense of density of modern architectural style

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

In the spirit of what's out there

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

Likes the modern aesthetic

Someone likes the utility of space - integrating parking underneath

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

View fields - be a red action

context, working class

lives in a HOA that has a pvt / public park

t (East Park)

the inner netic

I've seen shipping container office buildings in Stockholm.

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

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

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 via Zoom's video conferencing platform

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.

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-Side Residential Housing Tests

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

housing units
its
ng
units

HOW DO WE GET THERE?





In Stage 3 of the engagement process stakeholders will collaborate with staff, city leadership and community partners to discuss potential implementation strategies as well as key programs and projects that will help realize the vision for East Boulder. The work will help define a path towards plan implementation. This phase is intended to create stewards of the plan within the community who will carry its goals forward.

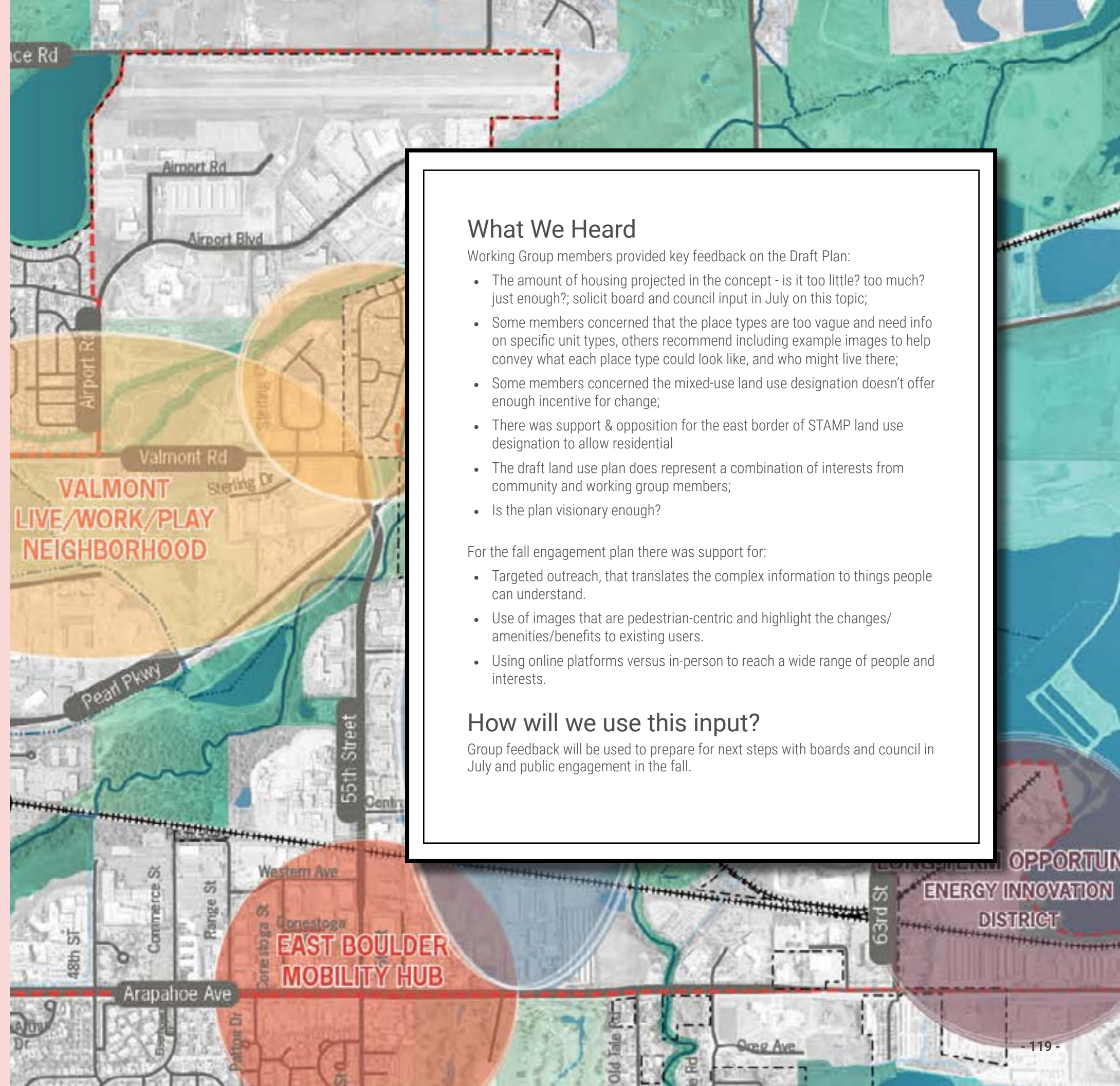


The vision for the East Boulder includes walkable neighborhoods with mixed-use redevelopment and a variety of mobility improvements to better connect the subcommunity to the surrounding city and the region.

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 at a joint Transportation Advisory Board and Planning Board meeting, as well as a City Council Study Session.

-  **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 via Zoom's video conferencing platform
-  **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.

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.



Planning Board & Transportation Advisory Board Joint Meeting

At this Joint-Board Work Session, the Planning and the Transportation Advisory Boards reviewed the 60% Complete Drafts of the East Boulder Subcommunity and 55th and Arapahoe Station Area Plans to provide recommendations for any updates or changes to the drafts for city council's consideration.



Date: July 15, 2021



Number of Participants: 5 Planning Board and 4 Transportation Advisory Board members, 11 staff, and 4 consultants from MIG



Location: Meeting held online via Zoom's video conferencing platform



Advertising: News for City Hall and city website



55th & Arapahoe Station Area Plan DRAFT

What We Heard

Overall Planning Board (PB) and Transportation Advisory Board (TAB) members supported the 60% Draft Plan and provided refining feedback on the key elements that included some of the following topics:

- Regarding the land use plan, members offered input that ranged from refining details about light industrial, mixed-use flexibility, balancing housing to address missing middle options, long-term airport planning, to greater emphasis on climate commitment.
- Regarding the connections plan, members offered input that ranged from focusing more on bigger impacts on greenhouse climate initiatives sooner, welcoming multimodal circulation while de-emphasizing single occupancy vehicles, connecting the area to the rest of the city, identifying existing gaps, to the integration of isolated communities like San Lazaro, and how it (public transit) could better serve families.
- There was support for targeted engagement options like in-person at local churches or with artists groups, as well as clarifying housing topics, and highlighting Council Study Sessions.
- Emphasizing climate initiatives, clarifying place types, jobs housing balance were some additional items noted to further refine the plan's success.

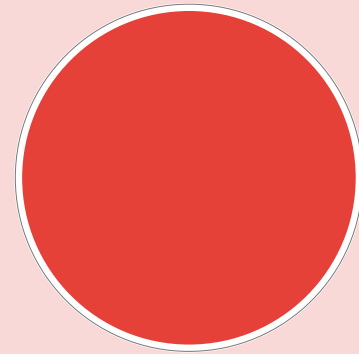
The meeting materials and recording can be found [here](#).

How will we use this input?

Along with the forthcoming City Council will feedback on the draft at a July 27, 2021 Study Session, Boards and Council input will be used to make revisions to the 60% Draft prior to the Fall Engagement Window.

Additionally, the input will be used to help develop the engagement strategy and tactics to provide boards with the most useful community feedback so board members are able to confidently make community-supported recommendations about future drafts of the plan.

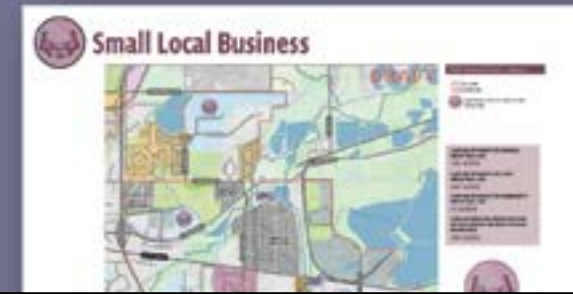




City Council Study Session

At this council study session, staff presented the 60% Complete Draft East Boulder Subcommunity and 55th and Arapahoe Station Area Plans. Staff also presented key feedback from Planning and Transportation Advisory Boards. Council discussed potential impacts of the plan and how East Boulder may offer opportunities to implement citywide goals, particularly an increase in housing options.

- Date:** July 27, 2021
- Number of Participants:** 8 City Council members and 7 staff
- Location:** Meeting held online via Zoom's video conferencing platform
- Advertising:** News for City Hall and city website



What We Heard

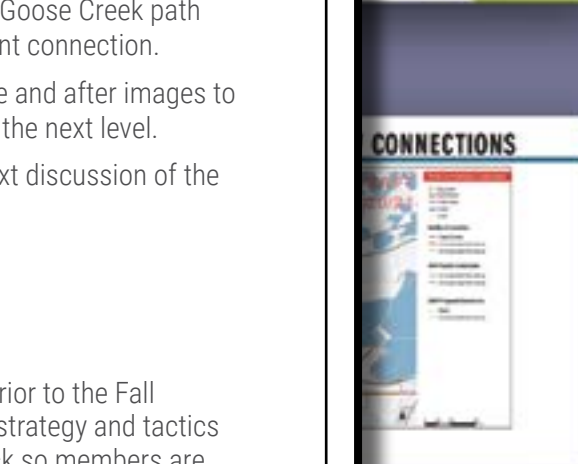
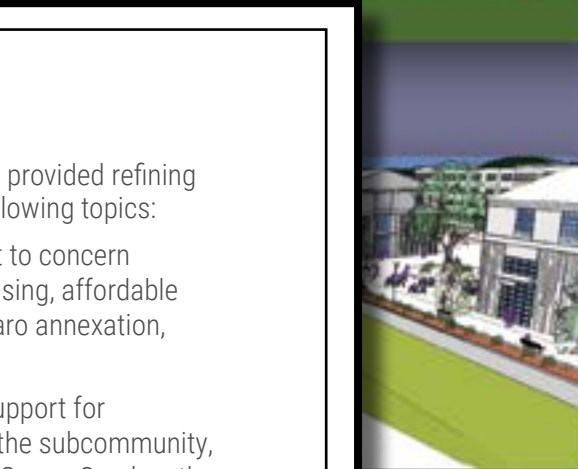
Overall Council members supported the 60% Draft Plan and provided refining feedback on the key elements that included some of the following topics:

- Regarding the land use plan, input ranged from support to concern about mixing industrial with housing, having enough housing, affordable commercial space, 15-minute neighborhoods, San Lazaro annexation, adaptive reuse policy, and additional land use changes.
- Regarding the connections plan, there was additional support for improved pedestrian and bike connections throughout the subcommunity, emphasizing micro-mobility options and extending the Goose Creek path straight across to 55th Street to complete that important connection.
- Addressing building eight descriptions and using before and after images to better communicate changes could take the STAMP to the next level.
- Request for a guided field trip of the area before the next discussion of the plan.

The presentation can be found [here](#).

How will we use this input?

This input will be used to make revisions to the 60% Draft prior to the Fall Engagement Window and to help develop the engagement strategy and tactics to provide council with the most useful community feedback so members are able to confidently make community-supported recommendations about future drafts of the plan.



East Boulder Working Group (EBWG)

Meeting #26

60% Draft Plan and Engagement #2

In July, the draft plan was shared with Planning Board and Transportation Advisory Board, as well as City Council to solicit their input and direction.

This information was shared with the working group members for their impressions. Working group members also dove into engagement strategy and question refinement for the BeHeardBoulder questionnaire.



Date: September 22, 2021 from 1 to 2:30 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 via Zoom's video conferencing platform



Advertising: This project's working group webpage, the city's website home page calendar, the city's website 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

Top 10 Things to Know

The recommended plan highlights the best things about East Boulder today – thriving industry, access to parks, trails and open space and a creative spirit. The plan will guide change over the next decade-plus to create housing and make mobility and other improvements to more wonderful places to live, work, and play.

- 1 **Business** Ensure East Boulder will still have businesses and services to thrive and grow. Much of our businesses and jobs.
- 2 **Housing** House more people by adding more housing close to where they work. New housing (apartments and live/work units) in key areas at various levels.
- 3 **15-minute Walkable Places** Create more walkable areas with strategic mixed-use redevelopment, parks and residential neighborhoods. Focus on the sides of Valmont City Park, the 55th and Arapahoe Station Area.
- 4 **55th and Arapahoe Station Area** Create a unique mixed-use center with a blend of employment, and attainable mixed income housing.
- 5 **East Arapahoe Bus Rapid Transit** Provide high frequency, high quality regional BRT from Boulder to communities to the east and south.
- 6 **Mobility HUB!** Provide new access through mobility hubs with shared electric scooters and bikes, Lyft and Uber pick up and drop off, car share, and local transit service.
- 7 **Annexation** Seek annexation of the San Lazaro Mobile Home Park to ensure the residents have access to city services and benefits of being city residents.
- 8 **Climate Commitment** Reduce transportation-related greenhouse gas emissions through trip reduction, housing for workers, improved walkability.
- 9 **Ped & Bike Connections** Make improvements and new connections throughout the subcommunity including protected bike lanes along 55th Street and a finer grained network of streets and paths needed to support a more compact urban form and mix of uses.
- 10 **Green Areas & Resilience** Improve connections to Valmont City Park and identify opportunity sites to increase urban tree canopy and improve pollinator habitat.

What We Heard

Working Group members provided key feedback on the Draft Plan and Engagement Strategy:

- Support for refining the engagement strategy to definitely send a hard copy mailing in the and around the subcommunity while advertising city-wide, and considering the best way to address business and property owner issues and including the community.
- Support equal treatment of home owners, whether they own a mobile home or a traditional home.
- Support for easily traceable and criteria for decision making especially regarding the areas of change.

How will we use this input?





Staff planned to revisit the engagement strategy, especially regarding addressing property owners and reschedule the Monday, October 4 meeting. Staff planned to document the decision making process to be able to track how things evolved, i.e. why certain areas requests were taken out or selected for the catalytic sites.

Community Engagement Events

Open Houses, Community Meeting, and Office Hours

60% Draft Plan


In November, the 60% Draft Plan was shared by staff highlighting the major areas of change at two Open Houses, a Community Meeting, and multiple Office Hours events. The locations for these areas of change reflected community desire for increasing housing with 15-minute neighborhoods, better transportation, and support for local business. Attendees listened, and some voiced their point of view during these events and were also encourage to elaborate more via the BeHeardBoulder questionnaire.


-  **Date:** 11/3, 12-1 p.m.; 11/9, 5-6 p.m.; 11/15, 6-7:30 p.m.
-  **Number of Participants:** 11/3: 21 community members, 7 staff; 11/9: 20 community members, 7 staff; 11/15: 40 community members, 14 staff; 10 community members attended Office Hours on different days
-  **Location:** Meeting held online via Zoom's video conferencing platform
-  **Advertising:** The city's website calendar, this project's webpage, Sunday's Daily Camera, postcard mailed to 5.5K people in and around the sub-community area, Planning E-Newsletter, press release, Next Door (citywide) and other social media, Channel 8's Inside Boulder News, email to the East Boulder Working Group members, city boards & commissions: DAB, HAB, PB, TAB, OSMP, P&R, OSMP, WRAB, Pedestrian Advisory Board, a range of civic and community groups, and East Boulder mailing list


EAST BOULDER SUBCOMMUNITY PLAN

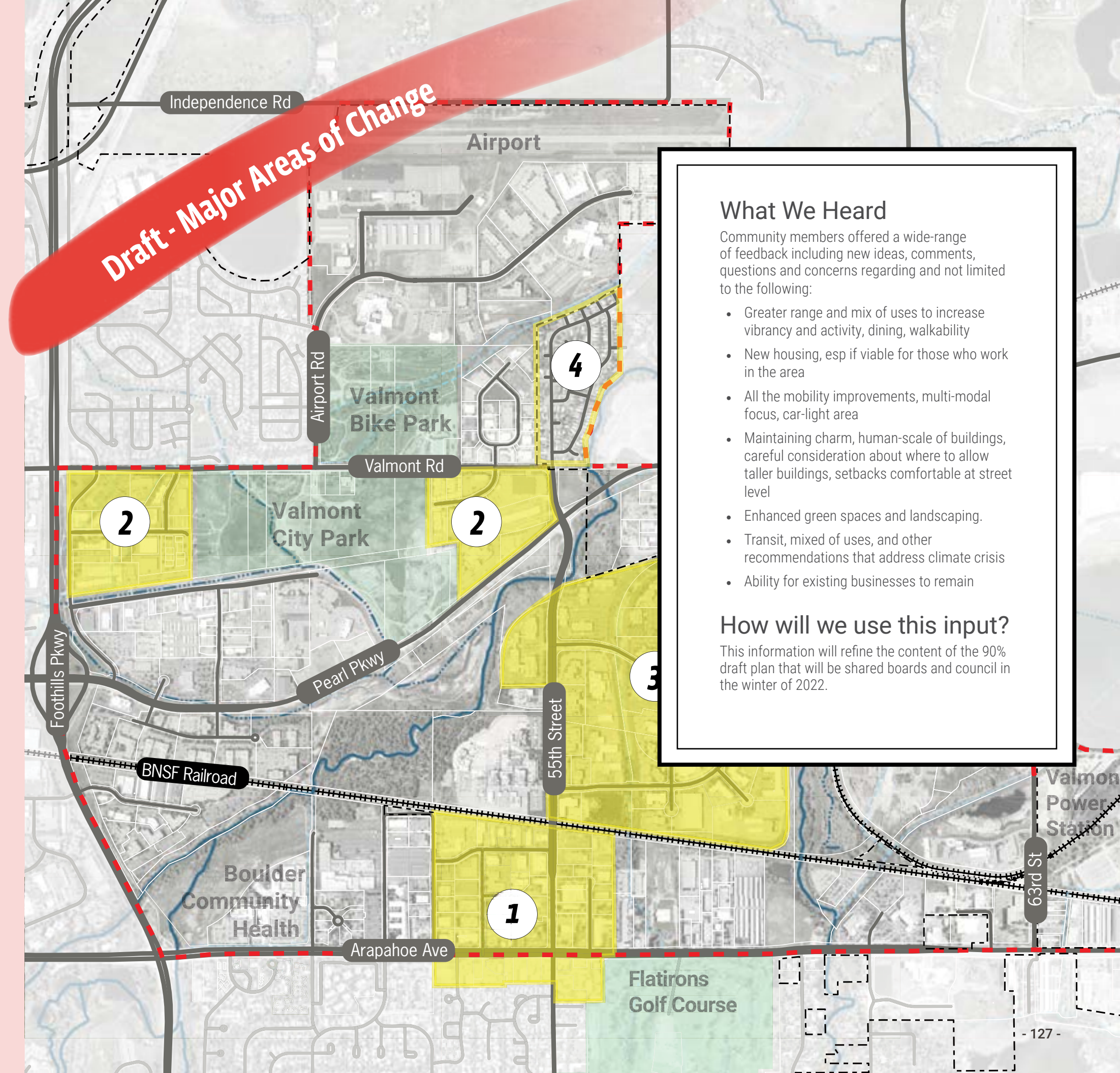
The East Boulder Subcommunity Plan draft is 60% complete and we would like your input! This draft plan focuses changes in key areas to create mixed use, walkable neighborhoods, add housing, and improve mobility throughout the subcommunity. It will inform decisions for decades.

Listed below are several opportunities to engage - Find the one that's right for you, then visit and provide feedback on the city's engagement website: BeHeardBoulder.org

 **Open Houses**
If you are a property-owner, business, or resident, learn about what this plan offers you and ask questions specific to your area.
Wed., Nov. 3, 12 to 1 p.m.
Tues., Nov. 9, 5 to 6 p.m.

 **Community Meeting**
Learn about the plan, ask questions and walk through how to provide feedback.
Mon., Nov. 15, 6 to 7:30 p.m.

 **Office Hours**
Drop-in for one-on-one time with staff to ask questions and share feedback. Check the webpage to book a time with staff.



What We Heard

Community members offered a wide-range of feedback including new ideas, comments, questions and concerns regarding and not limited to the following:

- Greater range and mix of uses to increase vibrancy and activity, dining, walkability
- New housing, esp if viable for those who work in the area
- All the mobility improvements, multi-modal focus, car-light area
- Maintaining charm, human-scale of buildings, careful consideration about where to allow taller buildings, setbacks comfortable at street level
- Enhanced green spaces and landscaping.
- Transit, mixed of uses, and other recommendations that address climate crisis
- Ability for existing businesses to remain

How will we use this input?

This information will refine the content of the 90% draft plan that will be shared boards and council in the winter of 2022.

Community Engagement Events

Community Meeting in Spanish

60% Draft Plan

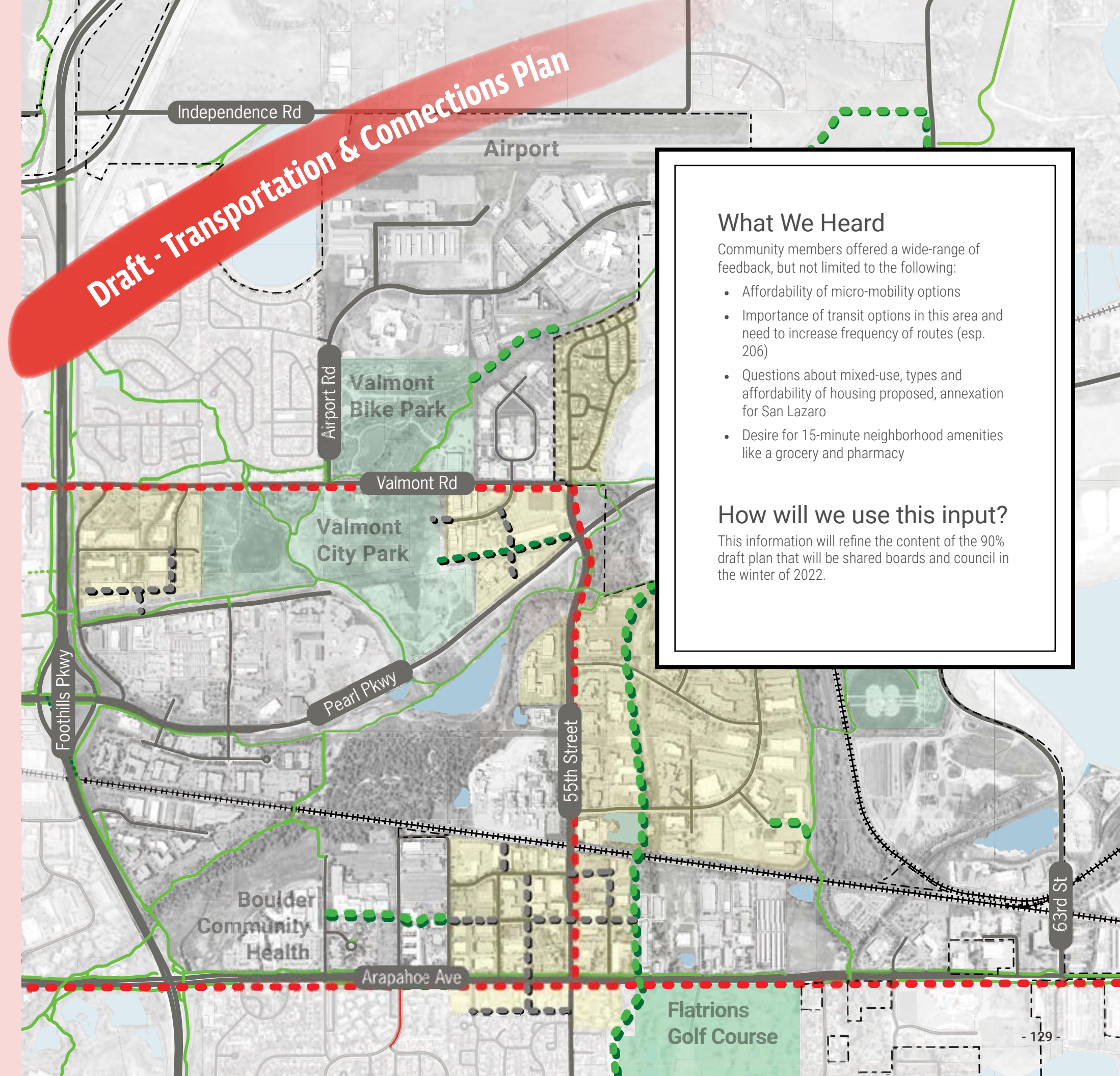
This event was delivered in Spanish and included a summary of the 60% draft plan, Q & A, and group discussions. Attendees shared key concerns about transportation and housing, as well as desired amenities for the area, especially for residents who live in the East Boulder Subcommunity at San Lazaro and Vista Village mobile home parks. They were also encouraged to elaborate more via the BeHeardBoulder questionnaire in Spanish.

Date: December 3, 2021 from 5 to 6:30 p.m.

Number of Participants: 15 community members, 1 Spanish interpreter, 5 staff

Location: 5000 Butte St., Boulder Vista Village Community Center

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.



What We Heard

Community members offered a wide-range of feedback, but not limited to the following:

- Affordability of micro-mobility options
- Importance of transit options in this area and need to increase frequency of routes (esp. 206)
- Questions about mixed-use, types and affordability of housing proposed, annexation for San Lazaro
- Desire for 15-minute neighborhood amenities like a grocery and pharmacy

How will we use this input?





This information will refine the content of the 90% draft plan that will be shared boards and council in the winter of 2022.

Boulder Chamber of Commerce

Policy Roundtable Discussion

60% Draft Plan

Staff shared major highlights of the 60% draft plan and solicited input from the Chamber of Commerce. Attendees offered their perspective on the issues that impact them the most like transportation, housing, and cost of commercial space. They also invited to elaborate more via the BeHeardBoulder questionnaire, if desired.

-  **Date:** December 7, 2021 from 11:30 to 1 p.m.
-  **Number of Participants:** 16 chamber members, 3 working group members, 4 city staff
-  **Location:** 2440 Pearl St., Boulder, the Boulder Chamber of Commerce
-  **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

Chamber members offered a feedback, but not limited to the following:

- Integration of housing to be compatible with industrial uses will need close consideration
- Timing and responsibility for infrastructure improvements
- Support for 15-minute walkable neighborhoods and new ancillary retail to serve existing workers and new residents
- Suggestions for continued communication with and involvement of business and property-owners in implementation
- Finding ways to support local existing businesses and commercial space affordability and use
- Support for frequent, reliable, convenient public transportation

The full meeting capture and materials can be accessed online.

How will we use this input?




This information will refine the content of the 90% draft plan that will be shared boards and council in the winter of 2022.

BeHeard Boulder

60% Draft Plan Questionnaire

Online Findings

“What do you think of the recommendations in the 60% Draft Plan?” online questionnaire on BeHeardBoulder.org provided context on how 60% draft plan was influenced by community input to date regarding the the vision and recommendations. To complement the input gathered at these fall 2021 engagement events, participants answered 17 robust questions that provided quantitative and qualitative data about the plan’s big ideas on new mixed-use neighborhoods and imporvemetns, the balance of land use recommendations and options, and the mobility and connections plan. The questionnaire was available in both English and Spanish for six weeks.

-  **Date:** end of October thru mid December 2021
-  **Number of Participants:** 170 total respondents, ?? responses in Spanish, 48% nearby neighbors, 11% East Boulder Subcommunity employees and business owners
-  **Advertising:** The city’s website calendar, this project’s webpage, BeHeardBoulder webpage, Planning E-Newsletter, press release, Next Door (citywide) and other social media, Channel 8’s Inside Boulder News, email to the East Boulder Working Group members, city boards & commissions: DAB, HAB, PB, TAB, OSMP, P&R, OSMP, WRAB, Pedestrian Advisory Board, Boulder Chamber of Commerce, a range of civic and community groups, and East Boulder mailing list



BE HEARD Boulder

What We Heard

- Generally, more respondents are supportive of the overall direction of the plan for East Boulder and each of the areas of change than those opposed.
- Those in support generally noted support for walkable 15-minute neighborhoods, a diversity of housing types, and mobility improvements.
- Those with mixed feelings expressed a range of viewpoints: some want to see a lot more change to integrate housing and others expressed concerns with certain aspects of the plan and hope impacts can be mitigated (i.e. parking, building heights, public spaces).
- Those opposed raised concerns about loss of businesses, more traffic and congestion, incompatibility of residential and industrial uses.
- Respondents were split on the balance of land uses – the highest number of respondents want to see more areas change to residential and mixed- use, followed by those wanting fewer areas to change, and those who think the balance is right.
- A majority of respondents support the vision for the 55th and Arapahoe Station Area
- There is a high level of support for the mobility plan, pedestrian, bike and transit improvements.





How will we use this input?

This information will refine the content of the 90% draft plan that will be shared boards and council in the winter of 2022.

East Boulder Working Group (EBWG) Meeting #27

Impressions of Community Engagement and Planning for 90% draft plan recommendations

The purpose of this meeting was to review the draft summaries of the community input on 60% Draft Plan from recent engagement: Open Houses for Property Owners, a Community Meeting in English and a separate one in Spanish, Office Hours, Boulder Chamber of Commerce, and a BHB Questionnaire. The Working Group members provided input on themes and key take aways of this information. Staff shared the upcoming schedule and tasks to get to a 90% draft plan.

-  **Date:** December 16, 2021 from 1 to 2:30 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 via Zoom's video conferencing platform
-  **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website 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



DRAFT
SUMMARIES

What We Heard

- Working Group members provided key feedback on
- Discussion about feedback – not surprising and illustrated the range of viewpoints about the future of East Boulder; representative of the complexity of balancing future land uses
 - Issues around airport impacts and recommendations were clarified by new Airport Manager.
 - Additional analysis or information requested for the January meeting to review and finalize the land use map includes: a break-down of future unit types; staff recommendations for or against additional areas of change and rationale; height limitations or allowances; information about what can be recommended in the plan about housing affordability and tenure (rent/own).

How will we use this input?


This information will refine the content of the 90% draft plan that will be shared boards and council in the winter of 2022.


East Boulder Working Group (EBWG)


Meeting #28


Finalize 90% Recommendations

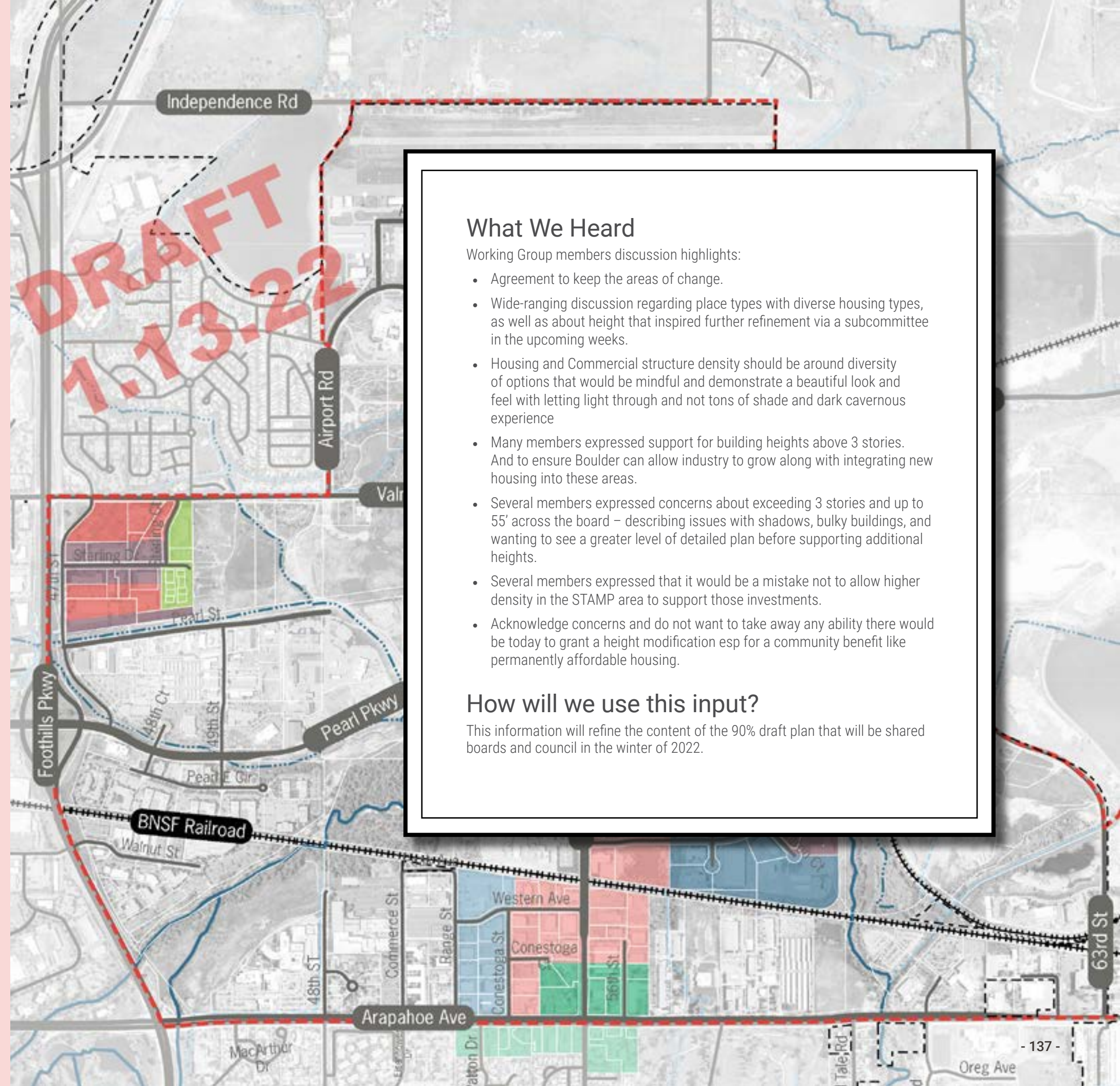
The goal of this meeting was to finalize the Land Use Plan and consider other locations for land use changes in response to the community's feedback from recent engagement. Working Group members discussed the merits of removing and / or adding areas of change, place types, density and / height variations, as well as other topics. Staff shared the schedule and roadmap to adoption through boards and council.

 **Date:** January 13, 2022 from 1 to 3 p.m.

 **Number of Participants:** 13 out of 21 working group members, 5 staff, 2 Spanish language interpreters, an additional Planning Board member and 2 community members

 **Location:** Meeting held online via Zoom's video conferencing platform

 **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website 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 discussion highlights:

- Agreement to keep the areas of change.
- Wide-ranging discussion regarding place types with diverse housing types, as well as about height that inspired further refinement via a subcommittee in the upcoming weeks.
- Housing and Commercial structure density should be around diversity of options that would be mindful and demonstrate a beautiful look and feel with letting light through and not tons of shade and dark cavernous experience
- Many members expressed support for building heights above 3 stories. And to ensure Boulder can allow industry to grow along with integrating new housing into these areas.
- Several members expressed concerns about exceeding 3 stories and up to 55' across the board – describing issues with shadows, bulky buildings, and wanting to see a greater level of detailed plan before supporting additional heights.
- Several members expressed that it would be a mistake not to allow higher density in the STAMP area to support those investments.
- Acknowledge concerns and do not want to take away any ability there would be today to grant a height modification esp for a community benefit like permanently affordable housing.

How will we use this input?

This information will refine the content of the 90% draft plan that will be shared boards and council in the winter of 2022.


East Boulder Working Group (EBWG)


Meeting #29 parts I and II


Finalize 90% Recommendations

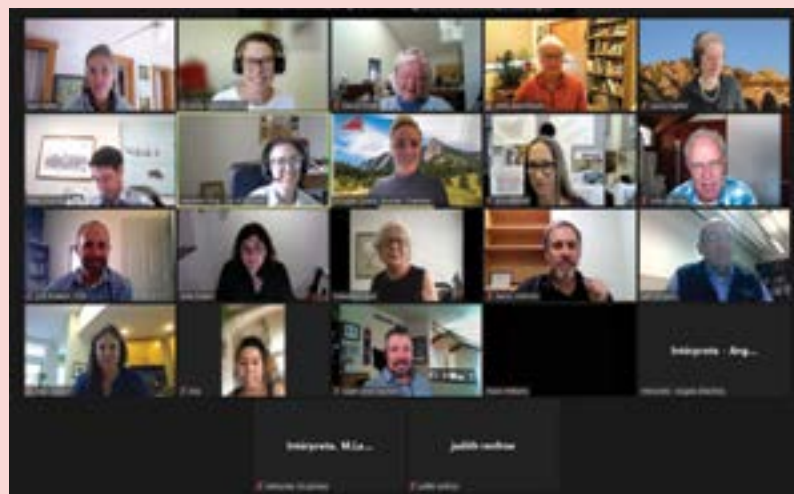
The focus was to step through the draft plan, ask questions and learn about the process to finalize the plan and the path to plan adoption via community engagement, a variety of boards and city council meetings.

 **Date:** February 24 and March 3, 2022 from 1 to 3 p.m.

 **Number of Participants:** On 2/24: 9 out of 21 working group members, 4 staff, 1 Spanish language interpreter and On 3/3: 12 out of 21 working group members, 5 staff, 1 Spanish language interpreter

 **Location:** Meeting held online via Zoom's video conferencing platform

 **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website 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 discussion highlights:

Information to create or clarify for community, board, council review

- Explicitly demonstrate how the estimates of future housing and jobs were generated.
- Clearly communicate the "timing as being gradual and not overnight, a 20-year planning horizon".
- How missing middle is being addressed.
- Describe mutual benefits that the community and property owners will experience from land use changes, zoning changes and future redevelopment.

Aspects of the plan that were supported / would like to see further clarified





- Affordable housing incentives
- Provide more detail around local business support
- Ensure the information about conceptual numbers for residential units is clear and written in such a way that holds future redevelopment accountable
- Explore challenges to redevelopment, such as FAR limits, floodplain and other regulatory constraints

How will we use this input?

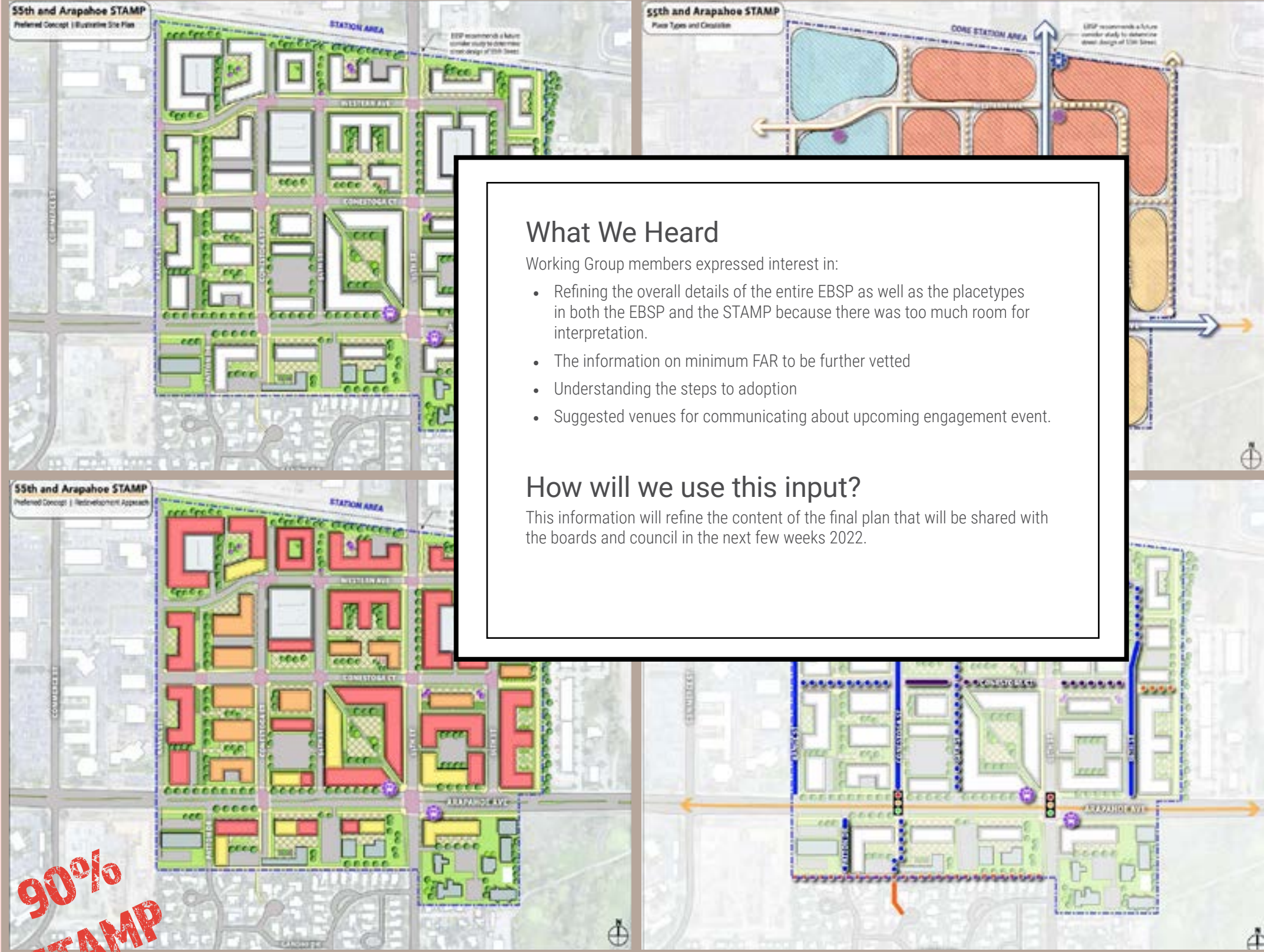
This information will refine the content of the 90% draft plan that will be shared with the community, boards, and council in the next few weeks 2022.

East Boulder Working Group (EBWG) Meeting #30 Finalize 90% Recommendations

The Working Group and staff met to discuss their recent feedback on the final 55th & Arapahoe Station Area Master Plan and to solicit more input.

-  **Date:** March 14, 2022 from 11:30 - 1 p.m.
-  **Number of Participants:** 9 out of 21 working group members, 5 staff, and 1 consultant
-  **Location:** Meeting held online via Zoom's video conferencing platform
-  **Advertising:** This project's working group webpage, the city's website home page calendar, the city's website 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

**90%
STAMP
DRAFT**



What We Heard

Working Group members expressed interest in:

- Refining the overall details of the entire EBSP as well as the placetypes in both the EBSP and the STAMP because there was too much room for interpretation.
- The information on minimum FAR to be further vetted
- Understanding the steps to adoption
- Suggested venues for communicating about upcoming engagement event.

How will we use this input?

This information will refine the content of the final plan that will be shared with the boards and council in the next few weeks 2022.





Community Engagement Events

Community Meeting


90% Draft Plan

The 90% draft The East Boulder Subcommunity Plan and Station Area Master plan were publicly posted, then shared with the community at a midday meeting and recorded for future viewing. Staff pointed out key information on the latest draft of the East Boulder Subcommunity Plan and the correlating 55th & Arapahoe Station Area Master Plan. Participants learned about the plans, asked questions and walked through how to provide online feedback via the BeHeardBoulder questionnaire.

 **Date:** Wednesday, March 30 from 12 - 1 p.m.

 **Number of Participants:** 13 community members and 6 staff

 **Location:** Meeting held online via Zoom's video conferencing platform

 **Advertising:** The city's website calendar, this project's webpage, Sunday's Daily Camera, city-wide utility bill insert, Planning E-Newsletter, Next Door and other social media, email to the East Boulder Working Group member, and East Boulder mailing list.

EAST BOULDER SUBCOMMUNITY PLAN
LAST CHANCE TO LEARN MORE & BE PART OF THE VISION

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 and essential services.

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

Mark your calendars for MID-MARCH to check out the Draft Subcommunity Plan to gain an understanding about the vision, how it may be achieved and priorities for public and private investment in East Boulder over the next 15-20 years.

Additional info about the project on the city website, go here: bit.ly/2ABBJFS

LEARN MORE & BE PART OF EAST BOULDER'S FUTURE
Read the Draft Plan - Take the Questionnaire: www.beheardboulder.org

PLAN PARA LA SUBCOMUNIDAD DE EAST BOULDER
ÚLTIMA OPORTUNIDAD PARA CONOCER Y SER PARTE DEL PROYECTO

En East Boulder se ubican algunas de las mejores empresas, parques urbanos y áreas verdes. Es también es uno de los principales centros de empleo de nuestra ciudad, con empresas locales del sector científico, tecnológico, de investigación y prestación de servicios esenciales.

Por medio del Plan de la subcomunidad de East Boulder, la inversión pública, las colaboraciones a nivel local y las iniciativas por parte de la comunidad, East Boulder seguirá evolucionando hasta convertirse en un lugar aún mejor para las empresas, un hogar para nuevos vecinos y una comunidad artística conectada con la ciudad circundante y la región.

Marque su calendario porque a MEDIADOS DE MARZO podrá ver el borrador del Plan de la subcomunidad y conocer más sobre la visión de este plan y cómo la podemos lograr, así como las prioridades de inversión pública y privada en East Boulder para los próximos 15-20 años.

Para más información sobre el proyecto, visite bit.ly/2ABBJFS

INVOLÚCRESE Y SEA PARTE DEL FUTURO DE EAST BOULDER
Lea el plan y responda al cuestionario: www.beheardboulder.org

EAST BOULDER

SUBCOMMUNITY PLAN

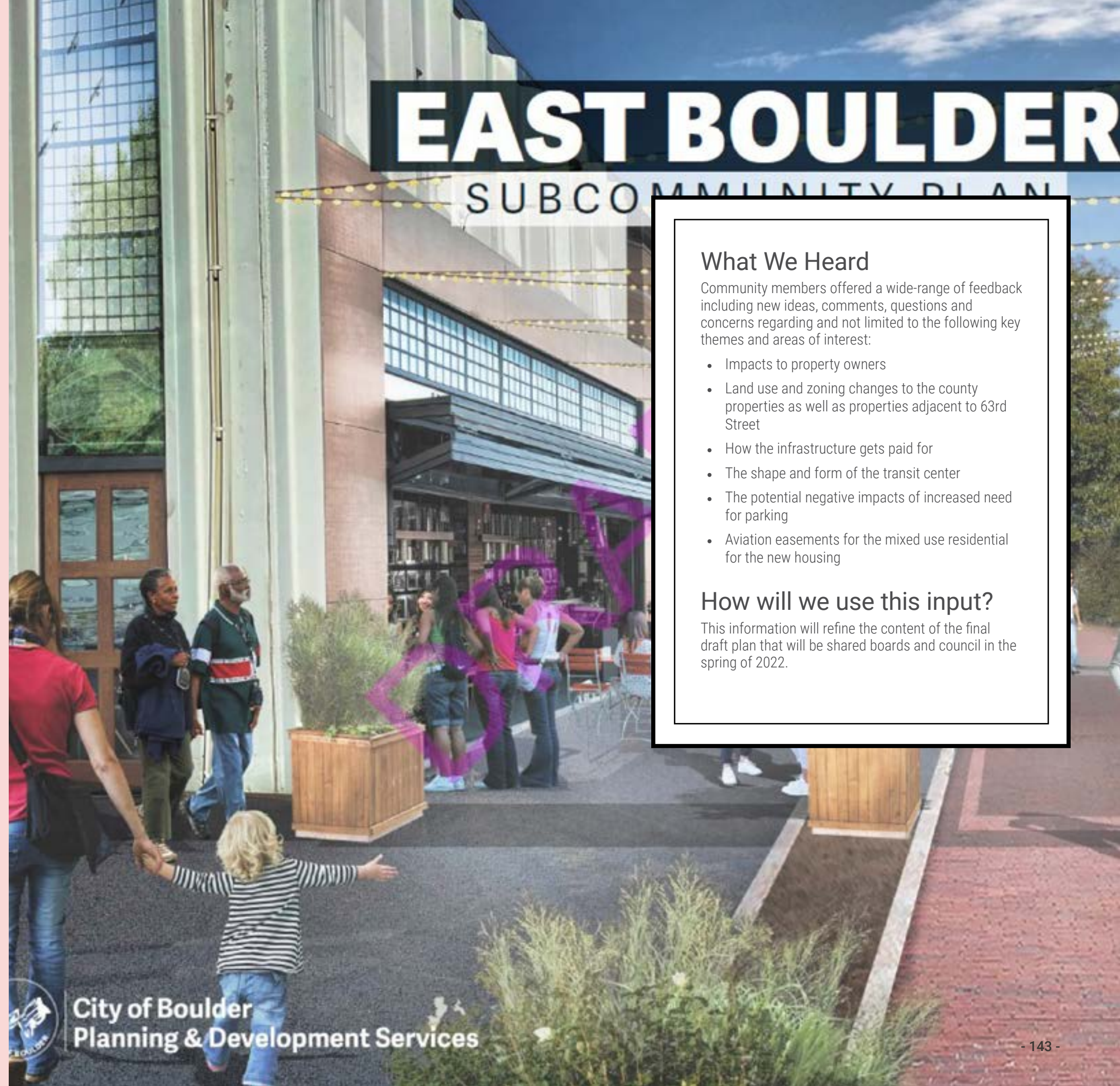
What We Heard

Community members offered a wide-range of feedback including new ideas, comments, questions and concerns regarding and not limited to the following key themes and areas of interest:

- Impacts to property owners
- Land use and zoning changes to the county properties as well as properties adjacent to 63rd Street
- How the infrastructure gets paid for
- The shape and form of the transit center
- The potential negative impacts of increased need for parking
- Aviation easements for the mixed use residential for the new housing

How will we use this input?

This information will refine the content of the final draft plan that will be shared boards and council in the spring of 2022.



City of Boulder
Planning & Development Services

BeHeard Boulder


90% Draft Plan Questionnaire

Online Findings

The 90% draft The East Boulder Subcommunity Plan and Station Area Master plan were publicly posted and complemented by executive summaries, short videos, and guidance on key topics. The community reviewed the materials, and provided feedback via a BeHeardBoulder questionnaire. Questions solicited the community's level of support as well as what they liked and didn't like about these plans. Though the amount of responders were relatively low compared to the volume of page views and to past questionnaires, the overall sentiment reflected similar support and concerns consistent with other outreach events.

 **Date:** March - April 2022

 **Number of Participants:** 29 total respondents

 **Advertising:** The city's website calendar, this project's webpage, BeHeardBoulder webpage, Planning E-Newsletter, 3/30 Community Meeting, Next Door and other social media, email to the East Boulder Working Group members, and East Boulder mailing list.



What We Heard

In general, participants indicated general support for both plans, while the enduring concerns remain consistent.

Key take-aways from the feedback:

- The number of people providing feedback on the draft plan were significantly fewer than those that participated in the 60% Draft last fall.
- Amongst those expressing opposition to the plan, many of the comments reflect the enduring concerns that people have expressed throughout the project regarding rate and scale of new development, increased traffic, concern about buildings over three stories, potential loss of industrial businesses, etc.
- Amongst those expressing support for the plan, people noted liking areas of change, vision, and mobility improvements.

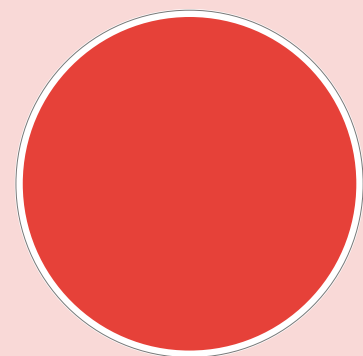
Feedback that fell outside existing BVCP policy direction:

Some feedback contradicted existing policy or was contrary to adopted plans. While this feedback was important to hear, it will inform additional analysis and implementation to work to address people's concerns.

- No change in this area, keep suburban character
- No high-density
- Concern about transit station

How will we use this input?

This information will refine the content of the 90% draft plan that will be shared boards and council in the spring of 2022.



Planning Board Meeting

Staff presented the 90% draft East Boulder Subcommunity Plan and 55th and Arapahoe Station Area Plan to Planning Board. In addition to staff's presentation, five working group members, including two Community Connectors, shared their experiences of serving on the working group, the process, and the outcomes. Following presentations, Planning Board asked some clarifying questions and provided recommendations to staff for making final changes to the plan.

- Date:** March 31, 2022
- Number of Participants:** 5 Planning Board members and 9 staff, 5 working group members, and 1 Spanish language interpreter
- Location:** Meeting held online via Zoom's video conferencing platform
- Advertising:** News for City Hall and city website

What We Heard

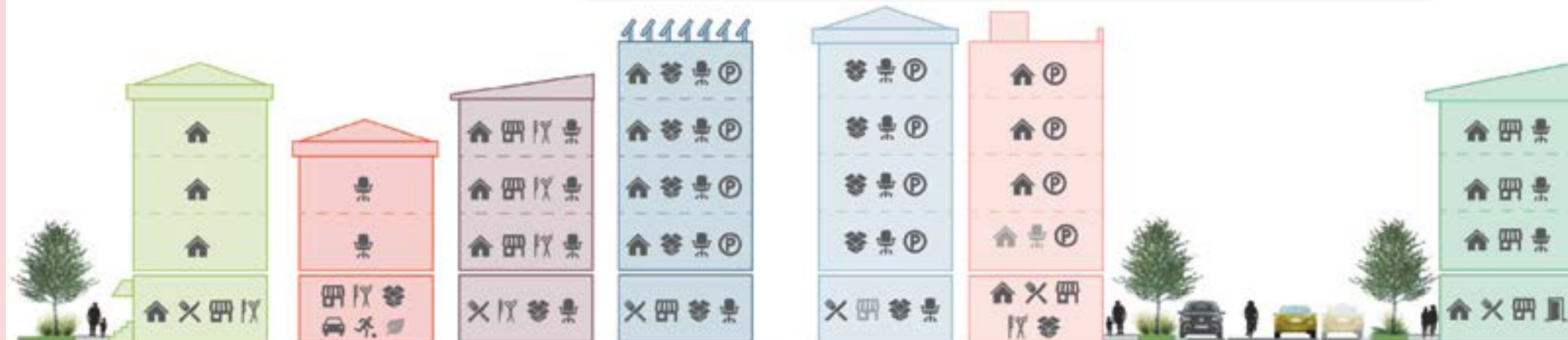
Planning Board members expressed appreciation for the engagement efforts throughout the planning process and support for many components of the plan. The board recommended the following revisions to the draft subcommunity plan:

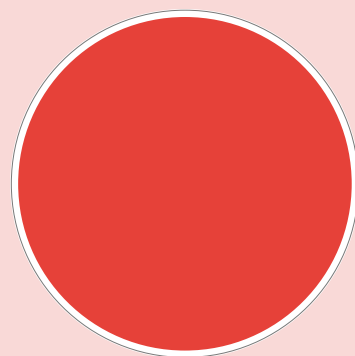
- Update language around parking throughout the plan and consider recommendation for shared, unbundled and paid parking in appropriate locations.
- Add a description for potential arts/non-profit space to be located in the station area that could serve as a cultural hub in the subcommunity
- Include more robust recommendations in the Place Types for increasing tree canopy and creating environments that will support long-term urban tree health
- Include acknowledgement of the Boulder Municipal Airport
- Consider revision to contiguity standards in the Boulder Revised Code: Conditional Use Review Standards – Residential Development in Industrial Zoning Districts

They had additional questions and requests for more data. The meeting materials and recording can be found [here](#).

How will we use this input?

Along with the forthcoming City Council study session on April 12, and the community feedback this input will be used to revise the plans to their final draft for adoption in the upcoming weeks and months.









City Council Study Session

At this City Council study session, staff presented the 90% Draft East Boulder Subcommunity and 55th and Arapahoe Station Area Plans. Staff also presented key feedback from the 3/31 Planning Board meeting.

Council members expressed overall support for the process and the updated plans, noting that they reflected the community's feedback. Council discussed potential impacts of the plan and how East Boulder may offer opportunities to implement citywide goals, particularly an increase in housing options.

-  **Date:** April 12, 2022
-  **Number of Participants:** 9 City Council members and 8 staff
-  **Location:** Meeting held online via Zoom's video conferencing platform
-  **Advertising:** News for City Hall and city website

What We Heard

Beyond general support for the plans, some topics had conflicting sentiment on things like job growth. Council offered a wide range of opinions on ways to revise the plans for adoption that included some of the following:

- Increasing the amount of housing, possibly through adjustments to the placetypes
- Methods for ensuring missing middle housing options
- Increasing the amount of arts opportunities
- Cohesive development of a privately-owned public space
- Increased tree canopy
- Support for establishing minimum FARs
- Prioritize implementation of the East Side Eats program
- Mixed-use designation for 5150 Valmont
- Prioritizing non-car modes of travel on streets in STAMP
- Including engagement standards for any amendments to the plan
- Flexible street sections to adapt with changing technology
- Further description of redevelopment incentives
- Flushing out role with RTD

The meeting presentation [here](#).

How will we use this input?

Along with March board meeting input from the Housing Advisory Board, Transportation Advisory Board, and Planning Board, and the community feedback, this feedback will be used to revise the plans to their final draft for adoption in the upcoming weeks and months.













SUMMARY

Did we meet the scrapbook purpose 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.”?

We sure hope this scrapbook made it easy and fun to follow along in this iterative, three-year process!

The multifaceted approach to engagement richly influenced and directed this Subcommunity Plan that the community and staff collaborated on. This project started with the community before crafting any plan. First gathering information from many resources to learn about East Boulder as a place, then drafting a version of the future for the community to weigh in. This cycle was repeated multiple times by gathering information via the East Boulder Working Group, city-wide departments, Boards and Council, and Advocacy Groups. From there staff and working group members continually refined the plan’s recommendations and sought input from the community via Community Meetings and BeHeardBoulder Questionnaires.

ENGAGEMENT BY THE NUMBERS

	Outreach Occasions	Participant Engagement and / or Responses
 Engagement Opportunities	15	773
 Engagement Opportunities in Spanish	3	57
 BeHeardBoulder Questionnaires	6	824
	24	1,654
 East Boulder Working Group Meetings <i>(21 members with attendance 77% rate)</i>	30	495
	30	495
 Council Meetings or Study Sessions	10	85
 Board Meetings	22	154
 Advocacy Group Meetings (i.e. Boulder Chamber of Commerce)	10	62
	42	301
 TOTAL	96	2,450

To learn more, visit:

www.bouldercolorado.gov/planning/east-boulder



Questions? Comments?

Email: subcommunityplanning@bouldercolorado.gov

