

EAST BOULDER Inventory and Analysis Report



Final Report
October 31
2019

Acknowledgments

This report is a result of a collaborative effort between the East Boulder Working Group, Boulder community members, City of Boulder Planning Board and City Council, and city staff.

East Boulder Working Group

Matthew Appelbaum	Aaron Johnson
Peter Aweida	Laura Kaplan
Erin Bagnall	Adam Kroll
Lori Call	Kenneth MacClune
Ana Karina Casas	Kirsten Millar
Lucy Conklin	Ben Molk
Aaron Cook	Tim O'Shea
Julia Dullien	Judith Renfroe
Leticia Garcia	Patti Smith
John Gerstle (Planning Board Liaison)	Elizabeth Dawn Williams
Justin Hartman	Jeffrey Wingert

City of Boulder Planning Board

Bryan Bowen (Chair)	John Gerstle
Harmon Zuckerman (Vice Chair)	Lupita Montoya
David Ensign	Sarah Silver
Peter Vitale	

City of Boulder City Council

Suzanne Jones (Mayor)	Lisa Morzel
Sam Weaver (Mayor Pro Tem)	Mirabai Kuk Nagle
Aaron Brockett	Bob Yates
Cindy Carlisle	Mary D. Young

City of Boulder Staff

Marcy Cameron	Brett KenCairn
Matt Chasansky	Kathleen King (Project Manager)
Carolyn Elam	Cris Jones
Regina Elsner	Kara Mertz
Samantha Glavin	Chris Meschuk
Mark Gershman	Sean Metrick
Karl Guiler	Holly Opansky
Jeff Haley	Jennifer Pinsonneault
Ted Harberg	Jim Robertson
Alice Huang	Jean Sanson
Sarah Huntley	Jay Sugnet
Jenny Immich	Andrew Williams

Resources

The following resources provided key data informing the content of this Inventory and Analysis Report:

- Boulder Chamber
 - Boulder County
 - City of Boulder
 - Colorado State Demography Office
 - Colorado Department of Labor
 - Colorado Department of Transportation (CDOT)
 - ESRI Business Analyst
 - Google Earth
 - Leeds School of Business at University of Colorado Boulder
 - Regional Transportation District (RTD)
 - Urban Drainage and Flood Control District
 - US Census Bureau
- City of Boulder Plans, Studies and Reports. For more information, please see the [Previous Plans Memo](#).

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Document Structure

This Inventory and Analysis Report is divided into three major sections:

(A) *What Are We Doing?* provides background information about subcommunity planning and the East Boulder area in general.

(B) *Inventory: Facts and Feelings* follows the outline of the Boulder Valley Comprehensive Plan's policy section to document the existing conditions and assesses the performance of those conditions by topic or policy area. Consistency with the BVCP allows for a direct relationship between the two tools and allows report users to evaluate and track the implementation of these policy directives in the East Boulder subcommunity.

(C) *Analysis: Putting the Pieces Together* uses all the information documented in the previous sections to answer the question: So What? Existing conditions data is used to assess East Boulder's ability, and in some cases capacity, to achieve the citywide goals of the BVCP.

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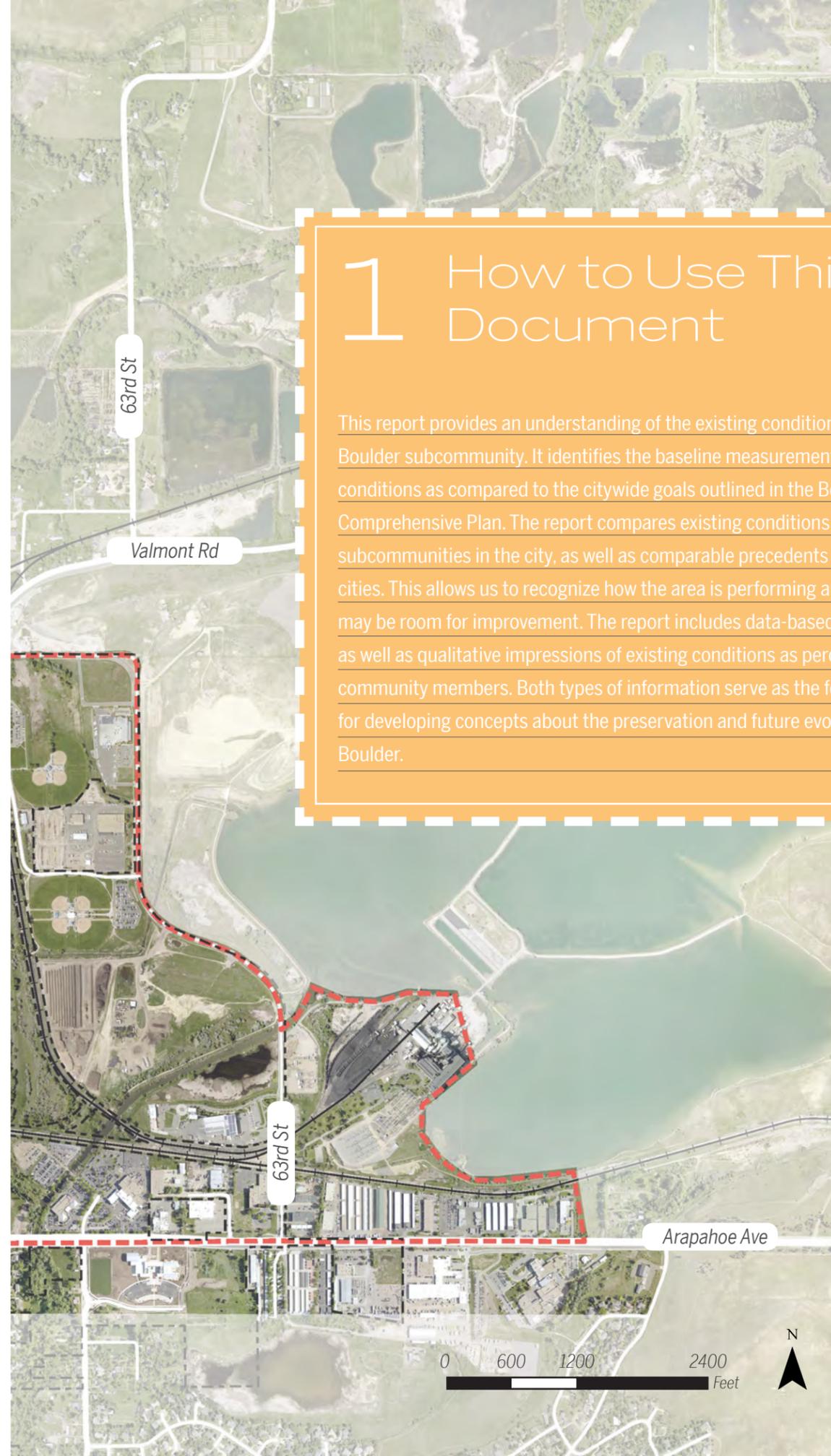
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Aerial of the East Boulder Subcommunity



1 How to Use This Document

This report provides an understanding of the existing conditions in the East Boulder subcommunity. It identifies the baseline measurements for these conditions as compared to the citywide goals outlined in the Boulder Valley Comprehensive Plan. The report compares existing conditions to other subcommunities in the city, as well as comparable precedents from other cities. This allows us to recognize how the area is performing and where there may be room for improvement. The report includes data-based assessments as well as qualitative impressions of existing conditions as perceived by area community members. Both types of information serve as the foundation for developing concepts about the preservation and future evolution of East Boulder.

- LEGEND
- City Limits
 - East Boulder
 - Railroads
 - Roads



Achieving Citywide Goals of the BVCP

The purpose of subcommunity planning in Boulder is to implement citywide goals of the Boulder Valley Comprehensive Plan (BVCP) at a local level. These goals include:



Small Local Business

Pro-actively support small local business
Retain small local businesses and provide affordable business space



Arts & Culture

Support arts and cultural experiences as essential to community well-being



Design Quality & Placemaking

Insure that redevelopment and infill deliver buildings and public spaces of high-quality design
Create pedestrian-oriented neighborhoods



Housing Affordability & Diversity

Increase the number of affordable units in the city
Increase the diversity of housing types



Resilience & Climate Commitment

Achieve energy system resilience
Improve community capacity and resilience to natural and economic disruptions
Reduce carbon emissions



Balance of Future Jobs & Housing

Increase access to alternative modes of transportation
Increase the number of housing units in commercial and industrial areas

The implementation of all goals may not be suitable for all subcommunities. However, each subcommunity must consider how their area can contribute to the achievement of these community goals.

Background

The Boulder Subcommunity Planning Program is a localized planning effort to address a range of issues, identify opportunities and implement the goals of the Boulder Valley Comprehensive Plan. The East Boulder Plan will be the first subcommunity planning effort since the North Boulder Subcommunity Plan, which was adopted in 1995.

What is a Subcommunity?

A subcommunity is an area within the service area of the city (Area I and II), defined by physical boundaries such as roads, waterways and topography. Each subcommunity is comprised of a variety of neighborhoods and has distinct physical and natural characteristics.

Why is Boulder divided into subcommunities?

The Boulder Valley Comprehensive Plan describes the city's

core values, principles and policies to be implemented across Boulder. How these initiatives get applied to areas throughout Boulder is dependent on localized conditions of the built and natural environments as well as the motivations and desires of residents, landowners and business owners. Dividing the city into subcommunities creates more focused areas of study and provides a framework for managing change and implementing policy.

What is a Subcommunity Plan?

A Subcommunity Plan is a tool for residents, land owners, business owners, city officials and city staff that communicates expectations about the future of a subcommunity that guides decision-making about subcommunity resilience and future evolution.

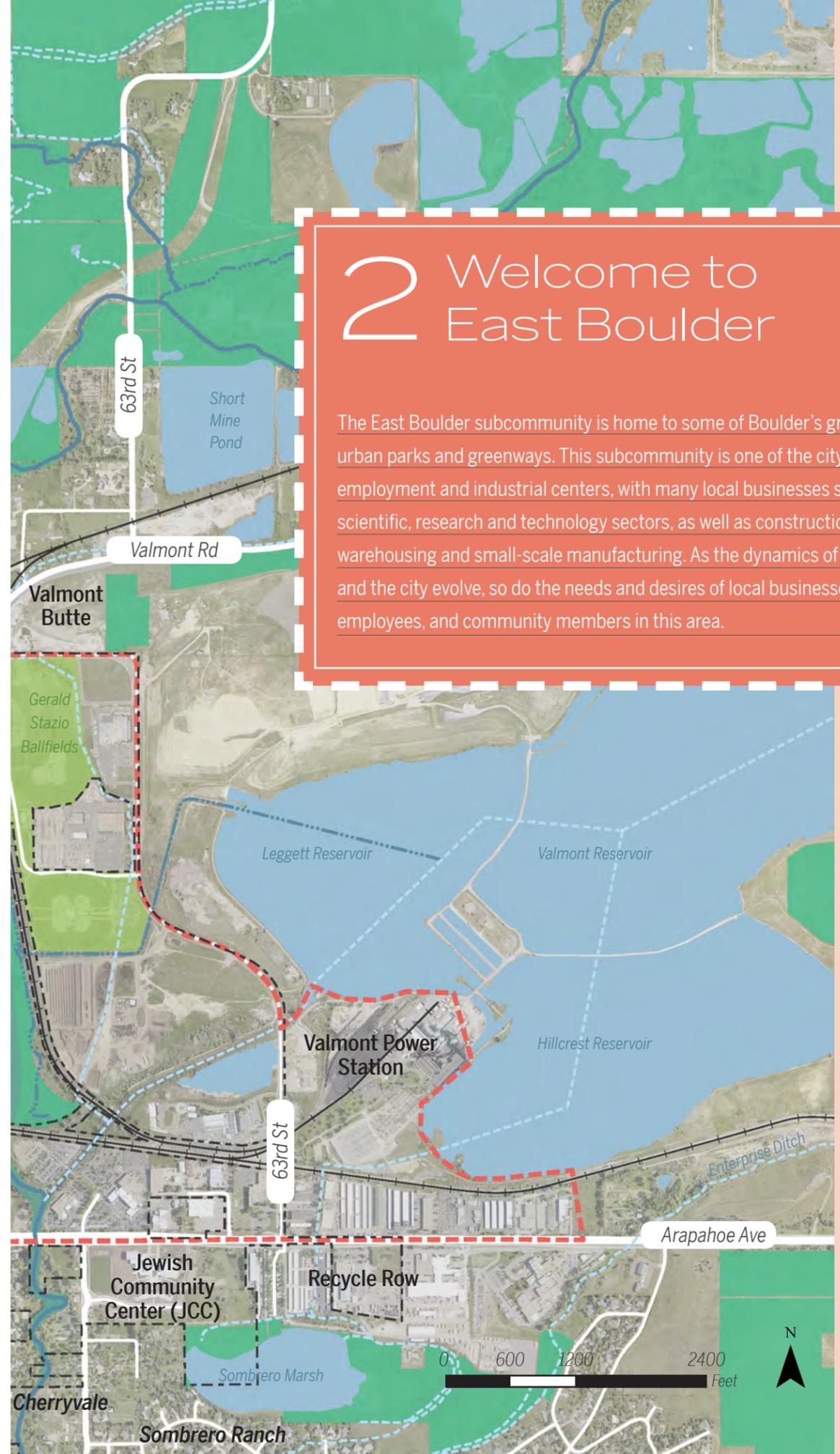
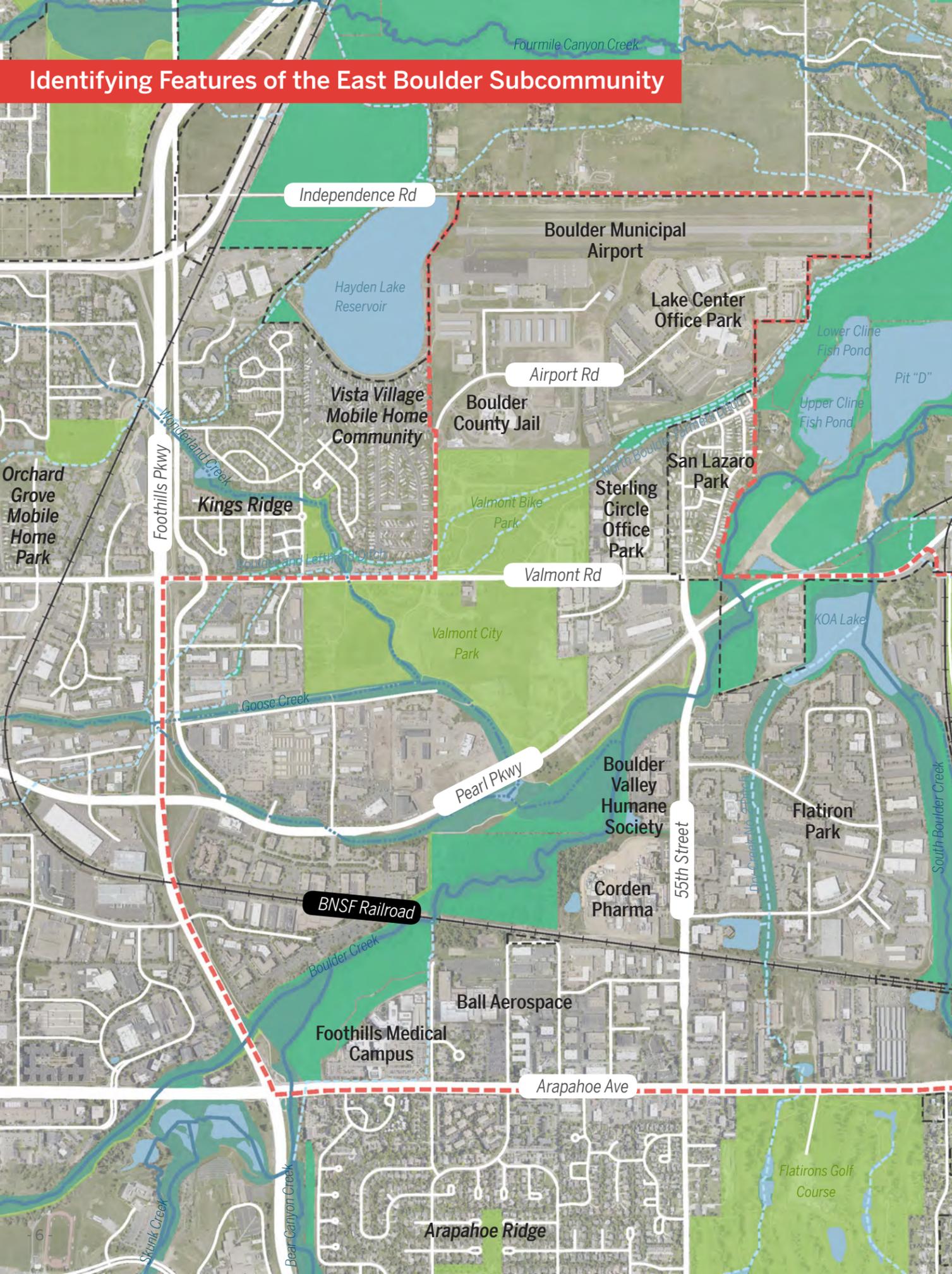
Methodology

The majority of data represented in this report are based on the city-wide data managed by the City of Boulder. When necessary, this data was supplemented by outside resources including the U.S. Census Bureau, ESRI Business Analyst, Google Earth and others. For a full list of resources, please refer to the resources section at the beginning of this document. To gain a complete picture of the subcommunity, other methods of inventory and assessment included on-site visits by city staff and East Boulder Working Group (EBWG) members, one-on-one conversations with community members, site photography, and on-site engagement with subcommunity residents, landowners, business owners and visitors. This report has been evaluated for consistencies with the city's equity policies and programs. Data and analysis representing nuances of equity are included in the report.



On-site data collection during a community Walkabout on April 24, 2019

Identifying Features of the East Boulder Subcommunity



2 Welcome to East Boulder

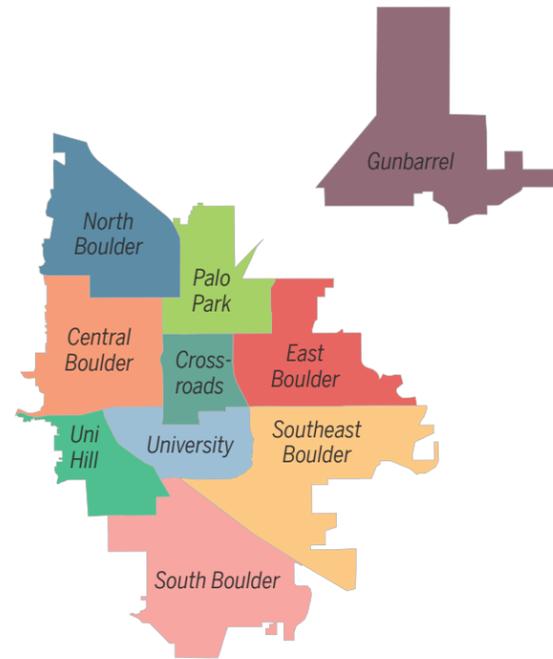
The East Boulder subcommunity is home to some of Boulder's great businesses, urban parks and greenways. This subcommunity is one of the city's primary employment and industrial centers, with many local businesses specializing in scientific, research and technology sectors, as well as construction services, warehousing and small-scale manufacturing. As the dynamics of the workplace and the city evolve, so do the needs and desires of local businesses, their employees, and community members in this area.

- LEGEND**
- City Limits
 - East Boulder
 - Railroads
 - Roads
 - Creek
 - Intermittent Creek
 - Ditch
 - Water Bodies
 - Greenways
 - Parks & Recreation Facilities
 - OSMP Property



Why Are We Here?

In January of 2019, Boulder's City Council identified the East Boulder subcommunity as the first priority for planning the city's ten subcommunities. A number of issues informed this decision, including the amount of change taking place in the area, the lack of previously completed plans that covered the subcommunity and the pressing need to address housing desires in the area.



Location

East Boulder encompasses approximately 1,610 acres and 691 parcels on the city's east side.

The subcommunity boundaries include Arapahoe Avenue on the south, Foothills Parkway to the west, Valmont Road and Independence Road at the north end, and 63rd Street to the east. 184 acres (11 percent of the subcommunity) lie within the boundaries of the subcommunity but outside city limits, in unincorporated Boulder County. This includes:

- San Lazaro Park

- Nine parcels in an area south of Valmont Road between 55th Street and the KOA Lake.
- 2655 N 63rd Street, which sits in the middle of the Gerald Stazio ballfields
- A section of the BNSF railroad right-of-way on the east side of the subcommunity
- Valmont Power Station
- Two parcels on the north side of Arapahoe Avenue: 6185 and 6123

Population

The residential population of East Boulder is 466. This makes it the least populated and least dense subcommunity in the city. Most East Boulder residents live in San Lazaro Park, a manufactured home community on the northeastern side of the subcommunity. This neighborhood, although located within the boundaries of the subcommunity, is located outside the city limit. In addition to the residential population, there are also 492 people living in Boulder County jail on the northern end of the subcommunity.

While only one residential area exists in East Boulder, the daytime population resulting from area employees is significantly greater. There are 16,984 jobs located in East Boulder. Seventeen percent of the total jobs in the city are located in this subcommunity, making it an important economic region.

Population and Jobs Counts in Boulder Subcommunities					
Subcommunity	Population	Percent	Subcommunity	Jobs	Percent
Central Boulder	19,200	16%	Central Boulder	23,848	24%
CU (University)	17,820	15%	Crossroads	17,954	18%
South Boulder	15,440	13%	East Boulder	16,984	17%
Southeast Boulder	15,330	13%	Gunbarrel	13,343	13%
North Boulder	12,590	11%	CU (University)	13,261	13%
Gunbarrel	11,750	10%	Southeast Boulder	5,898	6%
Palo Park	11,450	10%	South Boulder	5,774	6%
Uni Hill	10,550	9%	North Boulder	4,976	5%
Crossroads	3,550	3%	Palo Park	4,399	4%
East Boulder	466	0.4%	Uni Hill	2,904	3%

Source: City of Boulder data, 2017

Demographics

East Boulder includes portions of two census tracts (122.03 and 127.07). Census tract 122.03 includes the western nonresidential portion of the subcommunity between Foothills Parkway to 55th Street and between Valmont Road to Arapahoe Avenue. It extends beyond the subcommunity to the west to encompass Noble Park, King's Ridge, and Transit Village. Census tract 127.07 covers the remaining area of the East Boulder subcommunity and includes the San Lazaro Park residential area. It is a large tract and extends up to Gunbarrel to the north and Courtesy Road to the east. For a map of the census tracts, please refer to [pbhf 61](#).

Race

The residential population of East Boulder 466. East Boulder residents mainly live in San Lazaro Park, a manufactured home community in the subcommunity, but outside city limits.

In the city of Boulder, the population is composed of 88.1 percent white residents; 9.2 percent Hispanic; 5.3 percent Asian; 3.25 percent who are two or more races; 1.1 percent Black; and 0.1 percent Pacific Islander or Native Hawaiian. East Boulder census tracts are roughly in line with those demographics: 88 percent white; 5.1 percent Asian; 2.4 percent who are two or more races; one percent Black; and zero percent Pacific Islander or Native Hawaiian. The Hispanic population is 19.8 percent, twice as high as the rest of the city.¹

A review of citywide data indicates that some of the city's Hispanic population can be found clustered in and around the most affordable housing products, such as mobile home communities. This is consistent with the population of East Boulder's residential community who live in San Lazaro and have a significant Hispanic population.

Vulnerable populations

Vulnerable populations are segments within the community that have more difficulty in recovering from disasters. This is beyond natural disasters, but include financial shocks from illness, vehicle repair, and job loss. It is important to identify and consider vulnerable populations since more care and consideration is required to reduce impacts to their wellbeing and safety. This typically includes children, elderly people, and those with disabilities. Poverty is also a significant contributor to vulnerability.

Children under age 18 make up around 13 percent of Boulder's population. In East Boulder census tracts, this number is

¹ <https://bouldercolorado.gov/boulder-measures/about-us-boulder-demographics>

higher at 20.5 percent in tract 127.07 and around 18 percent in tract 122.03. The city's population is about 10.5 percent adults over age 65. East Boulder is in line with this at around 12 percent. These age groups are frequently dependent on more public services than others. Their access to these services is critical for quality of life.

Around eight percent of the population of surrounding neighborhood residents have disabilities. This is about double the city average (4.4 percent). This population frequently relies on availability of public transportation as a key method for accessing daily activities and services. Providing reliable transportation options is key for the success of this population.

Surrounding residential areas to the west also have a higher proportion of residents who did not own a vehicle. Similarly, this group requires reliable access to public transportation services.

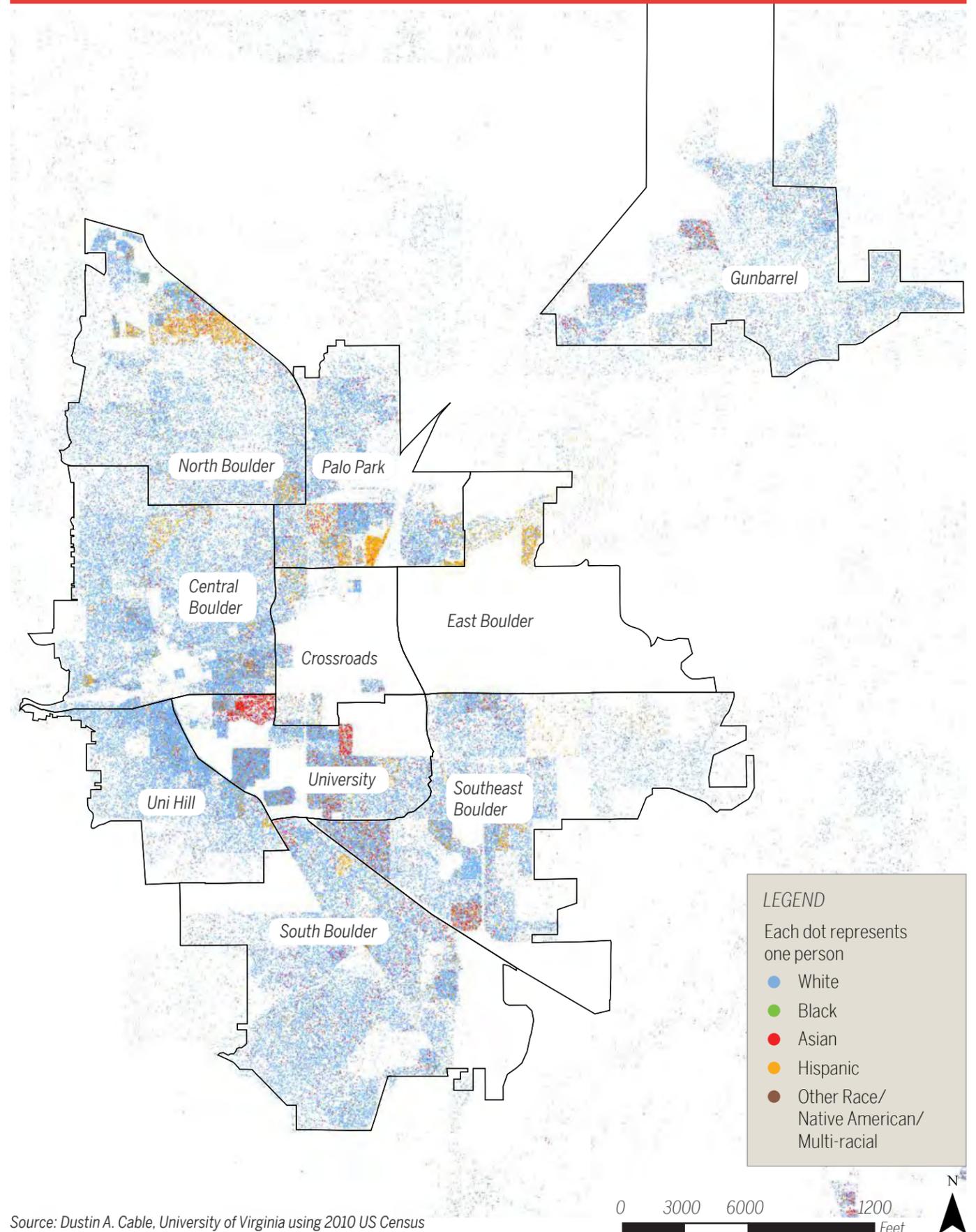
Almost 22 percent of Boulder residents have incomes below the poverty level. This is higher than the county percentage (12.6 percent).² The number is impacted by Boulder's student population, who typically have low incomes. However, in census tract 127.07, 34 percent of the population have incomes below the poverty level.³ This indicates that this vulnerable population is present in and around East Boulder.

Compared to other subcommunities, there are higher levels of vulnerable populations within East Boulder. These vulnerable populations can face more drastic impacts resulting from changes to mobility networks, land use and local economies and may require a greater need for social and physical infrastructure. Well-planned urban infrastructure can positively impact these vulnerable populations by reducing and removing risks.

² <https://www.census.gov/quickfacts/fact/table/bouldercountycolorado/PST045218>

³ American Community Survey, 2017 5-year estimates from www.socialexploer.com

City of Boulder Racial Dot Map



Source: Dustin A. Cable, University of Virginia using 2010 US Census Data. <https://demographics.virginia.edu/DotMap/>

Previous Work

There are a number of previous planning efforts and area studies whose recommendations impact the East Boulder subcommunity:

- [The Boulder Valley Comprehensive Plan \(2015\)](#)
- [East Arapahoe Transportation Plan \(2018\)](#)

- [Valmont City Park Concept Plan Update \(2015\)](#)
- [Boulder Municipal Airport Master Plan \(2007\)](#)
- [East Arapahoe Avenue Area II Study \(2013\)](#)

For a detailed review of these efforts, please see the [Previous Plans Memo](#).

Ongoing Work in East Boulder

There are also some ongoing projects in the area that must be considered for impacts to planning for East Boulder in the future:

1 SH7 Preliminary Design and Environmental Project (CDOT)

The State Highway 7 (SH7) Design and Environmental work currently being conducted by the Colorado Department of Transportation (CDOT) is a continuation of the work completed as part of the East Arapahoe Transportation Plan, a long-range plan that envisions transportation improvements to the East Arapahoe corridor. The design work is currently assessing the physical capacity of the right-of-way to maintain two general purpose lanes in each direction throughout most of the corridor; re-purpose the curbside general-purpose lane to accommodate a combination of bus rapid transit (BRT), high occupancy vehicles (HOV), right-turning vehicles and new shared technologies such as autonomous/connected vehicles; and an off-street multi-use path as well as raised bike lanes.

2 55th and Arapahoe Station Area Master Plan

In 2019, the City of Boulder was approved for funding from the Denver Regional Council of Governments to conduct a station area master plan for the 55th and Arapahoe area. The study area includes an area extent of approximately one-half mile in each direction from the proposed 55th & Arapahoe BRT Station. The master plan will include recommendations for a centralized Core Station Area (one quarter-mile walk shed) and potential recommendations for land use and transportation in the Station Area of Influence (mile walk shed and greater) to understand the context beyond the Core Station Area. The planning process will involve land use planning, urban design, transportation and parking planning, economic analysis and facilitation of a community engagement process. This planning process is anticipated to kick-off in early 2020.

3 Valmont City Park Concept Plan Update

In 2015, the City Parks and Recreation department completed the Valmont City Park Concept Plan Update, which lays out a vision for the future transformation of Valmont City Park. The first phase of this concept includes a revision of the parking elements in order to accommodate the existing parking demand, adventure and nature play elements and a flexible turf area. These additions will begin to address some of the existing community recreation deficits. Design and construction of the next phase of Valmont City Park is currently included in the Parks and Recreation Department 5-year Capital Improvement Plan.

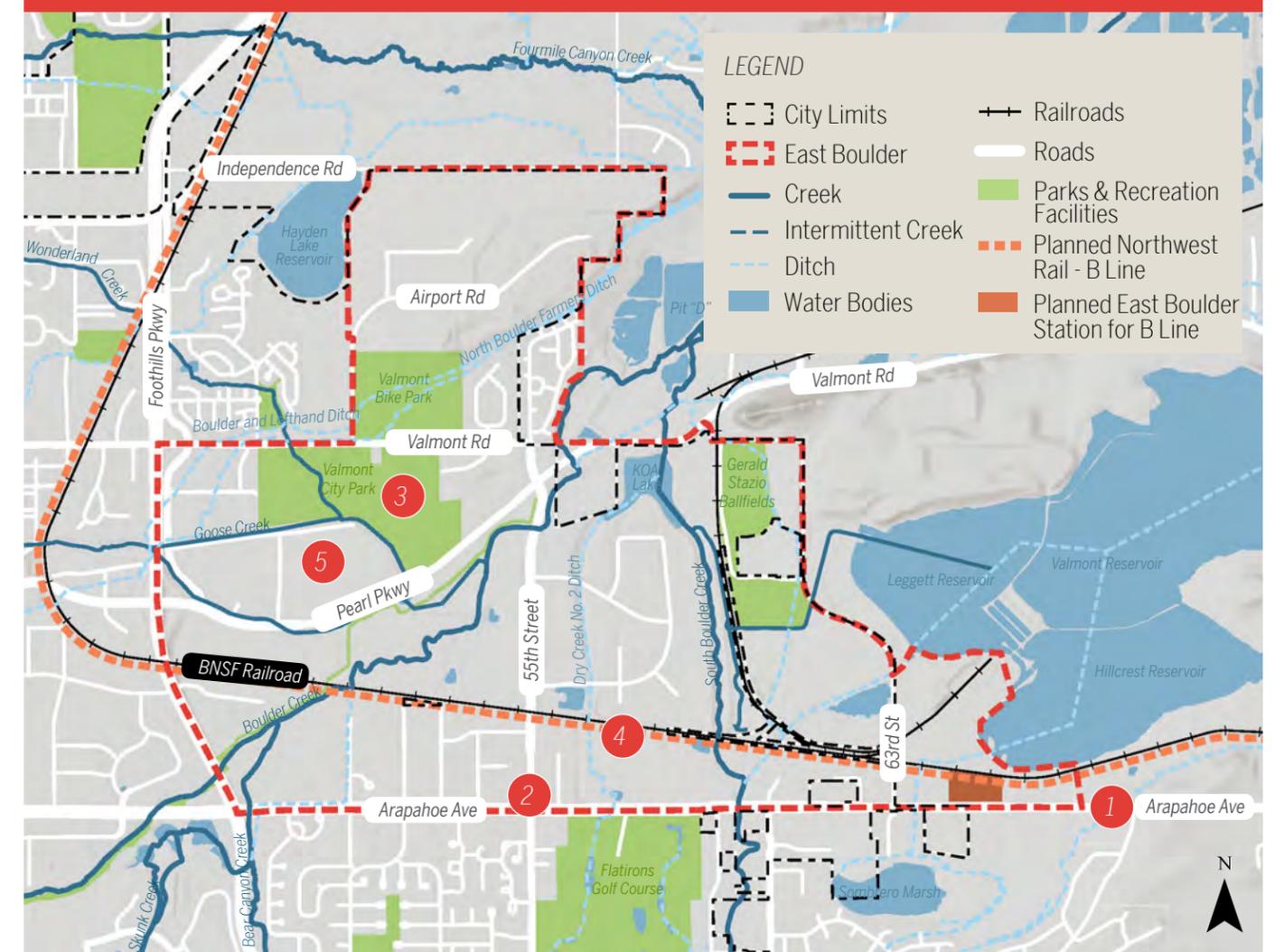
4 Northwest Rail (RTD)

The Northwest Rail Line is part of RTD's 2004 voter-approved FasTracks plan to expand transit across the Denver metro region. The proposed 41-mile diesel commuter rail corridor would operate between Denver's Union Station and Longmont, passing through north Denver, Adams County, Westminster, Broomfield, Louisville, Boulder and Boulder County. The line's seven proposed stations are: Westminster (completed July 25, 2016), Church Ranch, Flatiron, Louisville, Boulder Transit Village, Gunbarrel and downtown Longmont.

5 Facilities and Asset Management Master Plan

The Facilities and Asset Management (FAM) division was formed in 1994 to better manage city facilities and equipment. The FAM Master Plan will assess the management of city facilities and assets and promote cost-effective programs that provide safe, clean and efficient environments for the Boulder community and city staff.

Ongoing Work in East Boulder



O'NEILL & OWEN,
Attorneys at Law.
Office in Patons' Bldg. BOULDER

1891 advertisement for planned resort, east of Boulder

The Slightly Addition to Boulder.
Adjoining the State University
Whole Property in the City with all City Privileges. Over 1,000 Soft Maple Shade Trees. 2,000 feet of City Water Mains. Over \$3,000 spent in Street Grading and Improvements. Selections have been made for 7 to 10 Handsome Homes in this Addition, Costing from \$5,000 to \$10,000 each.

Lots \$50 to \$150!
According to Location,
Fulton Bros.
SOLE AGENTS.
1234 Pearl Street, Boulder,
422 Ernst-Cranmer Building, Denver.

BOULDER, COLO.
COUNTY SEAT OF BOULDER COUNTY.

Thirty Miles Northwest of Denver. Population, 5,000.

Location—In the most beautiful valley on the eastern slope of the Rockies. The great plains on the east and the foot hills on the west with their beautiful lakes and grand canons furnish every variety of scenery known to nature. The garden spot of Colorado. Here is located the Colorado State University, one of the best educational institutions in the west.

The city is lighted by electric arc lights. A street railroad is being constructed to the beautiful fresh water lakes east of the city, where the finest resort in the state is being planned.

Boulder is the residence city of the west. This lithograph but faintly pictures its many beauties and natural attractions.

Boulder is the headquarters for one of the richest mining and agricultural districts in the state. Over a million dollars worth of gold and silver ore is settled for in Boulder annually. Immense deposits of coal and crude petroleum abound in the immediate vicinity. Its natural advantages for manufacture are unequalled. Magnificent water power and cheap fuel in abundance.

Rapid transit between Boulder and Denver will soon make this the residence town of the State.

In short, the many natural advantages and beauties of the place have won for it the title of beautiful Boulder.

J. G. Cope, Prest. A. J. Macky, V.-P.
W. H. Thompson, Cashier.

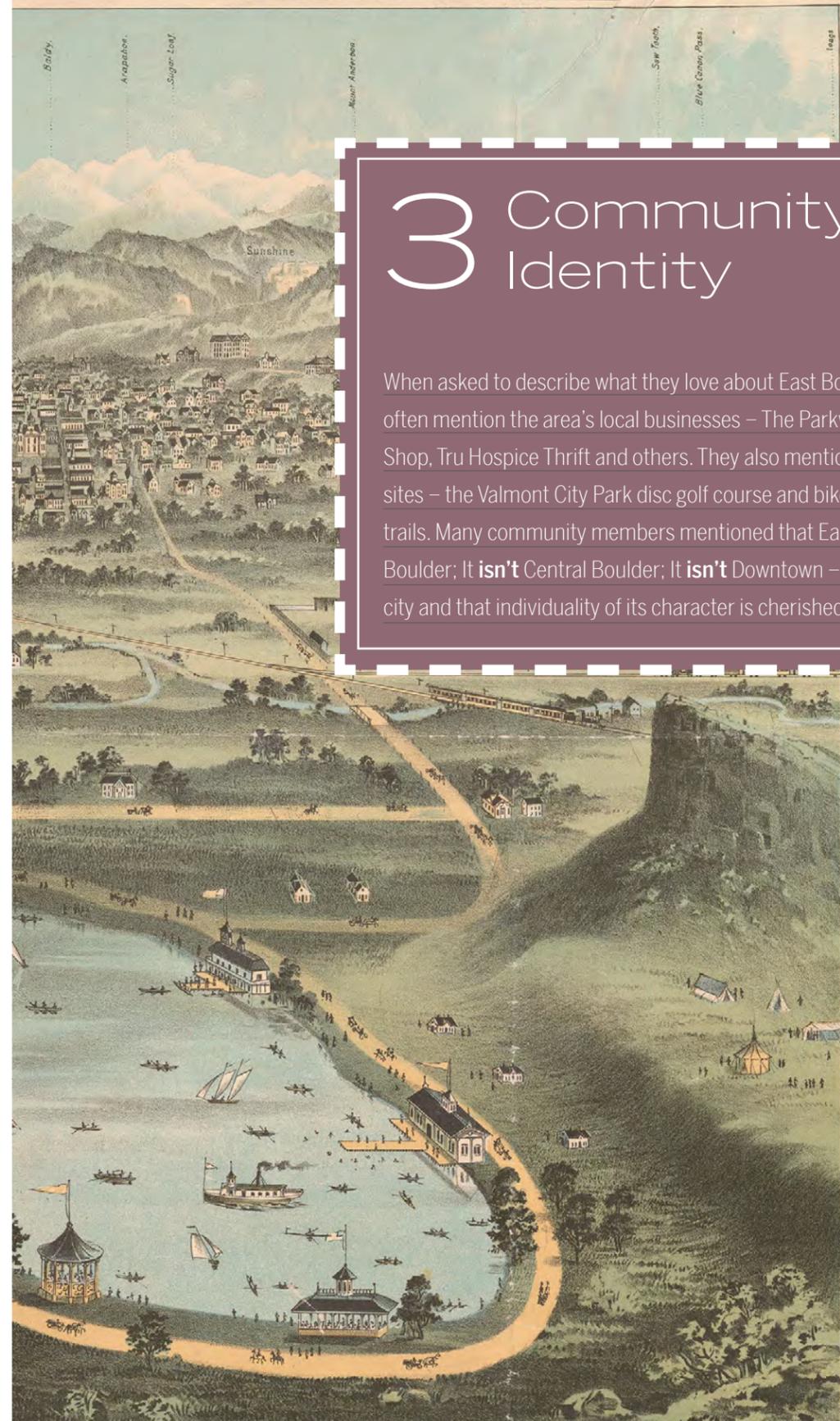
THE
First National
BANK
Capital and Surplus, \$120,000,
Boulder, Colorado,



ONLY FIFTY MINUTES TO **BOULDER** in Palace Cars by the Old Reliable U.P.R.R.

The Boulder Pressed Brick Company.
BOULDER, COLORADO.
A large supply of Pressed Brick, both plain and ornamental, always on hand.

GO TO
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3 Community Identity

When asked to describe what they love about East Boulder, community members often mention the area's local businesses – The Parkway Café, Baby Goat Coffee Shop, Tru Hospice Thrift and others. They also mention the area's recreational sites – the Valmont City Park disc golf course and bike park and subcommunity trails. Many community members mentioned that East Boulder **isn't** North Boulder; It **isn't** Central Boulder; It **isn't** Downtown – East Boulder is unique in the city and that individuality of its character is cherished by community members.

BOULDER
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Daily \$5.00
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J.
The Hotel is upon
the main thorough
headquarters for
traveling men.

Description: Buildings and trees in the distance are drawn in. In the foreground are Owen (right) and Weisenhorn (left) lakes with a large pavilion, boat houses, boats, carriages and trains. Valmont Butte is on the far right center. Advertisement printed in the Daily Camera.

Source: Carnegie Library for Local History

Subcommunity History

Much of East Boulder today was not part of the City of Boulder in its early days. The subcommunity has been annexed in pieces over time, beginning in the 1960s when larger businesses, like Ball Aerospace began locating in the area.



Jackson's Resort was owned by O.T. Jackson from 1898 to 1910. It was located on Arapahoe Avenue three miles east of the city's limits at the northeast corner of what is now Arapahoe and 55th Streets, where the Boulder Dinner Theatre is now located. (Carnegie Library for Local History)

In the 1920s, coal mining and production became big business in the area and prior to the 1960s, East Boulder was mined for this resource. Much of eastern Boulder County is underlain by extensive beds of coal. The Valmont Power Plant, located on the southeastern edge of the subcommunity began its operations in 1924. Sand and gravel mines also were common in East Boulder. The pits created by former mining processes have left their mark as ponds throughout the subcommunity.



Municipal Airport air show, 1955. (Carnegie Library for Local History)

The 1920s also saw the beginning of aviation in East Boulder at the airstrip know as Hayden Field. In 1943 the city purchased 36 acres of the Hayden Field property and re-named it Boulder Municipal Airport. During World War II, the airport was home to the Army Air Corps' Civilian Pilot Training Program, training U.S. Navy aircrew how to fly trainer and surveillance planes. Today the airport provides business, private, recreational, scientific and emergency aviation services to the city and surrounding communities.

Until the Denver-Boulder turnpike opened in 1952, today's East Arapahoe Avenue was the main road between Boulder and Denver. Many motor-related businesses opened along this corridor to serve tourists on their way to the mountains, including Jackson's Resort. This stretch of Arapahoe Avenue is still home to many mechanic shops, auto dealers and car customization specialists.

The East Boulder subcommunity saw the start of today's industrial and office development in the late 1950s and 1960s with opening of Ball Brothers Research, now Ball Aerospace and Technologies Corporation. Ball Aerospace began building pointing controls for military rockets in 1956, and later won a contract to build one of NASA's first space satellites, the Orbiting Solar Observatory. The company was a large local employer at the time and residential neighborhoods developed nearby, south of Arapahoe, in the Southeast Boulder subcommunity. Ball continues to be an important employer in the subcommunity and key to the area's legacy as a research and development hub in the city.

From 1950 to 1970, the population of the City of Boulder tripled. In 1970, East Boulder saw the development of San Lazaro Park, a manufactured home park that includes 313 home sites.

A patchwork of development and annexation continued in East Boulder through the 1980s, including some public facilities like the US Postal Office and the Boulder County Jail. Commercial development in the area at this time added many auto-related businesses along Pearl Parkway, in addition to the Courtyard Marriott hotel. A local favorite, the Parkway Café, opened its doors in 1987.

The 1990s and early 2000s brought more business to East Boulder with the development of the Flatiron and Sterling Circle office parks. Boulder Community Health built Foothills Hospital in 2003 and the Tebo Family Medical Building in 2006, creating a key community resource and employment center in the area. The hospital continues to expand and bring

many associated medical office and service employers to East Boulder.

Since 2010, East Boulder has seen a great influx of both established and new or start-up businesses. As rents in other areas of Boulder have risen, East Boulder has become a more affordable option for business owners and creative entrepreneurs. While an increase in rent has been observed

in recent years, the subcommunity is still seen as a great location to start or own a business. The subcommunity has an innovative and entrepreneurial spirit and has been described as "the Brooklyn of Boulder" by the Boulder Conventions and Visitors Bureau, with a growing scene of restaurants, art galleries, coffee shops and breweries.

Historic Sites and Landmarks

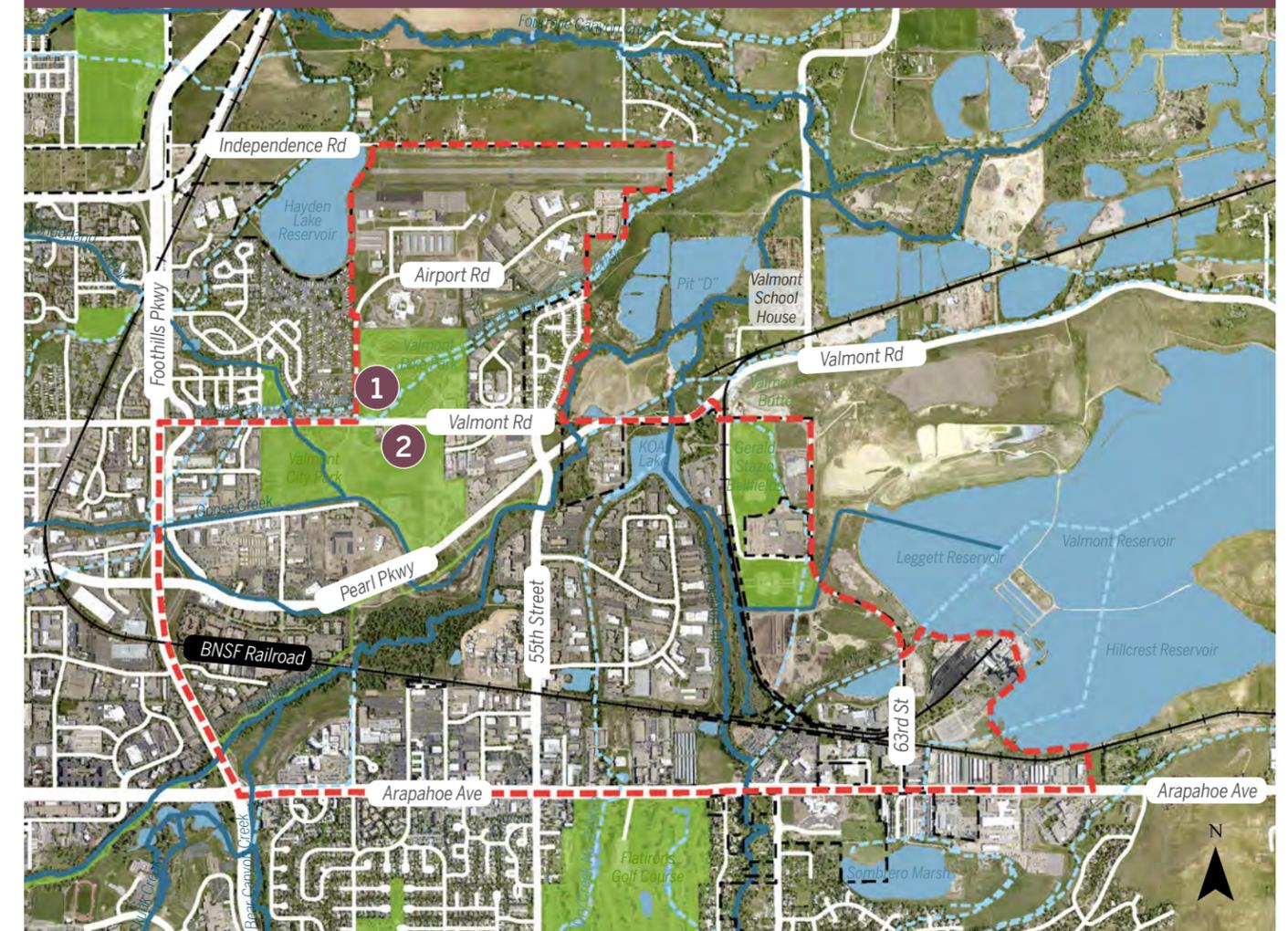
There are two designated historic landmarks within East Boulder.

1 3160 Airport Road (The Platt Farmhouse)

The Parks and Recreation Department purchased 3160 Airport Road in 1997 to incorporate it into the larger Valmont City Park. The building and surrounding .27 acre were designated

as a historic landmark in November 1999. James Platt began farming the property in the late 1890s and built the farmhouse around 1908. The house is significant for its role in Boulder's agricultural development during the first half of the 20th Century. The house reflects the area's agricultural history in its simple wood-frame design and its proximity to the North Boulder Farmers Ditch and the Boulder and Lefthand

Location of historic sites and landmarks



Ditch, which were dug in the late 1800s to provide irrigation for Boulder's outlying farm communities and played a significant role in the agricultural development of the Valmont community. The farmhouse also has architectural significance as an intact example of an early 20th Century farmhouse.

When the Parks and Recreation Department purchased the land, they proposed moving the farmhouse approximately 700 feet to facilitate the design and construction of a bike park to the north and east. On March 3, 2011, the Landmarks Board approved a Landmark Alteration Certificate to relocate and restore the Platt Farmhouse. On June 3, 2011, the building was moved and bike park construction was completed soon after.



Platt Farmhouse in 2017

2 5172 Valmont Road (The Roney Farmhouse)

The Roney Farmhouse was constructed in 1910. This house is associated with the Roney family, who operated a dairy and poultry farm here from the early 1900s until the late 1960s, which have since been demolished. 5172 Valmont is historically significant for its role in the agricultural history of the community, and architecturally significant as an intact example of an early 20th Century farmhouse. Like other farmhouses of its era, the house is located along Valmont Road, which was built in the early 1860s to facilitate agricultural trade between Boulder and its outlying farm communities. The Roney Farmhouse is situated among four of East Boulder's most historically important land features: Valmont Road, the North Boulder Farmers Ditch, the Boulder and Left Hand Ditch, and the Denver and Boulder Valley Railroad.

When the city acquired the property, it planned on incorporating it into Valmont City Park and possibly relocating the house. It was designated a historic landmark in 1999 but unlike the Platt Farmhouse, was not relocated. This landmark is located on the south side of Valmont Road and set back from Valmont Road approximately 30 feet. A tall wood fence across the front of the property obscures the view of the house from the public right-of-way. Within 40 feet of the farmhouse is a large commercial building (Mountain Ocean), which is surrounded by parking. The house originally was set back further from Valmont Road, an unpaved wagon road in the early 1900s. Valmont Road has since been paved and widened.

1867, along with fires in two of Valmont's primary commercial enterprises led to the gradual decline of the community.

Valmont Cemetery is located to the south side of Valmont Butte. The cemetery is one of Colorado's oldest, with tombstones dating back as far as 1865. Land for the cemetery was deeded in 1873. The Valmont Cemetery is owned by the descendants of the pioneer families buried there and is operated by the Valmont School District #4 Cemetery Association, a registered nonprofit organization.

The butte is also home to Valmont Mill, which contains a mill building, internal equipment, ancillary buildings, and a railroad spur into the mill. It contains an example of early flotation mills. A 1998 study found that only about 25 mills of similar size and operation were remaining in the United States. The Valmont Mill reflects the evolution of mining technology and retains a high degree of historic integrity. Please see [Chapter 5](#) or visit the [project website](#) for more information on the butte.

Community

Community outreach and input, as well as available city data, indicate that an overwhelming number of East Boulder community members live outside the subcommunity. Many people who are considered daily users are workers of one of the many local businesses. Most of these workers are commuting from outside the subcommunity.



WHAT WE HEARD

“ [East Boulder] lacks places for people to just be together. Parks are a good start, but we need more than that.”

- Comment from BeHeard Boulder (August 12 to August 25, 2019)



Photo from Valmont Bike Park on August 7, 2019 as part of the Who? What? Where? series.



Rocky Mountain Theatre for Kids. Source: theatreforkids.net/photogallery



Patty Gaulin and Elaine with bundles of wild catnip at Celestial Seasonings' original location in East Boulder (Carnegie Library for Local History)

Valmont Butte

Valmont Butte is a basalt dike that runs east-west above Valmont Road. The ridge and its rocky outcrops are a unique and important natural feature of Boulder County and are a designated natural landmark. It is a spiritual and cultural resource for both Native American nations and the European pioneer families in the area.

The area surrounding Valmont Butte holds spiritual significance for many Native American nations. The earliest inhabitants are believed to be Arapahoe and Ute who used the butte as a campground and burial site. The location above the confluence of two rivers, make the butte spiritually significant and a special place to pray. The site used to host a sweat lodge used by Native American tribes and portions of the surrounding land were used for Native American hunting camp sites until 1860.

By the 1860s a farming settlement had taken root on the north side of the butte and soon the town of Valmont had

grown around the butte. The town of Valmont boasted Boulder County's first newspaper and first church and at one time seemed destined to overtake Boulder as the county's most important town. Recognition of Boulder as the county seat in



Valmont Rock Quarry (Carnegie Library for Local History)

Many area users come to East Boulder for its major destinations. The area has a reputation for highly specialized recreation that draws visitors to Valmont Park for disc golf, skateboarding, bike racing and recreational biking.

Many community members visit East Boulder to access the area's art spaces. The subcommunity has become home to artist studios and workspaces, performance venues, and collaborative workshops.

Building on East Boulder's creative spirit, the subcommunity is also seen as a great area in Boulder to start a business. Many local businesses have spent their early days at home in East Boulder. Some of these businesses have gone to great success and become economic assets to the city.

East Boulder community members have an entrepreneurial spirit, a reputation for creating unique opportunities and a passion for thinking outside the box.

Neighborhoods

Outside of San Lazaro Park, there are no “neighborhoods” in East Boulder in the traditional sense, as there are no other residential communities within the boundaries of the study area. The subcommunity is broken into some distinct areas by roadway access and area creeks.



WHAT WE HEARD

During the East Boulder Working Group Meeting #3, working group members conducted an Inventory Working Session. Members split into six teams and produced an inventory map that documented a perspective about East Boulder’s existing conditions. One of the teams focused on identifying and diagramming different neighborhoods in East Boulder. They concluded that East Boulder has many isolated pockets or areas, unconnected to each other both physically and in spirit. The list of areas and businesses below corresponds with the map on page . The businesses included in this list are from the East Boulder Working Group, the Valentine’s Day Campaign 2019, and the Who? What? Where? events.

1 Affordable Auto/Arts/Industry

- VisionQuest Brewery
- Redstone Meadery
- The Parkway Café
- DV8 Distillery
- Variety of car dealerships

2 Generic Office Isolated

- Spruce Confections
- Boulder Orthopedics

3 Isolated Office Space (Airport)

- Air Care Colorado

4 Isolated Office (Sterling Circle)

- Bikram Yoga

5 Affordable Isolated Residential (San Lazaro)

6 City Resources

- Stazio Ballfields

7 Off limits/Potential (Valmont Power Plant)

8 Uninspiring Gateway

- Avalon Ballroom
- Efrain’s II Mexican Restaurant
- Shredder Ski

9 Affordable Commercial/Local and Arts

- Vapor Distillery
- Wild Wood
- Green Chef
- Boulder Dinner Theater
- TRU Hospice Thrift Shop
- Blackbelly
- OZO Coffee
- Pica’s Boulder Mexican Taqueria
- Wendy’s
- Bru handbuilt ales & eats
- Snarf’s Sandwiches
- + Community attraction (55th and Arapahoe)

10 Up-trending Office Park (Flatiron Office Park)

- Flatiron Deli
- Upslope Brewing Company
- OZO Coffee
- Boulder County Sheriff’s Office

11 Off Limits (Corden Pharma)

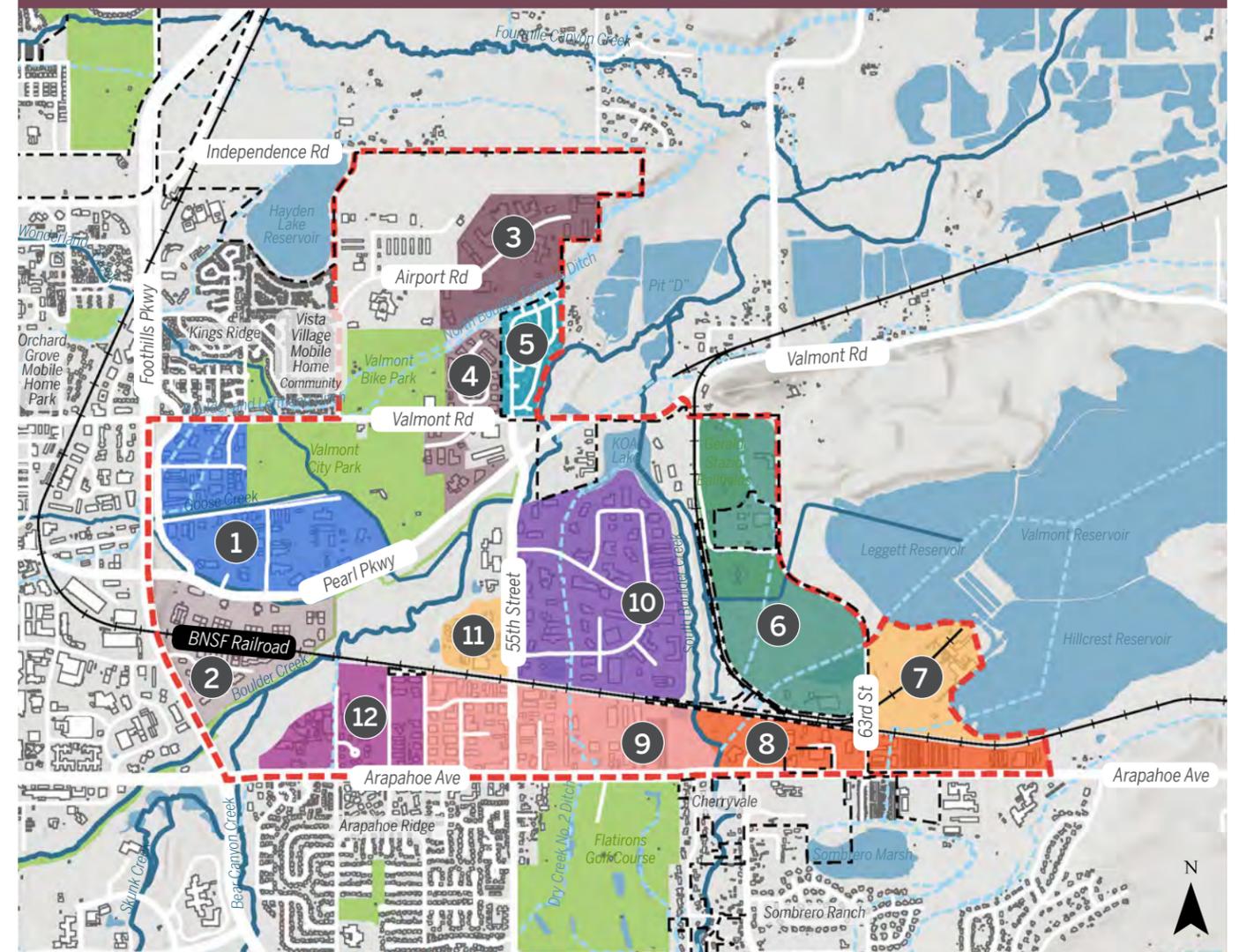
12 Tech and Health

- Boulder Community Health
- Ball Aerospace

Unlabeled

- Baby Goat
- United States Postal Service
- Humane Society
- Outside the subcommunity
 - Jewish Community Center (JCC)
 - Walden Ponds
 - Valmont Butte

East Boulder “Neighborhoods” Identified by Working Group Members



Source: East Boulder Working Group, July 24, 2019

Surrounding Neighborhoods

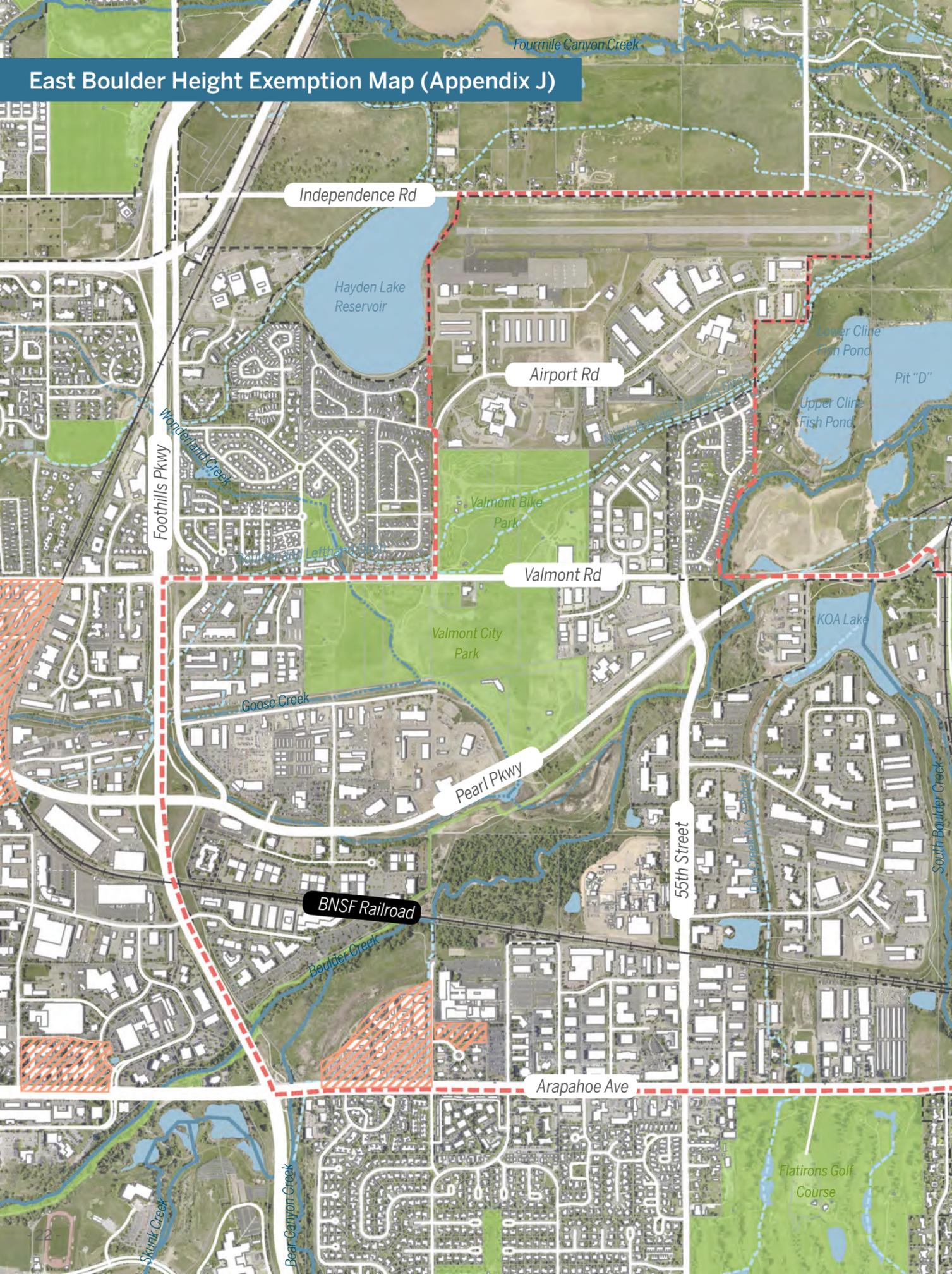
Surrounding East Boulder, there are a number of other residential neighborhoods, including Vista Village to the west. Vista Village is also a manufactured home park built in 1970 and includes 306 home sites. The neighborhood has an active Home Owners’ Association (HOA), whose mission is to “unite the community through social connections, mutual support, education, and advocacy for homeowners’ rights.”¹ The city recognizes the importance of manufactured housing as an option for many households. The Boulder Valley Comprehensive Plan (BVCP) policy encourages the preservation of existing mobile home parks, including increasing opportunities for resident-owned parks.

West of Vista Village is a mix of single-family residences and low-density multifamily housing such as townhomes and duplexes.

Neighboring residential communities south of the subcommunity include single-family neighborhoods such as Cherryvale, Sombrero Ranch and Arapahoe Ridge. There is also a small mobile home park located just south of Arapahoe at 63rd Street, called Columbine Mobile Home Park. Between Patton Drive and Foothills Parkway, south of Arapahoe there are a number of multifamily apartment buildings, condos and townhomes.

¹ <http://www.vistavillagehoa.org/about-us/>

East Boulder Height Exemption Map (Appendix J)



4 The Built Environment

The East Boulder Subcommunity Plan will be the first holistic plan for this part of the city. The area developed in pieces over time and was annexed parcel by parcel from the 1960s through today. As a result, the layout and form of much of the subcommunity is not as compact and connected as other parts of Boulder. This is also a result of different kinds of uses in this area – traditionally an industrial center that has transitioned to more office uses, the subcommunity is prone to large building footprints and significant amounts of surface parking reflecting a post-World War II, auto-oriented sprawl form of development.



- LEGEND**
- City Limits
 - East Boulder
 - Railroads
 - Roads
 - Height Exemption
 - Creek
 - Intermittent Creek
 - Ditch
 - Water Bodies
 - Parks & Recreation Facilities

BVCP Land Use

The Boulder Valley Comprehensive Plan (BVCP) Land Use Map depicts a plan of the desired land use pattern in the Boulder Valley. This map is used to guide future zoning decisions and is regularly updated to reflect community desires every two

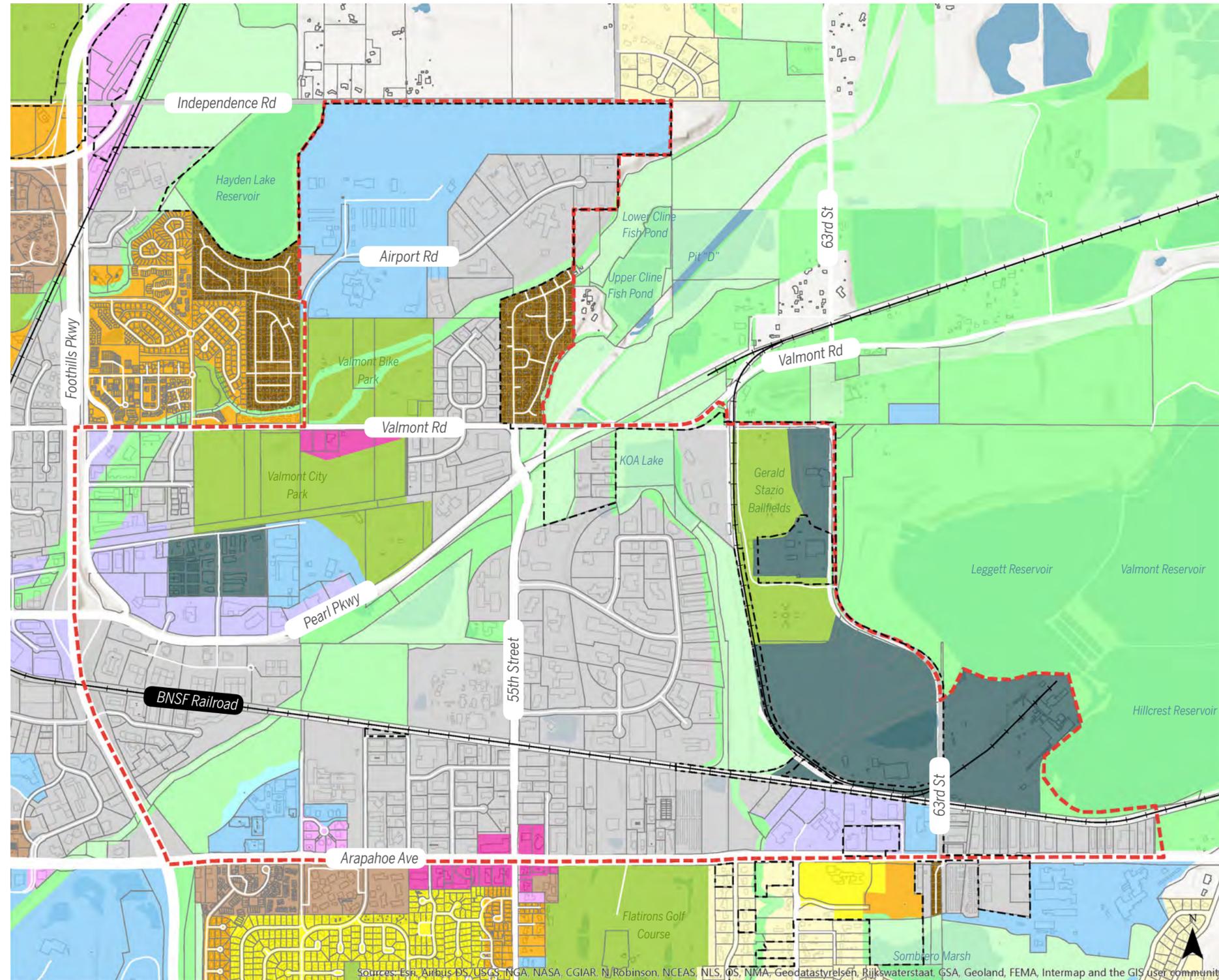
and a half years. The next update will take place in 2020. The following table breaks down the distribution of future land uses in the East Boulder subcommunity as described and mapped in the BVCP:

Land Use	Uses	Acres	Percent
Light Industrial	Consists primarily of research and development, light manufacturing and assembly, media and storage or other intensive employment uses. Residential and other complementary uses will be encouraged in appropriate locations.	616	41%
Public	Includes municipal and public utility services (e.g., the municipal airport, water reservoirs and water and wastewater treatment plants). It also includes: educational facilities (public and private schools and the university); government offices, such as city and county buildings, libraries and the jail; government laboratories; nonprofit facilities (e.g., cemeteries, places of worship, hospitals, retirement complexes); and may include other uses as allowed by zoning.	193	13%
General Industrial	Consists of more intensive manufacturing and may include outdoor storage and warehouses.	180	12%
Park, Urban and Other	Includes public lands used for a variety of active and passive recreational purposes or flood control purposes. Urban parks provided by the city include pocket parks, neighborhood parks, community parks and city parks, as defined in the Parks and Recreation Master Plan. The specific characteristics of each park depend on the type of park, size, topography and neighborhood preferences.	161	11%
Open Space, Acquired	This applies to land already acquired by the city or Boulder County for open space purposes.	89	6%
Community Industrial	Consists of smaller scale community serving industries (such as auto-related uses, small printing operations, building contractors, building supply warehouses and small manufacturing operations). May include some ancillary commercial activity.	76	5%
Open Space, Other	This designation applies to other public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods, including but not limited to intergovernmental agreements, dedications or acquisitions. By itself, this designation does not ensure open space protection.	73	5%
Open Space, Development Rights	This designation applies to privately owned land with existing conservation easements or other development restrictions.	61	4%
Manufactured Housing	Consists of manufactured housing units.	28	2%
Community Business	Consists predominantly of commercial business uses with convenience shopping and services and some offices. Multiple uses, including housing, will be encouraged where feasible.	13	1%
Transitional Business	Consists of a mix of uses, including housing.	5	>1%
Environmental Preservation	Includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods, including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions and density transfers.	4	>1%

While there have been many changes in the East Boulder Subcommunity over the years, there have been no major Land Use Map changes in the last decade. There are a number of instances where the existing land use does not align with planned uses in the BVCP Land Use Map:

- Valmont Road and surrounded by Valmont Park is currently a single office building and an unoccupied historic landmark.
- Current uses of many office spaces and buildings in Light Industrial-designated land do not align with the intended use for Light Industrial space.

- An area designated as Community Business along



Land Use (BVCP)

LEGEND

- City Limits
- East Boulder
- Railroads
- Roads
- Parcels

BVCP Land Uses

- Residential
 - Very Low Density Residential
 - Low Density Residential
 - Manufactured Housing
 - Medium Density Residential
 - High Density Residential
- Business
 - Community Business
 - General Business
 - Transitional Business
- Industrial
 - Community Industrial
 - General Industrial
 - Light Industrial
- Open Space and Mountain Parks
 - Open Space, Acquired
 - Open Space, Development Rights
 - Open Space, Other
- Other
 - Park, Urban and Other
 - Public
 - Environmental Preservation



Sources: Esri, Airbus DS/USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Zoning

LEGEND

- City Limits
- East Boulder
- Railroads
- Roads
- Parcels

Zoning

Commercial & Business

- BC-1 Business - Community 1 (CB-D)
- BC-2 Business - Community 2 (CB-E)
- BT-1 Business - Transitional 1 (TB-D)
- BT-2 Business - Transitional 2 (TB-E)

Residential

- MH Mobile Home (MH-E)
- RE Residential - Estate (ER-E)
- RH-3 Residential - High 3 (HR1-X)
- RH-4 Residential - High 4 (HR-D)
- RH-5 Residential - High 5 (HR-E)
- RL-2 Residential - Low 2 (LR-D)
- RM-1 Residential - Medium 1 (MR-D)
- RR-1 Residential - Rural 1 (RR-E)
- RR-2 Residential - Rural 2 (RR1-E)

Industrial

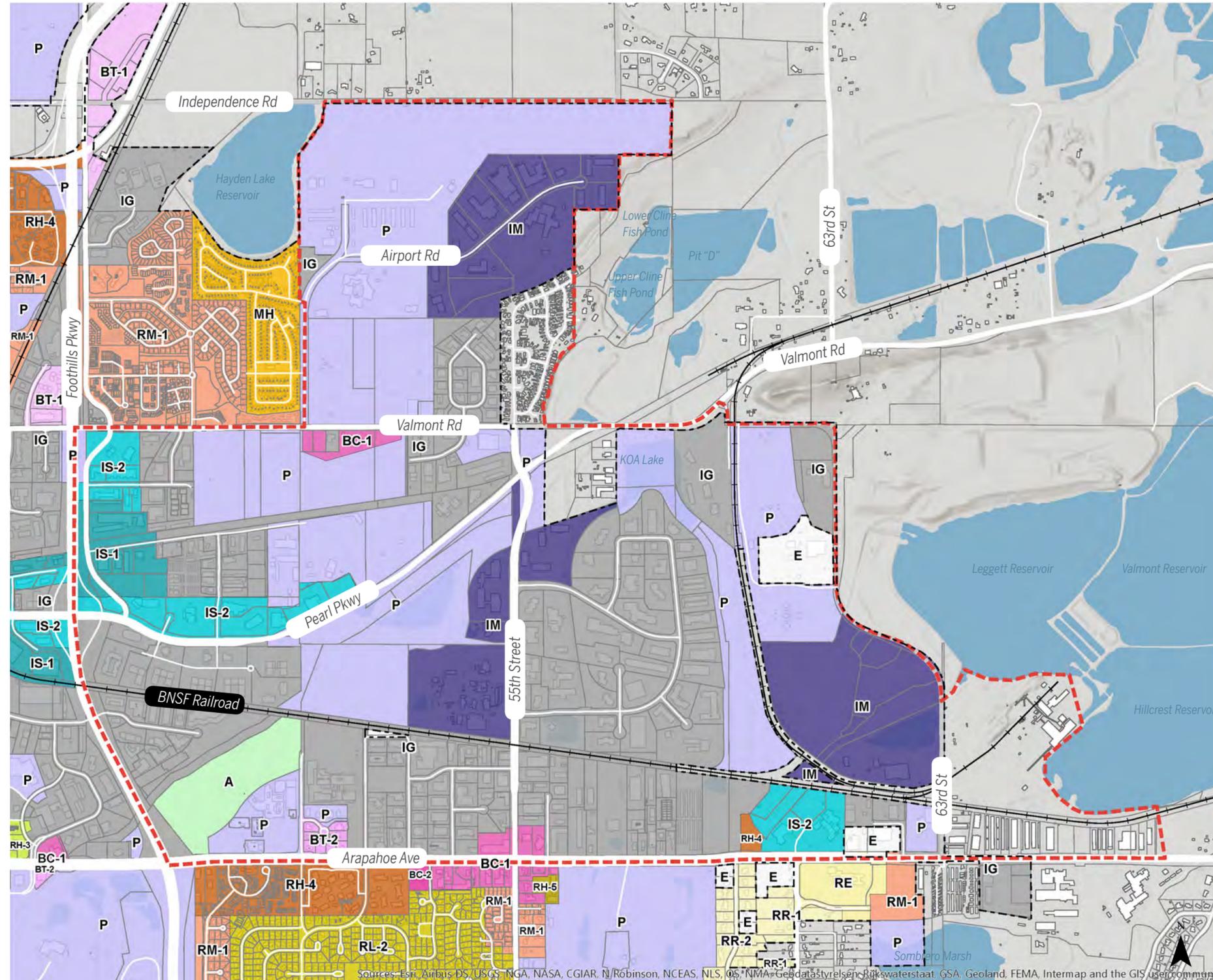
- IG Industrial - General (IG-E/D)
- IM Industrial - Manufacturing (IM-E/D)
- IS-1 Industrial - Service 1 (IS-E)
- IS-2 Industrial - Service 2 (IS-D)

Agricultural and Public

- A Agricultural (A-E)
- P Public (P-E)

Other

- E Enclave (E)



Zoning

The purpose of zoning is to help regulate and promote the health, safety and welfare of the community as well as to encourage the most appropriate use of land in the city. Zoning in Boulder regulates the types of uses that a property can host, the bulk and form of any structures on a property and the intensity or density of development. Zoning regulations are

applied on a parcel-by-parcel basis across the city.

In the East Boulder subcommunity, 13 of the 43 types of zones are applied to the area's parcels. The following table breaks down the distribution of zoning in the subcommunity:

Zone	Uses	Acres	Percent
IG	Industrial-General	565	39%
P	Public	502	35%
IM	Industrial - Manufacturing	209	14%
IS-2	Industrial Service 2	66	5%
A	Agriculture	31	2%
IS-1	Industrial Service 1	27	2%
E	Enclave	20	1%
BC-1	Business Community - 1	14	1%
BT-2	Business Transitional - 2	6	<1%
RH-4	Residential High - 4	4	<1%

Challenges Presented by Zoning in East Boulder

Community members interested in land use, zoning and development in East Boulder have indicated that there are a number of challenges to the existing zoning as applied in this region of the city:

(1) There is an interest in multifamily housing development in East Boulder, but it is too difficult to develop under the current zoning.

Based on how East Boulder is currently zoned, development of multifamily housing is restricted. Currently, under IG and IM zoning, attached dwellings and townhomes may only be considered with a Use Review and must conform to Specific Use Standards, which may be prohibitive. Residential in Industrial districts requirements for multifamily housing are rarely used. Recently, a multifamily product has been approved on the north side of the subcommunity and is planned to include 70 middle-income units and neighborhood retail. The project is being constructed on vacant land.

(2) The current Floor Area Ratios (FAR) in East Boulder don't allow for an output that entice developers to build housing

The city has applied low FARs to industrial areas as a way to disincentivize more office/industrial construction to offset the jobs-to-housing imbalance. However, this FAR limitation does not apply to residential in industrial zones.

(3) It would be great to have more ground-floor retail in office buildings, but it's not allowed in East Boulder zones.

Ground floor retail and restaurants uses are prohibited in the office parks and buildings zoned IG, IM, IS-1, or IS-2. Breweries, depending on their size and if they include a restaurant, require an Administrative Review or Use Review that also meets the Specific Use Standards. Restaurants are allowed in industrial zones, but not along arterials. They are allowed as a conditional use, but the City's Planning and Development Services department rarely receives proposals for this kind of development.

(4) We would like to have more restaurants in East Boulder, but they're not allowed.

Restaurants are allowed in industrial zones, but not along arterials. They are allowed as a conditional use, but the Planning and Development Services department rarely receives these kinds of proposals. Food trucks in East Boulder zones are a conditional use type that require an Administrative Review and must meet Specific Use Standards as well.



“ Adding food and dining options in IM (Industrial Manufacturing) Zoning is incredibly challenging.”

- Local business owners
(East Boulder Working Group Meeting #1 on May 20, 2019)

Building Height

As part of the Bulk and Form module of the Boulder Revised Code (B.R.C.), building height limits are described. The maximum height for principle buildings in Industrial zones is 40 feet. In business zones, the maximum height is 35 feet. Both types of zoning districts are limited to three stories. Development proposals may request to have an increased building height, up to 55 feet. A request for increased height is limited by the City Charter. The development area must be identified in [Appendix J of the B.R.C.](#) and the city's Planning Board must approve the application. The properties in East Boulder identified by Appendix J (mapped on [p.18-19](#)) are 4747 Arapahoe Avenue and 4865 Riverbend Road (Foothills Medical Campus). There are exceptions to this requirement for industrial buildings which require a greater height in order to manufacture, test or conduct other industrial processes or house industrial equipment.

Land Ownership

Twenty-nine percent of the East Boulder Subcommunity, or 467 acres, is owned by the City of Boulder. Valmont City Park, the Gerald Stazio Ballfields, the Municipal Service Center, and portions along the Boulder Creek make up a majority of city-owned parcels. The city is considering an expansion of its Municipal Service Center, which houses Transportation Maintenance, Signs and Signals Maintenance, Utilities Maintenance, Fleet Services, and Development and

Support Services. The Facilities and Asset Management (FAM) Strategic Plan, which will address future changes to this site, kicked off in 2019. The following table breaks down the city-owned land in East Boulder.

Other major landowners include property management companies, Boulder Community Health and Western Disposal Services.

City-Owned Land	Area (Acres)
Valmont Park	127
Boulder Municipal Airport	118
Gerald Stazio Ballfields	42
Boulder Municipal Services Center	38
Other	325

Parcels Outside City Limits

All parcels that are within East Boulder but are outside the city limits are Area II land. The BVCP designates Area II as areas currently under county jurisdiction that are eligible for annexation to the city. The city will actively pursue annexation of county enclaves, which are unincorporated areas of land entirely contained within the outer boundary of the city. Areas eligible for annexation in East Boulder are numbered and listed below:

1 3875 Lee Hill Drive

2 San Lazaro Park

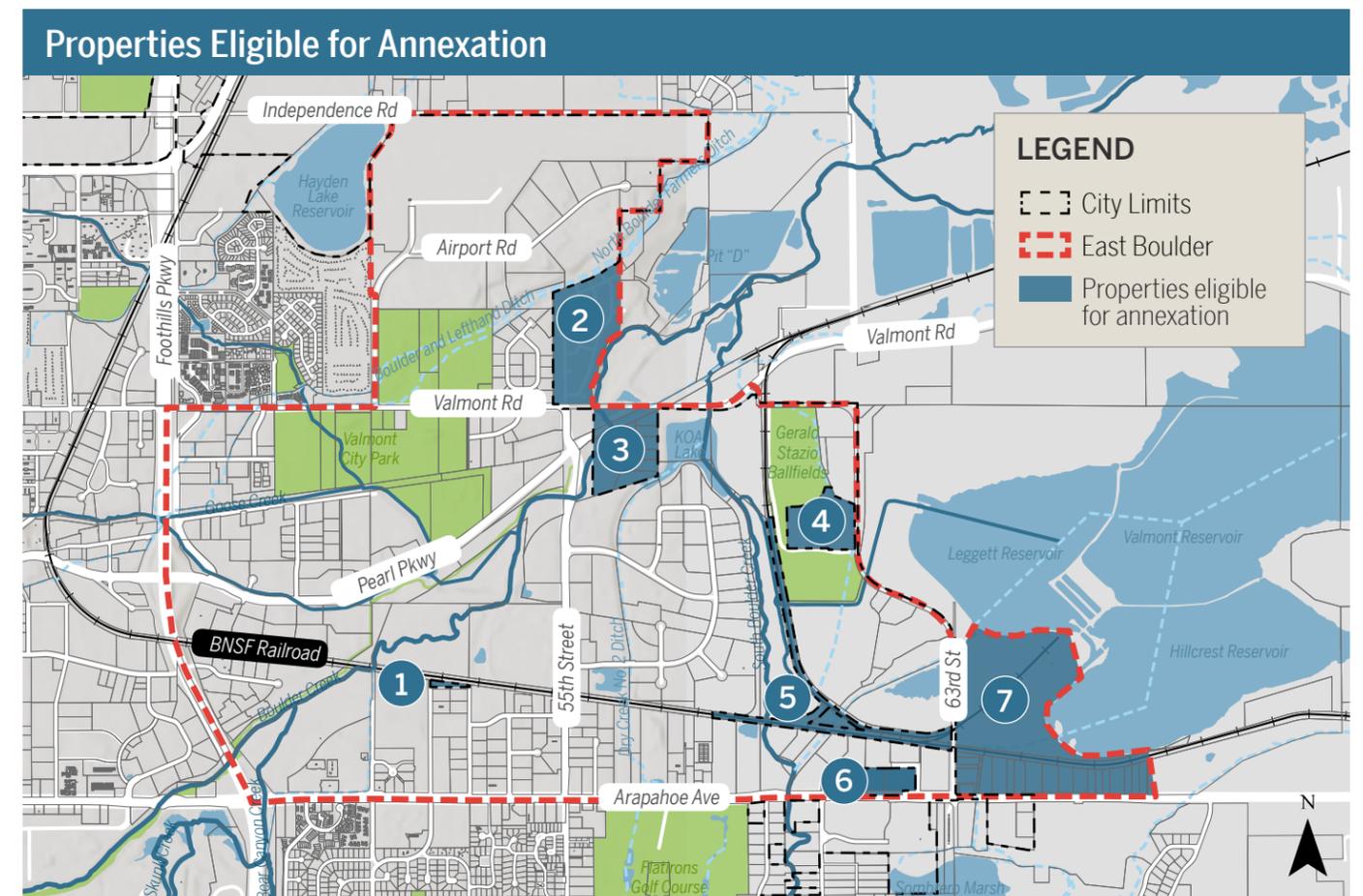
3 Nine parcels in an area south of Valmont Road

4 2655 N 63rd Street

5 A section of BNSF railroad and RTD right-of-way

6 6185 and 6123 Arapahoe Avenue

7 Valmont Power Station and 19 parcels north of Arapahoe Avenue

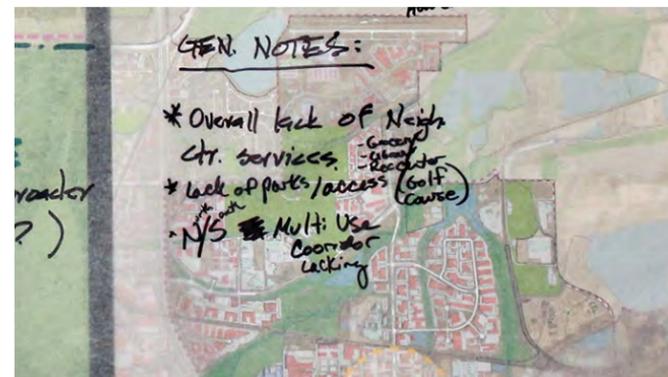


Key Sites

Neighborhood Center: 55th and Arapahoe

In East Boulder, businesses located around the intersection of 55th Street and Arapahoe Avenue make up what can be considered the local neighborhood center. There are no neighborhood centers on the north side of the subcommunity. The BVCP policy on neighborhood centers encourages pedestrian-friendly and welcoming environments with a mix of land uses. Guiding Principles for Neighborhood Centers as described in the BVCP include:

1. Meet every day needs of neighboring communities;
2. Ensure appropriate scale transitions to neighboring residential uses;
3. Encourage a richness of transportation amenities;
4. Encourage parking management strategies; and,
5. Ensure comfort and safety.



Challenges for 55th and Arapahoe (East Boulder Working Group)



Feedback and notes on 55th and Arapahoe (East Boulder Working Group)

At the August East Boulder working group meeting, members described challenges and opportunities of this area in the following way:

1. There is an overall lack of neighborhood center services as well as lack of access to parks/green space;
2. Arapahoe Avenue is unpleasant for pedestrians;
3. Fear of increasing density or adding new businesses to the area; neighborhoods south of Arapahoe Avenue could be negatively impacted; and,
4. The subcommunity is missing a north/south multi-use corridor.

In 2020, the City of Boulder in collaboration with the Denver Regional Council of Governments (DRCOG) and the Colorado Department of Transportation (CDOT) will conduct a Station Area Master Plan at 55th and Arapahoe to further recommendations of the East Boulder community and Working Group.



55th and Arapahoe intersection (looking southeast)



Blackbelly, local restaurant near 55th and Arapahoe at 1606 Conestoga St #3

In addition to the 55th and Arapahoe site, the Boulder City Council has identified the following locations as other key sites for exploration in the East Boulder subcommunity planning process.

Boulder Municipal Airport

Area: 120 acres
 Zoning: (P) Public
 Land Use: (P) Public
 Property Owner: City of Boulder

This is a general aviation airport that began operating in 1928. The airport serves business, private, recreational and emergency aviation services to the City of Boulder and surrounding communities. The airport facilities include runways, underground fuel storage tanks, hangar space and tie-down space for aircraft.

The City's relationship with the Federal Aviation Administration (FAA) and the Boulder Municipal Airport includes periodic access to grant funding from the FAA and the Colorado Department of Transportation (CDOT) for capital funding or for the historic purchase of land at the airport. Contracts with the FAA and CDOT for capital funding requires a legal agreement to keep the airport open for the useful life of the improvements, designated as 20 years. If actions were taken by the City which denied the public access to the airport, then the contract requires that the City must repay the FAA or CDOT for the unused useful life of the funding on a pro-rata basis.

The City of Boulder is partnering with the FAA and the CDOT to perform several maintenance and capital improvements in the summer of 2020, including the reconstruction of the airport runway. This work effort will involve the City accepting approximately \$4.7 Million dollars in grant assurance from the FAA and another \$520,000 in grant assurance from CDOT aeronautical branch. This work has been scheduled in the City's CIP for many years.

San Lázaro Park

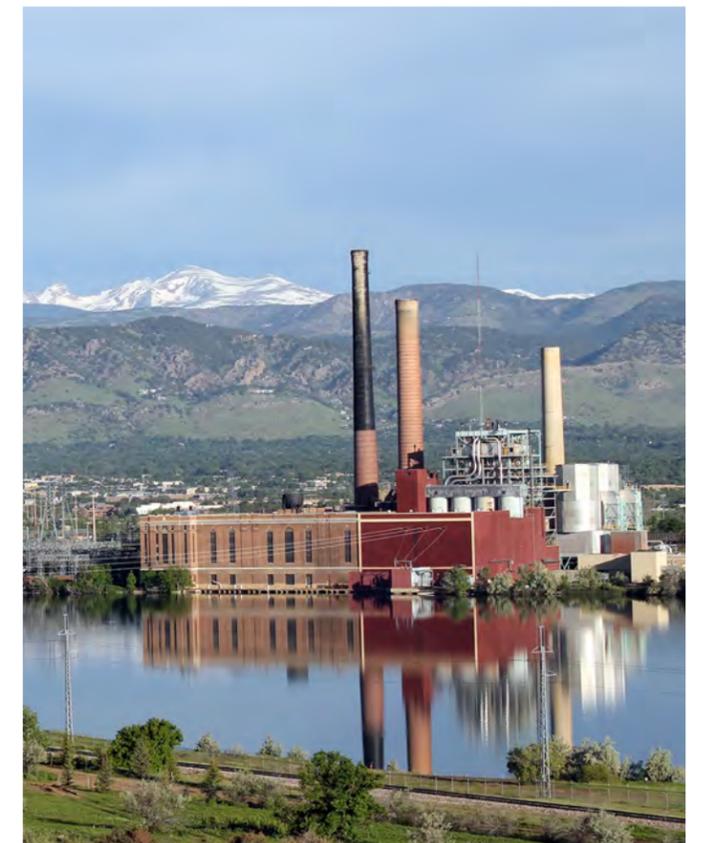
Area: 29 acres
 Zoning: n/a - this parcel is outside city limits
 Land Use: Manufactured Housing
 Property Owner: San Lázaro Park Properties LLC

This mobile home park includes 313 home sites and hosts a population of approximately 466 residents. The park was developed in 1970 and is located outside city limits in unincorporated Boulder County. The site is eligible for annexation.

Valmont Power Station

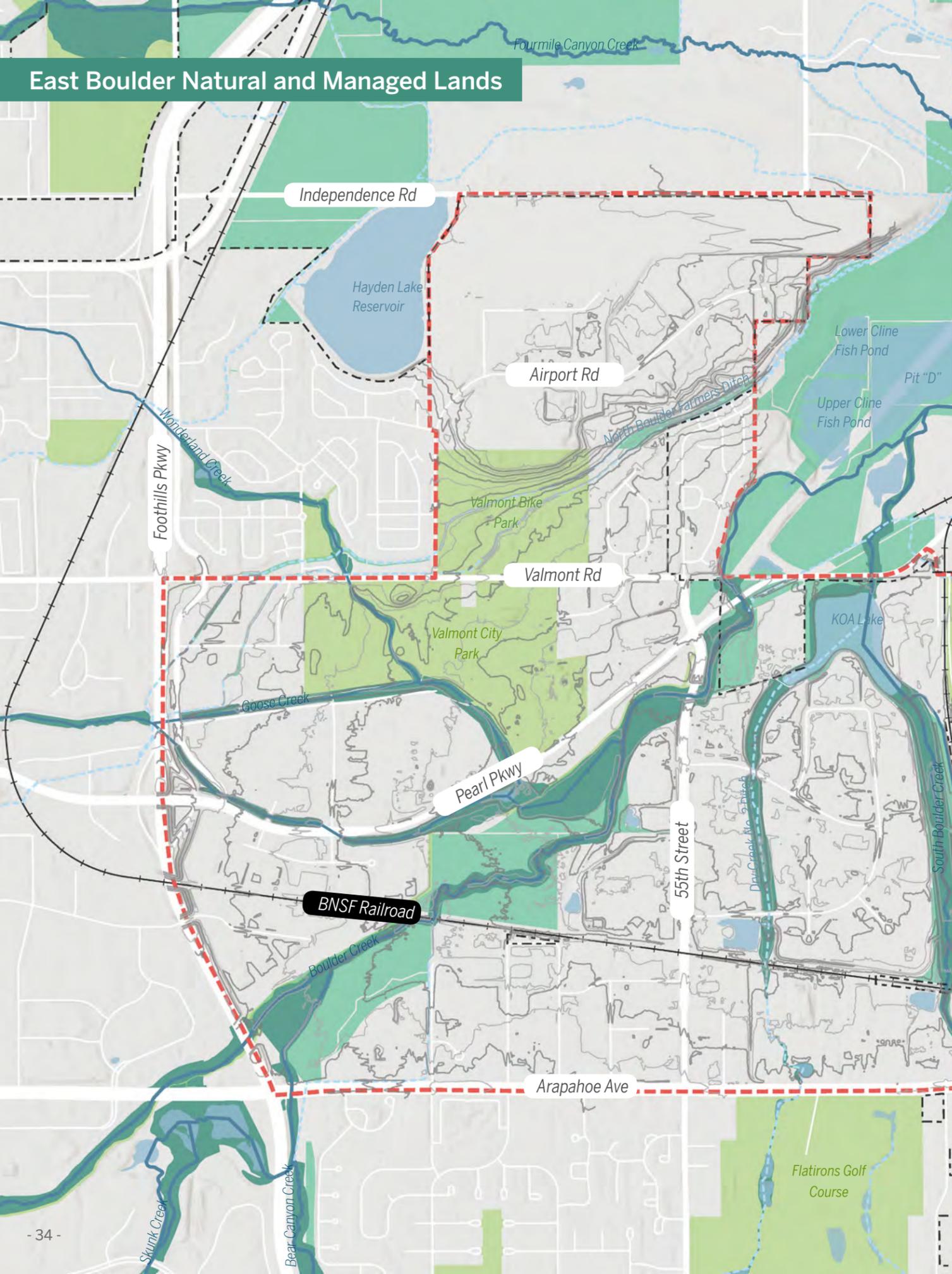
Area: 595 acres (area includes Leggett, Hillcrest and a portion of the Valmont Reservoirs)
 Zoning: n/a - this parcel is outside city limits
 Land Use: General Industrial
 Property Owner: Public Service Co of Colorado (Xcel Energy)

The Valmont Power Station went into service in 1924. At one time it was the largest power station west of the Missouri River and it remained the company's largest Colorado generation station for several decades. In March of 2017, the plant ceased coal-burning operations. A natural gas combustion turbine remains in service. The plant site continues to serve Xcel Energy's overall electric grid through the high-voltage switch yard. The switch yard supports the regional transmission system and distribution substation that services electric customers in Boulder, Louisville and Boulder County.



Valmont Power Station, 1800 63rd Street

East Boulder Natural and Managed Lands



5 The Natural Environment

While East Boulder's built environment may dominate the consciousness of many area users, the subcommunity has some significant natural assets. The area's natural features are most characterized by Boulder Creek, its tributaries and their surrounding riparian areas and floodplains that cross the subcommunity. The varying topography in East Boulder presents some of the lowest and highest points of all the subcommunities as you move from floodplains and wetlands to a mesa where Boulder's airport lies, and Valmont Butte (located just outside the study area).



LEGEND

- City Limits
- East Boulder
- Railroads
- Roads
- 5 ft contour
- 10 ft contour
- Creek
- Intermittent Creek
- Ditch
- Water Bodies
- Greenways
- Parks & Recreation Facilities
- OSMP Property



Geology

The East Boulder subcommunity, and all of Boulder east of the Dakota ridge lies within a large trough extending north of Denver along the base of the foothills. This area, referred to as the Denver Basin is characterized by a series of broad, shallow valleys, gravel capped-mesas, as well as floodplains and their adjacent stream terraces.

With the exception of the mesa at the north end of the study area, the East Boulder subcommunity lies almost entirely within the floodplains of Boulder Creek and its tributary drainages. These floodplains are underlain by deposits which were initially transported to the area by rivers draining glaciers over the past two million years. Since the most recent glacial retreat about 10,000 years ago, the creeks have been reworking glacial debris and materials recently moved downstream.

The gravel which caps the mesa at the airport was also deposited during glaciation. The mesa was once part of a continuous surface with the mesas just south of Valmont Butte. This legacy of river and creek deposition is reflected by the concentration of sand and gravel quarries in the subcommunity. Some, like that of Flatirons Park have been reclaimed as office space, others as wetlands and some remain ponds that were formed after mining activities were completed.

Valmont Butte

Council approved the purchase of the 101-acre Valmont Butte property in 2000 for \$2,575,000. The purchase money

came from three city funds: Open Space and Mountain Parks (OSMP), Public Works/Utilities and the General Fund. When the Valmont Butte site was purchased, it was intended to house a fire training center, wastewater biosolids plant, and as open space. The city commissioned an environmental assessment soon after its purchase.

After concerns were expressed about the protection of cultural resources on or near the site (an historic mining mill, the Valmont Cemetery and Native American resources), wildlife values, and the potential for conflicts between fire training and use of the cemetery, a Community and Environmental Assessment Process (CEAP) for the Valmont Butte proposals was completed in March 2005. A formal consultation with several Native American tribes took place in April 2005. When City Council was presented with the results of the CEAP, they decided not to pursue the biosolids composting center at this time, relocate the proposed fire training center, and move forward with site remediation.

Remediation of the site fell under the State of Colorado's Voluntary Cleanup Program (VCUP). Remediation was completed in 2014. Details of the completed work can be found in the [Valmont Butte Property Construction Completion Report](#). The city submitted a request for annexation of the property in December 2015. The city's intent is to continue the historical designation of the mill buildings, preserve the 16 acres of undisturbed historic areas, keep the 27 acres of open space "as-is," and use the remaining areas for future, low-impact city use.

Hydrology

Watershed

East Boulder and the city of Boulder lie within the Boulder Creek Watershed, which drains a total of 440 square miles and has its confluence with the St. Vrain Creek just over the county line in Weld County. This watershed or drainage basin ranges in elevation from 13,409 feet above sea level to approximately 5,385 where Boulder Creek flows into the St. Vrain. The landscape in the watershed is mostly mountains and foothills. Because of the steep slopes, Boulder Creek and its principal tributaries are susceptible to flash floods caused by high intensity, short duration thunderstorms which generally occur from May through September (Urban Drainage and Flood Control District).

Creeks

Many of the floodplains of the Boulder Valley coalesce in or near the East Boulder subcommunity. Bear Creek, Goose Creek and Wonderland Creek have their confluences with Boulder Creek in this area. South Boulder Creek and Fourmile Canyon Creek flow into Boulder Creek just outside the study area.

Area creeks are recognized as vital links in Boulder's greater ecosystem and considered not only natural resources but cultural assets. Boulder Creek is the major stream flowing from west to east across the center of the city, and its perennial water and large watershed make it the centerpiece of the Boulder landscape, providing several high value ecological functions.

Greenways

Boulder Creek, South Boulder Creek and Wonderland Creek are accompanied by greenways. Greenways are corridors along riparian areas which offer opportunities for riparian habitat protection, water quality enhancement, storm drainage and floodplain management. They also serve East Boulder's recreational community and offer excellent opportunities for residents, workers and visitors to engage with the natural environment and the city's natural resources.

The 2011 [Greenways Master Plan](#) identified a suboptimal aquatic habitat along both Boulder Creek and South Boulder Creek in the East Boulder subcommunity. The Master Plan also described the native plant habitats and bird species richness of these stretches of greenway in East Boulder to be either "poor" or "very poor." A 1993 assessment of the area describes the evolution of these habitats to their current state:

Riparian areas associated with Boulder Creek, South Boulder Creek, Goose Creek and Bear Creek have been disturbed significantly since European settlement of the area. The construction of ditches was probably one of the earliest changes to Boulder and South Boulder Creeks. The ditches effectively reduced the amount of available water in the creeks, restricting the breadth of the floodplain and decreasing the extent of wetlands associated with the creeks. Subsequently the natural riparian and floodplain vegetation was altered when the land was drained to improve agricultural conditions. The introduction of weedy species, channelization of the creeks by farmers, and the various

flood control programs in effect over the past century have all had dramatic and adverse impacts on the local creeks. Valuable deposits of gravel and sand found in riparian areas and floodplains led to extensive mining and the further destruction of natural vegetation... The native vegetation of the east Boulder subcommunity has been displaced as a result of a range of activities including farming, mining, urban development and flood control. (Gershman, 1993)

While the greenways in the subcommunity support continuous trails and habitat corridors, the maintenance of the greenway is broken into segments and appears quite complex. Currently, three municipal entities maintain greenways in East Boulder: Public Works (Utilities and Transportation), Parks and Recreation and OSMP. Additionally, there are small segments of the greenway which are owned and maintained privately. This management structure is typical across the city and often responds to greenway adjacencies. For example, the greenway segment along Wonderland Creek that runs through Valmont City Park is maintained by the city's Parks and Recreation department in order to provide efficiency in maintenance. The challenge in this structure is creating and maintaining consistency in greenway treatment and maintenance.

Ditches

The ditches in East Boulder today are sourced from Boulder and South Boulder creeks and continue to serve some agricultural purposes:

Ditch	Established	Water Source	Notes
Boulder and Left Hand Ditch	1873	Boulder Creek	Carry water to farms out as far as Longmont
North Boulder Farmer's Ditch	1862	Boulder Creek	Diverts for irrigation
Butte Mill Ditch	1865	Boulder Creek	Sister ditch to Jones Donnelly
Dry Creek No. 2 Ditch	1864	South Boulder Creek	Old remnant channel of South Boulder Creek
Jones Donnelly Ditch (Connects to Leggett-Valmont)	1860	South Boulder Creek	Xcel Energy owns about half the shares and uses them to fill the Valmont Lakes. Senior rights to many other ditches
Leggett-Valmont Inlet D (Connects to South Boulder Creek)	1868	Boulder Creek	Diverts for irrigation and storage in Panama Reservoir near Niwot
East Boulder Ditch	1862	South Boulder Creek	Almost 90% of shares are owned by Xcel Energy to fill Valmont Reservoir

Ditches in East Boulder; Data Source: [The Ditch Project](#)

Ponds

Most of the open bodies of water in the subcommunity had their origins as gravel mines. KOA Lake, located just south of Valmont Road was formerly part of a KOA campground. At 9-acres, the lake is the largest open body of water within the subcommunity and is city-owned open space. The South Boulder Creek Trail runs around its south, west and north shores and an accessible fishing dock can be reached from the trail or parking adjacent to North 57th Street.



KOA Lake, looking south

Key Habitats

Under natural conditions, the East Boulder subcommunity was probably a mosaic of grasslands, riparian forests, wet meadows, marshes and drying ponds. Very little of the natural vegetation remains in the subcommunity. Prairies were typically converted to pasture and cropland then developed for industrial or commercial uses. Aggressive non-native plant species were introduced to the area with historic agricultural practices and have become established throughout the subcommunity. These weeds are especially abundant in areas abandoned from agriculture.

Wetlands

Wetlands are the most productive ecosystem on the planet. In addition to supporting a rich variety of wildlife, wetlands clean and improve water quality, regulate flooding, control erosion and lessen extreme storm damage, sequester carbon and provide nutrients for wildlife and other ecosystem types. There are 415 acres of regulatory wetlands in East Boulder. Most of the wetland sites generally follow the corridors of major creeks and 394 acres have been classified as high functioning. Some of the major plant communities in these wetlands include cattail, spike rush, crack willow, plains cottonwood, open water and wet meadow. There are two wetland sites that are classified as low functioning, as well as sections of Wonderland and Goose Creeks. One is located on the northern field of the Gerald Stazio Softball Fields and is described as an old floodplain south of Boulder Creek which is very weedy and may be supported in part by irrigation of bluegrass turf at ballfields. The other low functioning wetland is just east of Foothills Parkway and south of a parking lot for nearby office buildings. This site is described as very weedy with many Russian olives and much Canada thistle. The Ute ladies' tresses orchid, a federally listed threatened plant species,

was formerly found in wetland near the western end of the site but was not observed in a 2004 mapping project. The development of the area has decreased the functional value of that wetland.

Riparian Areas

Riparian areas are characterized as transitional between permanently saturated wetlands and upland terrestrial areas. They typically occur adjacent to creeks and rivers or along shorelines of lakes and reservoirs. Riparian areas associated with Boulder Creek, South Boulder Creek, Goose Creek and Bear Creek have been disturbed significantly since European settlement of the area. Subsequently the natural riparian and floodplain vegetation was altered when the land was drained to improve agricultural conditions. The introduction of weedy species and channelization of the creeks have had dramatic effects on the local creeks. Valuable deposits of gravel and sand found in riparian areas and floodplains led to extensive mining and the further degradation of natural vegetation. In most cases little effort was made to restore native vegetation as a part of mine reclamation. The floodplain has also been the scene of considerable commercial and industrial development which has eradicated almost all of the native riparian vegetation in the subcommunity.

Riparian areas supply habitat for approximately 80 percent of birds, mammals, reptiles, amphibians and fish native to Colorado (Knopf 1985). Many of these species depend almost entirely on these streams and aquatic habitats for their survival. The Boulder County Comprehensive Plan, Environmental Resources element identified the Boulder Creek Corridor through the subcommunity as potential habitat for the federal threatened Preble's Meadow Jumping Mouse (*Zapus hudsonius ssp. preblei*). South Boulder Creek

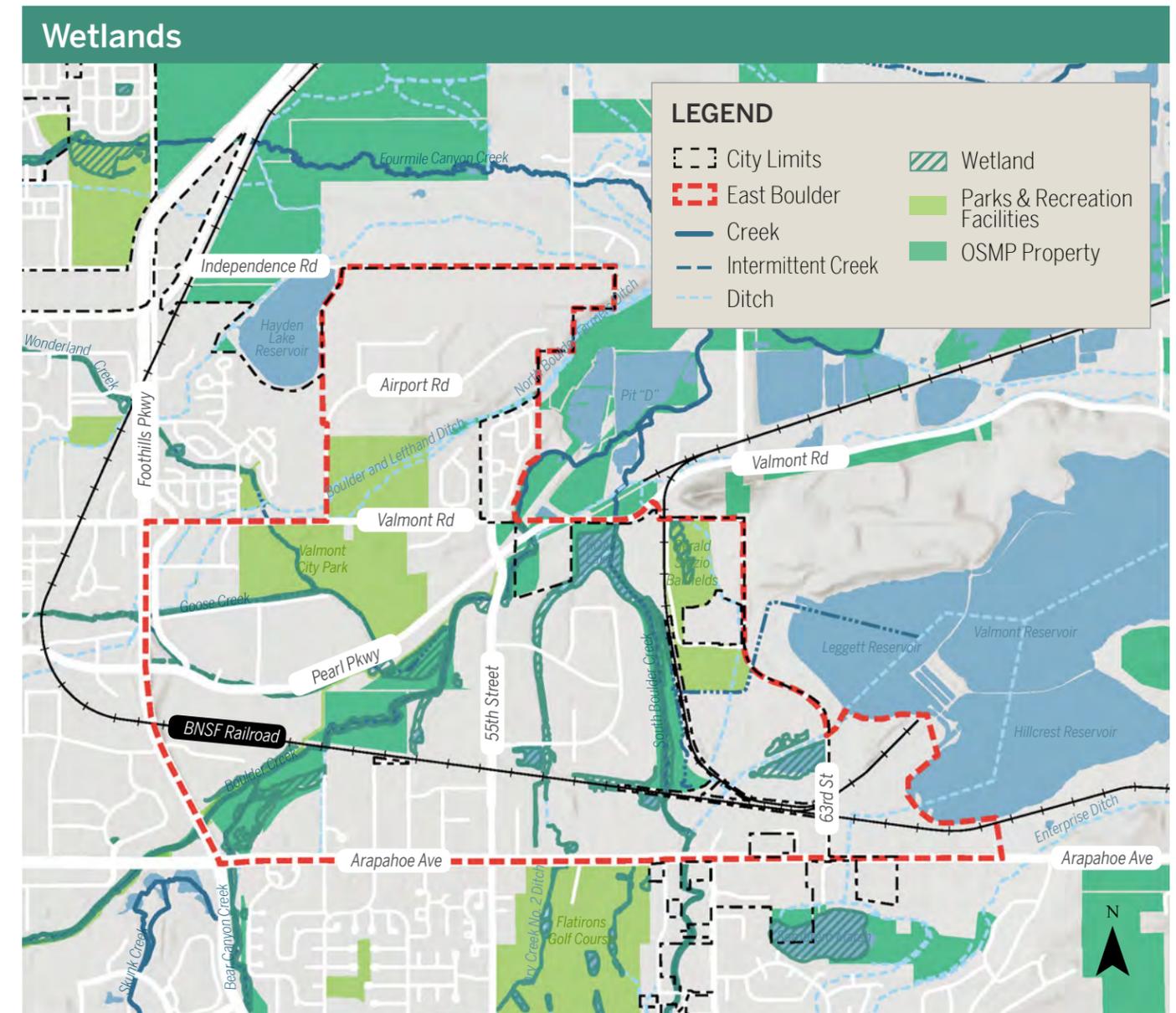


Cottonwood in East Boulder

at Arapahoe Road has also been identified as a habitat block for the Northern Leopard Frog (*Lithobates pipiens*) identified by the Colorado Division of Parks and Wildlife as a species of greatest conservation need.

Restoration Efforts

The city has invested in the restoration and rehabilitation of a site along Boulder Creek called the Cottonwood Grove Habitat Conservation Area. Other restoration efforts include wetland restoration along Goose Creek conducted by the Army Corps of Engineers, and invasive species control along Boulder Creek near 55th Street and Pearl Parkway.



Canopy

Currently, 4.9 percent of land in East Boulder offers canopy coverage. In public rights-of-way and on public land, there are 2,236 trees in the subcommunity. Common species include maples, oaks, ash, cottonwoods, pines and some flowering trees such as chokecherry, crabapple and pear.

The subcommunity has some of the least dense canopy of all subcommunities in the city. This is partly due to current area uses, like the Boulder City Airport and Boulder County Jail on the northern end of the area, which require lack of trees for functionality. Some industrial uses also do not provide environments that would support a healthy canopy. Other areas like office parks and parking lots, however, are lacking in tree planting and canopy coverage. The Urban Forest Strategic Plan identifies 16 percent coverage as the citywide goal.



WHAT WE HEARD

“There are not enough trees in East Boulder”

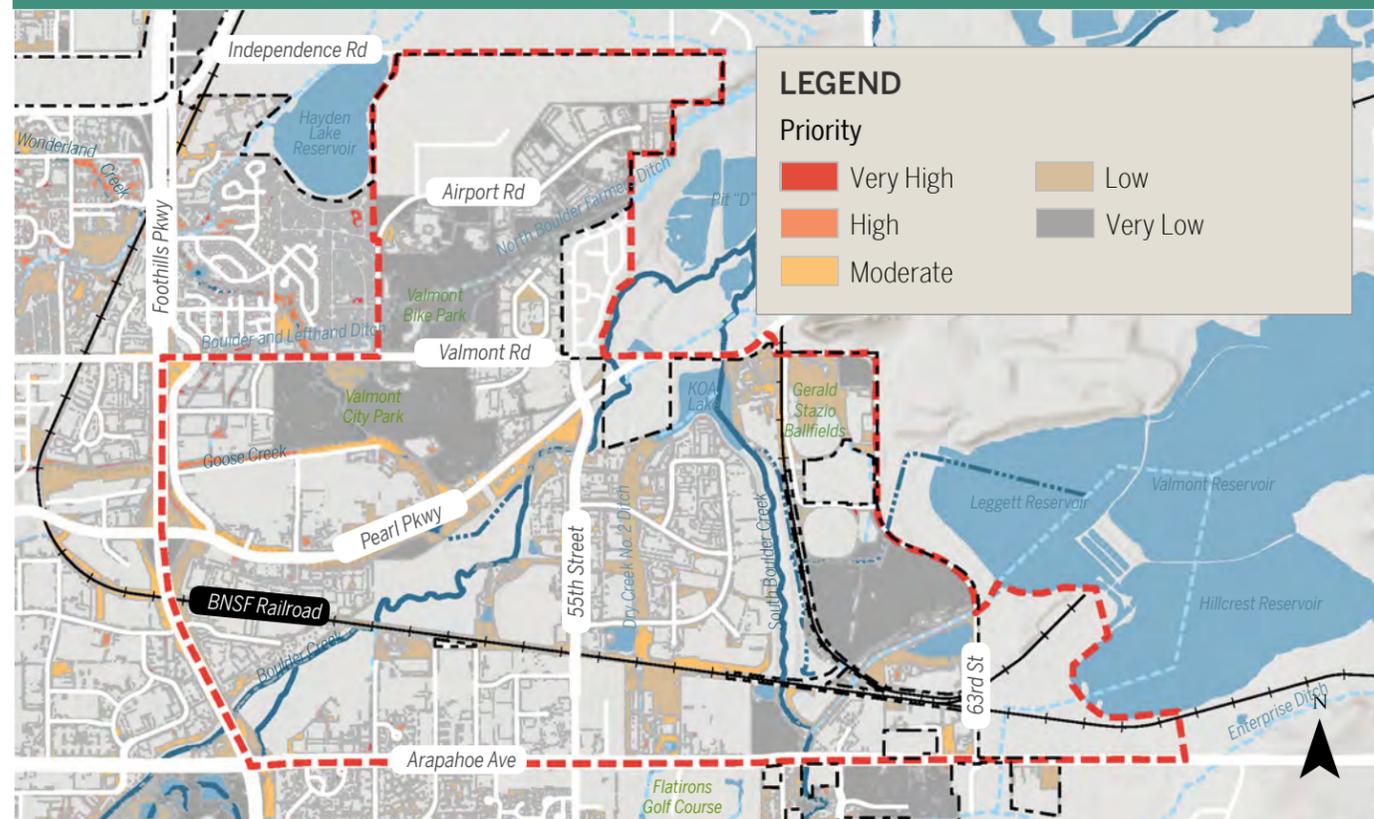
- Walkabout participant (April 24, 2019)

leaving significant room for improvement in East Boulder.

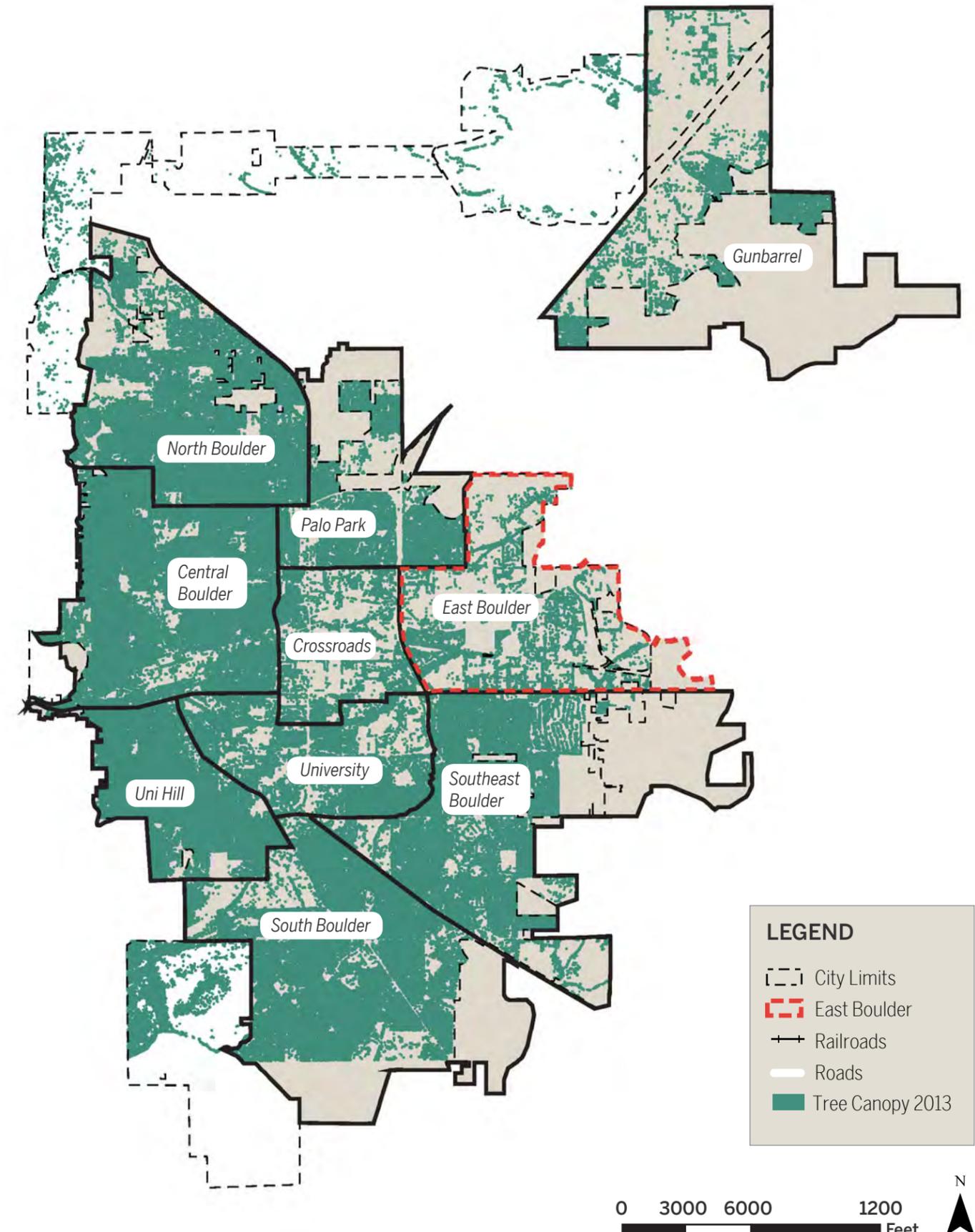
Dense tree canopy provides many benefits to human health. Trees can improve mental and physical health, increase worker productivity and create a stronger sense of community. As part of the city's [Urban Forest Strategic Plan \(2018\)](#), the Urban Tree Canopy Assessment conducted for Boulder revealed that the Urban Tree Canopy annually removes 278,780 pounds of particulate matter and harmful gaseous pollutants (valued at \$22,631). Trees indirectly benefit human health by reducing the risk of flooding and protecting water quality in creeks, rivers, ponds, and lakes. Engineered and natural stormwater systems that incorporate and take advantage of the natural benefits provided by trees and forests are proving to be a cost-effective stormwater management method.

Urban trees also reduce the cost for cooling the built environment. In hotter months, trees cool the surrounding areas and shade the built environment. This reduces the heat island effect, a term that describes the increase in urban temperatures in relation to surrounding locations. Tree canopy also reduces atmospheric carbon and provides habitat for animals. The positive effects of trees are numerous and generally widespread throughout Boulder; however, East Boulder residents do not have the same or similar access to these positive effects of a dense canopy.

Priority Planting Sites from City of Boulder Urban Forest Strategic Plan



Citywide Tree Canopy Map



Open Space

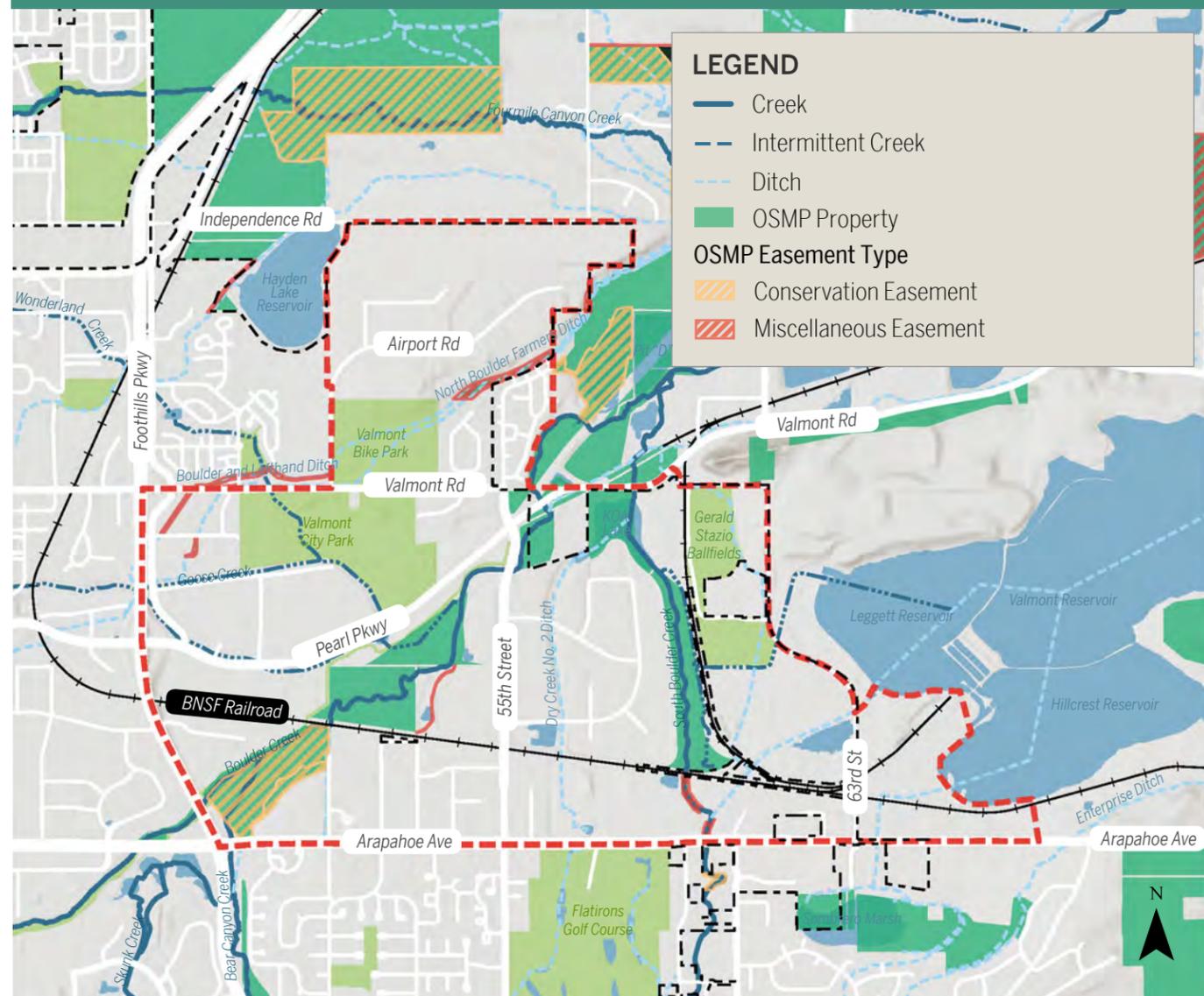
OSMP Lands

There are 26 city-owned parcels in East Boulder managed by the city at least in part as open space. Together the parcels total 156 acres, or about 10 percent of the subcommunity. The majority of OSMP lands within the subcommunity are located along Boulder Creek and South Boulder Creek. In East Boulder, almost all the channels and riparian areas of Boulder Creek and its tributaries are owned by the city. Most are managed as open space. The multi-use paths near the creek banks are managed by the Transportation Division and Greenways Program.

OSMP Easements

The city also possesses easements to protect the natural and other open space value of lands in the subarea. The largest of these is at the Boulder Community Health property and includes Bear Canyon Creek and its floodplain and confluence with Boulder Creek. This easement is a combined conservation and flood control easement. OSMP also has easements along the Boulder and Lefthand and North Boulder Farmer's ditches below the municipal airport.

OSMP Lands and Easements



Floodplains

Because East Boulder is the site of confluence among a number of significant creeks and streams, much of the area falls within the floodplain. Fifty-seven percent of land in East Boulder lies within a mapped floodplain.

Floodplain Zone	Area (Acres)
High Hazard Zone	184.38
Conveyance Zone	266.82
100-Year	196.00
500-Year	266.50
Total	913.72

recognizes that development activities are expected to occur in the 100-year floodplain but places a limit on these activities to minimize adverse impacts to the floodplain. There are 65 structures in this zone in East Boulder, mainly between Arapahoe and the railroad tracks to the north, east of 55th Street and on the north end of Flatiron Park, west of KOA Lake.

This area represents the floodplain area where there is the greatest risk of loss of life. Development in this area is most restricted due to life safety concerns. No new structures or additions to existing structures intended for human occupancy are permitted in the high hazard zone. Currently there are 17 structures located in the high hazard zone in East Boulder.

Boulder's floodplain is understood in four flood zones. The first is the **500-year floodplain**. There are 266 acres of land in East Boulder's 500-year floodplain. Boulder regulates certain types of facilities and structures that can be located in this area and development is subjected to flood protection measures. For example, it is preferred that no critical facilities (fire stations, hospitals, schools, hazardous waste facilities, etc.) or lodging facilities (hotels, shelters, etc.) be located in this zone, however, it is possible with the implementation of emergency management plans. Floodproofing measures are also required for new critical facilities within the 500-year floodplain.

The next zone is the **100-year floodplain**. One hundred and ninety-six acres and 127 structures (buildings) are located within this zone. Development in this area is permitted, as long as the development provides flood protection to mitigate the risk of property loss or damage. For example, in residential proposals, the lowest floor of any new structure is required to be elevated above the flood protection elevation (which is two feet above the predicted 100-year flood water elevation) and basements are not permitted. Non-residential structures are required to either be elevated or floodproofed to the flood protection elevation. Additionally, new parking lots are not allowed in this zone where flood depths would exceed 18 inches, since automobiles are buoyant and become flood debris at these depths.

The **conveyance zone** is the next tier of the floodplain and this area represents a preservation zone for passing flood flows along the creek corridor and other major flow paths (such as streets) without increasing flood depths, redirecting flood waters or adversely impacting land areas. This zone



WHAT WE HEARD

Community members are worried about flood impacts to their neighborhood, businesses, and parks based on their experience during the 2013 flood. They want to see more flood mitigation strategies.

- *What's Up Boulder*
(April 4, 2019)

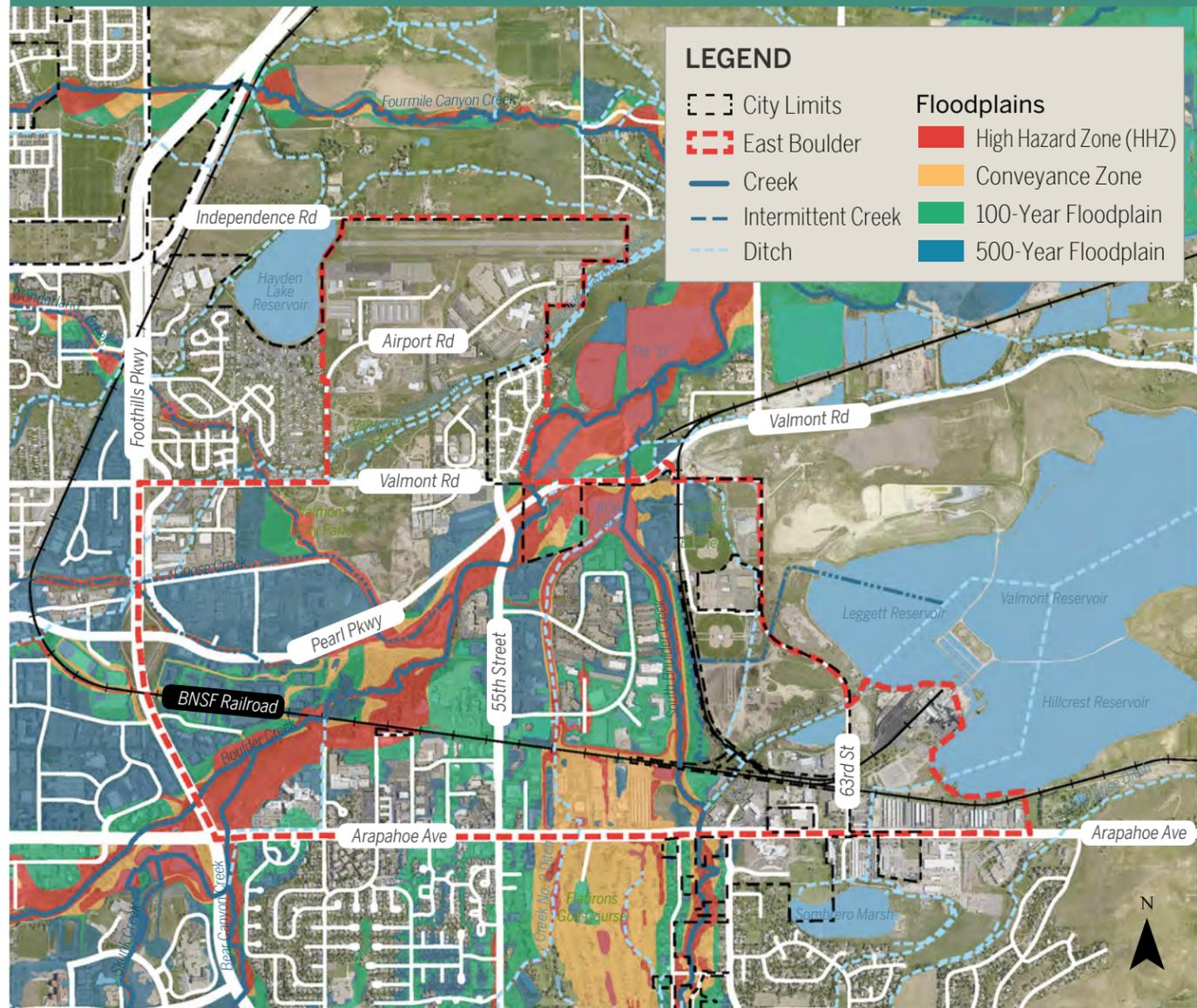
Typically, the places that flood are not appealing due to their lack of resiliency and vegetation. However, stormwater control can help create beautiful places and public amenities.

- *East Boulder Working Group*
(Meeting #3, July 24, 2019)

“Flood mitigation plans and implementation/construction of improved drainage conveyances need to be done prior to any development plans or redevelopment plans.”

- *Comment from BeHeard Boulder*
(August 12 to August 25, 2019)

Floodplain Zones



2013 Flood Extents and Reported Damage



In September of 2013, the Front Range region experienced significant rainfall, causing flooding, loss of life, and widespread damage. More than 18 inches of rain fell in the area causing 25 to 100-year flooding along Boulder's 15 drainageways.

In East Boulder, flooding during this event was predominately observed within the high hazard and conveyance zones, with some flooding in the 100-year floodplain along 55th and Conestoga streets and within the 55th Street and Arapahoe business plaza, Western Avenue, on the north end of the Corden Pharmaceuticals site. The flood extents were most severe following Boulder Creek through the subcommunity. Underpasses along the Boulder Creek Trail were closed, and there was some damage to the bike paths. Dry Creek No. 2 Ditch and South Boulder Creek flooding extents were more

minimal but worsened by the Flatirons Golf Course; the Flatirons Golf Course suffered severe damage as a result. Flooding from Dry Creek No. 2 did spread up to N 57th Court, within the Flatirons Business Park. The parking lots of businesses north of Arapahoe, between 56th Street and the South Boulder Creek Path also experienced flooding.

When residents and businesses shared their data and stories from the flood, there were comments on the flood overflow near 55th Street and Pearl Parkway and flood damage by 55th Street and Arapahoe Avenue. There were 30 comments on the extensive damage in the King's Ridge and Noble Park neighborhood, including basements being flooded, foundation damage, and heavy flows along Sentinel Drive.

Also significantly impacted were businesses on 57th

Street, south of Valmont Road, which is in the East Boulder subcommunity but not within the city limits. Flood waters from South Boulder Creek also overtopped US36 and flooded portions of the west valley. Homes and the Flatiron Golf Course in the Southeast Boulder subcommunity were impacted. Flood waters also crossed Arapahoe Avenue and navigated north into the constructed channels surrounding Flatiron Park before meeting up with waterflows of Boulder Creek near Valmont Road. During the 2013 flood, elevated groundwater and sanitary sewer back-ups caused additional damages in the area.

Community members have expressed great concern for flooding in this area. There is an interest and expectation that flood mitigation will be an important consideration for East Boulder.



South Boulder Creek near Old Tale Road in South Boulder during the flood

Recycling and Waste Disposal Services in and around East Boulder



6 Energy, Climate and Waste

On July 23, 2019, city council declared a climate emergency in the face of increasing impacts of climate change. The city recognizes the importance of local action to protect and enhance the well-being of current and future generations. The strategic framework laid out in the city's Climate Commitment guides the city's climate work in three action areas: energy, ecosystems and resources.

LEGEND

- City Limits
- East Boulder
- Railroads
- Roads
- Creek
- Intermittent Creek
- Ditch
- 1 Western Disposal Services at 5880 Butte Mill Road
- 2 Household Hazardous Waste at 1901 63rd Street
- 3 Boulder County Recycling Center at 1901 63rd Street
- 4 Recycle Row: Eco-Cycle, Resource Central and CHaRM at 6400 Arapahoe



Energy

Energy use is the primary near-term area of focus of the Climate Commitment due to the critical importance of reducing fossil fuel use. Ninety-nine percent of Boulder's emissions come from burning fossil fuels to produce electricity, provide heat, and power our transportation system. The city is committed to the following energy goals:

100% renewable electricity by 2030

Renewable energy is energy from sources that are naturally replenishing but flow-limited; these resources are virtually inexhaustible in duration but limited in the amount of energy that is available per unit of time.¹ The major types of renewable energy sources are biomass (wood, municipal solid waste, landfill gas and biogas), hydropower, geothermal, wind and solar. The city is currently engaged in a Local Power project to bring clean, local, affordable and reliable electricity to the community by developing a community-owned local electric utility.

80% city organization emissions reduction by 2030

In East Boulder, the city is the majority land owner with a number of key facilities that have the potential to contribute

to this reduction. These facilities include the municipal airport, Valmont City Park, the Gerald Stazio Ballfields and the Municipal Services Center.

100 MW of local renewable generation by 2030

In addition to the renewable energy target, the city has also set targets for renewable generation within city limits. This will ensure that the community can realize the economic and resilience benefits of local investments in solar and hydroelectricity.

East Boulder has seen significant growth in solar installations. Examples include the Avalon Ballroom's 1.3 MW rooftop and carport system and the Boulder Jewish Community Center's 70 kW rooftop system.

The local Valmont Power Station is scheduled to decommission in the next decade. Xcel Energy has identified this site as a potential location for up to 4 MW of solar gardens to support the low-income solar garden program.

Additionally, East Boulder is home to manufacturing facilities, lighter industrial buildings, a community hospital and many

office buildings, all of which have significant energy needs. Many of these structures have substantial roof areas with great solar potential. There may also be opportunities to create ground source heating and cooling services that could be economically viable due to the economies of scale in serving much larger facilities.

Current leasing conditions likely contribute to "split incentives" in which building owners do not have a strong incentive to optimize utility services because tenants are responsible for utility costs. The city's Climate Initiatives staff have identified the potential for new models of "green leasing" as well as changes in utility policy that would allow cross-boundary energy system integration in East Boulder. Programs such as these could significantly expand the utilization of renewable energy and corresponding reduction in emissions caused by the subcommunity's commercial buildings.

80% community emissions reduction by 2050

Community GHG emissions from electricity generation, natural gas combustion and vehicle emissions are measured in MTCO_{2e}, which stands for metric tons of carbon dioxide equivalent. This unit helps measure how much the community is contributing to climate change through emissions. Many factors affect greenhouse gas emissions in a community, from the state of the economy to weather trends. Additionally, standardized and complete energy data has not always been available because utilities are subject to data privacy rules. The city has taken the approach of tracking this data to the best of its ability while also being transparent about some of the limitations.

In 2017, 50 percent of the city's emissions came from electricity generation; 28 percent from transportation fuels; 21 percent from stationary fuels; and one percent from other sources. Commercial and industrial buildings and facilities in the city are the largest contributor to these emissions (55%), followed by transportation (28%). Some East Boulder businesses have already begun to make efforts to contribute to the community-wide reduction. For example:

- Western Disposal operates approximately half of its current waste hauling fleet on natural gas. It has signed an agreement with the city to procure renewable natural gas from the city's Water Resource Recovery Facility to help power their fleet.

- The Avalon Ballroom installed ten electric vehicle charging stations, all of which are powered by its 1.3 MW solar system.



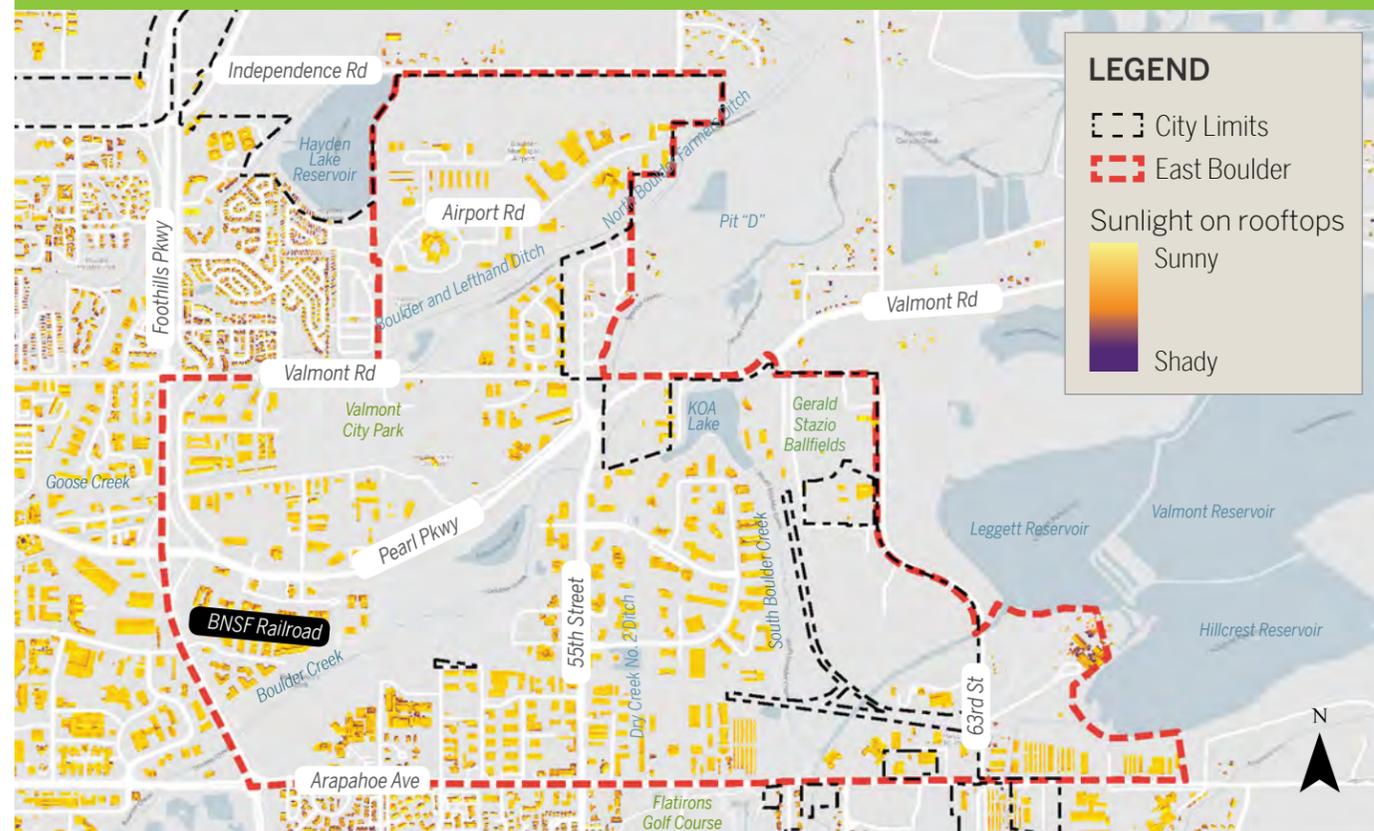
Avalon Ballroom's carport solar panel canopy, the largest in Boulder County. Source: customsolar.us

- Via Mobility provides advanced mobility services to city residents with mobility challenges and contracts with the city to operate the HOP fleet. The business has begun transitioning its bus fleet from diesel to electric. The Via facility on 63rd Street could become an important hub for vehicle charging, particularly larger fleet vehicles.



Re-launch of HOP #15 after it had been repowered from diesel to electric. Source: www.viacolorado.org

Solar Potential for Roofs in East Boulder



Source: Project Sunroof data explorer (November 2018)

Ecosystems

The city's Climate Commitment identifies the enhancement of Boulder's urban, wildland and agricultural ecosystems to capture and stabilize atmospheric carbon and provide critical buffering against climatic extremes as a major strategy for combating climate change.

East Boulder's Urban Ecosystem

Under natural conditions, the East Boulder subcommunity was probably a mosaic of grasslands, riparian forests, wet meadows, marshes and drying ponds. Very little if any of the natural vegetation is currently found in the subcommunity as it has been displaced as a result of a range of activities including farming, mining, urban development and flood control.

The City Council-accepted [Grassland Ecosystem Management Plan](#) identifies the wetland riparian areas along Boulder and South Boulder Creek as "Best Opportunity Areas" for wetland and riparian restoration. Areas that have recently undergone restoration include:

- Cottonwood Pond Restoration Area
- Invasive species control along Boulder Creek near 55th and Pearl
- Nearby restoration of Boulder Creek floodplain as mitigation for US36 recent expansion's wetland impacts.

Prairie dogs are a common species in a grassland ecosystem. Today, prairie dog colonies can be found at the following sites in East Boulder:

- At the confluence of Bear Canyon Creek and Boulder Creek, northwest of Foothills hospital
- Along Pearl Parkway between Foothills Parkway and 55th Street
- In Valmont City Park and Valmont Bike Park

The City of Boulder's [Urban Wildlife Management Plan](#) integrates urban wildlife management in the Boulder Valley with existing and emerging plans and policies of the City. The active colonies in East Boulder have been identified for either near-term or future removal.

Pollinator Protection

Boulder City Council adopted a [resolution](#) prohibiting the use of neonicotinoid insecticides on city properties and discouraging use on private property. Neonicotinoids are commonly used products that are associated with

precipitous insect decline, including pollinator and aquatic insects, which is threatening ecosystems worldwide. The city preferentially purchases pesticide-free plants and does not apply pesticides to landscaped beds to provide safe habitat. Staff across departments are installing pollinator habitat on public properties, including city parks, natural lands and greenways. With 349 acres of city-owned property, the East Boulder subcommunity provides a great opportunity for native planting and pollinator habitat establishment. The existence of pollinator habitat on city land is not currently mapped or monitored. Private pollinator gardens are voluntarily self-identified by Boulder residents on the [Boulder Pollinator Garden Project website](#). Twelve gardens have been mapped within the city limits; however, none are located in the East Boulder subcommunity.

Integrated Pest Management Program

Ecologically-based Integrated Pest Management (IPM) considers the entire web of life within the ecosystem to work with natural processes and keep populations of all living things, including pests, in balance. The Emerald Ash Borer is a pest that was discovered in Boulder in 2013. Ash trees provide considerable economic, environmental and socio-economic services to community members. There are 238 ash trees located on public land throughout East Boulder. Boulder Forestry is treating approximately 25 percent of the city's public ash trees through pesticide application in a three-year rotation, and the remaining ash trees will be removed over the next several years. The replacement of lost trees will be important to retain the urban canopy in East Boulder.

Canopy

The city's climate commitment highlights the importance of trees in the mitigation of environmental impacts like stormwater runoff, poor air quality and temperature extremes. Trees also provide significant energy use reductions associated with both cooling and heating. The density and placement of trees in an urban environment is typically measured by the percentage of area covered by the trees during full foliage – the urban tree canopy. East Boulder's urban tree canopy is 4.9 percent, well below the city-wide goal of 16 percent. For more information on the subcommunity's canopy, see [Chapter 5: Natural Environment](#).

Resources

To take on climate change from the perspective of area resources, the citywide goal is to reduce the emissions impacts caused by the use of goods and services, maximizing the productivity of all resources used and leveraging purchasing decisions to support responsible resource use. The three main resources considered include waste, water use and food.

Waste

The majority of the products and food we consume are produced outside Boulder. While the city's GHG emissions inventory has historically only included the emissions associated with our community's waste stream, the city's update to its Climate Action Plan will include a consumption-based assessment of these materials and food, as a way to quantify and address the whole of these impacts.

Western Disposal has operated in East Boulder since the 1970s. This service provider offers trash, recycling and composting collection services to residents and businesses through Boulder and Broomfield Counties. Western Disposal partners with the city to provide yard and wood waste drop-off centers and has been an active collaborator on pilot projects and innovation solutions, such as the launch of compost carts.

Along the East Arapahoe corridor is Boulder's property located at 6400 Arapahoe. At this site, Resource Central, Eco-Cycle's office and the Center for Hard-to-Recycle Material (CHaRM) are housed together. The city is beginning a process to define ways to expand the uses at this site to include an innovation center for the "circular economy" to support entrepreneurs and creatives who can find new ways to process Boulder's waste materials into new products for the future. This unique asset not only plays a role in resource management for the region, but also adds to East Boulder's identity as a creative, active and industrious hub in the city.



(Left) Resource Central at 6400 Arapahoe Avenue. Source: resourcecentral.org

Water Use

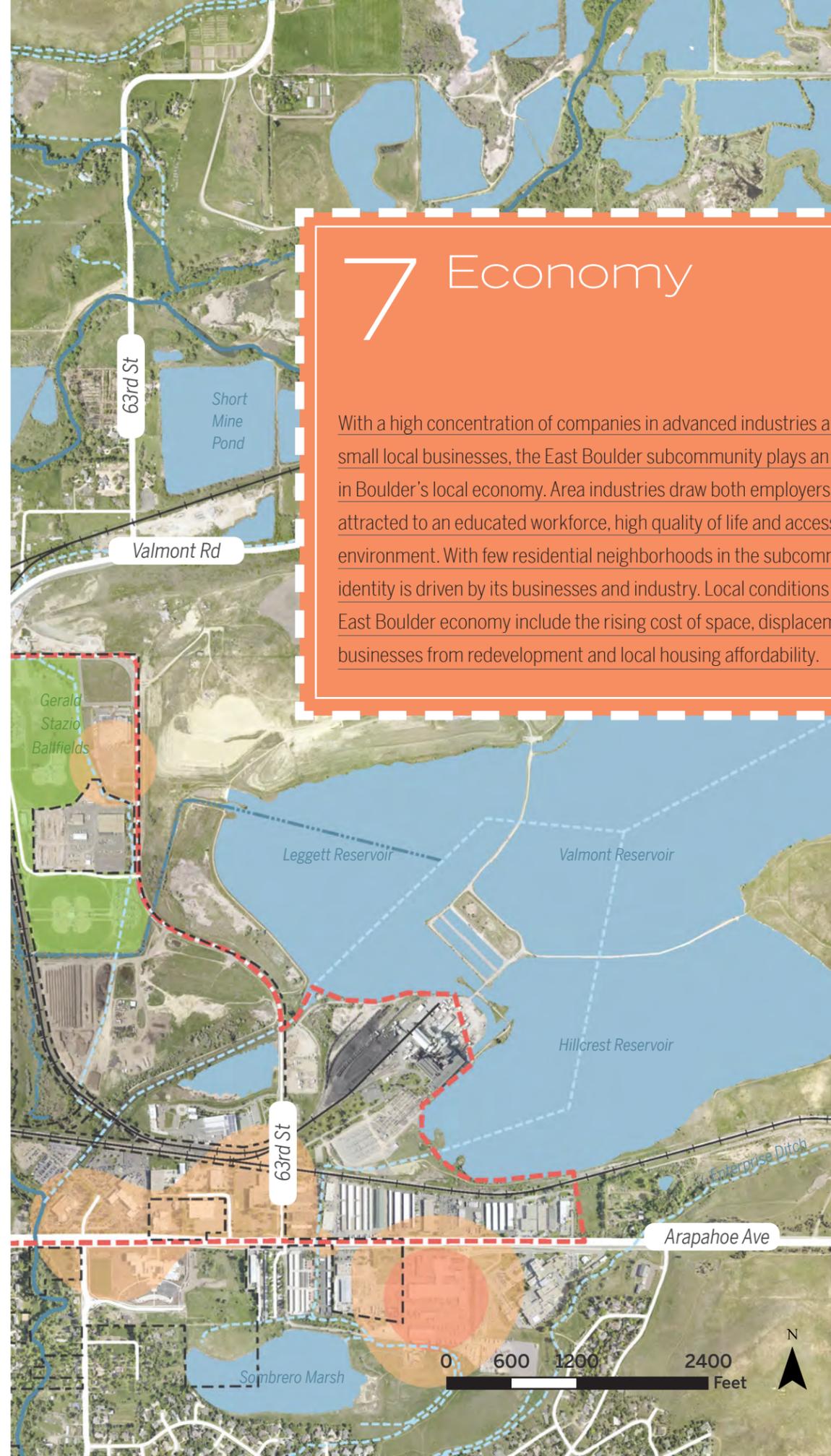
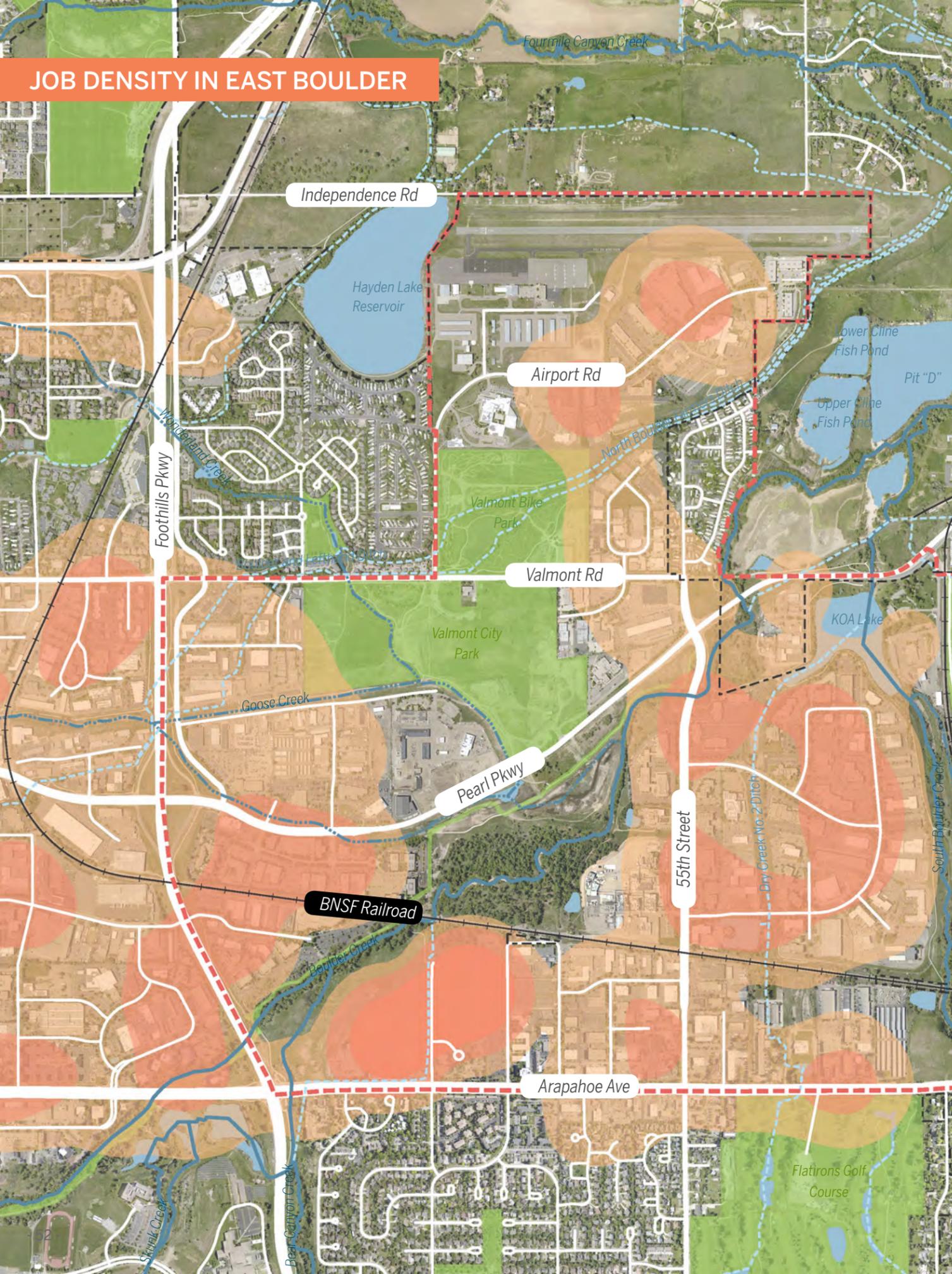
The city's [2016 Water Efficiency Plan](#) provides guidance for implementing the city's Water Conservation Program in a way that is compatible with the city's water supply system, adopted water conservation goal and programs, water resources management strategy and community values. The plan identifies that the city's future climate will affect water demands. It highlights outdoor water usage as one issue that may see the most effects, as increased temperatures are likely to increase irrigation demand. This combined with additional changes in Boulder's population and employment growth are likely to create upward pressure on Boulder's future water demand. The climate commitment identifies the following specific water management strategies that can support emissions reductions:

- Expand water conservation programs that focus on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering. Some of East Boulder's more suburban-style office parks have significant turf area requiring irrigation. Strategically replacing some of this turf area with native plantings and revising irrigation regimens could have positive impacts on water usage in the subcommunity.
- Promote measures that reduce the energy needed to heat, treat and transport water, including continued evaluation of new hydroelectric and photovoltaic opportunities.
- Evaluate opportunities for real-time water and energy metering that may help customers better understand and reduce their water and energy consumption.



Suburban-style office park in East Boulder with significant turf area

JOB DENSITY IN EAST BOULDER



7 Economy

With a high concentration of companies in advanced industries and a rich base of small local businesses, the East Boulder subcommunity plays an important role in Boulder's local economy. Area industries draw both employers and employees attracted to an educated workforce, high quality of life and access to the natural environment. With few residential neighborhoods in the subcommunity, the area's identity is driven by its businesses and industry. Local conditions affecting the East Boulder economy include the rising cost of space, displacement of existing businesses from redevelopment and local housing affordability.

LEGEND

- City Limits
- East Boulder
- Railroads
- Roads
- Creek
- Intermittent Creek
- Ditch

Jobs Density Scale

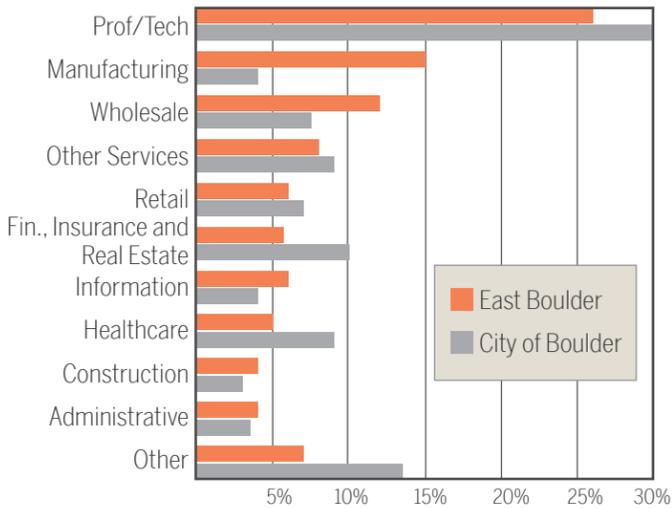
- Less Jobs
- More Jobs



Business in East Boulder

Approximately 820 businesses are located in the East Boulder subcommunity, representing about ten percent of all businesses in the city. These entities represent a diverse mix of industries including: Professional, Scientific and Technical Services (26% of total); Manufacturing (15%); Wholesale, Transportation and Warehousing (12%); Other Services (8%); Retail (6%); Finance, Insurance and Real Estate (6%); Information (6%); Healthcare (5%); Construction (4%); Administrative (4%); and Other (8%).¹

Business by Industry



Source: 2017 Quarterly Census of Employment and Wages, Colorado Department of Labor

A 2012 study conducted by the University of Colorado Leeds School of Business for the City of Boulder identified clusters of Professional, Scientific and Technical Services businesses in the East Boulder subcommunity, suggesting a synergy between co-locating similar companies.² One such cluster is located in the western office parks of the subcommunity, along Walnut Street and along East Pearl Circle. The other significant cluster is found in Flatiron Park. In Boulder, this particular industry sector makes up a greater percentage of businesses in the city than it does in other cities that were studied along the Front Range. These kinds of businesses located in the East Boulder subcommunity contribute to the city's identity as a hub for scientific and technical industry.

Similarly, many of the city's manufacturing businesses are also located in East Boulder. 41 percent of manufacturing businesses in Boulder are located in this subcommunity. Boulder businesses are manufacturing food products,

¹ 2017 Quarterly Census of Employment and Wages, Colorado Department of Labor

² www.bouldercolorado.gov/links/fetch/19211

textiles, chemicals, fabricated metal products, machinery, and computer and electronic products. Manufacturing in Boulder plays a particularly important role in the local economy, as products made here generally serve a broader market outside the city, bringing outside money into the community.



(Above) Chocolove's chocolate factory at 1880 S 57th Court. Chocolove makes premium chocolate bars. (Below) CordenPharma facility at 2075 N. 55th St. CordenPharma develops and manufactures pharmaceuticals.



The subcommunity can also be considered a local hub of outdoor recreation and equipment businesses. The subcommunity is home to the Outdoor Industry Association, a national trade organization for the outdoor industry advocating for recreation and trade policy, sustainable business innovation and increasing outdoor participation. There is anecdotal evidence that being located in Boulder can be seen as advantageous for companies in the outdoor industry, as they have opportunities to benefit from the collaborative environment as well as access to Boulder's



Sea to Summit, an outdoor recreation and equipment business based in Flatiron Park, 1901 Central Ave

natural resources and variety of recreational opportunities.

Aerospace also has a strong presence in East Boulder due primarily to the presence of Ball Aerospace. Ball Aerospace is one of the city's largest employers and has played an important role in the evolution of East Boulder.

The East Boulder subcommunity is home to several companies in the city's key industry clusters ranging from startups to growing companies and large employers. Some such companies are included in the table below:



Ball Aerospace, 5001 Arapahoe Ave

Key Industry Cluster	Example Companies in East Boulder
Aerospace	Advanced Space, Ball Aerospace, Blue Canyon Technologies, MDA US Systems, SpaceNav
Bioscience	Agilent Technologies, ArcherDX, Bolder BioTechnology, Brickell Biotech, Clinipace Worldwide, Clovis Oncology, Corden Pharma, Endoshape, HistoTox Labs, Hospira, InDevR, Inscripta, KBI BioPharma, Loxo Oncology, Mbio Diagnostics, Signum Biosciences
Cleantech/Renewable Energy	AES Distributed Energy, Also Energy, Astralux Environmental Solutions, Carbon Cycle Energy, Comptek Structural Composites, Cool Energy, eGauge Systems, Gensis Biofuel, OPX Biotechnologies, Simuwatt, Spiral Designs, Standard Renewable Energy, Uplight, Zam Energy
IT/Software	Alion Science, Amadeus Consulting, Amplifier, ANSYS, CampMinder, Churchill Navigation, Cisco, Connexall, Confio Software, Hewlett Packard Enterprise, IHS Markit, Imatest, Knowledge Factor, LogicNow, LogRhythm, MIQS, Mondo Robot, nVoq, RedZone, Research Electro-Optics, ShipCompliant, Solar Winds, Sovrn, Sphero, SurveyGizmo, Techtonic Group, Tech-X Corporation, Trimble Transportation, Weathercoud, Workday, Zia Consulting
Natural Products	1908 Brands, Boulder Canyon Natural Foods, Blackbelly Butcher, Boulder Clean, Chocolove, Eco-Products, Good Karma Foods, New Hope Network, Next Foods, Olomomo, Quinn Foods, Upstart Kombucha
Outdoor Recreation	Boulder Mountain Repair, Cocona, Colorado Teardrops Showroom, Crescent Moon Snowshoes, HEAD Winter Sports, My Trail Co, Outdoor Industry Association, Sea to Summit, Spyder Active Sports, Warren Miller Entertainment

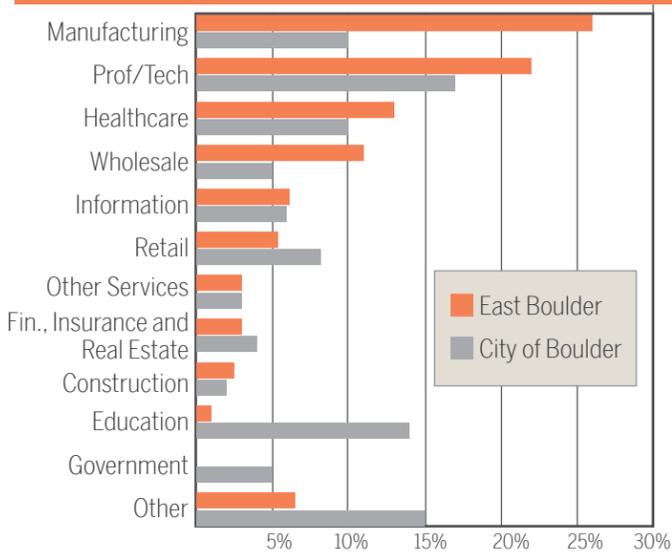
While there is limited data on the creative sector in East Boulder, there are many nonprofits and creative organizations in the subcommunity: Boulder Dinner Theater, Rocky Mountain Theatre for Kids, Avalon Ballroom, KGNU

Community Radio, Elite Dance Academy, and the newly opened SPARK Performing & Creative Arts Center. For more information on arts and cultural businesses in East Boulder, see Chapter 10: Community Wellbeing.

Employment

There are approximately 17,000 people working in East Boulder, representing about 17% of all workers in the city.¹ The industries that employ the largest number of people in East Boulder include manufacturing (26%), professional and technical (22%), and health care (13%). The concentration of these jobs, plus those in wholesale, transportation and warehousing is higher in the subcommunity than in the city as a whole.

Employment by Industry¹



Several of the city's largest employers are located in East Boulder. While large employers (those businesses with more than 100 employees) only represent three percent of the total number of businesses in the area, they employ 45 percent of those who work in East Boulder and represent 48 percent of wages paid. Large employers in the area (listed alphabetically) include:

- Agilent Technologies
- Ball Aerospace
- Boulder Community Hospital
- Corden Pharma
- IHS Markit
- KBI BioPharma
- LogRhythm
- National Ecological Observation Network (NEON)
- Particle Measuring Systems
- Research Electro-Optics
- University Corporation for Atmospheric Research (UCAR)

Most businesses in the area are small; over 90 percent of East Boulder businesses have fewer than 50 employees.

¹ 2017 Quarterly Census of Employment and Wages, Colorado Department of Labor
² 2019 Projections from the City of Boulder: 16,984 jobs located in the East Boulder subcommunity; 103,838 jobs located in the city; There are 106,506 in the city's service area

Primary Employers

An estimated 300 primary employers (defined as businesses of any size that generate more than half their revenue from sales outside Boulder County) are located in East Boulder, representing over one-third of the total number of primary employers in Boulder. These businesses play an important role, bringing "new money" into the local economy and supporting secondary employers such as retail and services businesses. Accommodations, retailers, and food service facilities are excluded by ordinance from consideration as a primary employer.

450 acres. During interviews conducted with various members of the business community in the [2012 Primary Employer Study](#), participants cited both positives and negative aspects of locating a business in East Boulder. A commonly described attractive quality of the area for employers is availability of parking, and a detractor from the subcommunity is the lack of access to restaurants and shopping. When asked about specific amenities, primary employers indicated they considered parking, access to public transportation, a walkable environment, and access to restaurants to be most important.

Most primary employers pay higher than average wages. The average salary in East Boulder is higher than the other nine subcommunities in the city. While primary employers are almost 11 percent of all employers in the city, they command an outsized share of jobs (31 percent) within the city. In terms of physical space, primary employers in East Boulder occupy

The City of Boulder invests in primary employers through the Flexible Rebate Program. The city manager can approve a customized incentive package of tax and fee rebates for those

primary employers who meet eligibility requirements and sustainability guidelines. Companies can receive a rebate once they have paid taxes and/or fees. The program can also be used by eligible primary employers that are moving to Boulder. In 2016, rebates totaling up to \$395,000 were approved for seven Boulder companies representing a variety of industries

and sizes. Since 2007, 71 rebates totaling \$3.3 million have been approved by the city manager through the flexible rebate program. The Boulder Economic Council (BEC) estimates show the average return on investment over that time was \$9.88 for every \$1.00 approved for rebate.³

³ www.bouldercolorado.gov/links/fetch/37791

The Space To Do Business

As a key area for employers and business, East Boulder offers a mix of spaces, varying by type, class and price range. Following is a breakdown of local office and industrial/flex space:

Office

The East Boulder subcommunity houses approximately 2.1 million total square feet of leased office space. This represents 29% of the total leased office space in Boulder. Office lease rates in East Boulder range from \$16 to \$31 per square foot based on data from Newmark Knight Frank with an average of approximately \$20/sf. This rate is an estimated 60 percent increase from average rates in 2009. Rising rents has been described by community members as an issue in the area for small local businesses. Vacancy rates for office space in East Boulder fluctuate and were 13.7% in second quarter 2019, down from 19.6% during the same period in 2018 and higher than it was in 2009 (8.3%). This is higher than the national average office vacancy rate of 12.9% and citywide average of (8.1%).

Industrial/Flex

There is approximately 4.3 million of total square feet of leased industrial or flex space in East Boulder. This makes up an estimated 41 percent of the city's total. Since 2009, the amount of industrial/flex space for lease in East Boulder has decreased by approximately 8 percent, reflecting the conversion of several industrial spaces to office space to meet market demand. Rental rates for industrial space range from \$11.75 to \$21 per square foot with an average of approximately \$17/sf; this is an estimated 72 percent increase in average rates since 2009. Vacancy rates for industrial space fluctuate and the rate in East Boulder in second quarter 2019 was 4 percent compared to 4.75% during the same period in 2018 and lower than it was ten years ago (10.4%). The industrial vacancy rate in East Boulder is currently lower than the citywide (4.8%) and national vacancy rate (5.1%). Vacancy rates in industrial space in East Boulder have generally been declining since 2009.

Summary of For-Lease Office and Industrial Space in Q2 2019 ⁴			
		Citywide	East Boulder
Office	Total Sq. Ft	7.2 million	2.1 million
	Vacancy Rate	8.1%	13.8%
Industrial/Warehouse/Flex	Total Sq. Ft	10.24 million	4.3 million
	Vacancy Rate	4.8%	4%

Vacancy rates of For-Lease space in East Boulder Subcommunity, Q1 2009 - Q2 2019⁴



⁴ Boulder Market Report, Newmark Knight Frank, Q2 2009 - Q2 2019

In 2012, the city conducted a series of interviews with developers and real estate brokers to understand their perspective of doing business in the city. From those interviews, the study concluded that there was high demand for office space in downtown Boulder due to amenities such as restaurants, coffee shops, athletic facilities, hotels, grocery stores, dentists, chiropractors, and day care facilities. However, some companies leave for other areas because of a lack of parking. With relatively high rents and lack of available space, many consumers of office space end up in Boulder's tertiary office markets such as East Boulder, which has ample parking and few amenities. Participants expressed frustration over zoning limitations on lease spaces in industrially zoned areas in East Boulder, citing that professional services cannot locate in East Boulder because of zoning regulations. Participants also described a desire to see more retail in the Flatirons Park area.



WHAT WE HEARD

“ This is one of the few locations in town with a variety of large warehouse spaces where fabrication & assembly, auto repair, and other businesses that support the city. Making sure that these uses can stay and continue to support Boulder should be heavily considered. Lower cost large space warehouse is a primary need for many of the businesses in this region of town. On a side note, it is disappointing that one or multiple businesses on Pearl St. between 47th & 49th have relocated for a storage unit facility. This type of use takes up a lot of space with minimal employees and does not seem to contribute much to the City.”

“ I own a business in East Boulder with 5 employees. The recent development that has been heading in this direction is alarming. As the City of Boulder continues to raise property values, our landlords continue to raise rent at a rate not congruent with the prices we are able to charge for our products... [the] people who “make the town work” are not able to afford to live here. Now, the encroaching development and higher rents are chasing out the actual businesses that “make the town work.”

- Comments from BeHeard Boulder (August 12 to August 25, 2019)

A Deloitte report on national commercial real estate trends focuses on the changing dynamics of commercial space development and leasing. Successful companies are looking to shift their business models, make buildings future ready, and emphasize a focus on user experience. Flexible business models should adapt to changing work and tenant preferences, such as flexible leases and spaces for both traditional and nontraditional tenants.¹ Attracting and retaining talent has become more of an emphasis for both startups and established companies, and oftentimes this depends on businesses locating in areas that employees want to work.

This has affected the physical environment of the office as well, with a desire for vibrant ambiance, networking opportunities, and amenities for changing workforce demands.¹ Flatiron Park, with the renovations to office buildings such as 5541 and 5505 Central Ave and interior renovations to 2000 Central Ave and PopSocket's new space, aims to provide more inspiring office spaces and memorable tenant experiences. Conversations with property owners at Flatiron Park revealed that the lack of amenities was cited as a critical deficit.



Game room at PopSocket offices in Flatiron Park. Source: “Peek Inside PopSockets' Striking New Boulder Office” at www.5280.com

The same report also considers focusing more on mixed-use and nontraditional properties as a possible future trend. For mixed-use properties, a diversity in tenant mix yields higher occupancy rates and rents as well as happier tenants, due to more networking opportunities and increased walkability to amenities. Likely nontraditional properties that may see increasing use across the nation include data centers, senior housing, and health care facilities. Boulder Community Hospital recently expanded its Foothills location to incorporate additional medical offices and services in East Boulder.

¹ Deloitte, 2019 Commercial Real Estate Outlook

Retail

Defining “retail” as businesses that remit sales taxes to the city, there were almost 2,700 retailers operating in Boulder in 2018. A majority of these retailers are concentrated in Boulder's ten retail nodes (29th Street; North 28th Street; Pearl Street; Table Mesa; the Meadows; the Hill/CU; BaseMar; North Broadway; Gunbarrel; and the North Broadway Annex). These nodes are all located outside the boundaries of East Boulder, the closest node being 29th Street. According to city sales tax data, only 315 or 4.8 percent of the city's retailers are located in East Boulder. These retailers generated 5.4 percent of total sales tax revenue (or approximately 5.8M).

Based on the [2019 Citywide Retail Study](#), retail and entertainment locations in East Boulder are concentrated on the western side of the subcommunity, at 55th and Arapahoe, in certain locations of Flatiron Park, and in pockets near Sterling Circle. On the western side of East Boulder and north of Pearl Parkway, services include automotive repair shops, dealerships, a brewery, meadery, and restaurants. South of Pearl Parkway, the office park in this area focuses on professional, scientific, technical services and features a hotel and café. The intersection of 55th Street and Arapahoe Avenue offer more food services, while Flatiron Park retailers offers some beverage-oriented options like coffee shops and breweries. Yoga studio services are offered in Sterling Circle, and across from Valmont Road is a coffeehouse.

As an area with few residents but a significant amount of day-time workforce, retail in East Boulder could play a particularly important role in non-resident spending. The [2019 Citywide Retail Study](#) identified non-resident spending (Boulder workers, residents of nearby communities, tourists, etc.) as key for strong retail performance in Boulder. The study describes how their spending may continue to become more important for sales tax revenue generation as Boulder's population ages and the city experiences an increase in households with fixed incomes. More of the Boulder workers who participated in the 2019 Citywide Retail Study Shopper Survey indicated they shop more at garden/home improvement and grocery stores in Boulder than for other types of goods. Participants in engagement activities in East Boulder indicated that food and restaurant businesses were the types of businesses they most frequently visited in East Boulder and the types of businesses they would like to see more of in the area. Looking at dining behavior, Boulder worker respondents (to the 2019 Boulder Citywide Retail Study Shopper Survey) indicated they were more likely to patronize coffee shops and fine dining in Boulder than other types of restaurants.



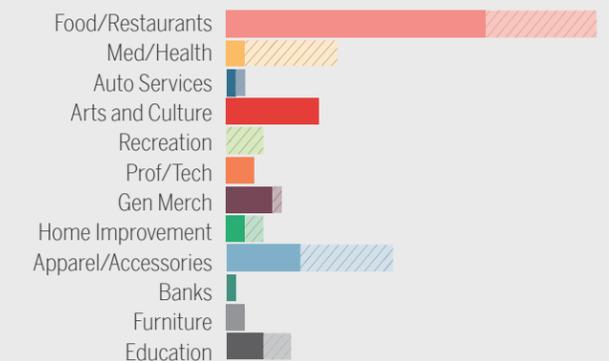
WHAT WE HEARD

“ If there were more businesses and places to eat, more people would think of East Boulder as a dining destination, away from the madness and parking of Pearl Street Mall...It is kind of a double-edged sword for us as an employer, as this side of town becomes more popular and a destination, it brings us more customers and that's something we need as a restaurant. The downside is that our rents go up, our taxes have gone way up...We're the victims of our own success, but it's something we have to absorb as the cost of doing business...We don't want to get squeezed out though.”

- Interview with Hosea Rosenberg, Chef and owner of Blackbelly (August 23, 2019)

WHAT WE HEARD IN RESPONSE TO “What kinds of businesses would you want to see in East Boulder?”

Through three in-person events at the Who? What? Where? series from August 4 to August 9, 2019, 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.



Darker colors indicate responses at Valmont and Stazio. Lighter, hatched colors indicate responses from San Lazaro.

Opportunity Zone

The East Boulder subcommunity includes a portion of census tract 122.03, which was designated as a federal Opportunity Zone in April 2018. The Opportunity Zone Program is a federal initiative arising out of the Tax Cut and Jobs Act of 2017 intended to encourage private investment in low-income urban and rural community properties or businesses by providing a federal tax incentive on long-term investments. The Opportunity Zone includes 627 acres in East Boulder.

Quick Facts about Census Tract 122.03

- Comprises a 2.5-square-mile area
- Includes approximately 4,000 households
- Includes approximately 1,500 businesses
- Has a median household income of \$51,719 (compared to the city median of \$58,484)
- Includes, among other locations, the Diagonal Plaza area, Boulder Junction, UCAR, two mobile home communities (Orchard Grove and Vista Village) and Boulder Community Hospital.

Opportunity Zone-related funding may, in certain circumstances, fund public infrastructure or investments providing community benefit (for example, affordable housing, public infrastructure and start-up business investments). Specific business types, as specified by the IRS, are excluded from the program, including golf courses, country clubs, gaming institutions and liquor stores. Recent IRS guidance provides more detail on the establishment, qualification and uses of Opportunity Funds.

On October 15, 2019, City Council passed proposed Ordinance 8358 on first reading with a vote of 6-1 to create an Opportunity Zone (O.Z.) overlay district that would prohibit demolition of attached dwelling units in federal Census Tract 122.03 for the period the tract is a qualified O.Z. This ordinance would also lift the moratorium ordinance that was adopted in late 2018 by council and would keep the proposed overlay district in effect for the duration of the federal program (approximately ten years). Staff will need to explore potential new requirements that would apply to any project benefiting from federal O.Z. funding and may be a prioritized work program item for the next City Council.

For the most recent news and updates on Boulder's Opportunity Zone, please visit the [project webpage](#).



Commerce Street, looking east



Industrial spaces along 47th Street

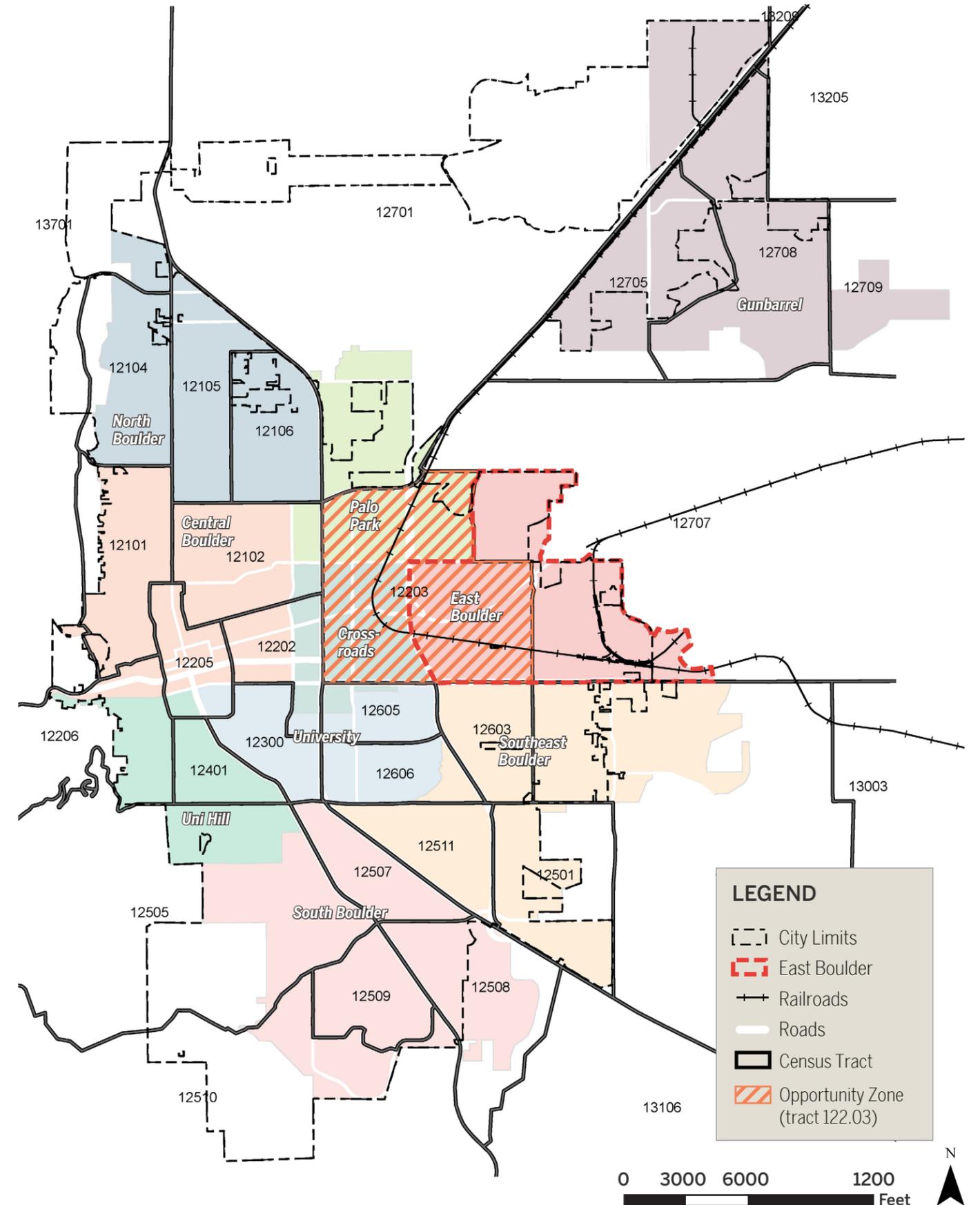


Office spaces along Walnut Street in East Boulder. Source: Google Maps Street View

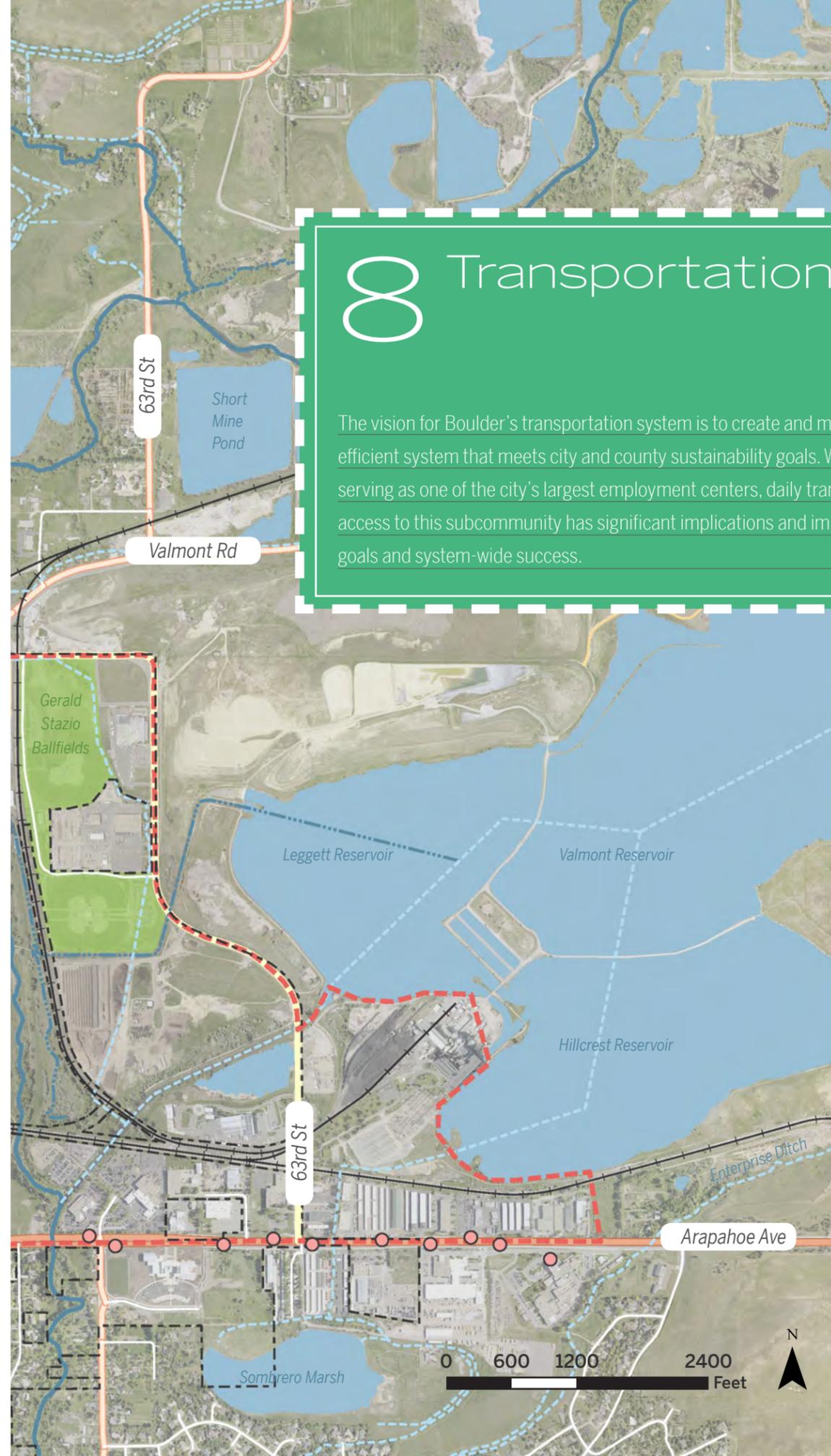


Industrial spaces along Pearl Street in East Boulder. Source: Google Maps Street View

The Opportunity Zone and Boulder Subcommunities



EAST BOULDER TRANSPORTATION MAP



8 Transportation

The vision for Boulder's transportation system is to create and maintain a safe and efficient system that meets city and county sustainability goals. With East Boulder serving as one of the city's largest employment centers, daily transportation and access to this subcommunity has significant implications and impacts on city goals and system-wide success.

LEGEND

- City Limits
 - East Boulder
 - Railroads
 - Creek
 - Intermittent Creek
 - Ditch
 - Water Bodies
 - Transit Stops
- Roads
- Highway
 - Arterial
 - Collector
 - Residential
 - Alley or Private



Driving in East Boulder

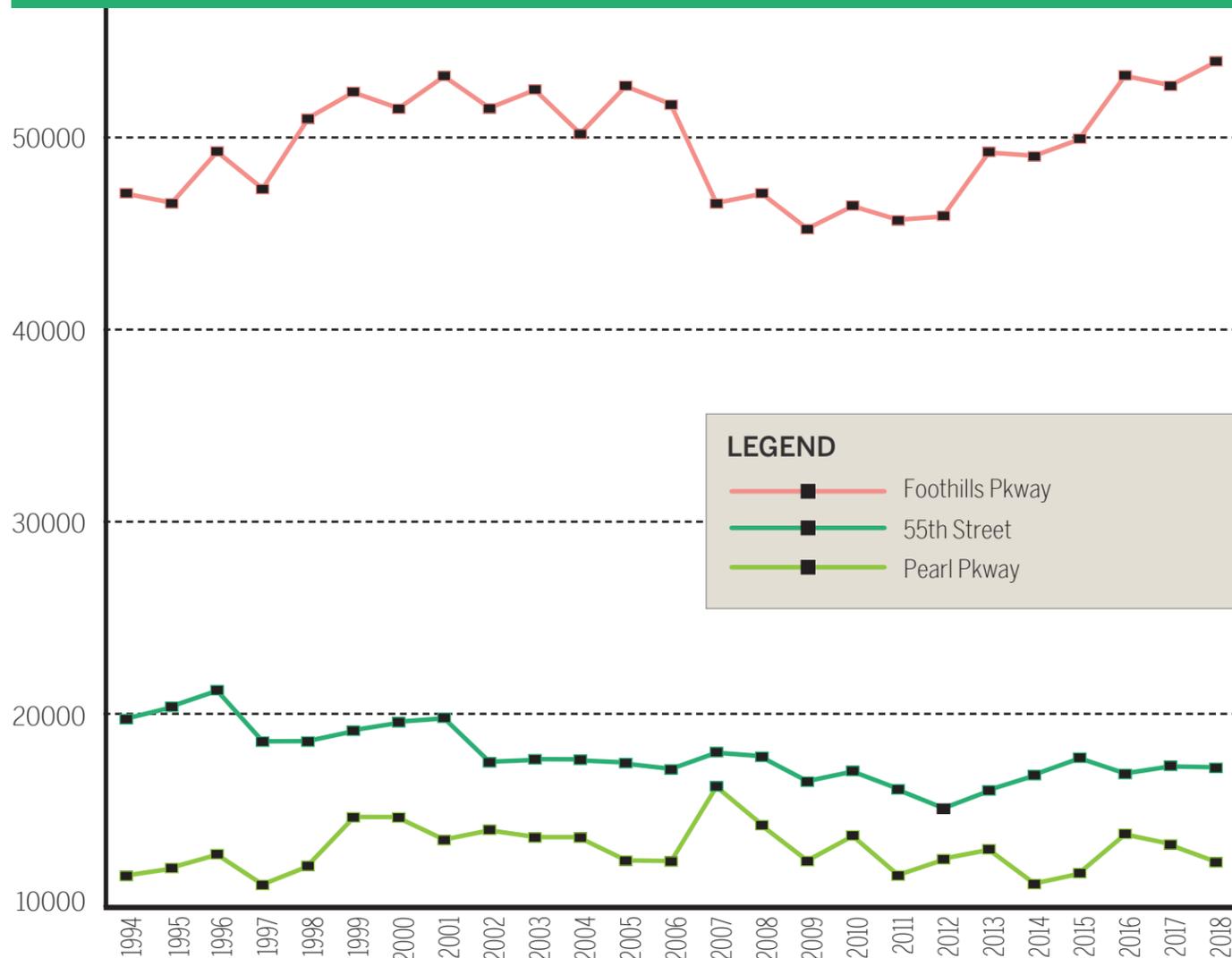
Routes and Major Corridors

The southern and western boundaries of the East Boulder Subcommunity consist of two major roadways: East Arapahoe Avenue to the south and Foothills Parkway to the west. Both serve as major regional connector routes for vehicular traffic. Today, Arapahoe Avenue carries an average of 41,500 vehicles per day, east of Foothills Parkway. Foothills Parkway carries approximately 53,900 vehicles per day, south of Arapahoe Avenue. Other significant roadways include Valmont Road, which carries an average of 21,200 vehicles per day, Pearl Parkway, with approximately 12,000 vehicles per day, and 55th Street. 55th Street is the only north-south route accessing the interior of the subcommunity and connects East Arapahoe Avenue to Valmont Road. 55th carries approximately 17,000 vehicles per day, north of Arapahoe Avenue.

Trends

Traffic count stations in the East Boulder area measure Average Weekday Daily Traffic annually in three locations – 55th Street North of Arapahoe Avenue, Pearl Parkway west of 55th Street, and Foothills Parkway south of Arapahoe Avenue. Between 2009 and 2018, traffic on 55th Street increased by about four percent, Pearl Parkway saw no change in daily traffic, and traffic on Foothills increased by 19 percent. Arapahoe Avenue east of Foothills Parkway carries an average of 41,500 vehicles per day in 2019. Traffic at all three count stations has varied over time. The following chart shows change in Average Daily Traffic at the three count locations since 1994, the baseline year for Boulder’s Transportation Master Plan. Seventy-six percent of commuters to East Boulder drive alone to work as their primary method of work commute.

Average Daily Traffic at Foothills Parkway, 55th Street, and Pearl Parkway



“The area has gotten quite congested in the past few years. If more construction is proposed, appropriate and logical street engineering must be included.”

- Comment from BeHeard Boulder (August 12 to August 25, 2019)

Planned Improvements

The recently completed East Arapahoe Transportation Plan calls for the transformation, over time, of East Arapahoe Avenue as a “complete street” where all users are considered and safely accommodated. East Arapahoe will include the following features:

- 1 Two general-purpose traffic lanes in each direction;
- 2 Curbside business access and transit (BAT) lanes that accommodate local and regional transit, right-turning vehicles, HOVs and new technologies such as shared autonomous/connected vehicles;
- 3 Raised protected bike lanes with a multi-use path that create safe, comfortable places for people to walk and bike; and
- 4 Amenity zones that enhance the streetscape and public realm.



Source: East Arapahoe Transportation Plan

Parking

Much of the East Boulder subcommunity was developed in the style of suburban office parks. Many of these areas, like Flatiron Park and Lake Center Office Park, include on-site parking for workers and visitors. The majority of parking in the subcommunity is at-grade, surface lots. There are approximately 360 acres of surface parking in East Boulder. There are some more recent development projects which have incorporated structured parking, such as the recent expansion at Boulder Community Health's Foothills Medical Campus.

When interviewed about local amenities important to primary employers, parking was identified as a key amenity.¹ A 2019 study of the city's parking availability looked at parking occupancy across the city and over a five-year period. The study found that some office parks in East Boulder have an oversupply of parking by 24-33 percent. This indicates an important amount of land is currently underutilized.

Seventy-six percent of people who work in East Boulder are driving single-occupant vehicles and parking on-site every day. Throughout the area, there are smaller side streets which are used for on-street parking to access subcommunity businesses.

Today, there are no formal shared parking strategies employed by area businesses; however, the hospital does share parking with other on-campus or nearby medical practices. There are no formal parking districts or shared parking districts in the subcommunity. There are no Neighborhood Parking Permit areas within the subcommunity.

Transit in East Boulder

Bus Travel

Within the city, the main bus routes serving East Boulder are The Jump, which runs east-west along Arapahoe Avenue and connects Boulder to the Lafayette Park-N-Ride; the 206; and the 208, which run along 55th Street and through Flatiron Park. The 206 provides a direct connection to the Boulder Junction Transit Center.

Regionally, East Boulder is served by the Flatiron Flyer route FF6, which loops through Flatiron Park en route to the Boulder Junction Transit Center via Arapahoe Avenue and 55th Street. The route connects area workers not only to the Boulder Junction Transit Center, but also the Highway 36 corridor and Denver Union Station.

From Longmont and Gunbarrel, service to Boulder is provided on the BOLT and J bus routes. These routes do not serve the



95 percent of respondents at Flatiron Office Park said there was enough parking in East Boulder. At the Boulder Community Hospital Cafeteria, the responses were more mixed. 55 percent said there was not enough parking in East Boulder, specific to the hospital. 45% said there was enough parking. Two divergent viewpoints are expressed in the following participant comments:

- “ I would rather deal with the current parking situation than build more parking.”
- “ Parking will not be enough if East Boulder expands.”

- Responses at the Who? What? Where? series (Sunday, August 4 to Friday, August 9, 2019)

¹ City of Boulder (2012). Boulder Primary Employer Study

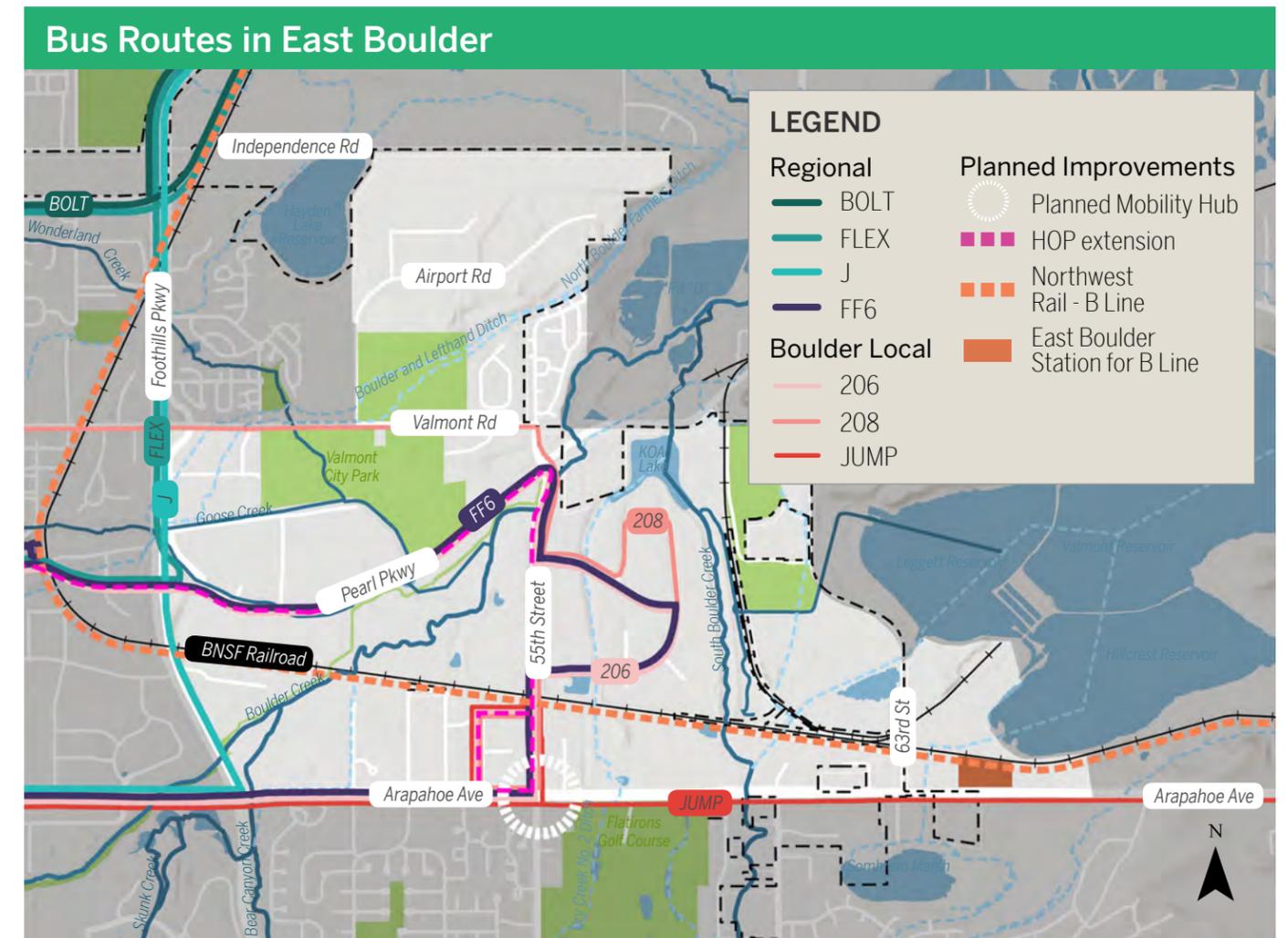
and alightings in the area. The westbound stop at 55th and Arapahoe sees the greatest number of boardings in the subcommunity (114 average weekday boardings). 55th and Arapahoe is also the most popular stop for rider alighting (getting off the bus). Seventy-eight riders a day are getting off the bus at 55th and Arapahoe to either go to their next destination or make a transfer. For comparison, the city's most popular stop is at Broadway and Euclid in the University subcommunity; this stop sees around 300 boardings and over 1,000 alightings on an average weekday. Other stops with high numbers of boardings in East Boulder include westbound stops along Arapahoe at 48th Street, 63rd Street and Commerce Street. Outside of the Arapahoe corridor, the westbound stop at Airport Road and Valmont Road is currently seeing around 48 average weekday boardings per day. Other popular stops for alighting in East Boulder are located along Arapahoe Avenue on eastbound bus stops at 48th Street, Conestoga Street, and Commerce Street.

An analysis of worker distances from bus stops (see next page) reveals that many area workers are within a 5 or 10-minute

walk of a bus stop. However, ridership is low for routes in East Boulder. Community members cite low frequency of buses and high availability of parking among some of the top reasons for choosing to drive instead of riding the bus.

EcoPass and NECO Pass Usage

The EcoPass program is an annual employer-sponsored pass that provides employees with unlimited rides on RTD bus and rail. The NECO Pass provides similar access to bus and rail but is purchased by individuals in participating neighborhoods. In the East Boulder subcommunity, 38 businesses currently provide EcoPasses for employees. This represents roughly four percent of businesses in the area. There are currently no NECO neighborhoods in the subcommunity. As part of the Who? What? Where? Engagement blitz in early August, 13 people at the 48th Street and Arapahoe Avenue bus stop and the 55th Street and Arapahoe Avenue bus stop were surveyed. The majority (62 percent) were provided an EcoPass, FlexPass, or RTD voucher by their employer. However, frequent bus riders were not necessarily provided bus passes by their employers.





WHAT WE HEARD

- “ More bus routes!”
- “ More bus routes going east - hours are too limited.”
- “ Would like to see more buses, plus designated bus lane, and faster bus service.”

- Comments at the Who? What? Where? series (Sunday, August 4 to Friday, August 9, 2019)

- “ Traffic is horrible and there aren't good public transportation options to /from home - work. I would probably spend more in Boulder if it didn't take 30 minutes to get anywhere at lunchtime.”

- “ Public Transportation does not run often enough [in East Boulder] to make this a viable public transportation destination.”

- Comments from BeHeard Boulder (August 12 to August 25, 2019)

Bus Stop Amenities and Rider Experience

There are 71 bus stops throughout the East Boulder subcommunity. Eleven (15%) of these stops include a bus shelter. Some stops include other amenities such as benches, trash receptacles and bike racks. The provision of amenities at various bus stops is not applied uniformly throughout the area.

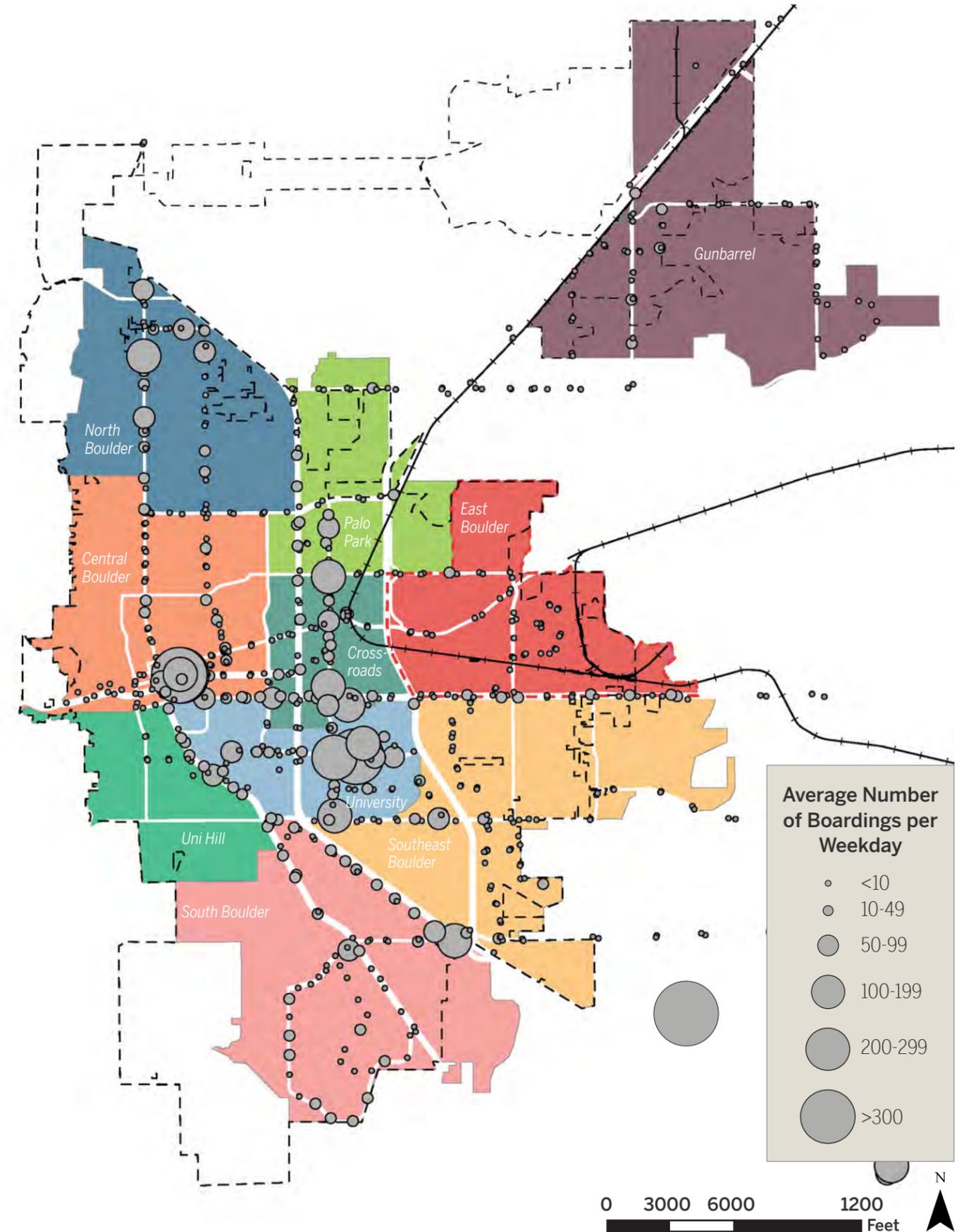
Ninety-two percent of participants rated their experience riding the bus to/from East Boulder as Good or Excellent. The most dissatisfaction centered around the poor condition of bus shelters though it did not seem to impact the rating of their experience. Some were frustrated by how infrequently or late buses came.

Planned Service Improvements

Pending approval from the Denver Regional Council of Governments (DRCOG), the high frequency HOP route will be extended east from Boulder Junction along Pearl Parkway to Arapahoe Avenue via 55th Street, serving Flatirons Park and surrounding businesses. Expanded service is anticipated to begin in 2020.

The planned RTD Northwest Rail from Denver to Longmont would stop at 63rd Street in East Boulder; the other stop within Boulder would be at Boulder Junction.

Bus Stop Boardings in Boulder Subcommunities



Pedestrian Access to Bus Stops



Biking in East Boulder

Today, there are approximately 29 miles of bikeway in the subcommunity. This constitutes approximately 12 percent of the city's bike network. About 16.5 miles of these facilities are on-street and 12.5 miles are off-street.

Bike mobility in East Boulder varies depending on a rider's trip purpose and destination. The East Boulder subcommunity is home to the confluence of many of Boulder's major greenway paths, which provide excellent off-street bike travel and access to both the city and the region. At Valmont City Park, the Goose Creek Path connects bikers to Boulder Junction, and the Wonderland Creek path extends northwest toward North Boulder. Just south of Pearl Parkway, the Boulder Creek Path connects East Boulder to the CU campus and Downtown. The South Boulder Creek path runs north-south through the east side of the subcommunity, providing an alternative north-south route for non-vehicular traffic besides 55th Street.

Along the subcommunity's street network, gaps between low-stress facilities exist along most arterial roadways, and



WHAT WE HEARD

- “The Creek Path is great, getting to it from the south side of Arapahoe neighborhood is dangerous; families have difficulty getting across Arapahoe to get to the bike path.”
- “I am an avid cyclist and use my bicycle for both recreation and transportation...I avoid Arapahoe at all costs! It has got to be one of the more dangerous roads for cyclists in Boulder County. The multi-use path is unclear to cyclists as well as motorists.”

- Comments from BeHeard Boulder (August 12 to August 25, 2019)

local streets often provide only very limited connections or end at dead-ends. Off-street multiuse paths run parallel to Foothills Parkway, and in many segments along the north side of Arapahoe Avenue. Working group and community members have identified missing links in the network as an issue for the area.

Facility Quality

To evaluate a bike rider's experience of travel, the city reviews the conditions of the bike network and categorizes the experience as either "high stress" or "low stress." In East Boulder, 14.6 miles of bikeway are considered low stress and almost an equal amount, 14.5 miles, are considered high stress.

Bike Sharing

There is currently one Boulder B-Cycle station in the East Boulder subcommunity, located at the bus stop on the north side of Arapahoe at 48th Street (Boulder Community Health).

Area employers have expressed interest in installing stations to support employee mobility throughout the subcommunity and other areas of the city.

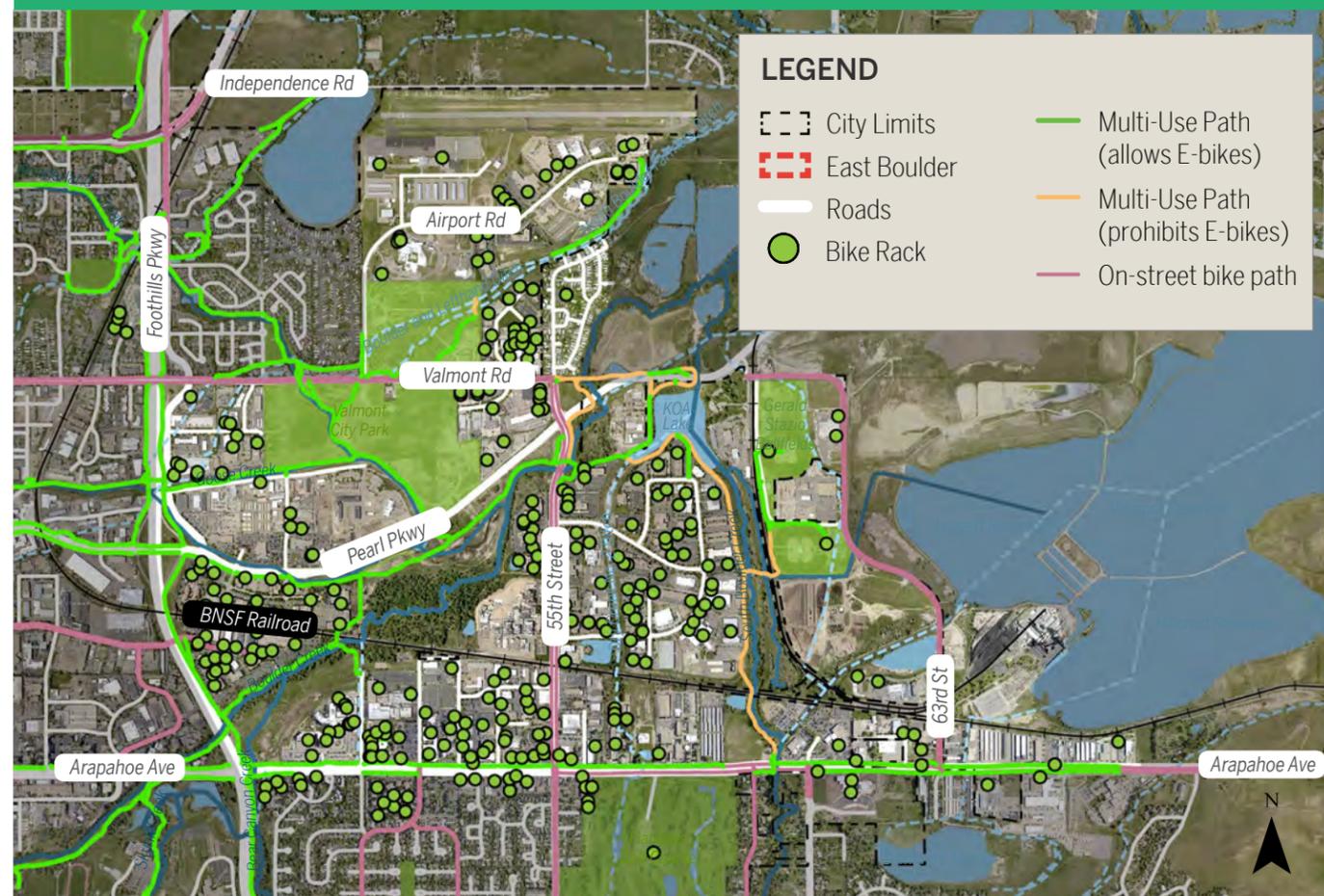
Electric Assisted Bicycles (E-Bike)

E-bikes are allowed in the City of Boulder but there are some restrictions on their use on multiuse paths and through Open Space land. In East Boulder, segments of the Boulder Creek Path and the South Boulder Creek Path prohibit the use of e-bikes.

Planned Improvements

In addition to the improvements along East Arapahoe Avenue described on page 65, a series of planned bike facilities in the "Confluence Area" north of Valmont Butte will provide connections from East Boulder to Gunbarrel.

Where Can I Ride and Park My Bike in East Boulder?



Transportation Master Plan Proposed Improvements



Scooter Sharing

Electric Scooters (e-scooters) are an emerging technology and new mobility service. Much like bike share and car share, the service provides a shared vehicle – in this case, a small electric-powered scooter – to rent for one-way trips. This new service makes use of an existing technology, the scooters themselves, and adds app-based mobile technology that provides the ability to share the devices using a short-term rental business model. On May 21, 2019, Boulder City Council

tasked staff to conduct a 'study period' with the Boulder community to vet the challenges and opportunities associated with commercial e-scooter operations. This information, along with public input and national best practices, will help develop a set of regulations that would govern commercial operations in Boulder. The city's transportation department is currently pilot-testing the technology in collaboration with the University of Colorado Boulder.

Walking in East Boulder

Walking in the East Boulder subcommunity has some great facilities in area greenway multiuse paths. Casual observation indicates walking and jogging is a popular activity throughout the subcommunity along these paths.

Other pedestrian facilities throughout the community may benefit from improved facilities and amenities. There are approximately 35 miles of sidewalks and multiuse paths in East Boulder. Some roadways are missing sidewalks including segments or the entirety of:

- Airport Road
- Airport Boulevard
- Valmont Road
- Pearl Street
- Pearl Parkway
- 47th Avenue
- Peak Avenue
- Range Street
- Western Avenue
- Arapahoe Avenue
- 56th Street
- Central Avenue
- 57th Street
- Stazio Drive
- 63rd Street

Missing Sidewalks in East Boulder



On April 24, 2019 the City partnered with WalkBoulder to host a walkabout of the area northwest of the 55th and Arapahoe intersection. The participants concluded that the area [between 55th Street and 48th Street north of Arapahoe] lacked lighting, comfort, and appeal for pedestrians. Many paths through the area are discontinuous. Missing links include bike lanes, crosswalk striping, ADA infrastructure, sidewalks, bus stops, bus shelters, and bus signage. 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.

Trails

There are 0.7 miles of Open Space trail surrounding the KOA Lake on the north end of Flatiron Office Park and 6.9 miles of paved, multi-use paths throughout the subcommunity along area greenways.

Intersections and Pedestrian Crossings

Signalized intersections in East Boulder typically include pedestrian crosswalks in all directions, with two exceptions. The intersection of Cherryvale Road and Arapahoe Avenue is missing a north-south crossing on the west side of the intersection, and the intersection of Butte Mill Road and Valmont Road has no pedestrian crosswalks.

The following intersections along major streets lack both traffic signals and pedestrian crosswalks:

- Arapahoe Avenue at MacArthur Drive, Riverbend Road, Range Street, Patton Drive, 56th Street, Old Tale Road, 62nd Street, and Westview Drive
- 55th Street at Western Avenue and Milne Way
- Pearl Parkway at 48th Street and 47th Street and 48th Court
- Valmont Road at Sterling Circle, Kings Court Drive, and
- Airport Road at Vail Circle, and Airport Boulevard

There are currently no mid-block crossings in the East Boulder subcommunity.

Between 2015-2017, there were 3-4 crashes between Arapahoe

Avenue and Conestoga Street, presumably to get to/from the 55th and Arapahoe plaza. There were 1-2 crashes along Arapahoe by the Flatiron Golf Course, along 55th and Central (by Flatiron Office Park), near Pearl Parkway and Foothills, and near Airport Road and Butte Street (by Valmont Bike Park and the residential Vista Village Mobile Home Park).

ADA

While ADA and Universal access play an important role in mobility throughout the city, the East Boulder subcommunity requires particular attention to these facilities due to the many service providers in the area including Boulder Community Health facilities, Foothills hospital, and the area's many medical offices and practices. Additionally, the Center for People with Disabilities is located in East Boulder, just north of Arapahoe Avenue on Range Street.

Facility Quality

Similar to the evaluation of bike network quality, the pedestrian network is also evaluated on a high versus low stress basis. Approximately 41 percent of the pedestrian network in East Boulder is considered to be High Stress by the 2019 Pedestrian Plan. Approximately 58 percent of the subcommunity's pedestrian network is considered to be Low Stress.



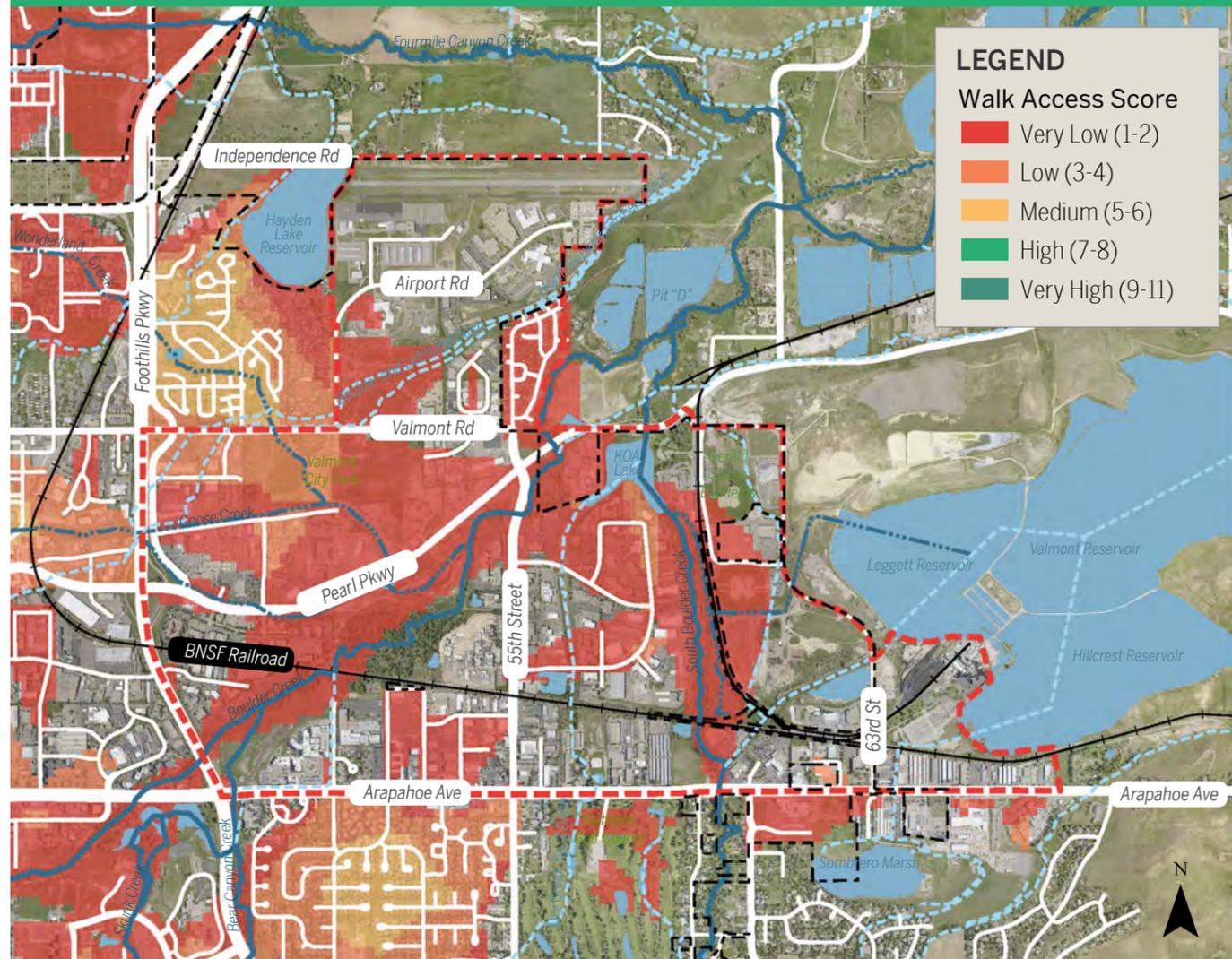
“ Road crossings and parking lot entrances seemed unsafe, oftentimes because entrances are wide and have fast traffic. Without wide paths, pedestrians feel unsafe walking near fast moving traffic.”

- Comments from the Walkabout (April 24, 2019)

“ Many areas seem quite dead outside of regular business hours, and I'm sometimes intimidated to be alone on the recreational paths. Lots of capacity for activation.”

- Comment from BeHeard Boulder (August 12 to August 25, 2019)

15-Minute Neighborhood Walk Access Score



Data source: Draft Pedestrian Plan (2019)

Walkability

The Draft Pedestrian Plan includes a citywide evaluation of “Walk Access.” This mapping tool (see above) rates walk access based on facility availability, quality and models this with the availability of destinations that community members have identified they would like to access by walking. East Boulder rates Low and Very Low for Walk Access, likely due to the lack of destinations as well as missing links in the pedestrian network and the high percentage of high stress facilities.

During the August 2019 Who? What? Where? engagement blitz, respondents at the Flatiron Office Park and the Foothills Medical Campus were asked if they felt safe walking around the area. Almost all respondents said they felt safe walking around the area but only during the day around the hospital. Others added comments about “sketchy” areas, high speed of



In East Boulder, driving and biking are the easiest option while walking and busing are much more difficult. People like being able to walk to food and restaurants but cannot easily do so in East Boulder.

- Feedback from the Who? What? Where? series
(Sunday, August 4 to Friday, August 9, 2019)

2019 Draft Transportation Master Plan Proposed Pedestrian Improvements



bicycles, or dangerous intersections. In East Boulder, it will be important to improve the safety of the physical components of pedestrian facilities and also improve user perceptions about safety, by creating inviting and positive walking experiences throughout the subcommunity.

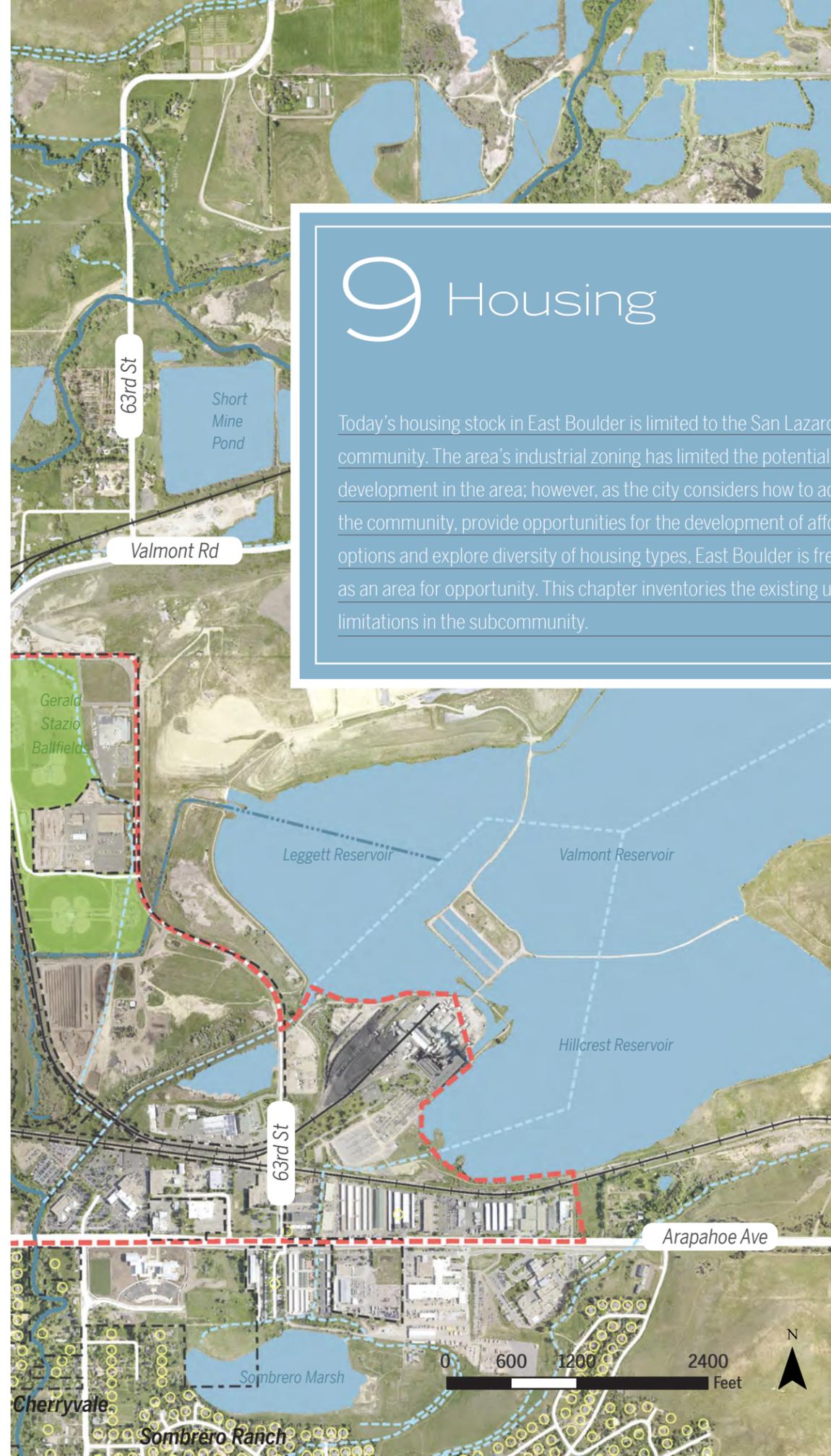
Planned Improvements

In addition to the improvements along East Arapahoe Avenue described on [page 65](#), pedestrian head starts will allow pedestrians to walk into a signalized intersection before cars have the green light to turn right to improve awareness of pedestrians crossing the intersections. Prioritized locations were identified in the Draft Pedestrian Plan (2019). There are two proposed in East Boulder – one at Arapahoe and Conestoga and another at 55th and Flatiron Pkwy (by Flatiron Office Park).

The Pedestrian Plan also identifies Pedestrian Improvement Areas (PIAs) and Neighborhood GreenStreets. Within East Boulder, there are three identified PIAs:

- Walnut Street, east of Foothills
- 48th Street by the Foothills Medical Campus
- Central Avenue, north of Flatiron Parkway

Housing Typologies in and around East Boulder



9 Housing

Today's housing stock in East Boulder is limited to the San Lazaro Park community. The area's industrial zoning has limited the potential for housing development in the area; however, as the city considers how to add housing to the community, provide opportunities for the development of affordable housing options and explore diversity of housing types, East Boulder is frequently cited as an area for opportunity. This chapter inventories the existing units and zoning limitations in the subcommunity.

LEGEND

- City Limits
- East Boulder
- Railroads
- Roads
- Creek
- Intermittent Creek
- Ditch

Existing Housing

- Manufactured Housing
- Multi-Family (Condo, Apartment)
- Single Family Attached (Duplex, Triplex, Townhome)
- Single Family Detached



Existing Housing

One of the features of the East Boulder Subcommunity that differentiates it from other subcommunities in the city is the amount of residential land within the boundaries of the subcommunity. There is one residential neighborhood in the subcommunity, San Lazaro Park. San Lazaro Park is a manufactured home park that was originally established in 1970. The park includes 313 sites and is the main site for the subcommunity's residential population. While San Lazaro is within the boundaries of the subcommunity, the neighborhood is actually located outside the city, in Boulder County.



San Lazaro Park



Murals on garage doors in San Lazaro Park

Permanently Affordable Housing

On April 2, 2019 Boulder City Council adopted a resolution increasing the city's Affordable Housing Goal to 15 percent of housing units within Boulder as permanently affordable to low-, moderate- and middle-income households by 2035. There are

currently no permanently affordable units in East Boulder. It is important to note that this is due to the lack of overall housing in the subcommunity.



It was important to engage with existing residents and hear their concerns. At the Who? What? Where? engagement blitz, staff and community connectors as members of the East Boulder Working Group engaged 22 residents of San Lazaro Park in late August.

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.

We asked respondents, "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 suggestions for improvements included: more parking for residents and visitors, more police/security in the neighborhood, street lighting, and general improvements to San Lazaro Park. Other desires include recreation centers that are nearby and good public transportation.

Manufactured Housing Trends and Strategy

In cooperation with the City of Boulder, the Boulder Affordable Housing Research Initiative (BAHRI) mailed surveys to the four manufactured home communities within incorporated Boulder (Boulder Meadows, Vista Village, Orchard Grove, and Mapleton). The majority of respondents identified themselves as racially white (67%) followed by Latino/Latina (26% percent) and a few respondents who identified other racial/ethnic categories. The percentage of Latino/Latina residents in the City of Boulder is 9.2%. White residents represent 88.1% of the Boulder population and were represented at a slightly smaller percentage (67%) among survey respondents.

Most survey respondents (76%) have a yearly household income of less than \$40K per year. The survey concluded that "most manufactured home resident's incomes are at or below 50% of the Average Median Income (AMI) for the City of Boulder."

While San Lazaro was not included in this survey as it is not in incorporated Boulder, San Lazaro does have a higher proportion of Latino/Latina inhabitants than the city average¹ and underscores the trend within the city that there is a larger representation of Latino/Latina residents living in manufactured home communities than in the larger city population.

¹ www.demographics.virginia.edu/DotMap/



Vista Village Mobile Home Community

In August 2019, the city published a draft Manufactured Housing Strategy Action Plan 2019-2021. While the goals of the strategy are applicable to Vista Village, which borders East Boulder, the strategies would only be applicable to San Lazaro if it is annexed into the city. Strategies include providing more opportunities and funding for residents to purchase parks, strengthening infrastructure standards, create local standards for water and sewer service performance, utility improvements, and pad rent stabilization. In a [2016 Middle Income Housing Study](#), some residents indicated that they would prefer living in a mobile home over living in attached housing. This was particularly true for new immigrants and large families already renting mobile homes in Boulder. These same residents would rather buy a detached home outside of Boulder than an attached home within the city.

The Missing Middle

Middle income households make up a significant portion of Boulder's workforce and hold key employment positions in the city. Research & Consulting prepared a [2015 Middle Income Housing Study](#) for the city and found that in-commuters would much rather buy than rent: only six percent were willing to rent in Boulder if they could buy outside of the city.

Some of the key takeaways that could help achieve middle income housing goals in East Boulder include:

- Aggressively zone for smaller, attached units in areas that can accommodate additional units.
- Encouraging attached housing types, which maintain affordability better than detached homes. Those who are willing to live in attached homes within Boulder instead of a detached home in another community are more likely to be in-commuters that are single and lower income (\$25,000 - \$65,000). However, while attached products are less appealing for growing families, they

may be attracted to attached housing if attached housing offered a community feel and was well-integrated into the neighborhood.

- Focusing on du-/tri-/four-plex developments and townhomes. These are also the types of attached products middle-income commuters indicated they would be most willing to accept in order to live in Boulder (74 percent would live in a townhome and 62 percent would live in a du-/tri-/fourplex), and they are underrepresented in Boulder's housing stock. High-income commuters had moderate interest in townhomes and little interest in other attached housing.
- Considering micro-units, cottages, and other small housing products as these may be the best way to create affordability without subsidies.
- More aggressively making better use of the underutilized properties in Boulder.

Balancing Housing Supply with Employment Base

With 16,897 employees and 820 businesses located within the subcommunity, East Boulder is one of the city's primary employment hubs. The BVCP recognizes a citywide imbalance between city-area jobs and the availability of housing of different types and affordability. Increasing housing for Boulder workers and their families is a focus area of the East Boulder Subcommunity planning process.

The question, "If appropriate housing were available, would you consider living in East Boulder?" was posed at the Who? What? Where engagement events, and responses seemed to fall into three camps:

- Yes, please! — excited about living in East Boulder, and

the biggest factor was affordability. The types of preferred housing ranged widely.

- Yes, depending — might live in East Boulder if they could have their ideal house.
- No way! — already own their dream home and could not envision moving to East Boulder. Others disliked how expensive Boulder is, the smells, trains, number of people already in East Boulder, and congestion in the area.

Through BeHeard Boulder's online engagement, those who wrote in additional comments and lived near East Boulder shared their concerns about traffic, congestion, parking, noise, pollution, construction, etc. affecting the character and atmosphere of their current neighborhood.



WHAT WE HEARD

At the Who? What? Where? engagement blitz in early August, many were excited by East Boulder as an area for future housing and the opportunity to live in Boulder. 61 percent of in-person respondents and 38 percent of BeHeard respondents would consider living in East Boulder. 39 percent of in-person and 42 percent of online respondents would not. Comments on housing from both online and in-person engagement include:

- “Want higher density, dog-friendly, condos/townhomes, not just the official affordable housing programs and more rentals.”
- “There is too much pressure to increase development in the area (especially housing), taking away from the local and family character of the area. City Council actions to increase development in the area (both business and housing) will also create a very negative impact on neighborhoods and business.”
- “There needs to be more housing, amenities like shopping and restaurants that are accessible.”
- “Should be an extension of truly affordable housing for low-income and senior living, along with everyday businesses.”

“Since I work in the East Boulder subcommunity, it would be great if there was more affordable housing there so I could walk or bike to work rather than driving.”

“I would love to buy something.”

“I am very concerned about dense development along Arapahoe Rd. I do not see that the infrastructure as it exists can accommodate additional housing, and business or traffic.”

During an interview with Hosea Rosenberg, chef and owner of Blackbelly on August 23, 2019, he shared his thoughts on his business and housing:

“The real downside is our employees, a lot of these hourly people who work for us, have a tough time affording Boulder. East Boulder used to be affordable, but it's becoming less and less affordable. There's also not a lot of mass transportation options here; the routes stop too early for restaurant employees. Not all of them can afford a vehicle. They are kind of stuck — they can't afford to live here, they have to live further. They don't have mass transit, it's too far to ride a bike. A lot of my employees are in a tough spot; they can't afford to live and work in Boulder.”

Limitations on Housing Based on Existing Zoning

There are eight different zoning designations in East Boulder. All zoning in the subcommunity provides some allowances for residential use and development; however, there are restrictions on the type of housing that can be developed by zone:

Allowed Housing Types based on Zoning District										
Zoning District			Permitted Product Types							
Name	ID	Acres	Detached Units	Duplex	Attached Dwellings	Mobile Home Parks	Town-homes	Live-work	Efficiency Units	ADUs
Agricultural	A	31	C	*	*	*	*	*	*	C
Business Community – 1	BC-1	14	A	A	A	*	A	*	A	*
Business Transitional – 2	BT-2	6	A	A	A	*	A	*	A	*
Industrial Manufacturing	IM	209	U	U	U	*	U	U	U	*
Industrial Service – 1	IS-1	27	*	G	G	*	G	U	G*	*
Industrial Service – 2	IS-2	66	*	G	G	*	G	U	G*	*
Public	P	502	U	U	U	*	U	*	U	C
Residential High -4	RH-4	4	A	A	A	U	A	*	A*	*

TABLE KEY

- A** Allowed By Right
- C** Allowed but requires Site Review or Conditional Use Review
- U** Allowed but requires Use Review
- G** Allowed by right if not on street-facing ground floor or by Use Review
- *** Not Allowed

*If 20 percent or more of total units are efficiency units, then a Use Review (U) is required

Data Source: [Chapter 6. Use Standards in the Boulder Revised Code](#)

Zones that allow for by-right residential development are Business Community-1, Business Transitional-2 and Residential High-4. This area includes 24.5 acres.



Frequent Flyers Aerial Dance Studio at 3022 Sterling Circle suite 150
Source: frequentflyers.org



Community Rock Sculpture on the Boulder Creek Path



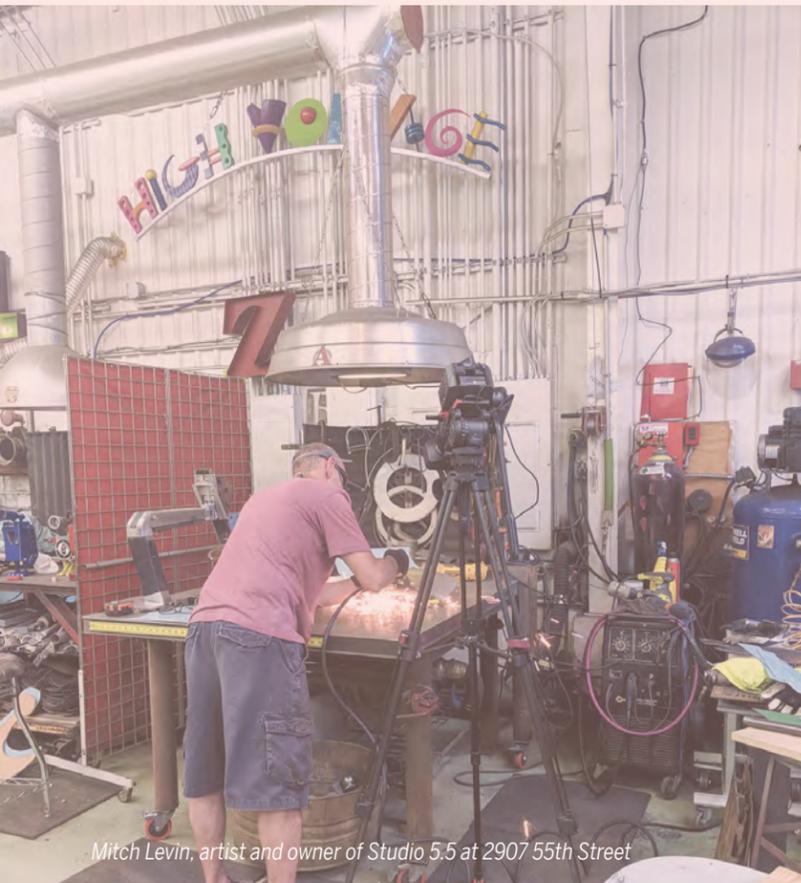
Wild Woods Brewery at 5460 Conestoga



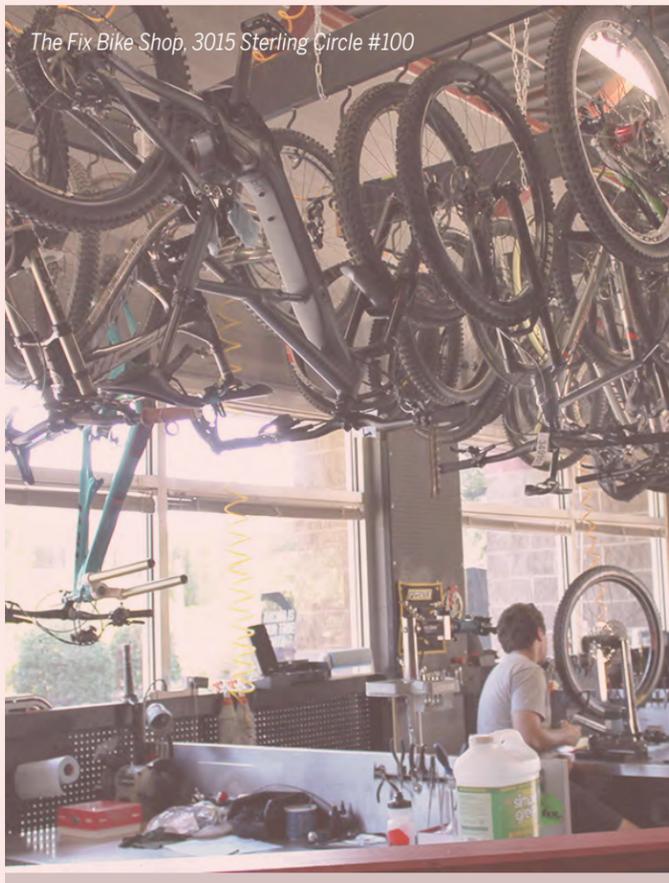
Efrain's II Mexican Restaurant
at 1630 63rd St # 10

10 Community Well-Being and Safety

The well-being and safety of a community is affected by its social networks, experiences and cultural assets. East Boulder plays an important role in regional community safety and well-being, as it is the home to several key facilities, parks and trails. Locally, the arts community in East Boulder offers unique experiences and cultural destinations to Boulder residents while drawing visitors to the community from other locations.



Mitch Levin, artist and owner of Studio 5.5 at 2907 55th Street



The Fix Bike Shop, 3015 Sterling Circle #100



OZO Coffee at 1898 S Flatiron Court #110



Ball Spools by the Municipal Service Center at 5050 Pearl Street



Path by Lake Center Office Park



Bru handbuilt ales & eats at 5290 Arapahoe Avenue



Vision Quest Brewery at 2510 47th St Suite A2

Community Infrastructure: Schools

There are no public or private elementary or middle schools located within the East Boulder Subcommunity. For the youngest students, the closest elementary schools are Whittier Elementary, located in Central Boulder and Eisenhower Elementary, which is in the Southeast Boulder Subcommunity. Also nearby is the Boulder Friends School, a private kindergarten. Currently, the subcommunity area south of Valmont Road falls within the Boulder Valley School District (BVSD) school attendance area of Douglas Elementary and the area north of Valmont is within the Whittier Elementary attendance area. Arapahoe Avenue is the boundary between the Douglas area to the north and the Eisenhower area to the south. Regarding public transportation within the subcommunity, Route 206 provides bus service to Eisenhower.

Nearby middle schools include Nevin J Platt Middle School and Manhattan Middle School, which are located in the Southeast Boulder subcommunity; Centennial Middle School in North Boulder and Casey Middle in Central Boulder. Route 206 provides service from East Boulder to Manhattan Middle School, and Route 208 to Casey Middle School.

The Arapahoe Ridge High School and Engage Academy is located on the south side of Arapahoe Avenue, between 63rd and 75th Streets, and is the closest high school. This is an alternative high school which specializes in serving students who are identified as over-aged and under-credit with opportunities for concurrent enrollment with Front Range Community College. Boulder Technical Education Center (Boulder TEC) is also at this location and provides students

with the opportunity to earn college credits and/or career enhancing certification while maintaining home high school enrollment. The next closest high school is Boulder Valley High, located in Central Boulder. The JUMP, which runs along the eastern portion of Arapahoe Avenue, connects East Boulder to Arapahoe Ridge. Route 208 serves Boulder High and Route 206 goes to Fairview High School, located in South Boulder.



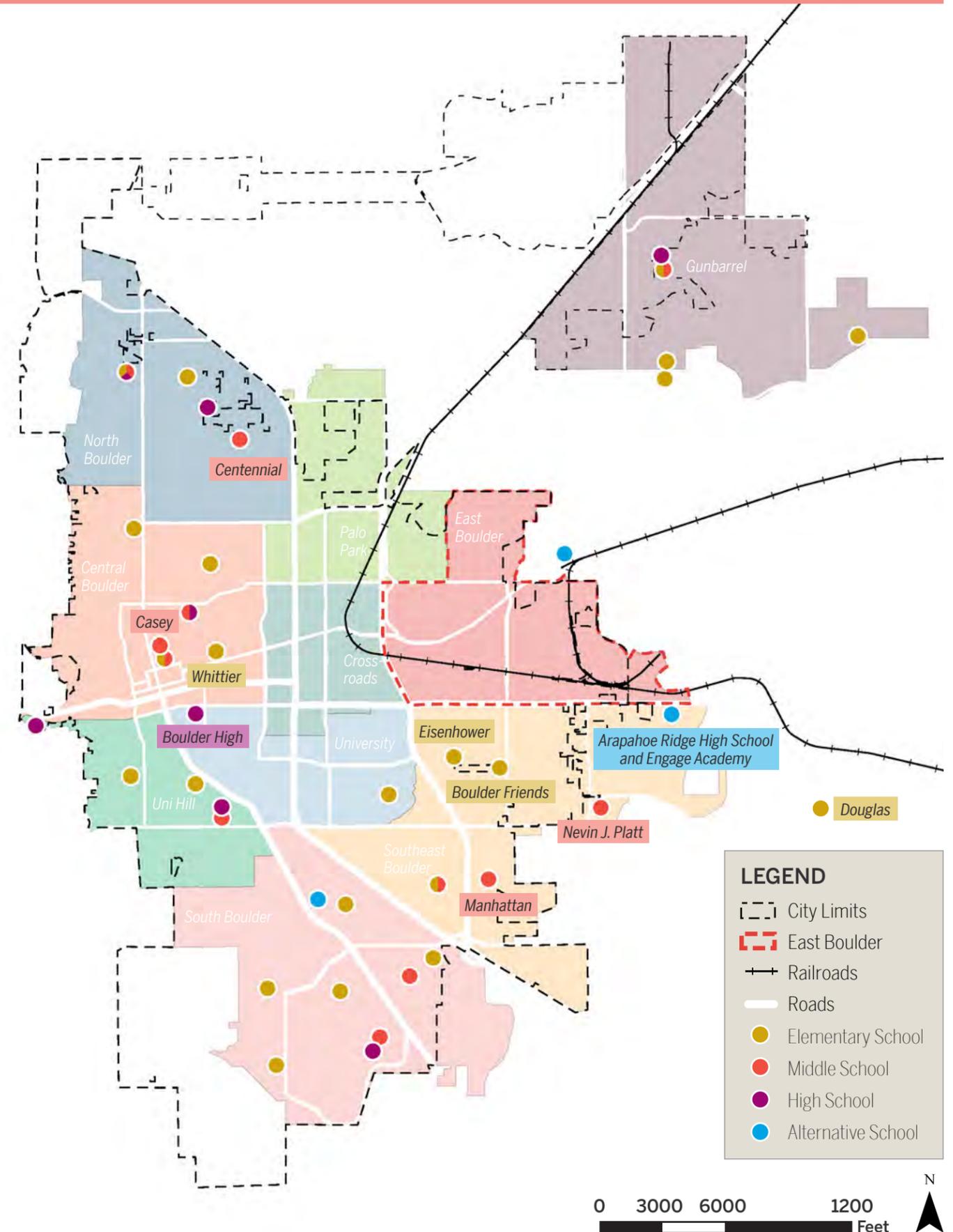
At engagement events in San Lazaro in August 2019, we heard from 22 San Lazaro residents. Most children of the respondents (84 percent) take either a school bus, RTD bus, or both to travel to school. Sixteen percent of respondents either drive children to school or carpool with other parents.

Naropa University has a campus in East Boulder, called the Nalanda Campus. The campus includes the School of Arts and the Jack Kerouac School of Disembodied Poetics. The campus was recently expanded and renovated to add new classrooms, lounge space, a café and art studio spaces for pottery, sculpture and media arts.



Arapahoe Ridge High School and Engage Academy at 6600 Arapahoe Road

Private and Public K-12 Schools in City of Boulder Subcommunities



Critical Community Facilities

There are several important facilities located in East Boulder that are critical to the safety, operations and well-being of the Boulder Valley. These facilities serve both local and regional functions. Facility proximity to one another provides opportunities for efficiency in the delivery of services and communication.

1 Boulder Municipal Airport

Boulder Municipal Airport is a general aviation airport that began operating in 1928. The airport is composed of about 120 acres and today serves business, private, recreational and emergency aviation services to the City of Boulder and surrounding communities. The airport facilities include runways, underground fuel storage tanks, hangar space and tie-down space for aircraft. Many of East Boulder's businesses use the airport as a facility that is essential to their business. These include aerial image-based data collection companies, aircraft and aircraft parts testing and manufacturing, remote sensing technology entities and weather and ecological research organizations.

2 Boulder County Jail

The Boulder County Jail is located within East Boulder and currently houses a population larger than the residential population of the subcommunity (there are approximately 492 inmates and 466 subcommunity residents). The facility opened in this location in 1988. The jail is 103,400 square feet and currently has a capacity of 536.

The jail houses inmates of all security levels, from maximum to minimum including work release inmates. The work release dormitory is connected to, but separate from, the main jail. It shares the main jail support systems while preventing minimum security offenders from mixing with a population requiring greater security.

3 Emergency Operations Center and Boulder Office of Emergency Management

The Boulder Office of Emergency Management (OEM) plans, coordinates and supports a wide range of activities that help prepare for, respond to and recover from disasters and large-scale emergencies, while also reducing vulnerabilities to hazards. The OEM has responsibilities for both the City of Boulder and Boulder County. Additionally, the Office coordinates with state and federal partners as well as other local municipalities to respond to emergency situations. The Emergency Operations Center (EOC) houses emergency management staff, government entities, nonprofit agencies,

community-based organizations and private-sector organizations.

4 Municipal Services Center

The City of Boulder owns nine parcels (approximately 30 acres) that make up the Municipal Services Center (MSC). The MSC houses the Department of Public Works workgroups of Transportation Maintenance, Signs and Signals Maintenance, Utilities Maintenance, Fleet Services, and Development and Support Services. The site is primarily used for material and equipment storage. The city's Facilities and Asset Management department is currently engaged in a master planning process that will consider the potential future of this site.

5 Foothills Medical Campus

The hospital serves critical health and wellness functions for the region and includes a hospital emergency department, various medical practices and a surgery center. In addition to its important role as a community facility, the hospital is a major employer in the subcommunity.



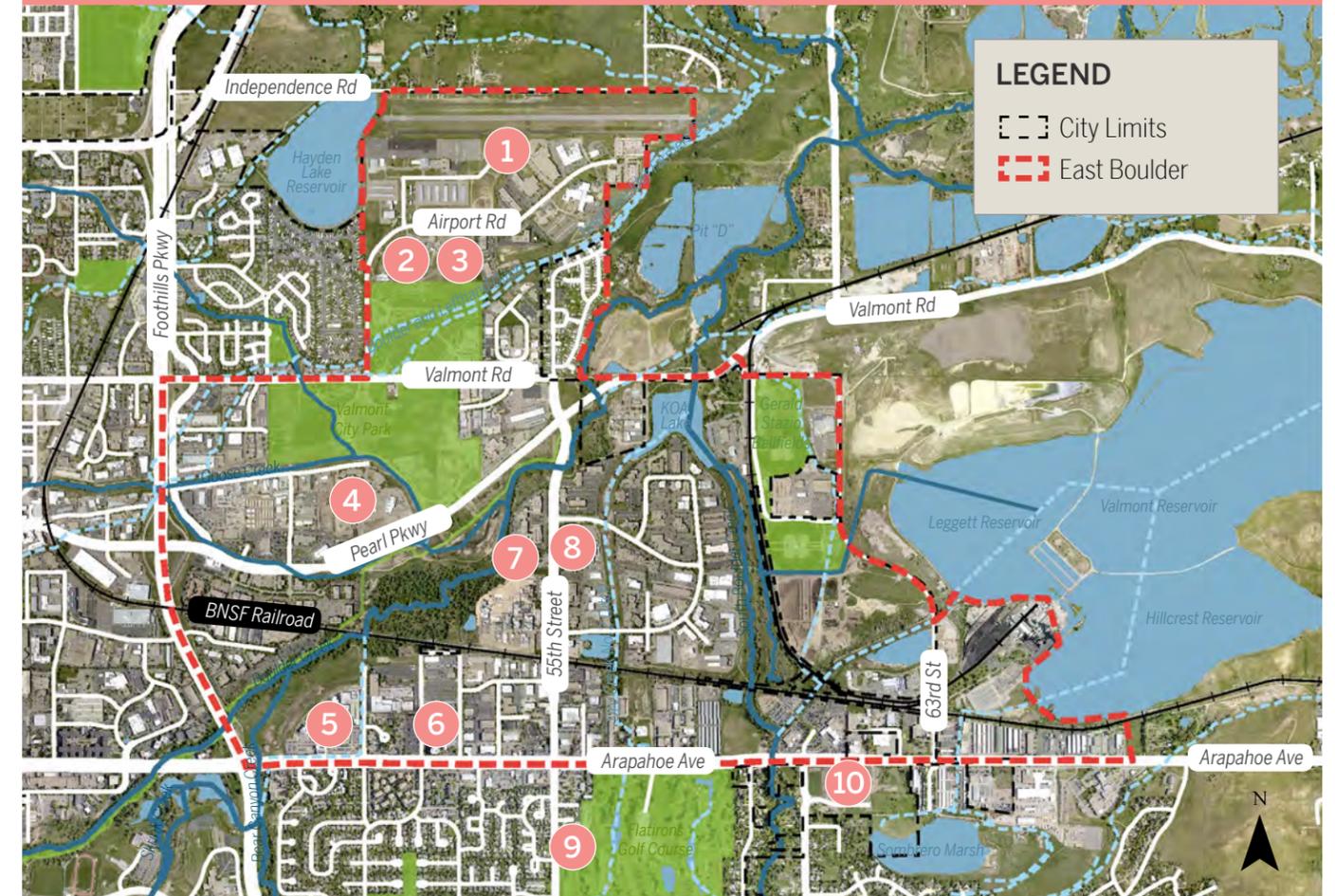
WHAT WE HEARD

At engagement events in San Lazaro in August 2019, almost half of the 22 San Lazaro participants would like to see more medical and health services in the subcommunity. In contrast, less than four percent of other respondents at other Who? What? Where? events were interested in more medical services.



Foothills Hospital Emergency Department

Critical Community Facilities



6 Center for People with Disabilities

The Center for People with Disabilities is an independent living center that was started in Boulder County in 1977. The organization, which is located east of Foothills Medical Campus, provides core services for people with disabilities, including independent living skills, advocacy, information, referrals and peer support.

7 Humane Society of Boulder Valley

Founded in 1902, the Humane Society of Boulder Valley (HSBV) provides a safety net to animals in need in the Boulder community and beyond. Each year, HSBV provides shelter, training and care to nearly 7,000 animals, helping them find their new beginnings in the Boulder community. The shelter is open seven days a week and also operates a full-service public veterinary clinic.

8 Boulder County Sheriff's Office

The Sheriff's Office is located on Flatiron Parkway, east of 55th Street. The Office is responsible for the day-to-day operations of the Boulder County Jail, the Office of Emergency

Management, and county operations, communications and support.

9 Fire Station 7

Located at 1350 55th Street by the Flatirons Golf Course, Station 7 was built in 2000 to provide services to eastern Boulder and responds to approximately 700 emergency calls a year. Station 7 houses a pumper engine and a three-person engine crew. Station 7 also serves as the home base for our Hazardous Materials Team. All addresses in the City of Boulder limits are within two miles of a fire station.

10 Boulder Jewish Community Center (JCC)

Located on the south side of the Arapahoe Avenue corridor, the JCC provides community programs and services based in Jewish values and traditions in a place where people of all ages and backgrounds gather to connect, exchange ideas, learn, and grow together. In June 2016, the Boulder JCC community completed building its brand new 10-acre campus in East Boulder with donations raised from over 800 individuals, families, and foundations.

Parks and Recreation

There are two parks located in the East Boulder subcommunity. Both host unique recreational opportunities and act as major destinations in the subcommunity, drawing Boulder residents from elsewhere as well as users who live outside the city and come to the parks for specific activities not offered elsewhere in the region.



East Boulder has more unique outdoor recreation opportunities than anywhere else in the city. It always draws people for recreation, and it would be great to build upon that identity.

- Who? What? Where? event
(Valmont Bike Park on August 7, 2019)

Valmont City Park

The 135 acre Valmont City Park is divided into two major areas by Valmont Road. The north side of the park includes the Valmont Bike Park, a 42-acre, natural surface cycling terrain park that offers diverse amenities for several riding styles and abilities. The bike park hosts events and competitions throughout the year and acts as a regional destination for bike enthusiasts. The bike park is free and open daily from dawn to dusk. The north side of the park also includes a 3.25 acre off-leash dog park, which draws dog-owners from nearby neighborhoods as well as other regions and cities.



Valmont Dog Park

Currently, the north side of the park is also hosting a temporary street course skateboard area within the existing pavilion. The temporary installation is based on a national theme of providing community-built skate elements. The features of the course were donated by community members and installed by volunteers. The goal of this temporary project is to provide a designated location for this type of street-skating that allows skaters to practice their skills. Over the course of the next year, Parks and Recreation staff will observe usage from the community as they explore whether a future permanent skate amenity at this location is sustainable and compatible.



Temporary street course skateboard area within Valmont Bike Park's pavilion

The south side of Valmont City Park includes about 90 acres. The south area includes a popular disc golf course, multi-use paths, a rectangular field, picnic tables and shelters, benches, water access, public restrooms and bike racks. In 2015, City Council accepted an updated Concept Plan for this side of the park. See the [Previous Plans Memo](#) for Master Plan recommendations and improvements. The next phase of work to realize the concept plan is funded to occur within the current 6-year CIP for parks and recreation. This will likely begin in 2024 or 2025.

Valmont City Park is the only park of this scale (classified as a city park) in Boulder. This classification indicates that it is considered a citywide recreational asset and destination. During an August engagement session, the East Boulder Working Group and city staff found that the majority of park users arrived at the park by driving (86 percent of participants) and that many users of the bike and dog park areas consider this park a great destination with unique recreational assets that they're willing to travel for. Fifty percent of engagement participants on a Wednesday evening were Boulder residents, while the other half of participants had traveled to the park from both surrounding communities like Longmont and Louisville and cities located farther away, such as Evergreen and Nederland.

Gerald Stazio Ballfields

The Gerald Stazio Ballfields are located on the eastern edge of the subcommunity, between Flatirons Park and the Valmont Power Station property. The site is somewhat isolated and can only be accessed off of 63rd street for vehicles. For bicycles and pedestrians, there is a connection on the west that links to the South Boulder Creek path. The space includes three lighted ballfields on the north and four lighted ballfields on the south. The field sites are separated by a 15-acre property owned by Xcel Energy. Other surrounding uses include Via Mobility to the east, Valmont Power Station to the south and an old rail spur that bounds the site on the west.

The fields were constructed in 1990. The facility has been the site for a Men's A National Fastpitch Championship and the annual Louisville Slugger Independence Day Girls Fastpitch Softball Tournament, including an exhibition game between the US National Softball Team and the Chinese Taipei National Softball Team. Amenities include restrooms, a playground and picnic tables under a distinctive tensile structure. The playground is open in the evenings when adult softball games are in play, generally March through October.

Similar to Valmont, the ballfields draw visitors from all over the region. At an engagement event during evening league play on a Tuesday in August, 72 percent of participants had come to the park from another city. Ninety-seven percent of the participants at the same event arrived at the park by car.



Softball game at Gerald Stazio Ballfields

Based on 2030 population projections, Boulder Parks and Recreation does not anticipate a need for additional park space to meet our level of service standards. With two major park facilities, there may not be a need for additional recreational space in East Boulder to meet citywide goals. The 2014 Parks and Recreation Master Plan does identify an expansion of programs balancing active and passive multi-use recreation facilities at Valmont City Park South as an important feature and has alternative scenarios identified for its implementation, based on available funding.

Trails

There are a variety of trails connecting East Boulder to other parts of the city. Because of the confluence of so many of the region's creeks in this area, many of these trails and paths are associated with area creeks and greenways.

The following trails run through or can be accessed in the East Boulder subcommunity:

- Wonderland Creek Path
- Goose Creek Path
- Foothills Parkway Path
- Pearl Parkway Path
- Boulder Creek Path
- South Boulder Creek Path

Many of these paths are used by commuters getting to work via bicycle. Others are recreationalists enjoying exercise and connections to nature.



When asked about their experience along the Boulder Creek Path in East Boulder during an August engagement session, 100 percent of participants rated their experience as either excellent (65%) or good (35%). Participants cited views of the mountains, proximity to the creek and wide, well-maintained paths as contributing to their positive experiences. Some users described issues with flooding along the trail after rain events and urban campers as concerns for trail users.

“Lots of people who work here, including me, bring our dogs to work. The Valmont dog park is great, but dog water fountains and poop stations around the walking trails would be great.”

- Comment from BeHeard Boulder
(August 12 to August 25, 2019)

While there are currently highly valued trail and multiuse path connections to the west, some working group members and engagement participants have noted that connections to eastern destinations and areas outside the city are lacking. As a major employment hub, there is no off-street, low-stress facility available to connect East Boulder workforce to their homes in the east. This has been noted by area workers as a desired connection. Planned multiuse path connections as part of the East Arapahoe Transportation Plan will help facilitate that connection to the east.

Trailheads and Access Points

OSMP has two types of designated access within the OSMP trail system: trailheads and access points. Trailheads offer vehicle parking and convenient access to designated trails. Most trailheads also provide trash cans and information about how to use the area responsibly. Other trailhead amenities may include bike racks, restrooms, dog waste bag dispensers, picnic tables, benches, piers, bridges and signs. Access points simply provide access to designated trails. There are no trailheads located in the East Boulder subcommunity. Two OSMP access points exist in the subcommunity along 57th street south of Valmont Road. These access points provide access to the short KOA Lake Trail, which provides access to the KOA Lake fishing pier. The trail can be accessed from two pedestrian gates.

Beyond the official OSMP access points, there are a number of other locations throughout the subcommunity that serve as entry or exit points along area multiuse path (see map below). Access to these areas is limited by a couple of barriers like the

Boulder Creek, BNSF rail lines and some of the major roads. Other barriers include parking lots and private properties. On the eastern edge of Flatirons Park, South Boulder Creek users have established desire lines from parking lots to access the path. There is no official or maintained entrance to the creek path from this area.

Signage

There is some recreational signage in East Boulder to provide wayfinding for trails and identify the boundaries of OSMP lands. Many of the OSMP boundary signs include a sign indicating “No Camping” allowing in the area. Camping along area creeks and on both Parks and Recreation and OSMP lands has been a continuous issue in the area identified by both city staff and area workers.

There is some educational signage at the north gate to KOA Lake. OSMP is in the process of finalizing its Education and Outreach Framework which will provide additional guidance on the future placement of recreational signs.

Arts and Culture

East Boulder has become a home to both long-standing cultural venues, such as the Boulder Dinner Theater as well as newer arts and creative spaces, like the Boulder Creative Collective. Creative sector business owners have described the area’s affordability as one of East Boulder’s most attractive features for this type of endeavor and express concern that redevelopment could threaten that attribute.

Public Art

The BVCP encourages the installation of art in public buildings and spaces. There are 100 public art installations across the city, three of these installations are located in East Boulder:

1 Unknown Title; by Christian Muller

Wheel Installation with Lao Tzu quote and Seven Donor Sandblasted Rocks at Valmont City Park North – Owned by City, maintained by Arts and Culture

2 Unknown Title by Rafe Ropek

Abstract Bicyclist and Trout at Valmont Road Underpass South Side of Valmont Road in Valmont City Park South– Owned by City, maintained by Arts and Culture

3 “The Watering Hole” by Christian Muller

49th and Pearl Parkway along Boulder Creek Path – Owned by City, maintained by Arts and Culture

The city’s [Community Cultural Plan](#) describes an effort to reinvent the public art program in Boulder. With large properties like Valmont City Park and the municipal airport, the city is the largest land owner in East Boulder. The potential for incorporating public art into these publicly-owned spaces could present great opportunities for the future program.

Privately owned and publicly accessible

While not part of the public art program, a number of individual property owners and businesses have incorporated artwork, murals and artful landscapes into their properties. During an April community Walkabout, community members expressed an interest in the installation of more murals in the 55th and Arapahoe region.

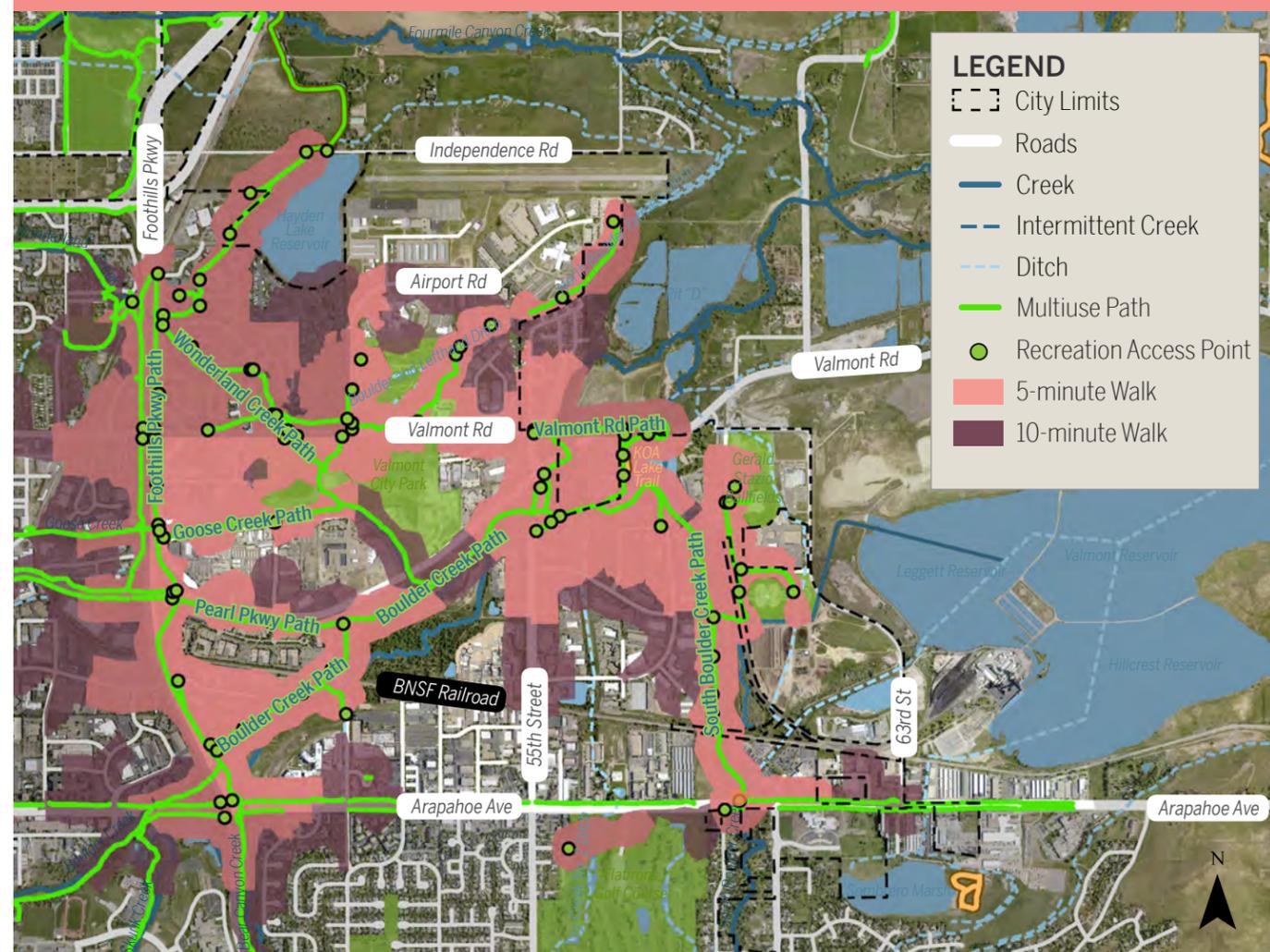
Sea to Summit outdoor space (image on p. 54)

4 Mural at one of the businesses in Flatirons Park

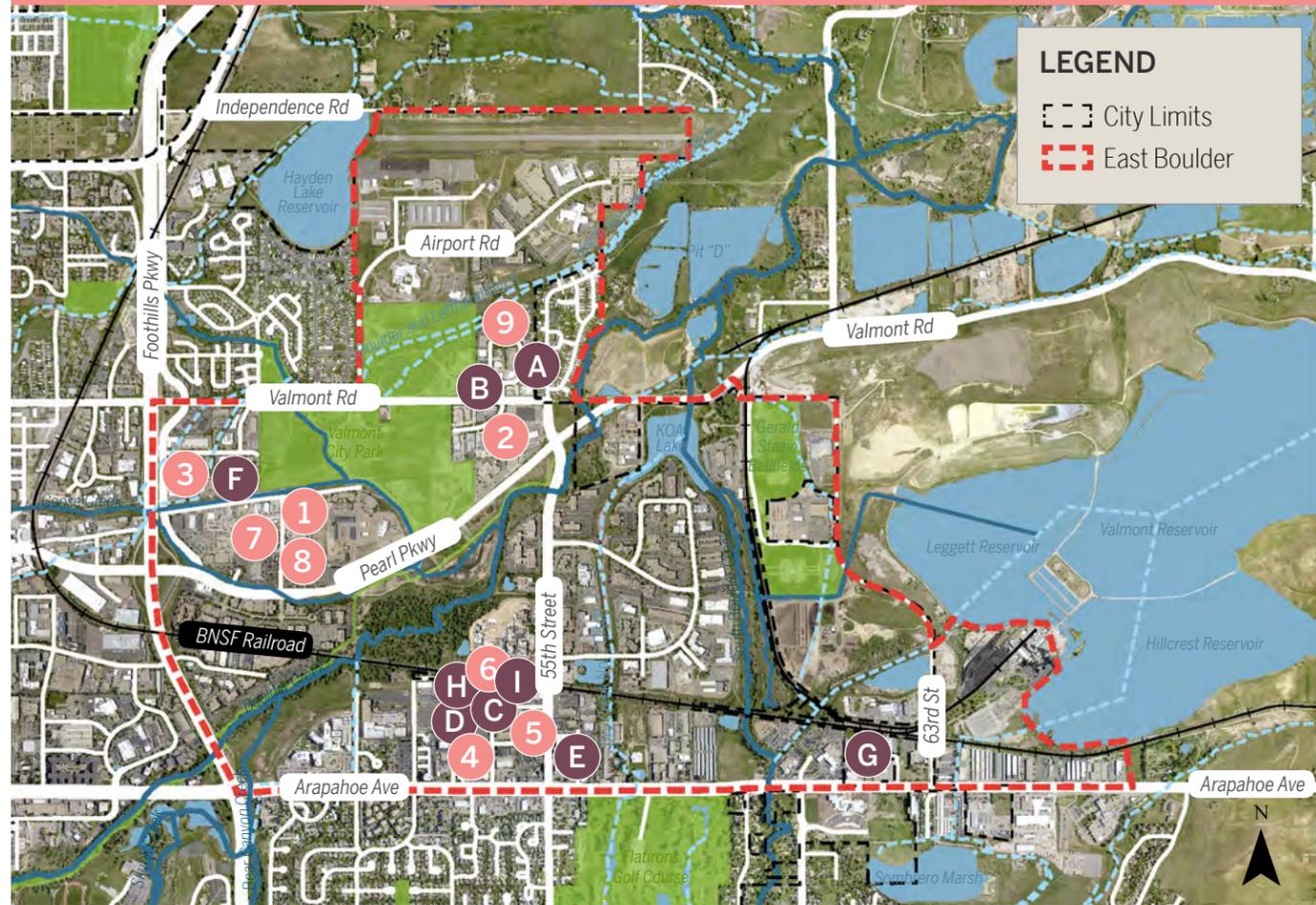
5 Mural Boulder Creative Collective

Murals at San Lázaro Park (image on p. 78)

Pedestrian Access to Trails and Recreation



East Boulder's Arts Community



Arts Community

East Boulder has a thriving community of art and artists. Several studios, galleries, performance venues and educational facilities have found a home in East Boulder. These include:

Studios and Galleries located in East Boulder

- 1 BGOLDglass Art Studio: 2550 49th Street #6, Boulder, CO 80302
- 2 Studio 5.5: 2907 55th St, Boulder, CO 80301
- 3 Boulder Creative Collective: 2500 47th Street, Boulder CO 80301
- 4 Boulder Digital Arts: 1600 Range Street #100, Boulder, CO 80301
- 5 Classical Art Academy: 5485 Conestoga Court, Suite 101, Boulder, CO 80301
- 6 Mary Williams Fine Arts: 5311 Western Avenue, Suite 112 Boulder CO 80301
- 7 RL Woodworks and Design: 2525 49th Street, Boulder, CO 80301
- 8 Michael Brotherton Woodwork: 2528 49th Street #3, Boulder, CO 80301

- 9 Boulder Potters' Guild: 3185 Sterling Circle, Boulder, CO 80301

Theatre and Dance:

- A Frequent Flyers Aerial Dance Studio: 3022 Sterling Circle, Suite 150, Boulder, CO 80301
- B Elite Dance Academy Boulder: 3005 Sterling Circle Suite 100, Boulder, CO 80301
- C Rocky Mountain Theatre For Kids Boulder: 5311 Western Avenue Boulder, CO 80301
- D Chris Thatcher Acting Studio: 5311 Western Avenue O, Boulder CO 80301
- E Boulder Dinner Theater – 5501 Arapahoe Avenue, Boulder CO 80303
- F The Spark Performing and Creative Arts - 4847 Pearl Street, Suite B4, Boulder, CO 80301
- G The Avalon Ballroom - 6185 Arapahoe Avenue, Boulder, CO 80301
- H Theatre O - 5311 Western Avenue, Suite 120, Boulder, CO 80301
- I Moon & Stars Foundation DBA Kutandara - 5401 Western Avenue, Boulder, CO 80301

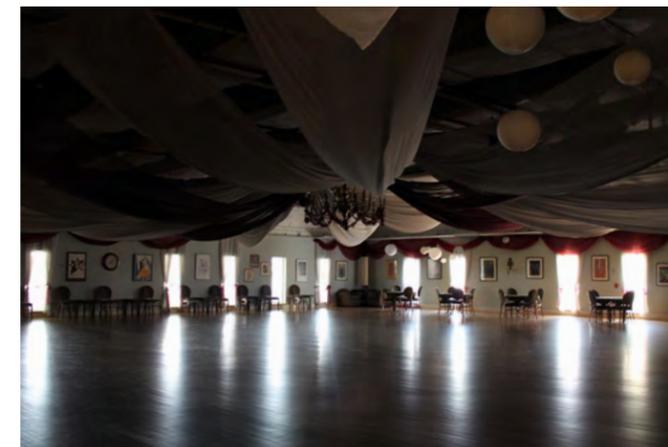
Some of the strategies of the Community Cultural Plan can be implemented on a local level and foster needed support for artists in Boulder, from developing methods to better celebrate and market arts and cultural businesses in East Boulder to protecting the valuable studio and performance spaces that already exist in this area



Boulder Potters' Guild at 3185 Sterling Circle



Mary Williams Fine Arts at 5311 Western Avenue



The Avalon Ballroom at 6185 Arapahoe Avenue



Census of Boulder Artists

Recently, the City of Boulder's Office of Art and Culture conducted a "Census of Boulder Artists" to better understand the lives of professional, practicing artists: how they are surviving and thriving as workers and small business owners in Boulder. The effort revealed a couple of citywide challenges that East Boulder may be able to address:

- Artists find it increasingly difficult to thrive in Boulder as a result of the costs of housing, professional space to create and perform, and doing business in the city, among other challenges.
- The number one "emotional felt need" for artists in Boulder is greater connection to other arts professionals.
- Despite the high concentration of artists (Boulder has the third highest density of artists in the country, after Los Angeles, CA and Santa Fe, NM) Boulder is not perceived as having a thriving, vibrant or highly visible arts scene. Artists view the city as largely defined by its outdoor lifestyle, technology, science and commercial success which dominates and overshadows the role and influence of the arts in local culture.

BeHeard Comments (Aug. 12 to Aug. 25, 2019)

“ Developing performing artists are priced out of traditional venues in Boulder. If rents go up in the East Boulder subcommunity because of increased density in this area, the local Arts community in this area will have to leave Boulder entirely when their leases expire and commercial rents rise or buildings are destroyed to put in high density affordable housing.”

“ I am very much hoping that Boulder does not create more "vibrant cultural centers" and "arts districts" in east and southeast Boulder. I think that these are nice quiet places to live, and spending more money to make these places cultural is going to destroy what is nice about them and also make them even more expensive.”

Food Systems

The BVCP describes the importance of Boulder’s food system of production, sales and consumption on the city’s resiliency, culture, health, economy and environment. East Boulder plays important roles in the that system of food production, consumption and regeneration.

Food Production

The Boulder Valley supports a significant amount of local agriculture. While there are no agricultural lands in the East Boulder subcommunity, the area does play an important role in the transport and distribution of agricultural products. The subcommunity is located on the eastern edge of the city and provides a link between local farms in the Boulder Valley to food production and manufacturing facilities throughout the city as well as local restaurants who use the produce and products of area farms in their dishes.

Beyond agricultural production, East Boulder’s industrial areas are home to a number of local businesses who process and manufacture food products including:

- Chocolove
- Quinn Foods
- OZO Coffee and OZO Roastery Café & Lab
- Hain Tofu
- Upstart Kombucha
- VisionQuest Brewery
- J&L Distilling Company
- Stein Brewing Company
- Wild Woods Brewery
- Falafel King Restaurant Corporation
- Vapor Distillery



Interior of Upstart Kombucha, 3095 Sterling Cir, Boulder, CO 80301



WHAT WE HEARD

“When we set roots here, we asked OZO a lot of questions about [running a business in East Boulder]... I think that it’s important for all of us to continue to engender this feeling of community where we help each out and support each other. So they’ve supported us. We buy their coffee, we send each other customers. It’s the same with the other shops, across the street, down the street, back here. We want to facilitate that neighborhood grouping of businesses and continue to do that as this side redevelops and grows.”

- Interview with Hosea Rosenberg, Chef and owner of Blackbelly, August 23, 2019

The siting of East Boulder’s industrial spaces and proximity to regional corridors has also made the area an attractive home to many local catering businesses, including:

- Blackbelly Catering
- Front Range Catering Co
- The Ghost BBQ Catering
- Word of Mouth Catering
- A Spice of Life
- Savory Cuisines Catering

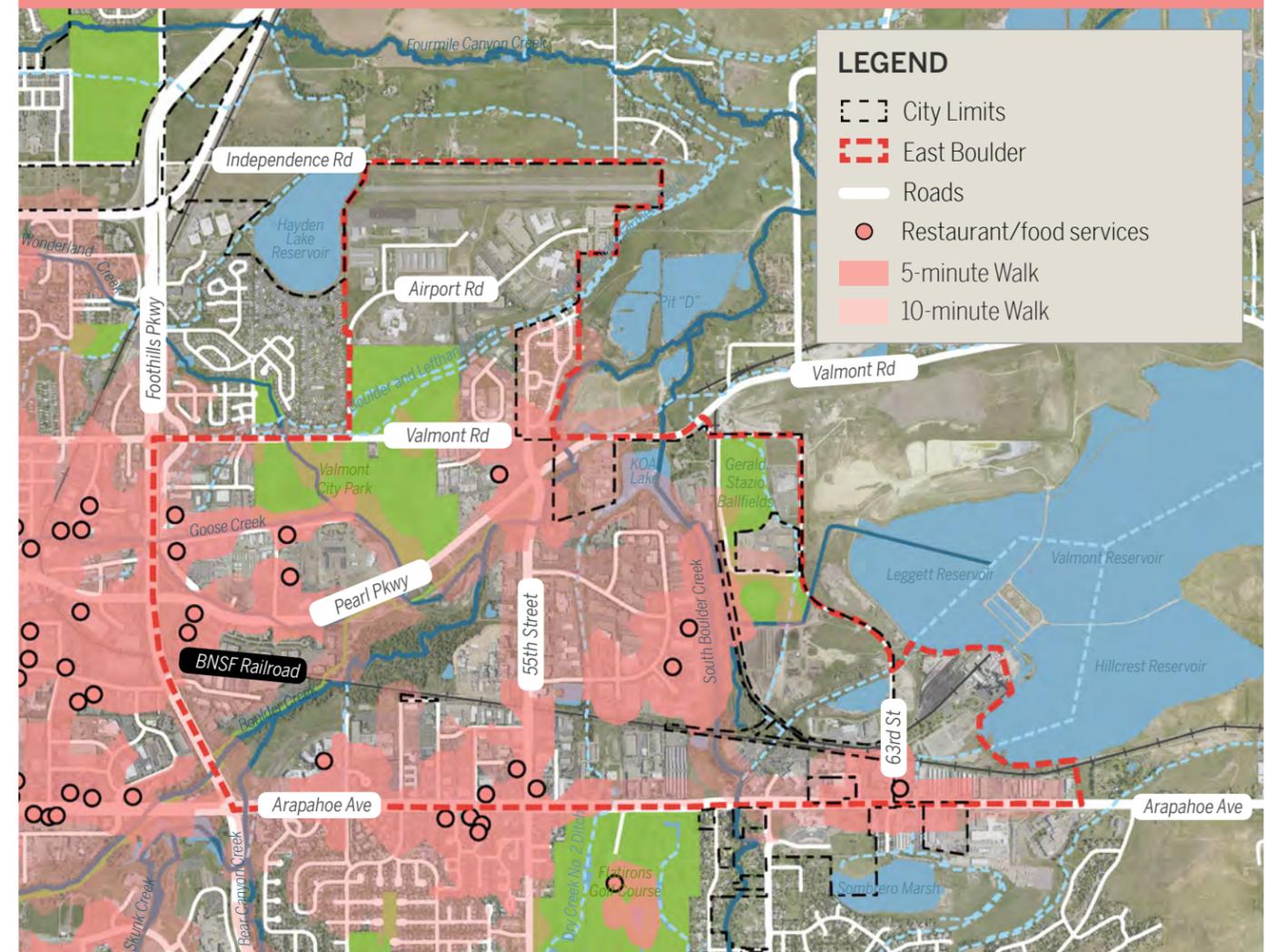
Another catering business located in East Boulder includes Community Table Kitchen. Community Table Kitchen is a program of Boulder Bridge House, a local not-for-profit that provides a range of programs and services to help adults experiencing homelessness. To support operations and its social mission, the Kitchen produces meals, provides job training and generates revenue through catering, wholesale and café operations.

These businesses are dependent on the availability and affordability of East Boulder’s industrial spaces to make contributions to local, regional and national food markets.

Access to Food Sales and Consumption

When community members were asked in-person and online which types of businesses they visited most frequently in East Boulder, 77 percent identified food and restaurants. With

Food Destinations Map



East Boulder’s large day-time population and workforce, food and restaurant access is an important feature to support workers’ quality of life, as well as an important market for Boulder’s retail environment. The 2019 Citywide Retail Study identified the importance of maximizing Boulder’s capture of non-resident spending. In East Boulder, restaurants and food businesses play a key role in this market. The Citywide Retail Study identified that Boulder worker respondents indicated they were more likely to patronize coffee shops and fine dining in Boulder over preferences for other dining places like family-style restaurants or fast casual establishments.

The map above illustrates which area buildings are within walking distance of a restaurant or food business. Some frequently cited local restaurants and food services include: Blackbelly Market, Pica’s Boulder Mexican Taqueria, Snarf’s, BRU handbuilt ales & eats, Spruce Café, the Parkway Café, Quizno’s, Efrain’s II Mexican Restaurant, Tadka Indian Cuisine, Wok to Flatirons Deli and Le Frigo. Some areas, like Flatiron and Lake Center Office Parks, have attempted to address this issue



WHAT WE HEARD

When community members were asked what types of businesses they would like to see more of in East Boulder, 56% selected food and restaurants.

- Who? What? Where? series (August 4 to August 9, 2019)

by hosting food trucks in designated areas during lunch time.

Addressing limitations on restaurant development and providing greater and safer networks of access to local restaurants and food businesses can help East Boulder address both citywide goals and local interests in the food system.

Can East Boulder Achieve Citywide Goals?

The purpose of subcommunity planning in Boulder is to implement citywide goals of the Boulder Valley Comprehensive Plan (BVCP) at a local level. These goals include:



Small Local Business

Pro-actively support small local business
Retain small local businesses and provide affordable business space



Arts & Culture

Support arts and cultural experiences as essential to community well-being



Design Quality & Placemaking

Insure that redevelopment and infill deliver buildings and public spaces of high-quality design
Create pedestrian-oriented neighborhoods



Housing Affordability & Diversity

Increase the number of affordable units in the city
Increase the diversity of housing types



Resilience & Climate Commitment

Achieve energy system resilience
Improve community capacity and resilience to natural and economic disruptions
Reduce carbon emissions



Balance of Future Jobs & Housing

Increase access to alternative modes of transportation
Increase the number of housing units in commercial and industrial areas

The implementation of all goals may not be suitable for all subcommunities, however, each subcommunity must consider how their area can contribute to the achievement of these community goals.

11 How Does East Boulder Measure Up?

While previous chapters in this report collected and organized data about East Boulder's existing conditions, this section attempts to use all that information to evaluate the subcommunity's performance against the six focus areas of the Boulder Valley Comprehensive Plan. This evaluation provides community members with a sense of the subcommunity's ability, and in some cases capacity, for achieving citywide goals. The analysis included in the following pages also identifies specific opportunities where policies, programs, and/or site-specific projects could have positive impacts on citywide goals.



Goal: Support small local business

There are 820 businesses of varying sizes located in the East Boulder subcommunity. Forty-seven percent of these businesses have five or fewer employees. A community exercise in February of 2019 asked area residents and visitors what they love about East Boulder – many of the responses described the subcommunity’s small local businesses as highly valued places in the area. Demonstrating significant numbers of small local businesses, the East Boulder subcommunity has a great opportunity to help the city achieve this citywide goal.

Today, the city’s Community Vitality staff offer a number of business assistance programs for small local businesses including:

- Referrals and resources for startups and growing businesses
- Customized services to support local businesses
- Input and analysis of development concepts and feasibility
- Outreach visits

The city also offers a microloan program for small business. This program is a partnership between the City of Boulder, the Boulder Small Business Development Center, Boulder area financial institutions and the Colorado Enterprise Fund. The program helps provide general working capital to qualifying small businesses and nonprofit organizations in the Boulder area that have the ability to repay a loan, but may not be able to obtain financing through traditional sources. The fund provides loans up to \$50,000 to businesses and nonprofit organizations with annual gross revenues of less than \$2 million.

The East Boulder Working Group identified a major challenge for small businesses in East Boulder, a concept they’ve described as “commercial gentrification.” The group asks, “How do we make improvements throughout East Boulder without displacing the local businesses that have helped to define it?” A 2016 study on business gentrification by Rachel Meltzer of The New School indicates two ways that gentrification might affect small businesses: (1) the process of gentrification can change the kinds of goods and services that local residents demand and (2) gentrification can change the cost of doing business (rising rents for example), which makes some lower-margin businesses no longer profitable.

This particular study looked at small business data in New York City between 1990 and 2011 and found essentially that local storefront businesses have a high rate of turnover generally. Meltzer’s work revealed that the percentage of small businesses that leave their storefront and are replaced by another business – a scenario one might expect in a gentrifying neighborhood – is actually slightly higher in non-gentrifying neighborhoods than in gentrifying ones. The study concluded that it is not clear that gentrification leads to higher levels of small business turnover.

Despite this study’s finding, what has been revealed through the East Boulder community engagement process is a community concern about business displacement in changing parts of the city and a strong desire to protect and keep these businesses local.

Goal: Retain small local businesses and provide affordable business space



Vision Quest Brewery at 2510 47th St in East Boulder



Gav the Mechanic at 2752 47th Street



Business plaza at 5290 Arapahoe, including Royal Clay Oven and Bru handbuilt ales & eats

Due to East Boulder’s concentration of small local businesses and variety of commercial and industrial spaces, the subcommunity has the potential to contribute to this citywide goal. The issue of rising rents across the city is being observed and experienced by business owners in East Boulder. It is a topic of great concern identified by the East Boulder Working Group, community members engaged in the inventory process, the city’s Community Cultural Plan and the recently completed Citywide Retail Study.

Office rents in East Boulder are currently at \$19 per square foot and industrial property rents are almost \$17 per square foot. While these averages are lower than other areas of the city, vacancy rates in East Boulder have been trending downward since 2012 and competition for space is affecting market rates. Future phases of work will explore concepts for managing rates while still providing the attractive qualities of business space that the East Boulder subcommunity offers today.

There are a number of programs currently employed by other cities that may have opportunity for implementation in East Boulder. One such program is “green leasing.” Green leases, also called aligned leases, high-performance leases, or energy-efficient leases, are rental agreements in which tenants commit to or gain incentives by participating in water conservation, energy conservation, waste reduction and recycling, the use of nonhazardous cleaning products or other sustainable actions. Green leases may also specify how larger energy efficiency renovations projects are implemented and who benefits from resulting savings. This type of lease is a way for tenants and landlords to work together to save money and reach building efficiency goals. Green leasing may help achieve multiple citywide goals in East Boulder.

Another interesting program is called Motor City Match. Motor City Match is a unique partnership between the City of Detroit, the Detroit Economic Growth Corporation (DEGC), the Economic Development Corporation of the City of Detroit (EDC) and the U.S. Department of Housing and Urban Development (HUD). The program matches businesses from Detroit and beyond with available real estate in the city. The program helps businesses locate and thrive in the city by providing competitive grants, loans and counseling to both building owners and business owners.



Goal: Support arts and cultural experiences as essential to community well-being

East Boulder is rich with working artists, art spaces, studios and performance venues. The arts scene in East Boulder, while active, is somewhat unknown from the rest of the city and the region. Major contributing factors to the concentration of these creative businesses and spaces include both the availability of industrial space required for these activities and the relative affordability of these spaces. The East Boulder subcommunity has the ability to contribute to achieving citywide arts and culture goals by building upon the existing area's community of artists to help define and celebrate this subcommunity's cultural identity as a place for arts within the city.

The city's Community Cultural Plan identifies key strategies and a guide for implementing these strategies in the city. The following strategies have opportunity for implementation in East Boulder:

Support for Cultural Organizations

Through funding opportunities such as grants and sponsorships, there are a number of cultural organizations in East Boulder that could benefit from this type of support. See [page 92](#) for a full list of potential partners in East Boulder. Beyond funding, this strategy also speaks to the potential for "Leadership Development and Convening." A number of community members in East Boulder have expressed an interest in formalizing efforts to convene arts community members, welcoming visitors from outside East Boulder to visit local spaces and studios or even creating an arts district on the east side. Finding more ways to connect the Office of Arts and Culture with local arts community members to

offer these leadership and convening programs has great opportunity in East Boulder.

Reinvent the Public Art Program

As Boulder continues to evolve its public art program, East Boulder offers great opportunity for collaboration with local artists, partnering with local businesses and providing space for public art along the area's greenways, in its city parks and open spaces. Community members have also expressed interests in developing a mural program in the area to both celebrate the local community and improve the visual experience of some of the subcommunity's industrial and commercial building facades.

Create and Enhance Venues

While there are no city-owned arts venues in East Boulder, the implementation opportunities in the subcommunity may align with the plan's efforts towards a venue rental assistance fund to assist organizations and individuals to meet needs for renting studio, exhibition and performance space. These privately-owned spaces in East Boulder could provide excellent partnership opportunities to implement this strategy. Potential partnerships may include the Naropa Nalanda campus, the Boulder Dinner Theater, the Jewish Community Center (JCC), and the Avalon Ballroom, among others.

Enhance the Vitality of the Creative Economy

The East Boulder Working Group and local community members have expressed enthusiasm for implementing this strategy in East Boulder. The collection of creative businesses and arts spaces in combination with a strong

community of small local businesses offers the potential for collaborative efforts between the Office of Arts and Culture and Department of Community Vitality to help area creatives realize the potential of East Boulder's cultural identity and arts destination.

Strengthen Culture in our Neighborhoods and Communities

The plan identifies a community desire for cultural programs beyond the city's downtown and civic area. East Boulder's parks offer locations and spaces to host neighborhood cultural events. The challenge identified by the East Boulder Working Group related to the subcommunity's neighborhoods and culture, is a lack of cohesion in neighborhood or cultural identity within East Boulder. The group describes how the

area today is composed of isolated pockets that may have their own unique "vibe" but are disconnected from each other. Identifying cultural events, festivals and programs to draw these isolated spots together would help strengthen the neighborhood culture in East Boulder moving forward.

Support Individual Artists and Creative Professionals

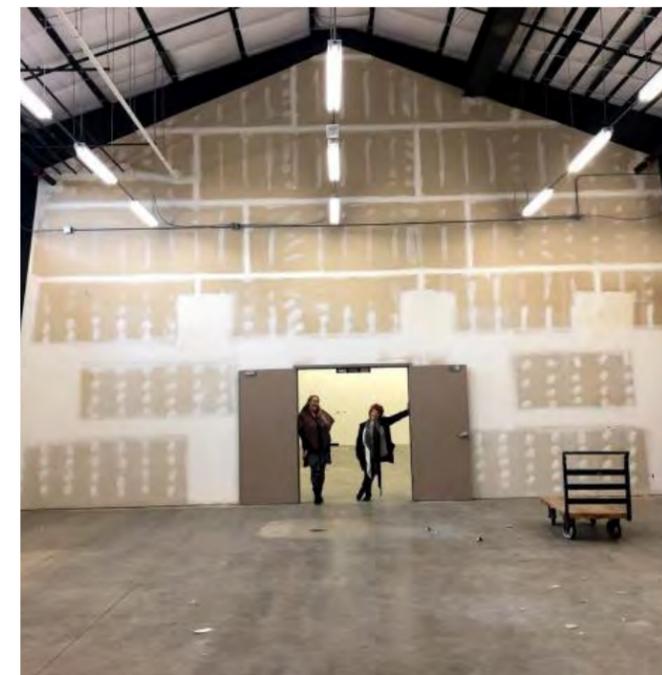
The concentration of artists and creative professionals in East Boulder provides the city with the great opportunity and challenge to implement this strategy. One of the key issues identified as part of the Cultural Plan's community engagement process was affordability of both housing and workspaces for these artists and creative professionals.



Boulder Potter's Guild at 3185 Sterling Circle



BGOLDglass Art Studio at 2550 49th Street. Source: www.bgoldglass.com



Theatre space inside the Spark Performing and Creative Arts at 4847 Pearl. Source: www.bouldercountyarts.org



"Beauty and the Beast" performance at the Boulder Dinner Theater on 5501 Arapahoe. Photo source: Glenn Ross



Goal: Insure that redevelopment and infill deliver buildings and public spaces of high-quality design

The inventory of historic structures and area building stock did not reveal a common or beloved aesthetic in East Boulder. While this presents a challenge in defining the area's aesthetic character and qualifying future redevelopment or infill structures as appropriate or inappropriate, it does afford future redevelopment a level of creative freedom perhaps not available in other parts of the city. As this area evolves, working group and community members have expressed an appreciation for the "gritty" quality of East Boulder's places and spaces. This particular characteristic may serve as a starting point for future exploration in concept development and scenario testing phases. Defining the future aesthetic quality and nature of structures and spaces will be investigated with the community.



Recent redevelopment in Flatiron Park takes creative risks and employs uncommon materials to create a unique aesthetic in the office park. This building is located at 5541 Central Avenue.

Goal: Create pedestrian-oriented neighborhoods

The inventory work highlighted in [Chapter 8 Transportation](#), indicates that East Boulder has significant room for improvement to create pedestrian-oriented neighborhoods and support pedestrian experiences. The study identified 15 roadways that are currently missing sidewalks. The project's 15-Minute Neighborhood Walk Access Tool indicates that most areas in East Boulder score either Low or Very Low, signaling that area is currently under-performing in both the provision and quality of pedestrian facilities as compared to other subcommunities in the city.

Additionally, the Pedestrian Plan indicates that the East Boulder subcommunity lacks key destinations for pedestrians. With a large daytime population and an "after-hours" community of nearby residents, future phases of work will identify where

and how pedestrian-oriented neighborhoods can be delivered in East Boulder through improvement of existing facilities, installation of new facilities and connections and strategic redevelopment of pedestrian destinations.



Baby Goat Coffeehouse is a local area destination that could be better served by pedestrian facility improvements.



Goal: Increase the number of affordable units in the City



Future planning may consider integrating housing with some office and mixed uses

East Boulder's contribution to the city's housing stock is currently zero. There are 313 manufactured housing units located in San Lazaro Park, which is located within the boundaries of the subcommunity, but outside of the city limits. Community engagement efforts revealed there is appetite from area workers who live outside the city as well as city residents from other subcommunities for the development of some level of affordable housing in East Boulder, making it possible for the subcommunity to contribute to this citywide goal in the future. This need was a key focus area of the 2015 update to the BVCP, with a new policy and set of guiding principles added to the plan regarding housing in East Boulder.

Goal: Increase the diversity of housing types

With the lack of existing housing in this subcommunity and the potential for creative freedom described in the Design Quality and Placemaking section, East Boulder has the potential to contribute to the citywide goal of increasing the diversity of housing types.

The East Boulder subcommunity plan project was presented to the Housing Advisory Board (HAB) on July 24, 2019. HAB

recommended working closely with both existing Boulder residents as well as area workers who may be interested in living in East Boulder in the future to help define the types of housing that would be attractive and acceptable to the community. As part of the engagement process, some community members did offer input on a wide range of interests in housing products, from single-family homes to smaller (less than 800 sf) condo units.



Goal: Achieve energy system resilience

The BVCP describes energy system resilience strategies that include microgrid development, active islanding, on-site energy generation and energy storage technologies. Working closely with topic specialists from Climate Initiatives on the Planning Team, the inventory work identified that East Boulder industries, businesses and public facilities have great opportunities to contribute to this citywide goal.

Many subcommunity structures have substantial roof areas with significant solar potential. The city has a forecasting tool to assess and quantify the potential for installing rooftop solar in the area. Based on this tool, the East Boulder subcommunity has the potential solar capacity of close to 10MW. In an analysis conducted by The Integral Group, it is estimated that over 50 percent of the energy needs of the area could be fulfilled through on-site energy generation.

Additionally, commercial and industrial buildings in East

Boulder are subject to the city's Building Performance Ordinance. All buildings over 20,000 square feet are scheduled to complete mandatory efficiency upgrades in the coming years to comply with the ordinance, with the first set of requirements applying in 2021 to buildings over 50,000sf.

There may also be opportunities to create ground source heating and cooling services that could be economically viable due to the economies of scale in serving much larger facilities. Current leasing conditions likely contribute to "split incentives" in which building owners do not have a strong incentive to optimize utility services because tenants are responsible for utility costs. New models of "green leasing," as well as changes in utility policy that allow cross boundary energy system integration, could significantly expand the utilization of renewable energy and corresponding reduction in emissions caused by these commercial buildings.

Goal: Improve community capacity and resilience to natural and economic disruptions

The confluence of many of the city's major creeks, ditches and drainageways is located within the East Boulder subcommunity, making this area an important player in the management of stormwater and creating a resilient future in the face of future natural events, like flooding. Many community members from the Southeast Boulder subcommunity have expressed the importance of incorporating resilience planning into any future redevelopment scenarios for the subcommunity.

In 2015, the City of Boulder and Urban Drainage and Flood Control District completed the [South Boulder Creek Major Drainageway Plan](#). The plan recommends regional detention at US-36 along with downstream improvements to address the over-topping of US-36 in the 2013 flood, as well as flood concerns for an area identified as the "West Valley" (an area generally bound by US-36 on the south, Mohawk Drive on the west, 55th Street on the east and Arapahoe Avenue on the North). The recommended strategy offered the best cost-

benefit analysis of all the considered mitigation options and includes the following improvements:

- A regional stormwater detention facility at US-36
- West Valley improvements including a stormwater detention facility at or near Manhattan Middle School, a small stormwater detention storage area at the intersection of Foothills Parkway and Baseline Road and enlarging the capacity of the Dry Creek No. 2 Ditch
- A stormwater detention facility located at Flatirons Golf Course

While these projects are located south of the East Boulder subcommunity, their impact is intended to significantly reduce future flooding in East Boulder.

Additionally, East Boulder is the home to important critical facilities like the city and county's Office of Emergency Management, the County Sheriff's Office, the jail and the Foothills Medical Campus, all of which are essential facilities during disruptive events. Because of the location of these facilities as well as the critical land for floodways and floodplains throughout East Boulder, this subcommunity presents itself as an excellent candidate for contributing to this citywide goal.

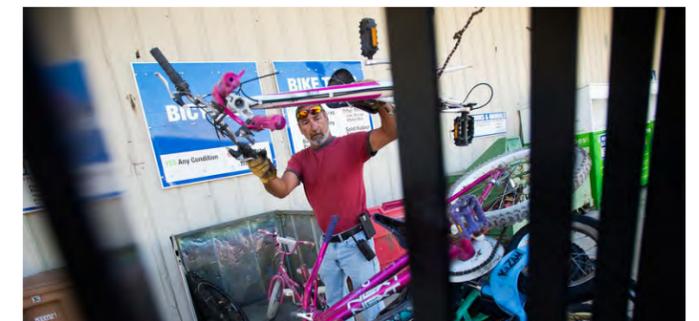
Goal: Reduce carbon emissions

East Boulder includes some major transportation corridors in East Arapahoe Avenue and Foothills Parkway. As an area driven by industry, the subcommunity supports 16,984 jobs. A significant majority of these employees commute by driving alone to work. See focus area Balance of Future Jobs and Housing on the next page for additional information on East Boulder's potential for reducing carbon emissions by increasing access to alternative modes of transportation.

Beyond mobility options, East Boulder is home to the city's major recycling, reuse and waste disposal sites, and an area now known as "Recycle Row." With these local assets and a significant number of local businesses and industries, the East Boulder subcommunity has a great opportunity to develop and demonstrate circular systems of waste production, delivery, recycling and reuse.

Although European nations are exploring the circular economy concept on regional scales, East Boulder Working Group members have asked the question "How can we make sustainable and resilience practices as easy as possible for East Boulder businesses and future residents?" There are a number of examples of companies in the U.S. who are working to reduce both the waste sent to landfills and the consumption of finite natural resources. One such company is Lehigh Technologies in Atlanta. Every year over 1 billion tires are disposed of globally, with 50 percent of those tires either going to landfills or incinerators, allowing a valuable resource to go to waste. Since 2007, Lehigh Technologies has been recovering the valuable resources in waste tires with its proprietary cryogenic turbo mill. This process freezes the rubber feedstock from waste tires and shatters it into micron-scale powder. The resulting Micronized Rubber Powder (MRP) can be used a raw material in a wide range of industrial and consumer applications, replacing fossil-fuel derived materials.

In 2017 Lehigh was acquired by the tire manufacturing giant Michelin to help the company achieve its sustainability goals of using 80% sustainable materials in their tires and recycling 100% of their tires by 2048.



Supervisor Scotty Mordja piles used bicycles onto a forklift at CHaRM on Recycle Row. Source: www.photos.dailycamera.com/Photos-Eco-Cycle-Celebrates/



Summer tool sale at Resource Central at Recycle Row on 6400 Arapahoe Avenue. Source: resourcecentral.org



Goal: Increase access to alternative modes of transportation

The inventory and analysis work in East Boulder found that 76 percent of commuters to East Boulder drive alone to work as their primary method of work commute. Conversations and feedback forms completed with area workers describe a number of issues for resolution that could help the subcommunity contribute to achieving this citywide goal including: (1) Increasing the number of bus routes that access East Boulder destinations; (2) Increasing the frequency of existing bus routes that access the subcommunity, with more times available through the night; (3) Providing mobility share programs in East Boulder (such as B-Cycle); (4) Working with regional partners to better connect surrounding and nearby communities to destinations in East Boulder through public transportation options; and (5) first and last mile connections.



All plan refinements based on TAB and community feedback are highlighted in yellow. To improve readability, staff did not highlight changes such as corrected misspellings or grammatical errors, moving or reordering text, or straightforward revisions to improve readability. Only revisions that involved changes to the actual content or clarified intent have been highlighted to make comparison with the public review draft easier.

The city's transportation goals are defined by the [2019 Transportation Master Plan \(TMP\)](#), Boulder's plan to provide safe, shared, sustainable, attractive, and comfortable travel choices for everyone. To focus the city's work over the next ten years, the TMP includes ten key initiatives:

1. Making Travel Safe in Boulder

Boulder has adopted a Vision Zero objective to eliminate traffic deaths and severe injuries. Based on data between 2015-2017, there has been 1 traffic death and 9 traffic-related severe injuries in the East Boulder subcommunity. Common crash sites are located at the intersection of Arapahoe Avenue and Conestoga Street, along Arapahoe by the Flatiron Golf Course, along 55th and Central (by Flatiron Office Park), near Pearl Parkway and Foothills, and near Airport Road and Butte Street (by Valmont Bike Park and the residential Vista Village Mobile Home Park). Planned transportation improvements that will improve safety along Arapahoe Avenue include the redesign of this regional connector. There are also two proposed pedestrian head starts in East Boulder – one at Arapahoe and Conestoga and another at 55th and Flatiron Pkwy (by Flatiron Office Park). Head starts are new signal timing practices, intended to proactively improve safety. Future phases of work will identify other potential intersections needing improvement to ensure the safety of all travelers in the subcommunity.

2. Making Travel Comfortable through a Low-Stress Walk and Bike Network

The TMP prioritizes safe and complete streets to provide a comfortable transportation network for people of all ages and abilities. Today, there is greater east-west multimodal connectivity through the subcommunity than there is for north-south travel. Planned improvements for the East Arapahoe corridor will make significant progress to transforming this corridor into a true complete street. The only north-south corridor that runs through the subcommunity is 55th Street. This corridor includes accommodation for cars, buses, bikes and complete sidewalk connections on both the east and west sides of the streets. It was noted by community members on a Walkabout in April of 2019 that the experience of walking along 55th was noisy and unpleasant. The corridor lacks a consistent tree canopy and the experience of travel along 55th can feel removed from the surrounding land uses, which typically do not face the corridor and/or do not have entrances along 55th Street.

On the north side of the subcommunity, Valmont Road does support vehicular, bus and bike travel; however, there are some missing links in the sidewalk network. Completing these sidewalks and considering other pedestrian enhancements, such as shade trees, could improve this corridor as a complete street.

The city's updated Pedestrian Plan includes recommendations that would help to create a low-stress pedestrian network in East Boulder. The plan also identifies potential neighborhood "GreenStreets." GreenStreets are a set of low-cost improvements designed to make walking and biking more comfortable on certain city corridors and streets. The recommended GreenStreets include Walnut Street (east of Foothills), 48th Street by the Foothills Medical Campus, and Central Avenue. For a map of proposed locations, please see [pg 75](#).

The subcommunity plan will continue to identify and implement proposed improvements from the Transportation Master Plan, including more designated bike paths along Minshal Road (by San Lázaro Park), Stazio Ballfields, and 49th Street. Proposed multiuse paths have been identified along the BNSF railroad tracks, around 55th Street and Arapahoe Avenue, and along Dry Creek No. 2 Ditch (near Flatirons Business Park). For a map of proposed improvements, please see [pg 71](#).

3. Providing Mobility Options

The TMP emphasizes moving people rather than vehicles with high quality, high-frequency, reliable transit being the backbone of an efficient transportation system. The plan

identifies that East Boulder's auto-focused development pattern and abundant free parking present a challenge to the achievement of this initiative. The majority of parking in the subcommunity is at-grade, surface lots. There are approximately 360 acres of surface parking in East Boulder. There are some more recent development projects which have incorporated structured parking, such as the recent expansion at Boulder Community Health's Foothills Medical Campus.

The city is currently coordinating with regional partners to implement the vision for bus rapid transit (BRT) along East Arapahoe. The project to expand HOP services to areas within East Boulder would provide additional transit service and funding beyond what RTD is able to provide. The expansion will provide high frequency local connections to regional travelers connecting to Downtown Boulder Station and Boulder Junction, providing important first and final mile connections to and from transit service.

4. Prioritizing the Pedestrian

The city's Pedestrian Plan and low stress network model have identified that East Boulder lacks two of the major components necessary to have a great pedestrian network: (1) complete, low stress pedestrian facilities (sidewalks, trails or paths) and (2) destinations that pedestrians want to walk to. Future phases of the subcommunity planning process will identify potential connections between revealed, new or improved destinations to create fifteen-minute walkable neighborhoods in East Boulder.

5. Shaping Innovation and New Forms of Mobility

The city is aiming for a transportation future that is shared and electric to meet transportation and climate goals. With technology shifts and innovations associated with smart phones, mobility-on-demand services will significantly shape how people travel in the future. East Boulder includes the planned site of a future "mobility hub" at 55th Street and Arapahoe Avenue. Envisioning this hub as a place for regional, local and last-mile connections, the site offers the opportunity to explore the full complement of advanced mobility modes and technologies.

6. Delivering Transit in New Ways

There are plans to expand and electrify the HOP bus route to areas within East Boulder. The new expanded route would serve Flatirons Business Park and provide local, high-frequency connections. The service expansion

would reach 4,400 more people; 5,800 more jobs would be within a quarter mile of the expanded service. For the expanded route, please see [pg 67](#) or the [HOP Transit Service Extension webpage](#).

7. *Connecting to the Region*

The City is currently coordinating with regional partners to implement the vision for BRT along East Arapahoe. East Boulder Working Group members have also identified needed regional connections to communities to the north, like Gunbarrel and Longmont.

8. *Managing Demand on our System Together*

Transportation Demand Management (TDM) is a set of strategies, policies and programs designed to make the most efficient use of the transportation system by shifting trips to a different mode, time, or route instead of expanding vehicular capacity of our roads. Transportation Demand Management (TDM) may be an arena where East Boulder could have significant impact into the future. With approximately 800 businesses and 16,000 workers in the area, there is great potential for TDM and the reduction of single-occupancy vehicle use. Today, only four percent of subcommunity businesses offer Eco-Passes to employees. Eco-Pass possession is associated with use of transit for work and non-work trips. There are currently no parking districts in East Boulder.

9. *Ensuring Equity*

The TMP's Equity Index identifies East Boulder as an area that includes non-white populations, families whose household income is below poverty levels and populations who have disabilities. This index will help prioritize future

transportation improvements in East Boulder to create greater equity in access to multimodal options for transportation across the city.

Ongoing concurrently with the East Boulder subcommunity planning process is the Accessible Boulder: ADA Self-Evaluation and Transition Plan. This plan will identify barriers and opportunities to ADA compliance of the city's transportation facilities. Future transportation recommendations for East Boulder will be inclusive of the Accessible Boulder recommendations and ADA compliance. For more information, please visit [Accessible Boulder's website](#).

10. *Funding the Transportation System*

The East Boulder subcommunity currently has a number of transportation-related projects that have pursued and received funding from partnerships, grants, state and federal resources:

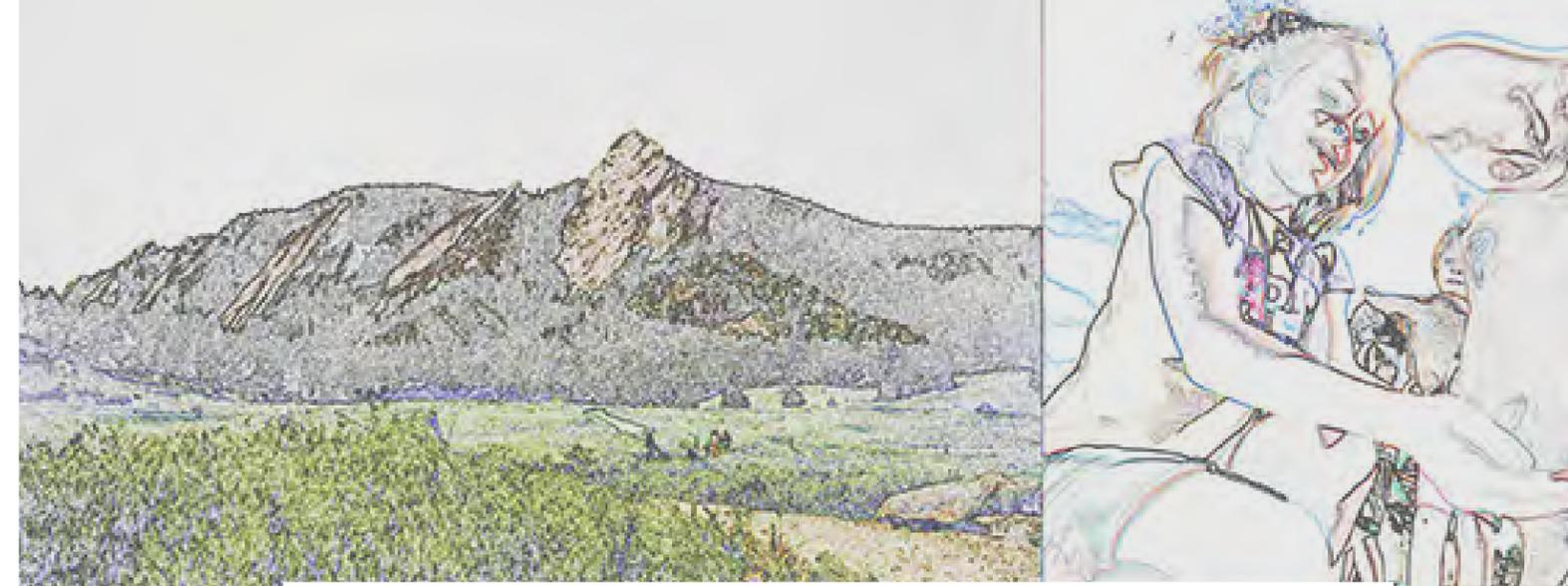
Project	Funding Source
State Highway 7 Preliminary Design and Environmental Study	Colorado Department of Transportation (CDOT)
East Arapahoe BRT Station Design	Denver Regional Council of Governments (DRCOG)
55th and Arapahoe Station Area Master Plan	DRCOG
HOP Transit Service Expansion	DRCOG

Goal: Increase the number of housing units in commercial and industrial areas

Recent conversations related to the Use Table revisions highlight the continued desire to explore housing in East Boulder. The great challenge identified by the East Boulder Working Group is: "how can future housing be integrated with East Boulder's important industrial businesses and spaces?" Historically, residential uses have not been compatible with local industry – the noise, smells and traffic generally associated with many successful and important industrial facilities have been thought to be unattractive to residents or residential developers. As parts of East Boulder have transitioned from more heavy industry to light industry and

office space, there may be opportunities to identify locations for housing development that can provide a high-quality of life with a compatibility of the surrounding uses.

This concept has been explored, tested and implemented in other cities across the country. A local example includes the TAXI development in Denver's River North industrial area. The development includes space for small-scale manufacturing along with business incubators, design and architecture studios and several software firms. The area also includes housing for hundreds of residents, a fitness center, restaurant and early childhood education center.



Can East Boulder Achieve Citywide Goals?

It is the intention of the Subcommunity Planning Program that community members play a significant role in determining if and how a particular subcommunity can contribute to citywide goals. The inventory and analysis work for the East Boulder Subcommunity Plan has revealed that this subcommunity has the potential to contribute to all of the citywide goals as described in the BVCP focus areas.

While the potential is there, future work will likely reveal conflicts and disruptions in installation and true achievement of all of these goals. It will be up to the project teams, working group, community members and city boards and council to weigh potential outcomes and make tough decisions that could prioritize the achievement of one goal over another. As with all planning projects, with great opportunity comes great responsibility.

