

East Boulder Subcommunity Plan – 60% Draft

Fall 2021 Engagement Summary

The East Boulder Subcommunity Plan draft is 60% complete. The city and East Boulder Working Group shared the draft and collected feedback in an engagement window from October 25, 2021 through December 10, 2021. There were many ways for people to get information and participate in events. Key themes from all of the events and questionnaires are summarized here with links to the full reports.

Purpose of the engagement:

- Share 60% Draft (also called Community Review Draft) Plan highlighting key recommendations
- Get feedback to gauge level of support for the recommendations
- Get specific feedback to refine the final plan
- Expand and ensure awareness for key stakeholders
- Facilitate convenient feedback and easy compilation

Overall Feedback Key Themes

Level of Support for the 60% Draft Plan = High with a high level of support for each of the focused areas of change to integrate housing and commercial uses into industrial areas.

Many people support the plan in concept, especially to encourage new housing and mixed-use that will capitalize on mobility improvements and support new transit.

Level of Support for the 55th & Arapahoe Station Area Plan and Mobility and Connections Plan = High

People agreed that this is an appropriate area for more dense residential and mixed-use development. Excitement for new travel options, improvements on Arapahoe, and future Bus Rapid Transit.

Engagement Window at a Glance:

Oct. 25 – Dec. 10

Events: 2 Open Houses, 1 Community Event, Office Hours, Spanish-language meeting, Be Heard Boulder Questionnaire, Advisory Board Updates and Feedback

Mailing to over 5,000 addresses

Outreach through: informational videos; social media; Nextdoor; civic, neighborhood and advocacy groups; Planning e-newsletter and EBSP listserve, channel 8, Working Group members

#s – Over 300 people participated in at least one event or venue

What people like most about the draft plan

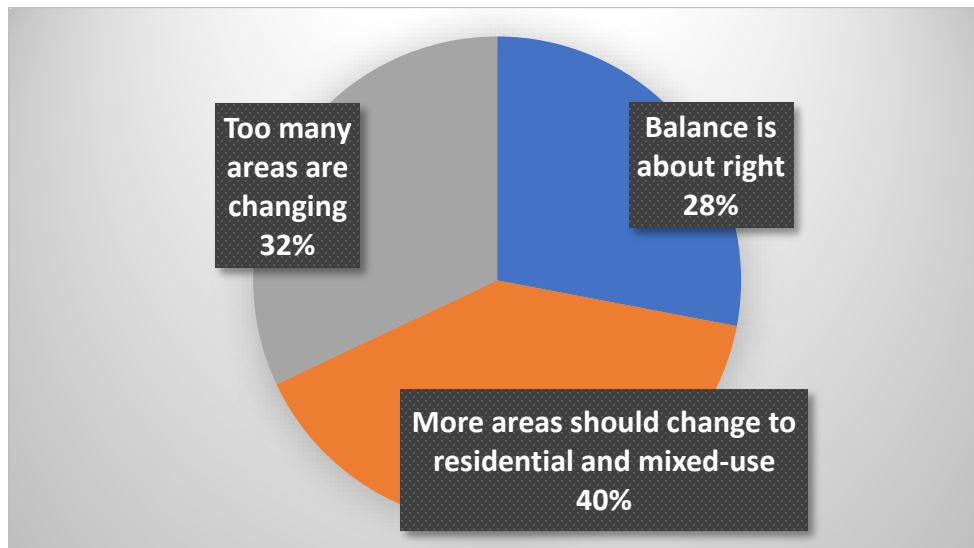
- New places to integrate **housing**, and **commercial uses** to evolve into **15-minute walkable neighborhoods**
- **Mobility and connections improvements** – to make getting around without a car easier and safer
- **Attention to diverse housing types, proximity to parks and green spaces, consideration of flood-prone areas**

What people are concerned about

- Viability of **mixing industrial uses and housing**
- **Affordability and gentrification**
- Impacts like **increased traffic**, loss of **views**, **parking** availability

Feedback that informs potential revisions to the land use plan

In the questionnaire people were asked if they thought the draft plan appropriately balances future housing and commercial/industrial uses. Reactions were mixed.



Should more areas change to residential and mixed use? A lot of feedback suggested further assessment of other potential areas of change to add more housing. People are most interested the following locations:

- **Flatiron Business Park**
- **East side of the 55th Street Corridor**
- **Along Arapahoe east of 55th Street**
- Allowing up to **4 stories** in select areas

Suggestions for the plan to provide more detail about specific topics and concerns:

- Building and neighborhood **character**
- **Parking approach**, considering minimums, districts and shared parking
- How **housing can effectively be integrated** and compatible with nearby industrial uses
- **Incentives** for diverse housing types and affordability
- Assurances there will still be **space for industrial services and businesses to thrive**
- Addition of specific types of commercial uses (i.e. **grocery** or convenience store, cafes or **food options walkable** to industrial areas

For those who wanted to see fewer areas of change many noted the 55th & Arapahoe area and Flatiron Business Park, describing the need to keep space for industrial uses and existing businesses and not wanting to see the area change so much.

Suggestions for Big Moves / Areas of Change

55th & Arapahoe Station Area Plan

- Ensure there is a park or public green space for new residents
- Be mindful of impacts to residential homes adjacent on south side of Arapahoe
- Protect existing neighborhood-serving retail and services in this area

Valmont Parkside East and West

- Ensure there will be a mix of housing types and includes housing affordable to low- and middle-income households
- Improve connections to/from the park and across Valmont

Flatiron Business Park

- Explore ways to potentially integrate housing in this area, consider large parking areas
- Ensure ability to integrate commercial, especially food options

Other Areas

- Support for San Lazaro Annexation so residents can access city services and programs
- Ensure future viability of aviation uses at the Airport



Spanish-Language Meeting at Vista Village Community Room

Mobility and Connections Plan

- Ensure improvements prioritize safety for cyclists and pedestrians
- Carefully consider parking approach, options for getting to/from transit along Arapahoe

Feedback that falls outside existing BVCP policy direction

Some feedback contradicts existing policy or is contrary to adopted plans. While this feedback was not a majority and staff and the Working Group do not recommend changing direction, it will inform analysis and implementation to work to address people's concerns.

- Stop everything
- Keep suburban character
- No growth
- Build housing on Valmont Park, golf course, or airport land

Communications about Engagement Opportunities

The following tools were used to share information and invite people to participate:

- Project webpage and city web calendar
- Postcard to 5,500 residents, businesses, and property-owners in and around the subcommunity area – 10/22
- Email to East Boulder mailing list
- Email invitations to city boards & commissions: DAB, HAB, PB, TAB, OSMP, P&R, OSMP, WRAB, Pedestrian Advisory Board
- Email invitations to a range of civic and community groups
- Press Release, media coverage by local outlets (Boulder Beat, Boulder Reporting Lab)
- Planning E-Newsletters
- Daily Camera, News for City Hall on preceding Sundays
- Next Door (citywide) - 11/9
- Other social media - 10/29 and ongoing
- Channel 8 inside boulder news - 10/29

Links to Individual events and reports

- [BeHeardBoulder Questionnaire Summary](#)
- [Community Event Notes](#)
- [Open Houses Notes](#)
- [Spanish-Language Meeting Notes](#)
- [Boulder Chamber Meeting Notes](#)

Recordings of meetings are available on the [project website](#)