

# East Boulder Subcommunity Plan



**How will industry evolve in Boulder? How can the city integrate new residential opportunities without displacing the space for local businesses? How can we move both people and goods through loud, gritty, working areas of the city and keep everyone comfortable? These challenges are at the heart of the East Boulder planning process and the community has wrestled with these topics over the past two years. The Community Review Draft plan includes some key recommendations.**

## The Land Use Plan

The Boulder Valley Comprehensive Plan (BVCP) Land Use Map depicts a plan of the desired land use pattern in the Boulder Valley. The map and land use descriptions are used to guide future land use and transportation decisions in conjunction with the policies outlined in the BVCP. The East Boulder Land Use Plan recommends changes to the land use map and land use descriptions to help accomplish citywide goals and achieve the vision for East Boulder.

## The Connections Plan

The East Boulder Connections Plan is created alongside the Land Use Plan to support proposed land uses and contribute to citywide goals for access and mobility. The plan includes two key components: (1) New Connections; and (2) System Enhancements. Transportation improvements included in the Connections Plan will be installed by property owners and the city at the time of redevelopment .

## Policies Programs and Projects

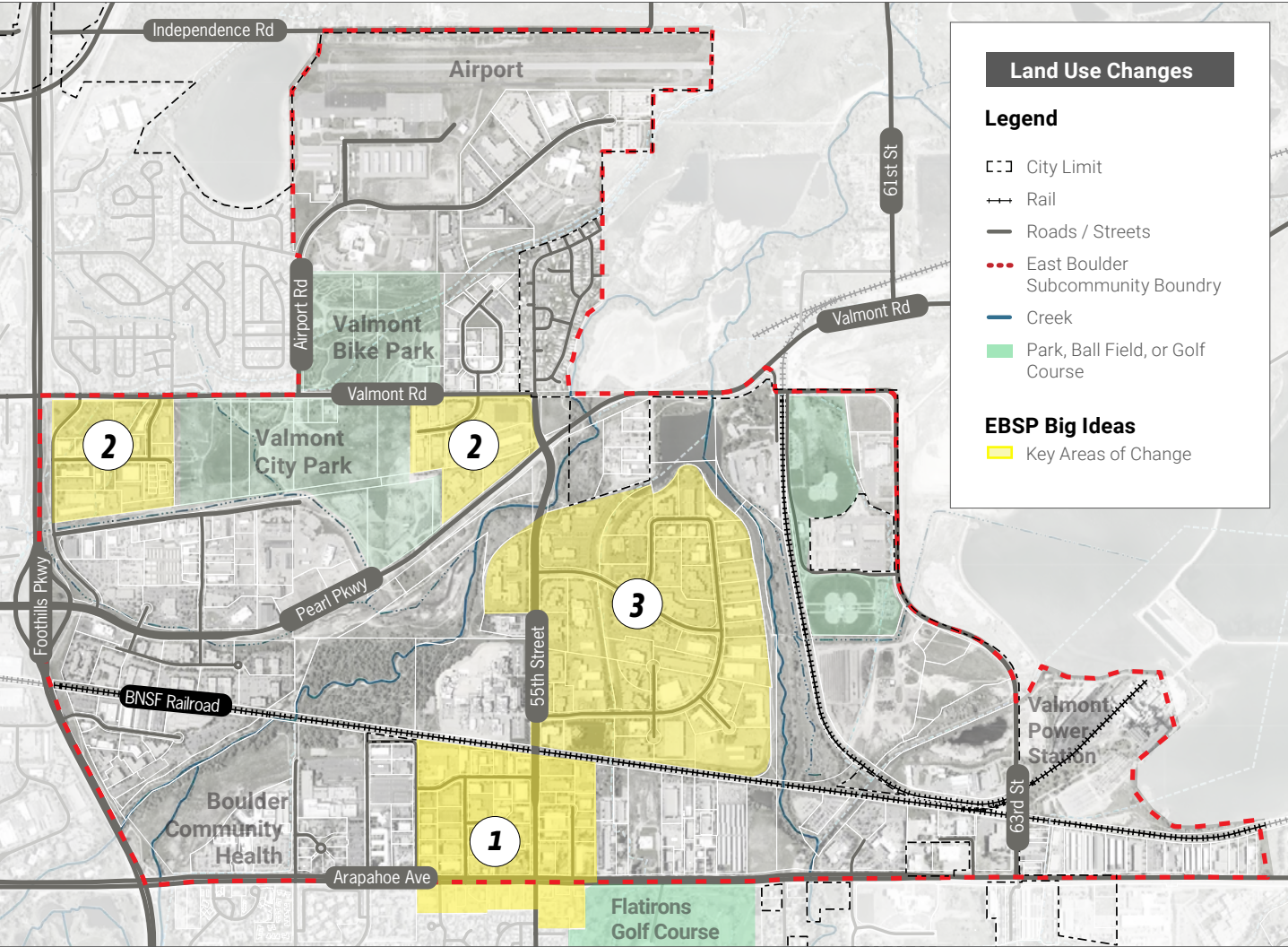
Beyond land use and connections, community members have offered awesome ideas about changing or creating policies, programs and projects that will help to improve neighborhoods, solve subcommunity problems and address community interests.



# Overview of Vision

The vision for East Boulder includes some bold changes in the built environment. Long-term redevelopment over the next 10-20 years will transform these specific areas of change into working mixed-use neighborhoods where new housing, shopping, and services can be found within close proximity to each other and supports activity beyond the typical workday. A wide range of improvements, new transit services and new connections will enhance mobility throughout the area making it safer to get around by foot, bike, and/or scoot.

This overview highlights the big ideas in the subcommunity plan: three major areas of land use change and a mobility and connections plan. The following questions provide more information on each of these.



1

**55th & Arapahoe**  
This is the primary location recommended for new housing. The vision for the area is to be one cohesive, walkable, mixed-use neighborhood that is well connected to surrounding areas. Changes capitalize on the planned regional bus rapid transit, streetscape improvements, and a wide range of new ways to get around.



2

**Parkside East & West** These areas, east and west of Valmont City Park, will evolve into a mixed-use industrial neighborhood, adding housing and taking advantage of being adjacent to the amenities of the Park, Goose Creek and amazing views. The areas will maintain their industrial character while filling a gap in Boulder's missing middle housing.



3

**Flatiron Park**  
This thriving business park will continue to have high-quality light industrial and office spaces to support local businesses. New retail, restaurant and shopping options will support a more active district.

PROJECTIONS	LAND USE MIX			HOMES	TYPE OF HOMES	JOB
Existing in 2020	Industrial	Parks	Public Res Biz	300	mobile homes	17,000
With current land use & zoning, the trend projected for 2040	Industrial	Parks	Public Res Biz	700	mobile homes, and condos / apartments	19,400 TO 20,600
Recommended plan projected for 2040	Industrial	Parks	Mixed Use Biz Res	2,700 TO 4,400	mobile homes, condos / apartments, and townhomes	19,400 TO 20,600



# 55TH & ARAPAHOE STATION AREA

The 55th & Arapahoe Station Area Master Plan (STAMP), is a component of the larger East Boulder Subcommunity Plan process, but requires a greater level of detailed planning, analysis, and design to promote transit oriented development.

## TRANSIT-ORIENTED DEVELOPMENT

Transit Oriented Development (TOD) is compact, walkable, mixed-use development located close to high quality, high-capacity transit. While this intersection and area is currently served by a handful of local and regional bus routes, in the future, it will be the location of a State Highway 7 Bus Rapid Transit (BRT) station – connecting Boulder to I-25 and beyond with high-quality, high frequency service.

## NEW HOUSING & TYPES

1,200-2,200 - Live/Work Units, Condos/Apartments

## PLACE TYPES



### NEIGHBORHOOD TOD

The Neighborhood TOD Place Type reimagines existing commercial and retail areas within easy walking distance to transit. Ground floors would have shops, cafes or other businesses and may have mixed income housing above.



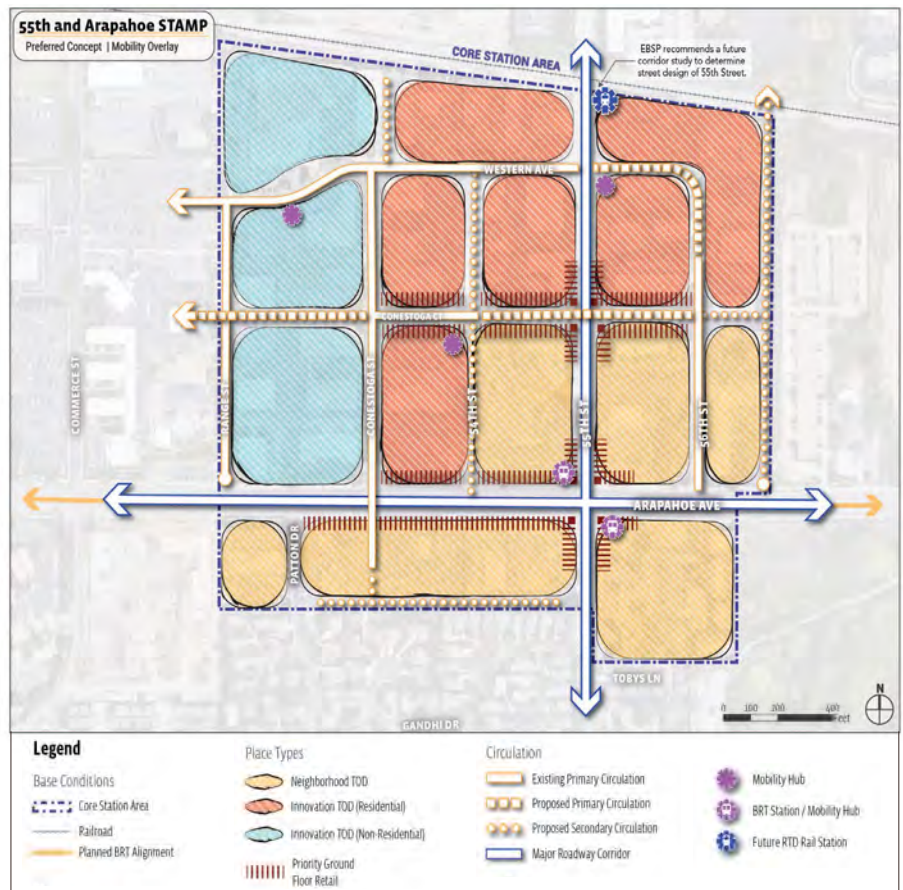
### INNOVATION TOD (RESIDENTIAL)

The Innovation TOD (Residential) Place Type intends to maintain opportunities for light industrial and commercial uses while introducing mixed income residential uses. These areas are envisioned to integrate public-facing retail for all users while also providing affordable housing options near transit.

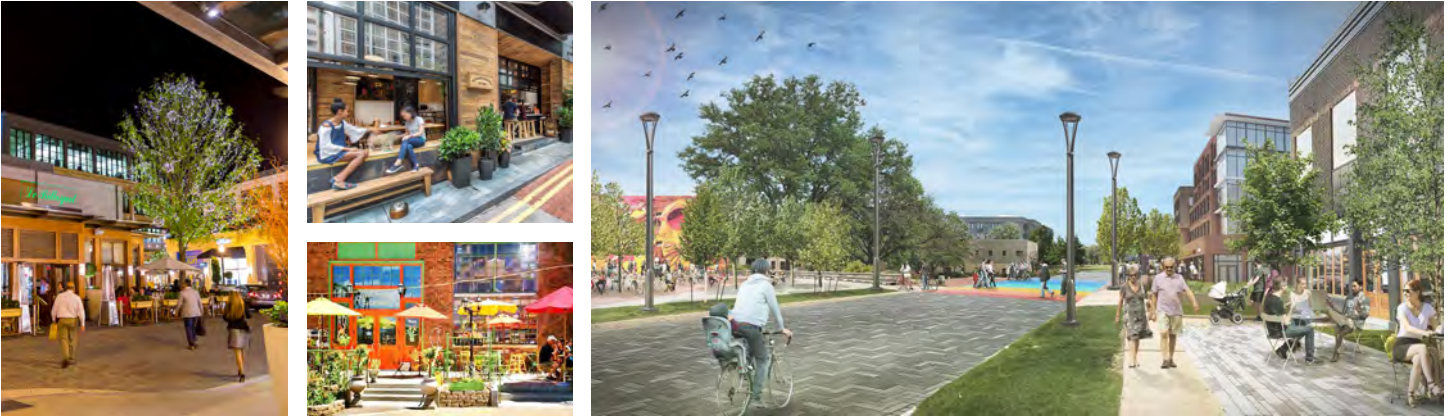


### INNOVATION TOD (NON-RESIDENTIAL)

The Innovation TOD (Non-Residential) Place Type intends to prioritize opportunities for light industrial and commercial uses. These areas are envisioned to integrate public-facing retail for light industrial, office, and commercial users.



# 55TH & ARAPAHOE STATION AREA



## STATION AREA VISION

The 55th and Arapahoe Station Area is envisioned as a unique mixed-use center with a blend of neighborhood-serving retail and restaurants; a variety of employment with opportunities prioritized for light industrial users, makers and creatives; and attainable mixed income housing that are all set in a highly walkable and bikeable area with great access to bus rapid transit.

The community's vision includes more comfortable and attractive streets that connect buildings, businesses, employees and residents. Development will include a mix of 3 to 4-story buildings with a variety of heights and setbacks from the street. The new transit-oriented development will be respectful of and well-connected to successful neighborhoods and employment areas nearby. The transformation of the Station Area over the next 10-15 years will build on existing assets and character to enhance this important mixed use activity center for East Boulder and the broader community.

## PLAN KEY ELEMENTS



**Attainable Employment** - Ensure that the office or light industrial buildings within the station area remain affordable for local businesses.



**Public Spaces / Placemaking** - Use public art, decorative materials, landscaping and seating to create comfortable, safe, and unique public spaces.



**Affordable Housing** - Create diverse, mixed-income housing that is affordable to those working in the area.



**Streetscapes** - Create attractive streets that accommodate all methods of travel with dedicated bicycle facilities, improved sidewalks, and safe crossings.



**Mobility Hubs** - Provide a variety of convenient travel options, like e-bikes and e-scooters, at transit stops and distributed strategically throughout the station area.



**TDM** - Pilot commuter-focused **transportation demand management** strategies that reduce parking and vehicular needs by offering creative mobility options.



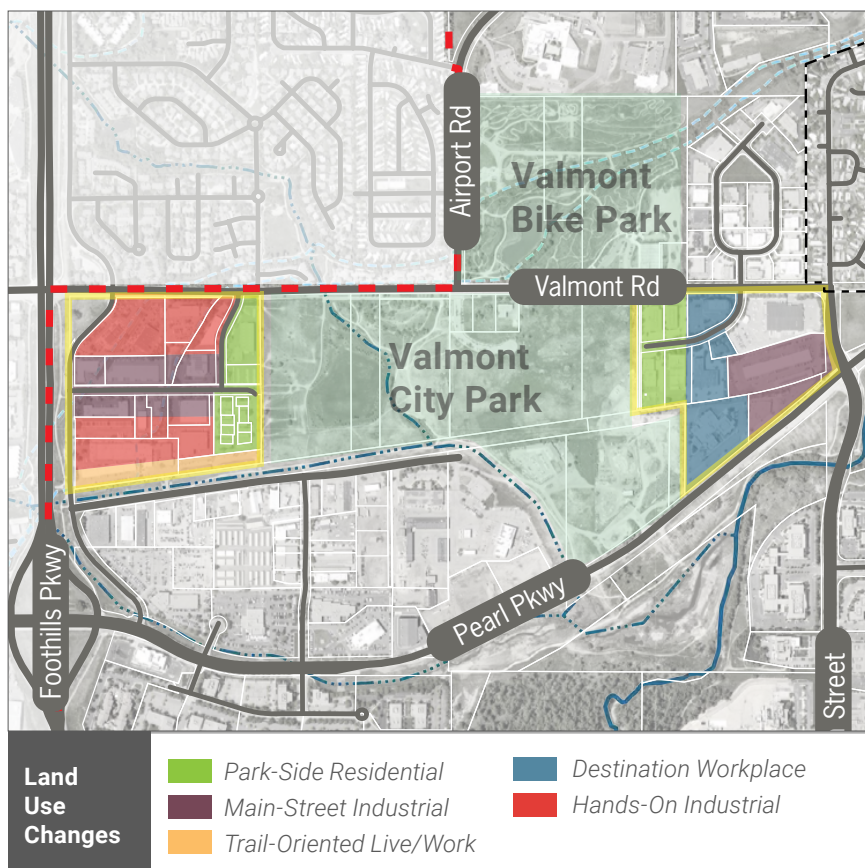
**District Creation** - Establish a Business or General Improvement District in the area to provide resources to implement plan goals.



**Climate Commitment** - Use a variety of strategies to improve or restore the area's ecosystem and meet the City of Boulder's Climate Commitment.



## Valmont Park East & West Neighborhoods



The areas bordering the Valmont City Park are imagined as mixed-use industrial neighborhoods that both maintain industrial character and unique businesses while filling a gap in Boulder's missing middle housing by offering new live / work options, attached homes and vertically mixed-use buildings. These neighborhoods will become much easier to navigate, with new streets and connections that better link the diverse businesses in this area to each other, the surrounding community, and the amazing amenities of Valmont City Park and Goose Creek.

### NEW HOUSING = 500 TO 850

Envisioned as a mix of **townhomes**, **condominiums** or **apartments**, and **live / work units** (combines workspace with living quarters) near green space.



### PARK-SIDE RESIDENTIAL & TRAIL-ORIENTED LIVE / WORK

New housing to take advantage of being next to green space and outdoor recreation. Emphasize units for missing middle income and potentially on-site affordable units. New streets and connections will improve relationships especially with the park.



### MAIN-STREET INDUSTRIAL

Mix of light industrial, office and residential uses along active streetscapes with great connections to the park and other green space.



### DESTINATION WORKPLACE AND HANDS-ON INDUSTRIAL

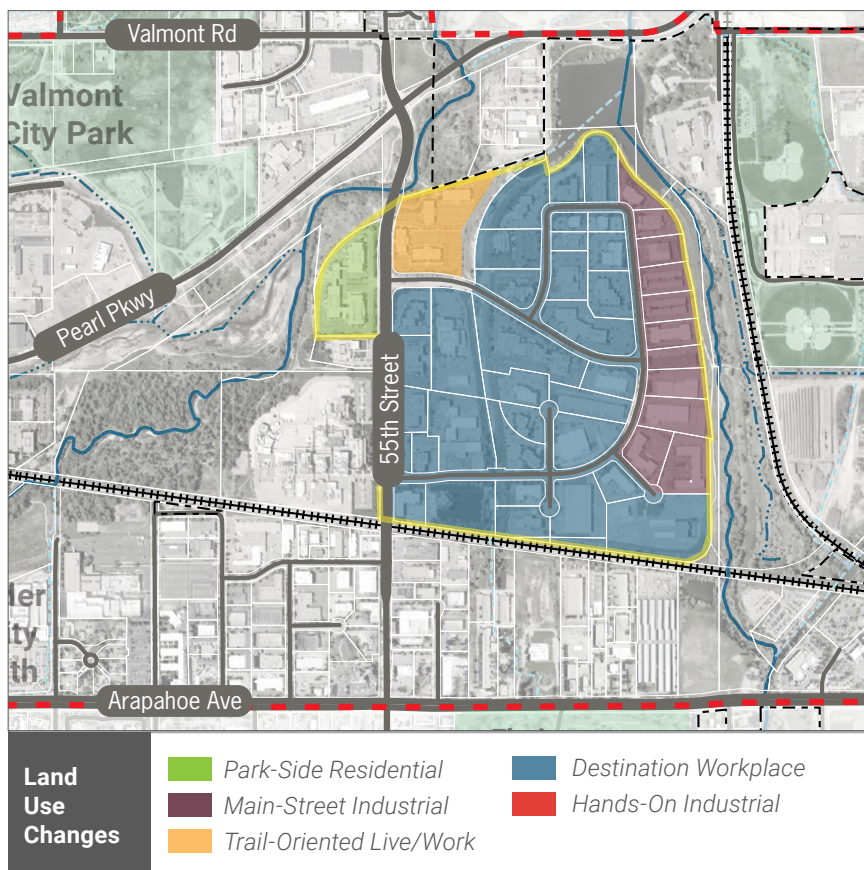
Flexible, active and engaging work places to serve Boulder business and industry. Expands opportunities for existing or new industrial businesses to create retail space and engage customers.



This thriving business park will continue to have high-quality light industrial and office spaces, home to local businesses. The vision is to encourage more retail or commercial uses integrated into the area as older structures are renovated or replaced to create retail and dining destinations that can be easily accessed by foot or bike. New residential is limited, focused on specific locations adjacent to green space and 55th Street.

## NEW HOUSING = 300 TO 600

Envisioned as a mix of **townhomes**, **condominiums** or **apartments**, and **live / work units** (combines workspace with living quarters) near green space.



## PARK-SIDE RESIDENTIAL & TRAIL-ORIENTED LIVE / WORK

Key sites located adjacent to green spaces will have new homes that are well-connected to not only the Business Park but also regional transit at 55th & Arapahoe and the rest of the city.

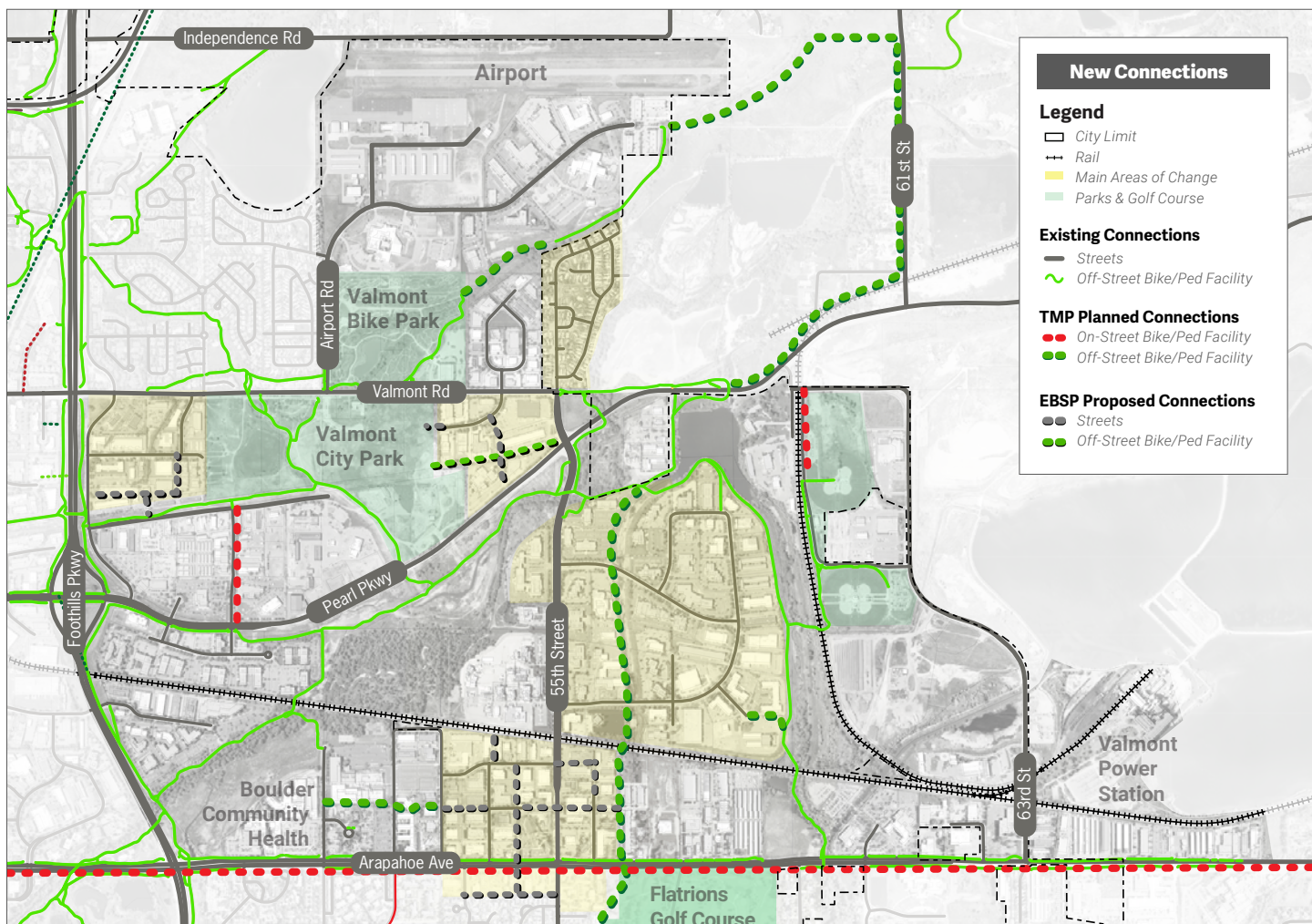
## DESTINATION WORKPLACE AND HANDS-ON INDUSTRIAL

New retail, restaurant and shopping options will support a more active district and allow area workers to walk or bike short distances to meals, drinks, and shopping.





# Mobility & Connections Plan



## TRANSPORTATION

As land uses in the East Boulder Subcommunity change over time with more people living, working, shopping and recreating in the area, the transportation system will support this change. Transportation and mobility improvements call for a finer grained network of streets and paths needed to support a more compact urban form and mix of uses. In some cases, these will be entirely new streets and paths, and in other cases, these will be upgrades to existing streets and facilities – ranging from projects like protected bike lanes along 55th Street to new street connections in the Park East and Park West areas of the plan.



2040 East Arapahoe Vision

A number of “big moves” will create a more safe and walkable area, where people can easily travel by bike, foot, or scooter and access high frequency transit and ridesharing at a number of mobility hubs throughout the area. For example, East Arapahoe one of our city’s busiest travel corridors will be redesigned to become a complete street with better travel options for all travelers.

A cornerstone of this transportation investment will be high frequency, high quality regional Bus Rapid Transit service along Arapahoe/SH7 connecting Boulder to communities to the east and I-25. In addition, enhanced local transit service and a network of strategically located mobility hubs will offer centralized places where people can access shared electric scooters and bikes, Lyft and Uber pick up and drop off, car share, and transit service.