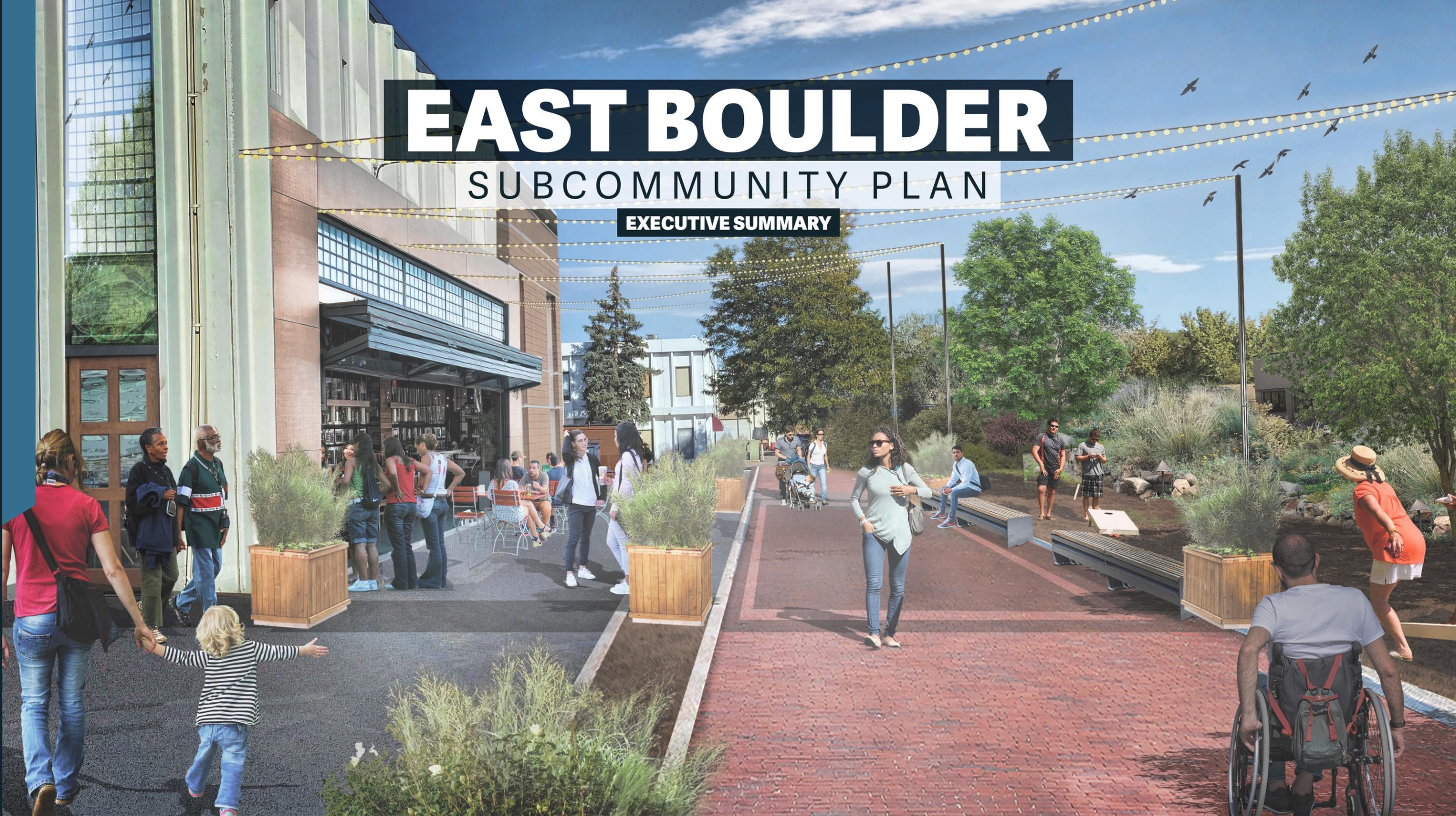


EAST BOULDER

SUBCOMMUNITY PLAN

EXECUTIVE SUMMARY



East Boulder is facing exciting opportunities. The eastern gateway to the city is gearing up for significant improvements to East Arapahoe Avenue to create a future “complete street” that includes high-quality, high frequency bus rapid transit. In the coming years, the city will develop new programming and features at the city’s largest urban park, Valmont City Park. And as the pandemic has changed the dynamics of daily life across the nation, the Boulder community is rethinking how we live, work and play to make a positive impact on the climate, our health and the built environment.

The East Boulder Subcommunity Plan (EBSP) proposes the evolution of East Boulder into a better place for businesses, a new home for residents and an artful community that is well connected to the surrounding city and the region. The East

Boulder Subcommunity Plan is a long-range plan to manage change in the city’s East Boulder subcommunity for the next 15-20 years. The plan recommends changes to the Boulder Valley Comprehensive Plan’s land use map and proposes network of mobility connections and hubs.

To view the East Boulder Subcommunity Plan or dive into the details of the 55th and Arapahoe Station Area Plan, visit: bouldercolorado.gov/projects/east-boulder-subcommunity-plan.

FOCUS AREAS

The plan addresses six focus areas of the Boulder Valley Comprehensive Plan and identifies policies, programs and projects to help achieve citywide goals.

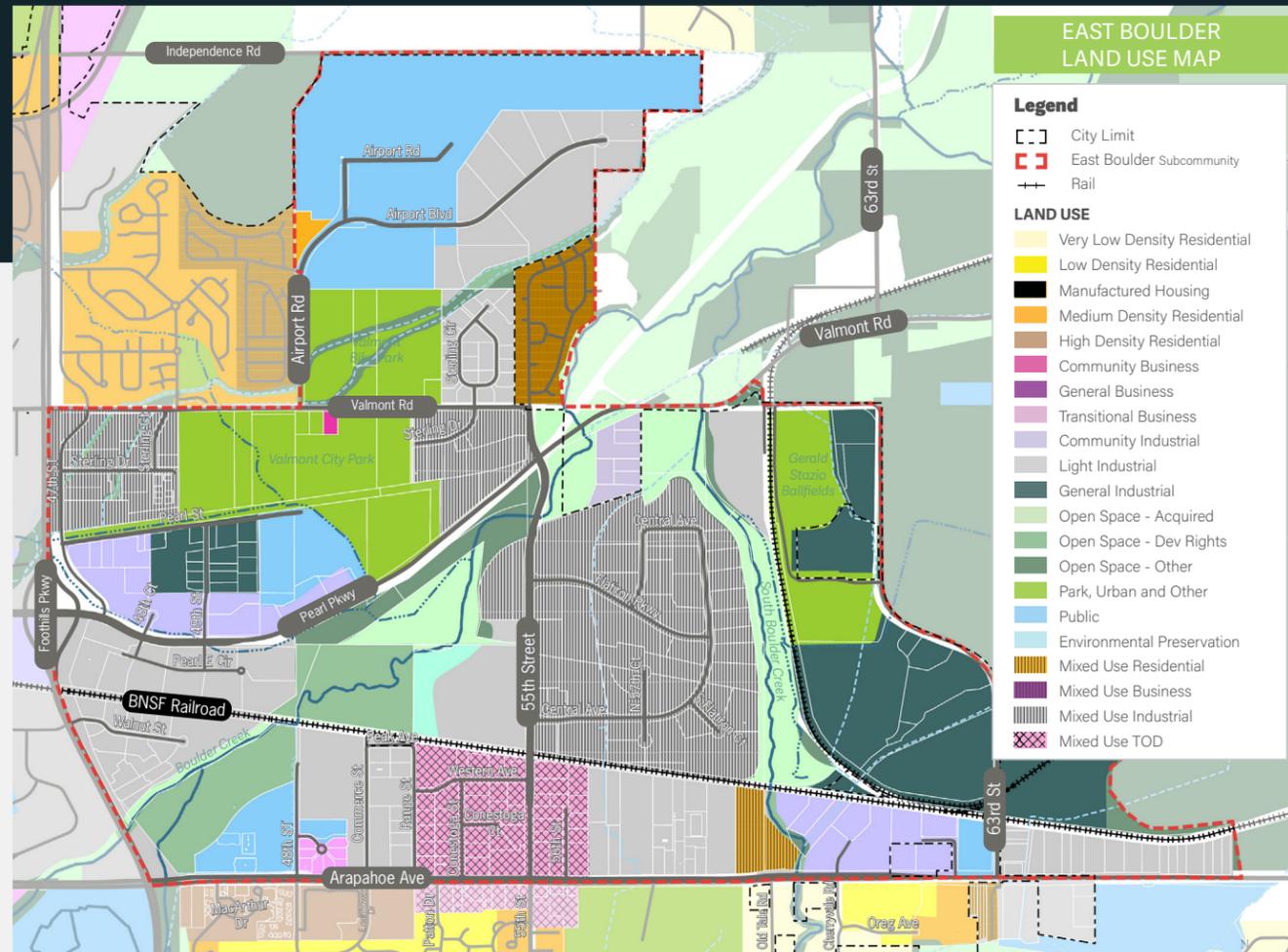
FOCUS AREA	CITYWIDE GOAL(S)	EAST BOULDER VISION STATEMENT	HOW THE EBSP ACHIEVES THE VISION
Local Business 	<ul style="list-style-type: none"> Pro-actively support small local business Retain small local business Provide affordable business space 	<p>The city will protect affordable business space, support a wide variety of businesses and deliver attractive neighborhoods for employers, employees and customers in order to help local businesses thrive in East Boulder.</p>	<ul style="list-style-type: none"> Incorporate ground-floor spaces suited to small businesses in redevelopment Pursue an affordable commercial strategy for city-owned commercial space Update the community benefit program to allow for context-sensitive benefits Create a façade improvement program and funding source to help existing businesses and structures make aesthetic improvements to their neighborhoods and promote adaptive reuse of existing buildings Establish a General Improvement District at 55th and Arapahoe to create funding for area improvements and provide structure for Transportation Demand Management
Arts & Culture 	<ul style="list-style-type: none"> Support arts and cultural experiences as essential to community wellbeing 	<p>The city will play an active role in supporting East Boulder’s development of art spaces and experiences, installations, businesses and venues for professional and amateur creatives that reflect the subcommunity’s local culture.</p>	<ul style="list-style-type: none"> Expand the Creative Neighborhood Mural Program Commission a gateway feature for entry to the city from the East Develop a Privately Owned Public Space (POPS) program to increase the amount of social, gathering and restorative spaces in the subcommunity Increase the amount of public art in East Boulder
Design Quality & Placemaking 	<ul style="list-style-type: none"> Ensure that redevelopment and infill deliver buildings and public spaces of high-quality design; Create pedestrian-oriented neighborhoods 	<p>East Boulder will evolve to include walkable neighborhoods, for all ages and abilities, whose aesthetic character reflect the subcommunity’s unconventional personality and industrial identity. The area will welcome experimentation in design and construction to build enduring and engaging places.</p>	<ul style="list-style-type: none"> Pursue Form-Based Code for redevelopment in East Boulder to create opportunities for aesthetic experimentation within the community’s expectation for excellence in building form Protect view corridors to retain the visual connection to the Flatirons from public spaces Restore and enhance the subcommunity’s natural features, such as the Goose Creek Greenway
Housing Affordability & Diversity 	<ul style="list-style-type: none"> Increase the number of affordable units in the city; Increase the diversity of housing types; Increase the number of housing units in commercial and industrial areas 	<p>East Boulder will be home to new and affordable housing that complements existing uses, includes a diverse mix of housing types and ownership models and extends live-work-play choices to those interested in living in Boulder.</p>	<ul style="list-style-type: none"> Change land use and zoning to encourage and support the development of new housing that delivers a diverse range of home styles and sizes in strategic locations Incentivize redevelopment that incorporates affordable housing Annex the San Lazaro Mobile Home park
Resilience & Climate Commitment 	<ul style="list-style-type: none"> Achieve energy system resilience; Improve community capacity and resilience to natural and economic disruptions; Reduce carbon emissions 	<p>Land uses, (re)development and transportation systems in East Boulder will support the city’s climate action plan to reduce emissions, become net-zero and carbon-positive, and will be designed to respect and enhance the integrity of the area’s natural resources and to minimize impacts of natural disruptions, including flood events. The subcommunity’s numerous public and health care facilities will provide a strong network for resilience in the face of future health crises.</p>	<ul style="list-style-type: none"> Establish an adaptive reuse program to encourage adaptation of viable structures Increase the urban canopy in public and private spaces to help manage stormwater, urban heat island and local air quality Create an East Boulder pollinator loop to improve and enhance local habitat for pollinator species Convert subcommunity landscape maintenance to organic grounds management regimes
Access & Mobility 	<ul style="list-style-type: none"> Increase access to alternative modes of transportation 	<p>People and goods will easily and safely travel to, from, and through East Boulder by variety of efficient and affordable modes, employing advanced transportation technology where appropriate.</p>	<ul style="list-style-type: none"> Install new connections to create better-connected and walkable neighborhoods Develop a network of transit and mobility hubs to offer area residents, workers and visitors first- and last-mile options for traveling to local destinations and connecting to regional transit Develop Transportation Demand Management programs for redevelopment in East Boulder Create access management plans for major corridors to improve safety Redesign 55th Street to better accommodate all travelers

THE LAND USE PLAN

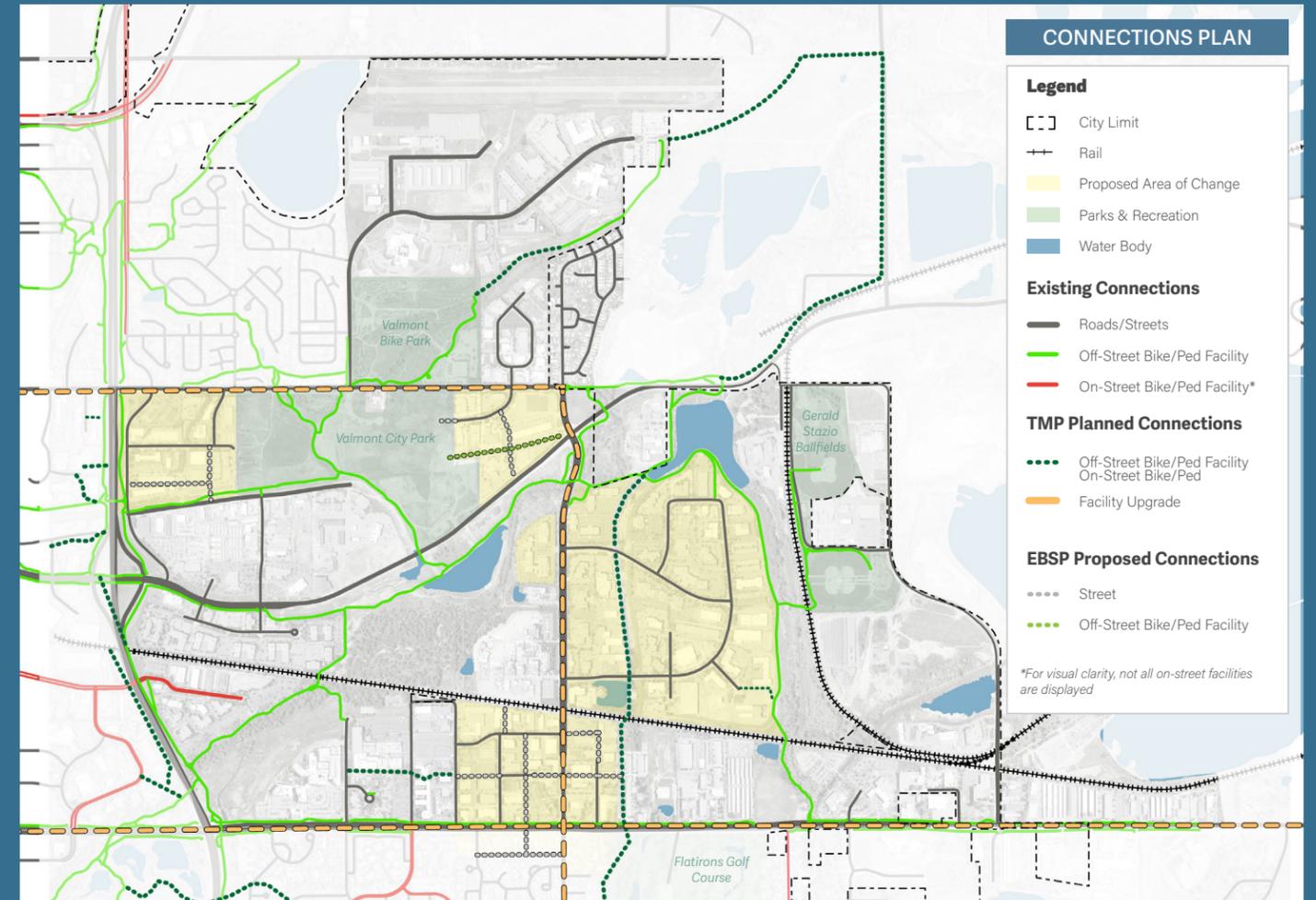
The East Boulder Land Use Plan recommends changes to the BVCP land use map and designations to achieve the vision for the subcommunity. The changes proposed are strategic: key areas were identified for long-term redevelopment as well-connected, mixed-use neighborhoods where options for living, working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



Vision for activity and redevelopment in Valmont Park West



THE CONNECTIONS PLAN



The East Boulder Connections Plan is created alongside the Land Use Plan to support proposed land uses and provide the subcommunity with improved 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 as part of redevelopment and through city projects.



Vision for Conestoga Street in the 55th and Arapahoe Station Area