



What We Heard about the draft Vision Statements

In general, a majority of community members support the six Vision Statements. Each statement received important comments and feedback. The Housing Vision Statement feedback included the greatest range of sentiment, from fervent support to strong opposition. Participants expressed concerns about increased traffic resulting from an increase of residential density. Others want to see diverse, affordable options in East Boulder that would allow for for-sale products serving a range of households: families, workers, low and middle income. Other issues with a wide range of viewpoints include subcommunity character, the need for industrial and commercial space and density.

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

Other consistent themes about the vision statements include a general support for providing access to nature and green spaces and open areas with views to the mountains; a range of views about desired future density and a desire for new and enhanced connections in East Boulder to support any new uses.

How will we use this input?

Working group members, Planning Board and the Transportation Advisory Board will review survey results and feedback. The working group will work with staff to make any final revisions to the statements. Many of the comments can be brought forward for consideration as a potential recommendation. Other comments will weigh on decisions related to land use choices, mobility options and final recommendations.

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

Following documents:

- draft Vision Statements survey response report - summary results and table (1 page)*
- draft Vision Statements survey response report - details and comments (50 pages)*


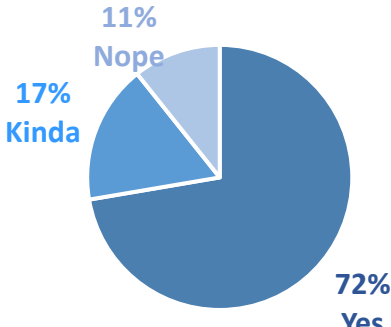

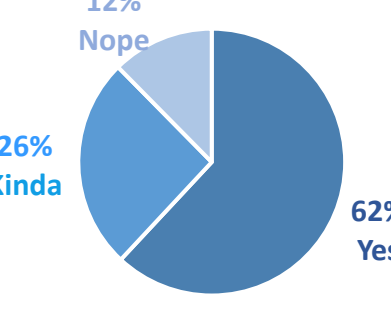

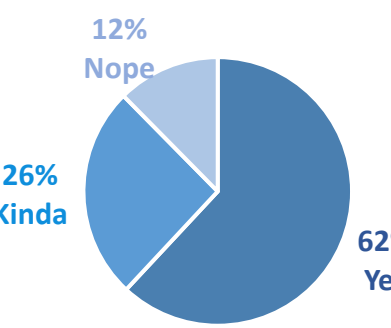

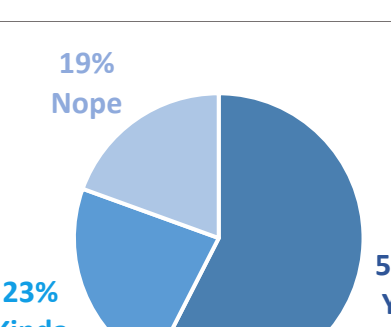

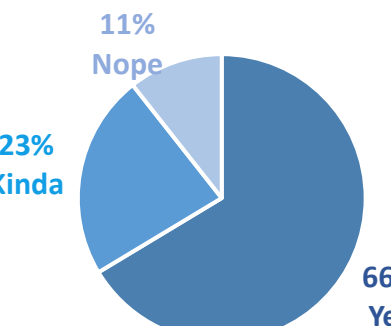

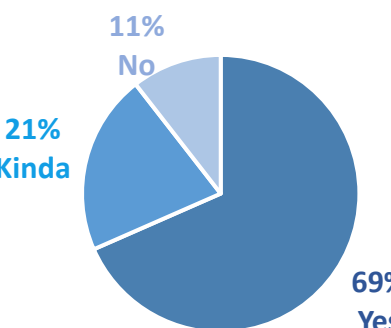
East Boulder

Draft Vision Statements Questionnaire summary results

September 22, 2020

Questionnaire posted on BeHeard Boulder website mid-July through mid-September 2020. The question for each of the six Vision Statements asked, “Do you agree with the draft Vision Statement”, followed by choices of Yes, Kinda, and Nope, with an open comment area. With 113 responses, there was a wide range of competing viewpoints, which are summarized here:

- **Housing:** some want to see a lot more housing (10,000K units) AND some want very limited, if any, new housing or growth
- **Housing vs Commercial / Industrial Space:** people recognize the need for housing AND the need to have affordable space for small businesses and space for large employers and vital Boulder companies
- **Subcommunity Character:** perceptions of the current character AND desired future range include: rural/agriculture, suburban, urban w/ mix of uses.
- **Density:** People expressed a range of views about desired future density

Focus Area	Draft East Boulder Vision Statement	BHB Questionnaire Responses Do you agree with the draft vision statement?	BHB Questionnaire Summary of Comments / Concerns								
<div></div> <div>Small Local Business</div>	The city will protect affordable business space, support a wide variety of businesses and deliver attractive neighborhoods for employers, employees and customers in order to help local businesses thrive in East Boulder.	 <table><tr><th>Response</th><th>Percentage</th></tr><tr><td>Yes</td><td>72%</td></tr><tr><td>Kinda</td><td>17%</td></tr><tr><td>Nope</td><td>11%</td></tr></table>	Response	Percentage	Yes	72%	Kinda	17%	Nope	11%	<ul style="list-style-type: none">• Fear housing will displace small affordable business space• Concerns about growth in general• Support limiting space for ‘big tech’• Support for diversity in businesses, ownership
Response	Percentage										
Yes	72%										
Kinda	17%										
Nope	11%										
<div></div> <div>Arts & Culture</div>	The city will play an active role in facilitating East Boulder’s development of art spaces and experiences, installations, businesses and venues for professional and amateur creatives that reflect the subcommunity’s local culture.	 <table><tr><th>Response</th><th>Percentage</th></tr><tr><td>Yes</td><td>62%</td></tr><tr><td>Kinda</td><td>26%</td></tr><tr><td>Nope</td><td>12%</td></tr></table>	Response	Percentage	Yes	62%	Kinda	26%	Nope	12%	<ul style="list-style-type: none">• Question the need for additional emphasis on facilities in EB because there are arts / cultural destinations already in downtown and North Boulder• Concern about city playing active role• Need for adequate parking to support arts venues
Response	Percentage										
Yes	62%										
Kinda	26%										
Nope	12%										
<div></div> <div>Design Quality & Placemaking</div>	East Boulder will evolve to include walkable neighborhoods, for all ages and abilities, whose aesthetic character reflect the subcommunity’s unconventional personality and industrial past. The area will welcome experimentation in design and construction to build enduring and engaging places.	 <table><tr><th>Response</th><th>Percentage</th></tr><tr><td>Yes</td><td>62%</td></tr><tr><td>Kinda</td><td>26%</td></tr><tr><td>Nope</td><td>12%</td></tr></table>	Response	Percentage	Yes	62%	Kinda	26%	Nope	12%	<ul style="list-style-type: none">• Emphasis from residents to create more diverse public spaces, parks, or facilities that are attractive and welcoming to families and youth• Concern about high density / too tall / lack of greenspace• Concern about growth and more people/ traffic• Recognize the need for truck access in potential changes to streets
Response	Percentage										
Yes	62%										
Kinda	26%										
Nope	12%										
<div></div> <div>Housing Affordability & Diversity</div>	East Boulder will be home to a substantial amount of new and affordable housing that complements existing uses, includes a diverse mix of product type and ownership models and extends live-work-play choices to those interested in living in Boulder.	 <table><tr><th>Response</th><th>Percentage</th></tr><tr><td>Yes</td><td>58%</td></tr><tr><td>Kinda</td><td>23%</td></tr><tr><td>Nope</td><td>19%</td></tr></table>	Response	Percentage	Yes	58%	Kinda	23%	Nope	19%	<ul style="list-style-type: none">• Support from residents for maintaining San Lazaro as affordable manufactured housing community and if annexed to promote access to city services for residents (i.e. water, transit)• Support for affordable housing; housing for middle income; mix of market/affordable housing, families, home-ownership opportunities Concern about appropriateness of increased density in EB, increased traffic, pollution
Response	Percentage										
Yes	58%										
Kinda	23%										
Nope	19%										
<div></div> <div>Resilience & Climate Commitment</div>	The built and natural environments in East Boulder will be integrated to make the most of the area’s natural resources and manage disruptions, including storm events. The subcommunity’s system of critical facilities, complete transportation networks, businesses and dedicated community members will provide a strong network for resilience in the face of economic disruption.	 <table><tr><th>Response</th><th>Percentage</th></tr><tr><td>Yes</td><td>66%</td></tr><tr><td>Kinda</td><td>23%</td></tr><tr><td>Nope</td><td>11%</td></tr></table>	Response	Percentage	Yes	66%	Kinda	23%	Nope	11%	<ul style="list-style-type: none">• Concern potential for flooding is not highlighted enough
Response	Percentage										
Yes	66%										
Kinda	23%										
Nope	11%										
<div></div> <div>Access & Mobility</div>	People and goods will easily and safely travel to, from and through East Boulder by a variety of efficient and affordable modes, employing advanced transportation technology where appropriate.	 <table><tr><th>Response</th><th>Percentage</th></tr><tr><td>Yes</td><td>69%</td></tr><tr><td>Kinda</td><td>21%</td></tr><tr><td>No</td><td>11%</td></tr></table>	Response	Percentage	Yes	69%	Kinda	21%	No	11%	<ul style="list-style-type: none">• Desire for more affordable, frequent transit access• Concern about changes resulting in more cars, traffic• Support for better bike, transit and pedestrian facilities• Desire for e-bikes, scooters
Response	Percentage										
Yes	69%										
Kinda	21%										
No	11%										

Draft Vision Statements for East Boulder's Future

SURVEY RESPONSE REPORT

July - September 2020

PROJECT NAME:

East Boulder Subcommunity Plan

This survey report includes responses from 113 participants. 91 community members participated online via BeHeard Boulder. The survey was also conducted in Spanish for residents of the San Lazaro and Vista Village Neighborhoods. 22 community members completed the Spanish survey over the phone.

SURVEY QUESTIONS

Welcome! Thank you in advance for providing your feedback on these vision statements.

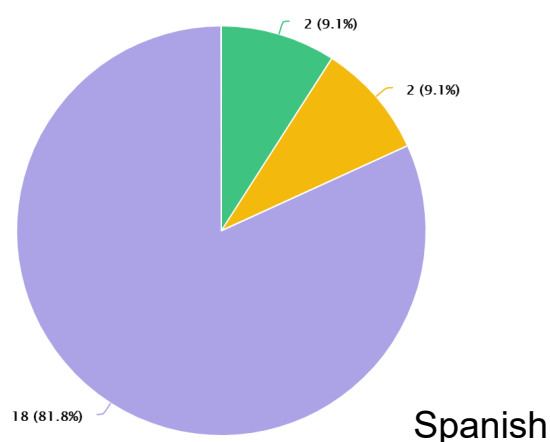
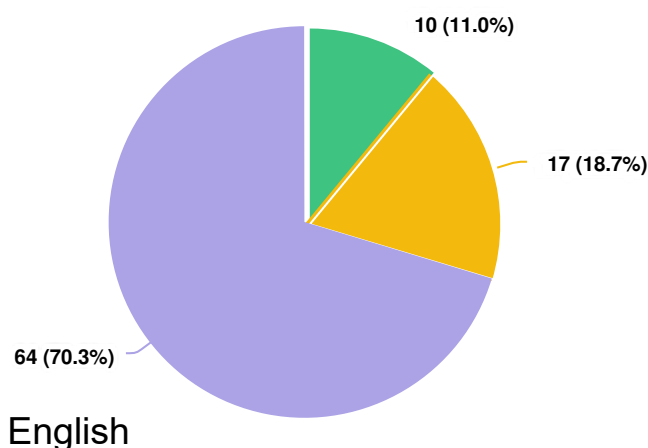
City staff, with input from the community and the [East Boulder Subcommunity Plan Working Group](#), have drafted vision statements that apply [Boulder Valley Comprehensive Plan](#) goals to East Boulder in six areas, including:

- Housing Affordability & Diversity
- Resilience & Climate Commitment
- Arts & Culture
- Small Local Business
- Access & Mobility
- Design Quality & Placemaking

Your input will be used to help inform decision-making and strategies for the East Boulder Subcommunity Plan.

These Vision Statements will guide decision-making, objectives and strategies that will be further defined as the subcommunity plan is developed. The vision will help shape the range of options considered about where, what and how East Boulder's future might evolve.

Q1 VISION STATEMENT: The city will protect affordable business space, support a wide variety of businesses and deliver attractive neighborhoods for employers, employees and customers in order to help local businesses thrive in East Boulder.



Question options: Do you support this vision?

● Nope! ● Kinda... ● Yes!

Q2 If not, why not? (small local business)

7/16/2020 08:46 AM

You're being very vague on the housing. Of course I support protected affordable business space, but it looks like you're lumping it in to garner support for a bunch more overpriced condos, which are all over in East Boulder and NOT what East Boulder (or Boulder in general) needs

7/16/2020 10:32 AM

How I'm concerned about adding more business space. And want to avoid all high rise density housing. Prefer townhomes, duplexes, medium density housing.

7/18/2020 06:00 PM

The way to protect affordable small business space is not by rent control but by controlled development. Stop allowing big tech to build more office space in Boulder furthering the jobs/housing imbalance.

7/18/2020 06:26 PM

East boulder is not a dumping ground for boulder to obtain growth not attainable in an already packed city of boulder

7/24/2020 03:22 PM

remove "attractive neighborhoods" and add "open outdoor space"

This has to be well thought out and considered - the devil here is in the

7/30/2020 08:11 PM

details and this is such a wide and general statement that it actually means nothing.

7/30/2020 08:55 PM

Why does like all Boulder planning ignore Gunbarrel? You stick tons of high density housing here but give us no amenities whatsoever.

7/31/2020 07:32 AM

I question what you mean by attractive neighborhoods. Boulder does not need any more ugly "affordable housing" which all looks alike i.e. the millennial kennels on 30th Street. This model has proliferated all over Boulder.. Check out the ugly development on CO 119....the gateway to Boulder. This property was protected for years by city council as they did not want the "gateway to Boulder" to be ugly. Now city council is happy with the ugly entry to Boulder to accommodate more affordable housing.

Anonymous

7/31/2020 04:49 PM

I hope you will put in good parking to support the businesses. I've stopped going to many Boulder businesses due to lack of parking.

Anonymous

8/07/2020 01:58 PM

Some of the older business parks along Arapahoe look junky and need modernizing and improved landscaping etc. this may not be compatible with 'affordable' rents.

Anonymous

8/14/2020 10:20 AM

stop the growth! do a better job of preserving the rural nature of what we have.

Anonymous

8/14/2020 10:21 AM

keep affordable housing

Anonymous

8/14/2020 12:01 PM

Mostly it sounds good, but I'd want to know the details of "protect affordable business space". If that means reducing land area available to develop housing, then I don't support it.

Anonymous

8/18/2020 01:30 PM

too much about business and not about quality of life for people

Anonymous

8/19/2020 03:31 PM

I think we should support all businesses, large and small.

Anonymous

8/19/2020 04:09 PM

I'm concerned about the "protect affordable business space" part.

Anonymous

8/20/2020 08:10 AM

Support of local business is critical for a robust local economy.

Anonymous

8/20/2020 10:25 AM

Let's support the small businesses we already have in East Boulder and NOT encourage more businesses in East Boulder. Re configure and redesign the small business areas we already have rather than abandon them and build new. Abandoning the "old" makes our city look dilapidated and old. Use what we have and make it look updated.

Anonymous

8/24/2020 09:55 AM

Need to also support business like Ball Aerospace so they don't move all operations to Westminster. I hear the city of Boulder has not been friendly to them (though they have supported many people being here (for many years!)), and all the restaurants etc nearby, Boulder has not been competitive with Westminster/Broomfield.

Anonymous

8/24/2020 03:15 PM

Let the free market decide the best uses!

Anonymous

8/26/2020 05:31 AM

Affordability for residential housing gets all the press but the real affordability need is for small business. If small businesses have low cost/free space or low cost/free live/work space people could make enough money to afford normal housing. "Two birds with one stone." This is especially true given what is happening due to Covid.

Anonymous

8/26/2020 06:28 AM

This vision leaves out residents -- people who live there, and the environment. I am not sure what "deliver attractive neighborhoods" means if you don't talk about nature. People who live there don't matter?

8/26/2020 12:15 PM

Too many unanswered questions about size, requirements, and more to give this a thumbs up.

Anonymous

8/31/2020 11:23 AM

You have lumped a number of visions in one statement. You need to separate these out. I am in favor of protecting affordable business space but not the other part of this vision statement. On the surface it sounds good but what does it really mean? Boulder does not need to attract any more businesses. One of it's main problems is not enough housing for the workers at the businesses already here. Deliver attractive neighborhoods for employers, employees and customers - what does that mean? I see this as double speak for putting in higher density in the area and taking away the rural and suburban feel of East Boulder. Have you asked specifically to the citizens who live near this area if they want this area to become a dense city atmosphere? I suspect not. There are very few housing units in this designated subcommunity - most of them in a mobile home park by Valmont Park. I highly suspect that this plan is put in place to add a great deal of density to this area and to use this area to provide housing for the City of Boulder. How much of this area is incorporated into the City of Boulder? Is most of this area in unincorporated Boulder County?

Anonymous

9/06/2020 06:48 AM

I don't support further development in this area.

Anonymous

needs to have a neighborhood and walkability component

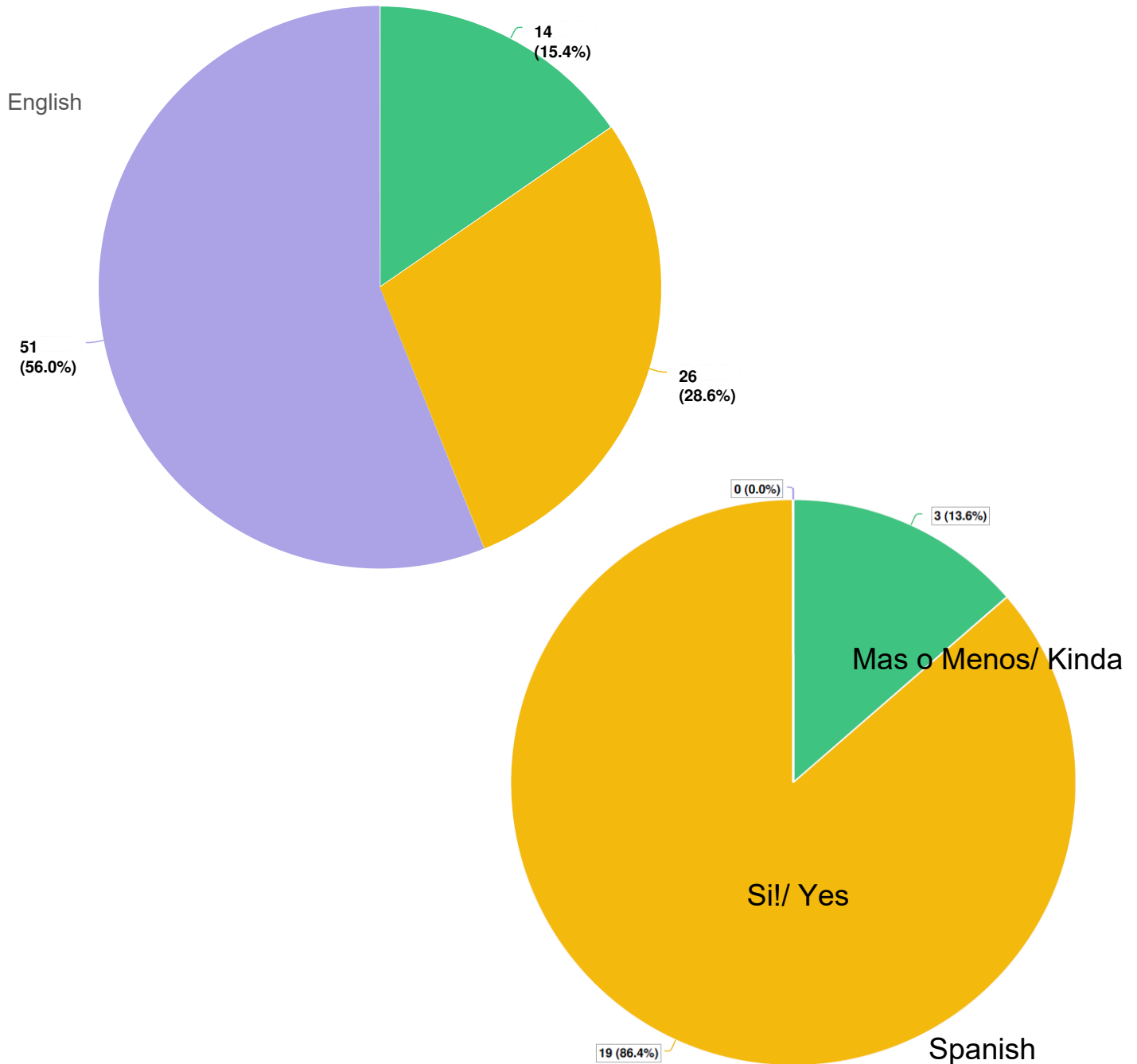
Anonymous

No quiero que San Lazaro sea mas caro
I don't want San Lazaro to be more expensive

Anonymous

Porque, cuanto será afectado/beneficiado nuestro vecindario con este nuevo plan?
Why, how much will our neighborhood be affected/benefited by this new plan?

Q3 | **VISION STATEMENT:** The city will play an active role in facilitating East Boulder's development of art spaces and experiences, installations, businesses and venues for professional and amateur creatives that reflect the subcommunity's local culture.



Question options: **Do you support this vision?**

● Nope! ● Kinda... ● Yes!

Q4 | **If not, why not? (arts & culture)**

7/16/2020 08:46 AM	Needs to be made clear that East Boulder gets to take the lead, not the city forcing things. "The city" makes shortsighted decisions sometimes, without taking into account various communities
7/16/2020 09:36 AM	I feel like downtown should be where this happens. East Boulder should be for small business and light industry, etc. If the arts guys want to rent a warehouse to do art, I guess that is fine, but i suspect Boulder would be better served with art performance spaces and galleries closer to downtown.
7/18/2020 06:00 PM	arts thrive in affordable communities. Affordability starts with limiting commercial office development - this needs to be considered.
7/18/2020 06:26 PM	This statement has no actionable or defined items and is meaningless.
7/24/2020 03:22 PM	remove word "facilitating" and replace with "preserving"
7/30/2020 08:11 PM	The City already has very dedicated art spaces and areas and venues. The City should focus on making those successful ventures and further supporting them and NOT focus on adding yet further venues adding to the Boulder sprawl.
7/30/2020 08:55 PM	Again, Gunbarrel needs this. Where are our art spaces? Where is our rec center? Where is our library? You should invest something in the Northeast before you plow more money and resources into this area.
7/31/2020 07:32 AM	can't see the reason for this since it will certainly cost the city & the taxpayers money
Anonymous 7/31/2020 04:49 PM	Again parking, parking, parking is needed if you want people to go to these art spaces.
Anonymous 8/14/2020 10:20 AM	stop the growth! do a better job of preserving the rural nature of what we have.
Anonymous 8/14/2020 03:30 PM	Consider modifying to say that the City will support the stated goals while balancing the fulfillment of the other Vision Statements.
Anonymous 8/15/2020 10:14 AM	This concern started with keeping affordable space for art since this is the area that many artists and studios ended up with after high rents for space forced them away from downtown. This does not mean that we need another

	art center to compete with North Boulder and protection of affordable space for small businesses. Protection of affordable space for both business and artists might be a better vision.
Anonymous 8/16/2020 08:17 AM	I don't need art installations out here. It's full of natural beauty. I need convenience. Art studios are fine, but services over statues, please.
Anonymous 8/18/2020 01:30 PM	East Boulder could probably do this fine without the "city playing an active role"
Anonymous 8/20/2020 08:10 AM	Distributing arts and culture into East Boulder would further dilute arts and culture in Boulder in general. That is, I believe the likelihood of arts in culture demand in East Boulder is low. So why create competition in East Boulder against the other arts and cultural centers?
Anonymous 8/20/2020 10:25 AM	North Boulder is already the space that reflects our local culture. Why not develop that area rather than start another area. The city needs to make an over all plan for various areas of interest rather than have multiple areas of the same thing. That means more traffic trying to get from one area to another for the same purpose ie seeing an art area. Sculpture installations around the city are lovely and a sculpture park could reflect our artists.
Anonymous 8/24/2020 09:55 AM	Boulder is not known for the arts, it is known for open spaces. I would rather more money be directed to preserving/maintaining them. Starving artists can move, they can do art anywhere.
Anonymous 8/24/2020 03:15 PM	Let the people decide on development of these things! We don't need the government to decide for us!
Anonymous 8/26/2020 05:31 AM	Small businesses enhance art in so many ways by selling it and innovation. Help small business.
Anonymous 8/26/2020 06:28 AM	I gues it comes down to trust. I don't think the county would understand how to do this, or have the staff expertise to do this . Are you involving citizens to be determining what works or dictating it?
8/26/2020 12:15 PM	Again, too many unanswered questions.
Anonymous 8/27/2020 07:15 AM	this is a function of the community not the government. Often it would require city money which is not a function of a city government nor is the city equipped to determine which "creatives" are worthy of support
Anonymous 8/31/2020 07:24 AM	Focus should be placed on areas that East Boulder already has a good start. Resources spread too thin result in not being exceptional at anything.
Anonymous 8/31/2020 11:23 AM	Again, you are going to turn a rural/suburban area into a dense urban area. This has already been done in North Boulder. Many of the businesses there complain that there is not enough parking for customers. Keep this area as is

- some industrial businesses with some rural/suburban housing. This whole project is a green light for developers and investors to make a lot of money off of Boulder's image.

Anonymous

8/31/2020 01:18 PM

What does "active role" mean, and who gets to decide what that local culture is and how it's expressed?

Anonymous

9/06/2020 06:48 AM

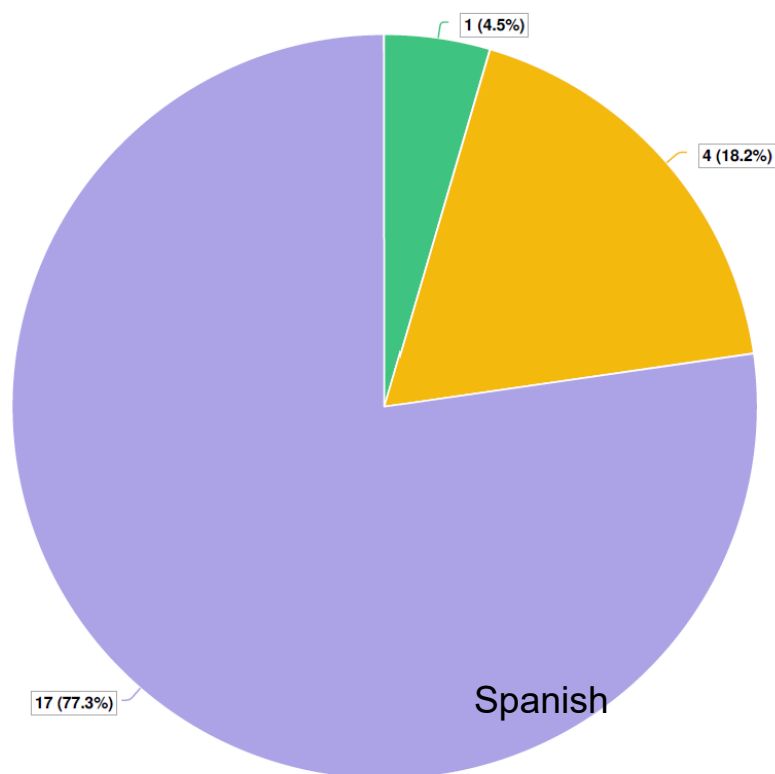
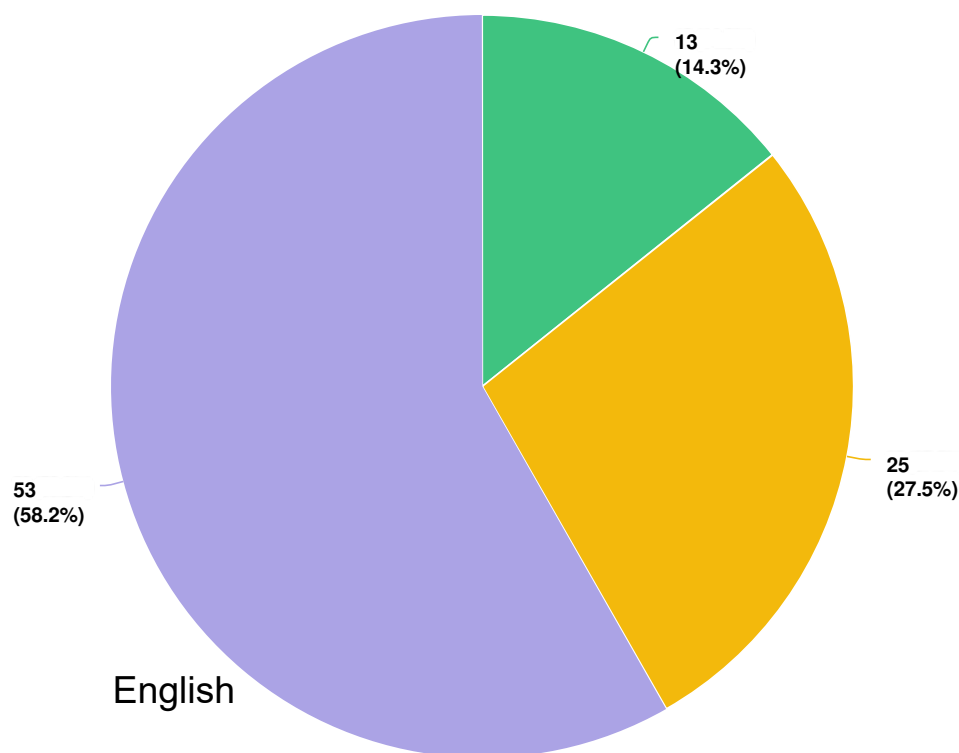
I don't support further development in this area.

Anonymous

9/09/2020 10:58 AM

This seems to be well represented via the existing museums and performance spaces throughout town. Art in public spaces is always a nice addition though.

Q5 VISION STATEMENT: East Boulder will evolve to include walkable neighborhoods for all ages and abilities whose aesthetic character reflects the subcommunity's unconventional personality and industrial past. The area will welcome experimentation in design and construction to build enduring and engaging places.



Do you support this vision?

● Nope! ● Kinda... ● Yes!

Q6 If not, why not? (design quality & placemaking)

	<p>No entiendo completamente esta vision / I don't understand this vision.</p> <p>Mejores lugares recreativos Better recreational places</p> <p>Affordable needs to be mentioned here! East Boulder used to have affordable housing - BRING IT BACK!</p>
7/16/2020 08:46 AM	
7/16/2020 09:36 AM	<p>My concern here is that you will put housing close to the airport and thus make more people complain about the airport. The airport is a great provider of jobs and recreation in our city and should be protected in the same way that we protect our parks etc.</p> <p>Sounds like high density housing to me. Families don't like to live in apartments with no play space.</p>
7/16/2020 10:32 AM	
7/18/2020 11:39 AM	<p>* I hope we don't see massive apartment buildings as we are seeing across from Google on 30th street. They tower over the street. No green space or views. * The design in Boulder is terrible. 29th Street Mall has great views. Why don't we put condos/apartments on top of Macy's and Panera? Why don't we have public space on top of 29th Street Mall with big decks? I realize this is not the area that is being discussed but it is an example of wasted space and valuable space that could have been used for housing. And it is so close to so many jobs. But also, there should be "green space" within 29th Street Mall too.</p> <p>except for overdevelopment of housing with little parking availability</p>
7/18/2020 03:40 PM	
7/18/2020 06:00 PM	<p>I do not support aggressive development - densifying these areas will make Boulder less affordable in the long run. Limit office development to truly address the housing/jobs imbalance</p> <p>I do not want low cost housing and overcrowded apartments built in east boulder due to the boulder already being overcrowded with apartments in every location, including between the roads on the diagonal.</p>
7/18/2020 06:26 PM	
7/24/2020 03:22 PM	<p>East Boulder will improve streets with sidewalks and bike lanes that improve connectivity between properties within the subcommunity. East Boulder will preserve its industrial character while improving open spaces for aesthetics.</p> <p>I think this objective could be used by opponents of affordable rental housing, giving the NIMBYs more ammunition (beyond prairie dogs and the ten thousand year flood).</p>
7/30/2020 05:00 PM	
Anonymous 7/31/2020 04:49 PM	<p>Your walkable neighborhoods make deliveries by large trucks impossible without totally blocking roads. Either make a business area with wide enough roads for delivery or forget the business aspect of this venture.</p>

Anonymous

8/01/2020 08:31 PM

It's jarring to talk about the area's "industrial past" when industry is also the area's present, with primary employers, manufacturing, etc. Does the committee not see industrial/flex type space as East Boulder's future?

8/12/2020 02:15 PM

I do not approve of the kind of construction that is going up in Central Boulder--such as on 30th & Pearl Streets. These highly urban and dense condos are out of character for Boulder and create an "urban jungle" like you find in big cities or LoDo/Denver. So I do hope Boulder isn't going to replicate what is happening in Central Boulder. With the urban, big city lifestyle comes all the unhealthy elements like noise, pollution, and less greenery. I walk less because it is no longer pleasant to work around this area. Height limits, setbacks from streets, greenery and more should be considered for East Boulder. I encourage Boulder to stop following the high-density model of other cities and create something more unique and fitting. I wish Boulder would consider "middle housing" rather than cram people together in highly dense spaces. <https://missingmiddlehousing.com/>

8/13/2020 02:37 PM

Place making involves people and there are few people in East Boulder after working hours. The place making vision needs to include, and even focus on, places for people at all times of the day, i.e. housing and complete walkable neighborhoods.

Anonymous

8/14/2020 10:20 AM

stop the growth! do a better job of preserving the rural nature of what we have.

Anonymous

8/14/2020 12:01 PM

But I question whether the subcommunity has "unconventional personality". It's pretty generic suburbia.

Anonymous

8/14/2020 03:30 PM

Suggest deleting 'unconventional personality' since this term is not defined. Also suggest revising the phrase 'will welcome experimentation in....' as this suggests that existing building codes will not be adhered to.

Anonymous

8/15/2020 10:14 AM

It will be very important that the focus on design quality and placemaking don't result in gentrification that makes the goal of affordability impossible.

Anonymous

8/16/2020 08:17 AM

While "walkable neighborhoods" look good on paper, It's not a real solution to anything. Nobody walks to run errands. Nobody walks to go Grocery shopping. Nobody walks to the laundry or dry cleaners (Mary Young). Again, it sounds good, but it's not reality. Ooh - nobody will bus their errands either. Come on now....

Anonymous

8/18/2020 01:30 PM

I think of walkable neighborhoods as a city concept, and East Boulder is and should remain a transition between city and rural. I oppose building more "places."

Anonymous

8/20/2020 08:10 AM

Be careful in population density design. Suggest studying the "City Life" effort in Milan, Italy - successful development and a place to be.

Anonymous

Walkable neighborhood? We have too many pedestrians, bikers, strollers,

8/20/2020 10:25 AM

skate boarders, etc. already in and around the Centennial Trail system. Also, I do NOT think our community has an "unconventional personality" and again redesign and use what we already have. As far as experimentation in design and construction? Let's build with materials that reflect our beautiful surroundings. The bright orange and chartreuse colors added to buildings is such a distraction to good architecture. Let's keep buildings at 35', stop giving variances and stop obstructing views of the mountains. East Boulder is NOT the place for "experimentation in design". I will not welcome that idea.

Anonymous

8/24/2020 09:55 AM

as long as Boulder is not taking personal property to achieve this

Anonymous

8/24/2020 03:15 PM

Walkable is great! Make sure there are no roads.

Anonymous

8/25/2020 10:48 PM

More trees

Anonymous

8/26/2020 05:31 AM

Strangely, some of the most innovative space is created by artists and small businesses in old warehouses and dilapidated structures. Help small businesses do this rather than paying some elite architects to "build enduring spaces".

Anonymous

8/26/2020 12:33 PM

This statement is open to a lot of interpretations. A big thumbs-up to a walkable neighborhood. I'm not sure what design or aesthetic is intended here so it's hard to agree or disagree with the experimental design concept.

Anonymous

8/27/2020 07:15 AM

This is so vague as to be incomprehensible. Nothing but governmental nonspeak

Anonymous

8/31/2020 11:23 AM

Again, there are plenty of cities in Colorado, the United States, and worldwide where those seeking an urban environment to live in can do so. Boulder has been known for it's preservation of Open Space and limited growth. This vision presented here is opposite to those visions of Boulder. As far as walkable neighborhoods - just look at other major cities in the U.S. (this is not Europe) - with all the density and so-called 15 minute neighborhoods the roads are still crammed with cars! Building housing with "15-minute" neighborhoods will most likely not decrease car traffic. Those living in the new urban multi-unit housing may not even work in Boulder but just prefer to live here. Even if they do work in Boulder, they may choose to drive to work and stores for the convenience and time saving in their busy lives. How are you going to assure that building all this new urban housing will actually bring about your goal of reducing (if not eliminating) car usage by the residents. Are you going to have an ordinance or some law stating that those living in these units have to work in Boulder and cannot own a car? Can you even legally do that? What your vision here will do is just bring in more people and more traffic and more building and growth into Boulder making developers and investors rich along the way.

Anonymous

8/31/2020 01:18 PM

1. Just listened to a piece on NPR about how "walkable" can be exclusive to all kinds of people, though I do see the "for all ages and abilities" piece. 2. Industrial past? It's still industrial.

Anonymous

9/06/2020 06:48 AM

I don't support further development in this area.

Anonymous

9/09/2020 10:58 AM

This is the only region in town without residential space and is a hub for business, both large and small. Not sure 'neighborhoods' is what this part of town needs as it will only push out other community/local business. Reduction of parking sounds like it could help create some space but it seems some serious demolition and rearranging will be needed. Experimentation in design would be nice but we don't really have much of a good track record for this anywhere in town outside of some single family homes, maybe a new library in north boulder someday. The new architecture filling in around 28th & Pearl to the transit center is largely disappointing and lacking in interest.

Q7 | Bonus Question: What words would you use to describe the desired character (look and feel)of East Boulder?

7/16/2020 10:32 AM

Like Noble Park with patio homes, single family and townhomes.

Industrial artistic — a creative, quirky, and welcoming space for all.

7/16/2020 01:13 PM

suburban/industrial, riparian, utilitarian, agri-horticultural

7/16/2020 01:51 PM

Engaging and enriching and warm

7/16/2020 02:16 PM

walkable, VIEWS, room to breath, white picket fence, NATURE, SPACE, community gathering, potlucks

7/18/2020 11:39 AM

Less congestion, big buildings, noise, and big business development

7/18/2020 02:58 PM

funky

7/18/2020 03:40 PM

7/18/2020 05:49 PM	multi generational, friendly, walkable, diverse, and lots of shade trees
7/18/2020 06:26 PM	Respected by boulder, not a place for fixing the overcrowding and overpriced housing in boulder. Remember when boulder city council wanted to dump human waste in east boulder saying it didn't really smell that much??? I remember.
7/19/2020 07:46 AM	Natural, green, beautiful, inviting
7/19/2020 08:26 AM	Clean, forested with a lot of vegetation. Houses would be a diverse set of architectural design, where ACTUAL affordable housing could be obtained. Developers should not be able to pay their way out of this as they have in downtown Boulder.
7/20/2020 09:38 AM	Diverse, (but also) united, lively, affordable
7/21/2020 03:15 PM	I want East Boulder to be looser and more experimental. Neighborhoods should be walkable and commercial spaces should be cheaper, enabling more experimental and higher risk business, artistic, and cultural ventures. We don't need another downtown.
7/22/2020 05:59 PM	Inclusive and Diverse. One of the major weaknesses of boulder is that it is dominated by single family homes which leads to the exclusion of all but the richest Coloradans and nearly entirely excludes minorities.
7/24/2020 03:22 PM	Light Industrial for the small businesses
7/26/2020 11:19 PM	Relaxed, informal, middle class, small industries, NOT urban
7/30/2020 08:11 PM	Rural, open, natural, peaceful, removed, suburban, trails
7/30/2020 08:55 PM	Pampered and oversupplied while the Northeast is totally ignored.
7/31/2020 07:32 AM	industrial & business as it has always been
7/31/2020 03:06 PM	industrial
Anonymous 7/31/2020 04:49 PM	Pleasant commercial area

Anonymous

8/01/2020 08:31 PM

It's okay if some areas are just utilitarian.

8/03/2020 09:27 AM

Compact, walkable, small business, design-based code, bikeable human-friendly

Anonymous

8/07/2020 01:58 PM

Updated, natural stone, gardens, hardscapes fountains . Similar to Pearl Street Mall

Anonymous

8/09/2020 10:48 AM

I'd like East Boulder to be a mix of housing, emphasis on affordable, and small business. More opportunities for consumer service biz (balanced against current light-industrial mix).

8/12/2020 02:15 PM

Non-urban. A mix of traditional (to fit the character of Boulder) and industrial for warehouse/art spaces as needed. I know a lot of people who complain about the cold, modern and characterless buildings going up in Boulder-- particularly Central Boulder.

Anonymous

8/14/2020 06:36 AM

In transition

Anonymous

8/14/2020 10:20 AM

rural

Anonymous

8/14/2020 10:21 AM

open efficient planned

Anonymous

8/14/2020 12:01 PM

I'd like it to have the feel of a traditional mixed-use space in older American cities, with small blocks, urban rather than suburban design, and an organic mix of uses.

Anonymous

8/15/2020 01:50 PM

walkable, dense, car-lite, community

Anonymous

8/16/2020 08:17 AM

Convenient. Functional. Progressive.

Anonymous

8/18/2020 12:32 PM

Cohesive community, clean, interconnected

Anonymous

8/18/2020 01:30 PM

out of town, green, open, sunny, quiet

8/18/2020 03:15 PM

Active, interactive, close to outdoors, services readily available, access to transportation systems, walkable, bike-friendly, no fun to drive

Anonymous

8/19/2020 03:31 PM

Technologies, future, trees, aerospace

Anonymous

8/19/2020 04:09 PM

Welcoming, safe, vibrant

Anonymous

8/20/2020 08:10 AM

East Boulder should be a welcoming entry point into the city. Civic design should include general businesses (e.g. gas stations, locally based restaurants, etc). Also some focus on city character (e.g. bring the Pearl Street design east).

Anonymous

8/20/2020 10:25 AM

Boulevard with trees and plantings down the middle of the road and on the sides. Maximum two lanes of traffic. More trees, flowers. develop East Boulder Rec area for more social gathering spaces.

Anonymous

8/22/2020 10:05 AM

Mixed use

Anonymous

8/22/2020 06:47 PM

walkable neighborhoods, parking maximums, good transit connections, and mixed use including supporting services like daycares, vets, playgrounds.

Anonymous

8/24/2020 09:55 AM

green, walkable, more trees, less concrete

Anonymous

8/24/2020 02:25 PM

A place where one can enjoy the privacy of one's home. Currently not possible as Boulder Airport is a hub for General Aviation training for Boulder County and draws pilots from RMMA, Erie, Longmont, Greeley and Fort Collins - constant noise & air pollution

Anonymous

8/24/2020 02:39 PM

Beautiful parks and excellent connectivity on multi-use paths. Many light industrial and business buildings are aging, and not particularly attractive. There is also a heavy emphasis on parking. But these businesses are necessary, so evolve with care.

Anonymous

8/24/2020 03:09 PM

Just not car-centric. Spaces should be first-and-foremost pedestrian friendly, with narrow streets and entrances to buildings and homes close to the sidewalk rather than set way back through parking lots. Bike infrastructure is also important!

Anonymous

8/24/2020 07:22 PM

weird, artsy, colorful, funky

Anonymous

8/24/2020 07:25 PM

Safe and open

Anonymous

8/24/2020 07:55 PM

vibrant, community, green, trees, car-free, walkable

Anonymous 8/25/2020 12:41 AM	Arts district with housing and diverse recreational opportunities like the skate park and bike park.
Anonymous 8/25/2020 09:42 AM	Sustainable, open, inviting, green
Anonymous 8/25/2020 02:38 PM	Tech and modern with a homey feel
Anonymous 8/25/2020 04:45 PM	Industrial, artistic, experimental, integrated nature, diverse, urban, busy
Anonymous 8/25/2020 10:48 PM	Mix use with natural corridor
Anonymous 8/26/2020 05:31 AM	Creative.
8/26/2020 12:15 PM	Industrial, avant garde, urban
Anonymous 8/26/2020 12:33 PM	Given the current pandemic, I'd envision very outdoors-focused spaces with art and covered plazas for year-round working and eating activities. Lots of trees and vegetation.
Anonymous 8/29/2020 11:52 AM	hip, tranquil, calm, fun, exciting, cool, magical, fascinating, buzzing, green, healthy, happy, modern, futuristic
Anonymous 8/31/2020 07:24 AM	A place to work, play outside, and enjoy food and drink
Anonymous 8/31/2020 11:23 AM	RURAL!!!! Some Industrial
Anonymous 8/31/2020 01:18 PM	Gritty, authentic, friendly
Anonymous 9/06/2020 06:48 AM	Wild, open, space, nature, mountain views, undeveloped
Anonymous 9/07/2020 03:18 PM	connected areas - get strip malls tied together, pedestrian tunnel under arapahoe at conestoga, parks to eat and connect at. consolidate large parking lots. add density
Anonymous 9/09/2020 10:58 AM	A functional non-gentrified place where work gets done.

Me gustaria que el Este de Boulder se viera mas habitable

I wish East Boulder looked more livable

Esta bien que haya negocios de todos tipos como tiendas, y restaurantes pero es mas importante los espacios abiertos, quiero ver un parque mas diverso y mas atractivos para los niños y los padres, que sean más seguros que el parque de bicicletas.

It's good that there are businesses of all kinds like stores, and restaurants but it's more important the open spaces, I want to see a park more diverse and more attractive to children and parents, that are safer than the bike park.

Que fuera incluyente para todos los niveles socioeconómicos y culturales

That is inclusive of all socioeconomic and cultural levels

Pues a mi me gustaria que tuvieramos mas alumbrado en las noches para asi tener mas comunicacion con los vecinos cuando entran individuos desconocidos a hacer cosas malas

Well, I would like to have more lighting at night so we can have more communication with the neighbors when strangers come in to do bad things.

Que constryan mas pero solo con mas equidad, Boulder necesita dar mas oportunidades a las minorías, diversidad en los negocios

What will consist of more but only more equity, Boulder needs to give more opportunities to minorities, diversity in business

moderno **modern**

Me gustaria que hubiera mas negocios, y tiendas pero que se mantuvieran los espacios abiertos

I wish there were more businesses, and stores but that the spaces were kept open

Que respeten nuestro vecindario (San Lazaro Park) Si se anexa tengamos, acceso a agu de buena calidad y transporte publico, y negocios cerca para no tener que usar el carro siempre

Respect our neighborhood (San Lazaro Park) If annexed, have access to good quality water and public transportation, and businesses nearby so you don't have to use the car all the time

Me gustaria que hubiera un centro comercial al que pudieramos ir caminando. Lugares de entretenimiento para nuestro jóvenes

I wish there was a mall we could walk to. Places of entertainment for our young people

Que fuera mejor **Make it better**

Me gustaria que hubiera más parques para los niños **I wish there were more parks for the kids**

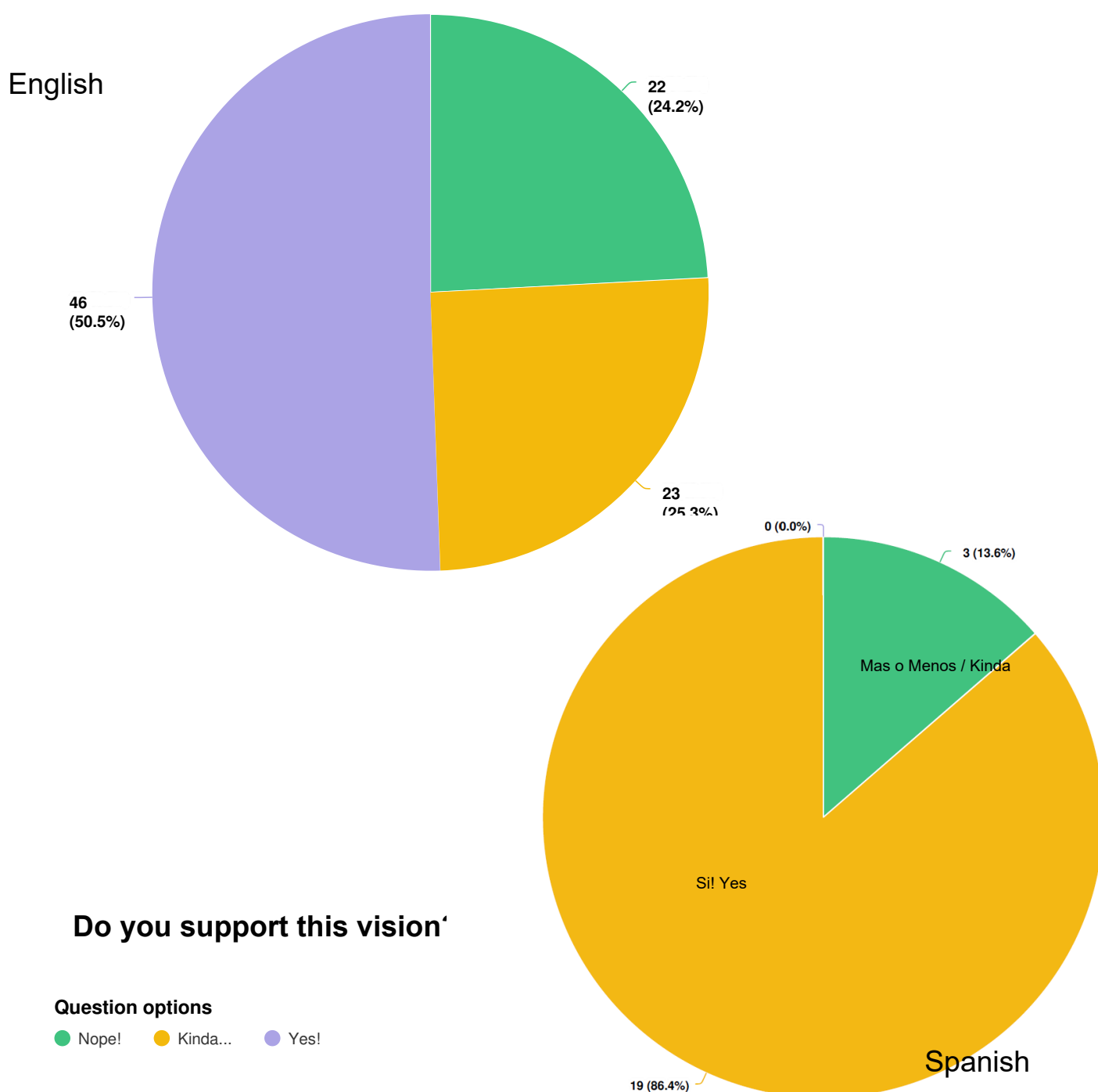
Me gustaria ver mas vecindarios familiares y parques para los niños

I would like to see more family neighborhoods and parks for the kids

Más viviendas de casas de familias, vecindarios de familias

More family homes, family neighborhoods

Q8 VISION STATEMENT: East Boulder will be home to a substantial amount of new and affordable housing that complements existing uses, includes a diverse mix of product type and ownership models and extends live-work-play choices to those interested in living in Boulder.



Q9 | **If not, why not? (housing affordability)**

7/16/2020 09:36 AM

My concern here is that you will put housing close to the airport and thus make more people complain about the airport. The airport is a great provider of jobs and recreation in our city and should be protected in the same way that we protect our parks etc.

See other comments

7/16/2020 10:32 AM

7/18/2020 11:39 AM

* Affordable housing should be integrated into market housing. Not separate. Separate is not equal!!!! Another form of segregation. * Affordable housing in Boulder is too dense. No where to breathe. The Affordable Housing by the Pleasant View soccer fields have terrible parking! The cars are right up against the porches. So dangerous with kids. Provide parking And tuck parking away. Not in front of buildings. Parking in front of buildings is not conducive to "community".

I'm concerned about increased density causing more traffic and air pollution.

7/18/2020 03:39 PM

7/18/2020 03:40 PM

affordability is a goal but parking availability must be considered. NO ONE will be riding their bike to work or school in an upslope storm or wind event. This is Boulder afterall

7/18/2020 05:49 PM

If this statements means MORE affordable housing (tiny apartments), then NO, I don't support it. We have an enormous number of such housing at Diagonal Crossing and as it fills up, there will be a lot more traffic and congestion along 47th and the diagonal. In other words: we've already contributed more than enough of such housing. How about more of this high rise type housing in west and south Boulder?

7/18/2020 06:00 PM

These questions have a strong leading bias. The real question is what is boulder doing to limit the development of big tech office (google, twitter, Amazon) etc....these commercial developments are driving housing prices up faster than we can keep pace with affordable housing....stop the development of high tech commercial office inventory

7/18/2020 06:26 PM

Do not dump your massive complexes in east boulder, our traffic has already suffered. Grow within your city limits, not by ruining the peace of east boulder. You have not expanded infrastructure, you have only strained what is already here. You have not managed the growth within the city and now want to solve your growth problems by spreading your bad management into east boulder.

7/22/2020 12:22 PM	"diverse mix of product type"?
7/22/2020 05:59 PM	Housing affordability cannot just be focused on subsidizing housing but must also include a focus to vastly increase the supply of cheaper housing options like apartments and townhomes.
7/24/2020 03:22 PM	Current zoning regulations in East Boulder allow very limited residential. Boulder has no regulations that ensure long term affordability, as developers sell or change contracts later to eliminate their number of affordable units and convert the units to for-sale condos at market rate. East Boulder has noise, smell and light pollutions that are unsuitable for housing. Most importantly, East Boulder has high risks for flooding, which is unsafe for housing.
7/30/2020 05:28 PM	City hasn't figured out how to handle additional traffic loads. 55th should not be used as a major collector to feed traffic (employees) into Flatiron Business Park.
7/30/2020 08:11 PM	It will be a travesty to see East Boulder's natural beauty and space eaten up by additional neighborhoods like LA. Sprawl is not a desirable thing and neither is the state of our transportation department.
7/30/2020 08:55 PM	Affordable housing should go into central Boulder where people without cars can walk to work. Stop pushing all your responsibilities onto the suburbs.
7/31/2020 07:32 AM	see answer to question 2. More affordable housing simply brings more people to Boulder who will not remain as long term residents who are invested in the community. Very few remain in Boulder to raise families. They either move to another community where housing for families is affordable or leave the area. It would be interesting to know the length of residency in Boulder for people living in these small apartments.
Anonymous 7/31/2020 04:49 PM	Non of your so called affordable housing has been truly affordable. So stop pretending
8/08/2020 02:49 PM	I would like to see more ownership opportunities in East Boulder, but please not too much density. Arapahoe Ave. has a huge number of apartment buildings.
8/12/2020 02:15 PM	I don't think Boulder has the carrying capacity to accommodate "a substantial amount" of new and affordable housing. I'm also afraid the City will build the modern, high-density styles going up around Central Boulder (e.g. Arista and Spark). I don't think people are going to stop driving, especially when high-density, cement jungle building styles make it less pleasant to walk.
Anonymous 8/14/2020 10:20 AM	stop the growth! do a better job of preserving the rural nature of what we have.
Anonymous 8/14/2020 03:30 PM	Delete 'a substantial amount of' since this is not defined. Reword 'product type' to use a more intuitive phrase.

Anonymous

8/15/2020 10:14 AM

The impact of housing in this area can substantially change the possibility of keeping affordable business and industrial space. There is nowhere else for this to be located in Boulder, so it can't be pushed out by gentrification due to new housing. We do not need any more market rate housing in the east Boulder area. We have a lot already and there is nothing affordable about it. If housing is to be added in this area, it should be limited to specific, pre-defined areas, and should be affordable. Many have mentioned the Holiday neighborhood as a model, and that level of density and affordability seem like a reasonable outcome. Adding more development that looks like 30th and Pearl is NOT.

Anonymous

8/16/2020 08:17 AM

People deserve to live where they work. It's a "green" solution to the increased traffic. NIMBY's need to accept change. When housing is being resisted on a piece of land on a 5 lane road, behind storage units, and next to a used car dealer?? Give me a break!! It's time for our community to accept change and be more welcoming. We will never be diverse if we can't build more affordable housing. Time to walk the walk, friends. I mean, an acre of land on a golf course and you're denying others an apartment? Rude!!!

Anonymous

8/18/2020 01:30 PM

I don't agree with the current conventional wisdom that says we need to build more affordable housing. Housing prices will fluctuate by geography no matter what we do.

8/18/2020 03:15 PM

Please make this happen! Real people need to be able to live in Boulder, not just the folks rich enough to buy today or lucky enough to buy many years ago

Anonymous

8/20/2020 08:10 AM

Define "affordable" housing in Boulder and how one qualifies for affordable housing. This is more than likely to be high density housing which then causes high density traffic. Do we really need this?

Anonymous

8/20/2020 10:25 AM

Once again, use what you have! Housing along East Arapahoe is NOT compatible with your proposed vision. More traffic in and out of Boulder on Arapahoe and Baseline is Not a good solution to affordable housing. There is lots and lots of property on Valmont and Pearl west of 55th for affordable housing rather than cramming housing onto small parcels of land. The hospital on Broadway has been vacant for many years. This is a perfect place to house the homeless. There are private sleeping rooms, bathrooms, gathering areas, kitchen facilities, dining areas and many meeting rooms. Suggestion for the City...

Anonymous

8/20/2020 03:11 PM

Of course we all support affordable housing but East Boulder is on a flood plain. The 2011 floods and subsequent minor floods in Spring 2012 were bad for the neighborhoods. I am not seeing housing plans taking account of future floods. Future building on the flood plain is not a good idea simply because the land is "available". Boulder should take the long term perspective as it is with energy.

Anonymous

8/24/2020 09:55 AM

I don't think duplexes are the answer. People will always prefer single family homes. Regardless of what people say, they won't buy here if they can get

more for their money outside of town (people with families etc). Look to the Berkeley neighborhood in Denver. They allowed duplexes and companies built them fast and cheap, and it destroyed the charm of the neighborhood. Nothing is cheap here, and its difficult to implement a program like this fairly. I am also against making the area more densely populated, more traffic means more people will leave. I choose single family homes with open space over duplexes anyday. I think duplexes will actually bring down the value of everything around them.

Anonymous

8/24/2020 02:32 PM

Using the word 'substantial' with new housing isn't an exciting vision - it paints the picture that there will be extensive building in the neighborhoods or causing significant disruption. I support creating new ownership models - that's disruptive and innovative. I don't support breaking apart existing neighborhoods that we've all spent a lot of money investing in which would then devalue our own properties.

Anonymous

8/24/2020 03:15 PM

Open the area for market housing. More housing will bring down prices. We don't need the government to dictate where, what, how everything about housing.

Anonymous

8/26/2020 05:31 AM

If you can make this very small business friendly the housing issue will take care of itself the sustainable way - people making a living.

Anonymous

8/26/2020 06:28 AM

Housing affordability is what I want to see. Mid range housing for people making 60-80 K -- affordable housing by the county's definition requires people to be poor. This whole model of how we develop housing isn't working, and benefits only the developers. Refurbish and build MODERATE housing -- not uber luxury on top with poor people below. That stinks as a model, and the excuse that "that's the way it gets funded" is no excuse.

Anonymous

8/26/2020 06:30 AM

I prefer neighborhoods with mixed housing: certainly some affordable housing but also "regular" development so that the area doesn't become segregated off like areas have in the past (San Juan). Micro-diversity is good, townhomes and small apt buildings on the same street as single family homes.

Too many unanswered questions

8/26/2020 12:15 PM

Anonymous

8/26/2020 12:33 PM

It sounds good, but the existing roads won't support an increase in population here, which dooms this vision. Expand the vision to solve the problem first.

Anonymous

8/27/2020 07:15 AM

every corner in Boulder is full of millennial kennels. All the same design and no open space....do we really want Boulder to have more of this unattractive ghetto look? When can we stop obsessing about affordable housing? The occupants are mostly transient and do not become long time residents of Boulder.

Anonymous

8/31/2020 07:24 AM

It is not appropriate to dump Boulder proper's housing issue farther east. Putting apartments for Google etc. in Boulder and forcing the problem out

Anonymous

8/31/2020 11:23 AM

east is not in the best interest of East Boulder.

Affordable Housing is being used as the carrot and green-light card for developers to further urbanize Boulder and make a ton of money while doing it. We should be working to make the housing already built affordable and use already developed land (such as abandoned strip malls) to build more affordable housing on. Leave the undeveloped rural lands undeveloped. Look how you worded this - "East Boulder will be home to a substantial amount of new and affordable housing ..." - what is with the "will be". Let's try a new vision statement - 'East Boulder will remain a rural/suburban area. Already developed industrial-zoned areas may be redeveloped to include housing over commercial/retail shops with agreement from residents in the surrounding affected area. Those industrial areas can remain industrial by right. Boulder height limitations should be adhered to in all future buildings and no exceptions can be made for "community benefit".' The "community benefit" is just another loop-hole for developers to build as much as they can to make as much profit as they can.

Anonymous

9/06/2020 06:48 AM

Apartments and condos are unattractive to begin with and age terribly.

Anonymous

9/09/2020 10:58 AM

Might be worth integrating the 'plex' products in existing lower density residential areas. I know this was looked into already with some push back but probably needs further exploration. Places where people can have small yards for gardens and pets would be nice.

Q10 | Bonus Question: What does a “substantial amount of new and affordable housing” look like to you?

7/16/2020 08:46 AM

NO MORE expensive Condos - density is great especially along Arapahoe corridor, but not if it's just focused on more google/tech folks living in Boulder. There's already plenty of expensive housing in Boulder!

7/16/2020 10:32 AM

High density housing. Built right up to the sidewalks. Ugly. Not very livable or pleasant.

7/16/2020 01:13 PM

NOT just concrete and steel boxes, but green places with warmth, character, charm, open air, flowers, gardens, parks, limited or no cars.

7/16/2020 01:51 PM

currently (as be being built) it looks like inappropriately located urban dense. Here there needs to be a new model, micro-centric and low density overall, created by space and green between concentrated components, and it needs to be eco-sustainable.

7/16/2020 02:16 PM	Housing that is primarily affordable and generally acceptable to those who've lived in the vicinity for 5+ yrs.
7/18/2020 11:39 AM	10,000 units.
7/18/2020 02:58 PM	With adequate parking an minimal traffic impact
7	reasonable balance between housing (with parking) and retail. Small buildings, no hi rises, no blocking views, lots of trees & grassy areas
7/18/2020 05:49 PM	Hideous! We don't have enough parks, stores, or cultural centers to support still more housing. Spread the high rise housing into other parts of the city. We need more parks, a small library, a few businesses, and a rec. ctr.
7/18/2020 06:00 PM	Focus on family housing - not number of units you can cram in on land. Places where families can own and evolve
7/18/2020 06:26 PM	No, I don't want more growth, you have already stifled condos and apartments in and around king soopers.
7/19/2020 07:46 AM	Mixed use buildings with retail, office and dwellings
7/19/2020 08:26 AM	Enough housing to accommodate our existing teachers, restaurant workers, therapists, etc. without trying to bring in additional hoards of people. Traffic and the effect it has on our environment needs to be taken into effect..
7/20/2020 09:38 AM	denser and taller; duplexes, townhomes and condos; new formats like tiny houses
7/21/2020 03:15 PM	Hands down, medium+ density with more condos, apartments, and townhouses. This housing absolutely should not be single family, but be integrated into a mixed use environment with access to parks, community gardens, walkable commercial areas, etc.
7/22/2020 12:22 PM	
7/22/2020 05:59 PM	Hundreds of units for rent that meet "affordable" criteria, many deed restricted units for those that qualify.
7/23/2020 08:12 PM	Seeing the severity of boulder's housing affordability and homeless crisis, the city should itself use half the land to build large buildings with hundreds of market rate 1-3 apartments to immediately remedy the worst of the housing crisis.
	At least 500 new rental units under \$1,100 per month. Even if zoning for denser or taller residential buildings are necessary to accomplish it.

7/24/2020 09:12 AM	More townhouses, duplexes and triplexes
7/24/2020 03:22 PM	Poor planning for the city and residents. Great for greedy developers. Thus, BAD IDEA
7/26/2020 11:19 PM	Primarily housing for people who work in the East Boulder Subcommunity, or very nearby, and those who will be looking for housing of the type that it is possible to build here. Includes condos and townhouses to buy. Limit to 3 stories.
7/30/2020 05:00 PM	I sincerely hope that the city encourages as much apartment building as possible, and that variances are granted to developers to allow for lower cost building.
7/30/2020 08:11 PM	ONE single development like Diagonal Crossing is A LOT. A lot.
7/30/2020 08:55 PM	Several block in Central Boulder. Stop all the fancy new hotels and convention centers.
7/31/2020 07:32 AM	a ghetto
7/31/2020 03:06 PM	a critical mass that could support a few more businesses like restaurants or stores - even a little 7-11
7/31/2020 04:49 PM	Decent side condos that a family can live in
8/03/2020 09:27 AM	Many small complexes of "missing middle" housing (garden apartments, low-rise, quadplexes), rather than monolithic apartment blocks a la Boulder Junction.
Anonymous 8/07/2020 01:58 PM	Replacing aging apartment complexes with something similar to diagonal project with outdoor spaces. Not like near Google campus! Too dense too high elevation and creating dark cold wind tunnel corridors like Chicago! Hate hate hate!
8/08/2020 02:49 PM	I think East Boulder ALREADY has a substantial amount of housing.
8/12/2020 02:15 PM	The word "substantial amount" sounds like a lot of urban infill like what's happening at 30th & Pearl St. It sounds like packing people in like sardines.
8/13/2020 02:37 PM	Thousands of units for people that commute to Boulder now. Units for lower income workers that commute now. Units that facilitate a car lite lifestyle. Units located along transit corridors.

Anonymous

8/14/2020 06:36 AM

apartment homes.

Anonymous

8/14/2020 10:21 AM

existing and multi units

Anonymous

8/14/2020 11:20 AM

1,000 affordable housing units available for: low-income individuals, families, and students.

Anonymous

8/14/2020 12:01 PM

It means a buildout potential of thousands of units, some deed-restricted affordable but mostly market-rate units that are affordable by virtue of small size, simplified and fast development approval, and efficient use of land.

Anonymous

8/14/2020 03:30 PM

This could be anything. 5%? 10%? 50%? Poor phrase.

Anonymous

8/15/2020 01:50 PM

More than 10,000 units. Go for Copenhagen-style density!

Anonymous

8/16/2020 08:17 AM

Less traffic. More community. A more welcoming community that is inclusive.

Anonymous

8/18/2020 12:32 PM

affordable housing intermixed with "traditional" market housing, with similar architecture, access, style. It is important not to "isolate" affordable housing, but to integrate it fully into the community.

Anonymous

8/18/2020 01:30 PM

a blot on our current landscape!

8/18/2020 03:15 PM

Shared walls. Compact development with adjacent open space. Cozy homes but plenty of usable outdoor area. Places to safely park bikes. At least three stories tall

Anonymous

8/19/2020 04:09 PM

Apartments

Anonymous

8/20/2020 05:40 AM

A good balance of single family homes, town homes, and condos rather than purely low density housing.

Anonymous

8/20/2020 08:10 AM

Cluster homes with integrated businesses that support home life (e.g. food markets)

Anonymous

8/20/2020 10:25 AM

NOT GOOD

Anonymous

8/20/2020 03:11 PM

Bad! A recipe for disaster without better infrastructure planning.

Anonymous

8/22/2020 10:05 AM

Mixed use, commercial+residential buildings

Anonymous

8/22/2020 06:47 PM

All types - rental and ownership, flats/row houses/ duplexes, quadplexes,

Anonymous

8/24/2020 09:55 AM

too many people, too much traffic, me leaving and turning my place into a full time rental

Anonymous

8/24/2020 02:32 PM

major new building or disrupting and changing existing neighborhoods

Anonymous

8/24/2020 02:39 PM

In would like to see industrial zoned spaces allow for some increased intensity to accommodate housing with attention to making sure businesses don't get priced out. There should be a mix. Affordable housing is a huge priority.

Anonymous

8/24/2020 03:09 PM

Hopefully townhomes will be part of the mix. I want to see dense housing, but apartments and condos are not always desirable esp. for people with kids or dogs. Townhomes are more desirable and look nicer.

Anonymous

8/24/2020 03:15 PM

Open up the potential for new housing, and see what the community wants to build.

Anonymous

8/24/2020 07:22 PM

Condos under \$450k without income qualifications - what does that take?

Anonymous

8/24/2020 07:25 PM

That affordable is actually affordable, not just cheaper than other housing in Boulder

Anonymous

8/24/2020 07:55 PM

At least 20 dwelling units per acre to support transit & walkability. Diversity of options: apartments, townhomes, plexes, mixed use (we have more than enough SFHs in Boulder)

Anonymous

8/25/2020 09:42 AM

Lots of options for low to upper middle income individuals, including recent graduates and new families to older individuals.

Anonymous

8/25/2020 02:38 PM

500-1000 units or homes under 400k

Anonymous

8/25/2020 04:45 PM

Density. Multi-family housing of varying types such as townhouses built around shared green spaces and ground floor commercial spaces with condos on upper floors. I support allowing construction up to the height limit in exchange for affordable housing.

Anonymous

8/25/2020 10:48 PM

Concentrated and affordable high density close to transportation connections

Anonymous

8/26/2020 05:31 AM

As said before rather than just putting up affordable housing which is not sustainable without good jobs, make small business space available and they will make the residential sustainable.

Anonymous

8/26/2020 12:33 PM

It's too vague a statement. I have no idea. I'm imagining you mean multiple apartment/condo complexes and dense multi-level housing with hundreds of new units. Perhaps you mean something bigger?

Anonymous

8/27/2020 07:15 AM

a ghetto

Anonymous

8/29/2020 11:52 AM

mixed use, with shops, parks, stores, put parking underground, walkable, bike path

Anonymous

8/31/2020 07:24 AM

Substantial would be 1000+ apartments that are designed to be economical. Dense areas like the ones at arapahoe and commerce

Anonymous

8/31/2020 11:23 AM

Urban Density. Do Not Urbanize Boulder into another Denver!!!

Anonymous

8/31/2020 01:18 PM

Everything William Shutkin said in the planning meeting. Tiny home communities? Physically accessible for aging/downsizing populations would be nice too.

Anonymous

8/31/2020 01:58 PM

Take a look at Parc Mosiac next door to BCH and Ball Aerospace - two of the largest employers in the city. \$2000+ for a 1 bd - you could have dozens if not hundreds of young professionals living, recreating, reducing commute, etc if reasonable housing was

Anonymous

9/06/2020 06:48 AM

"Anywhere, USA." Lacking in character and class. Cheaply made. Falls apart easily. Blocks mountain views.

Anonymous

9/07/2020 03:18 PM

get rid of bank next to dinner theater. make that hub area into dense housing. put housing on top of existing lot space

Anonymous

9/08/2020 01:46 PM

Walkable housing that allows different income groups to access green homes--solar, well-insulated, etc.

Anonymous

9/09/2020 10:58 AM

Substantial sounds like multi-family everywhere at the expense of other uses but with residential likely to happen, would be nice to see it as one of the smaller uses in East Boulder. At least housing is a better use than storage unit facilities.

Spanish responses to “What does ‘a substantial amount of affordable housing’ look like to you?”

quisiera que Boulder incluyera casas que fueran asequibles para todos no solo para los ricos
I want Boulder to include homes that are affordable to everyone, not just the rich

No me gustaría ver un edificio grande con mucha gente, con muchos inquilinos. Me gustaria ver viviendas como duplexes o condominios. Yo soy un hombre soltero la traila donde vivo esta bien para mi. Pero hay familias que necesitan su propia casita
I would not like to see a big building with many people, with many tenants. I would like to see housing like duplexes or condos. I am a single man and where I live is fine with me. But there are families who need their own little house

No tengo idea de una cantidad, pero lo que si se es que las viviendas que se construyen en Boulder no son asequibles para la comunidad hispana
I have no idea of a number, but what I do know is that the housing being built in Boulder is not affordable for the Hispanic community

Me gustria ver mas casas,, casa para familias, pero solo si son asequibles. Yo quisiera que Boulder nos diera la oportunidad de ser dueña de mi propia casa. Y que se aseguren de que no quiten San Lazaro a lo menos que nos den oportunidad de tener nuestra
I would like to see more houses,, family houses, but only if they are affordable. I would like Boulder to give us the opportunity to own my own home. And to make sure that they don't take away San Lazaro unless they give us a chance to have our

Quiziera tener acceso a comprar mi propia casa. En otros lugares del pais le dan acceso a las personas indocumentadas a ser dueños de su propia casa y terreno. Casas familiares para los que no las tienen
I would like to have access to buy my own house. Elsewhere in the country they give undocumented people access to owning their own home and land. Family homes for the undocumented

Quisiera que mi hija pudiera comprar una casita en Boulder y poder pagarla con el trabajo que tiene. entonces que construyan casas para familias
I wish my daughter could buy a little house in Boulder and be able to pay for it with the work she has.

Viviendas sin crimen Crime free housing

si son asequibles si estoy de acuerdo
if they are affordable if I agree

Pero razonables precios económicos para la comunidad de bajos recursos
But reasonably priced for the low-income community

Yo quiziera que hubieran vivienda asequibles que yo pudiera pagar. Vivimos en una traila muy pequeña y mi familia no cabe, yo quisiera la posibilidad de tener una casita en Boulder
I wish there was affordable housing I could afford. We live in a very small trailer and my family doesn't fit, I would like the possibility of having a small house in Boulder

Que pueda vivir y trabajar en boulder
That I can live and work in Boulder

solo que se mantengan los precios asequibles para que nosotros podamos pagarlos.
only that the prices are kept affordable so that we can pay them.

Para mejoramiento en Boulder
For Boulder Improvement

Si se llegaran a contruir casas que fueran a un precio accesible y que se le diera más prioridad a las personas que tengan más tiempo viviendo aqui

If houses were to be built that were affordable and that gave more priority to the people who have lived here the longest

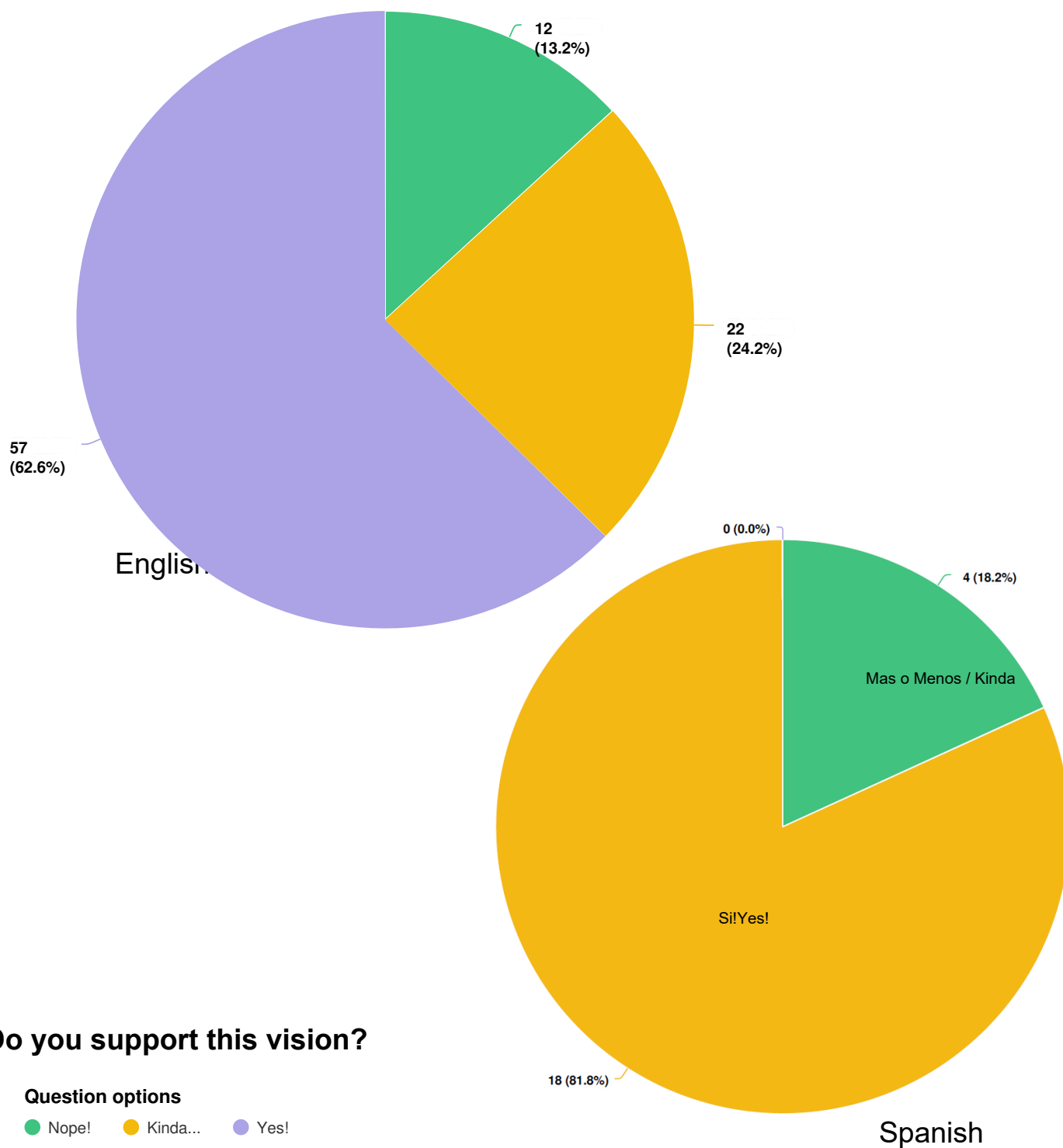
El lugar donde vivimos (vista village), es el único lugar que desgraciadamente podemos ofrecerles a nuestro hijos, quisiéramos poder ofrecerles una vida en la cual incluya una casa decente, y espacio para ellos. Bastante viviendas para nosotros

The place where we live (vista village), is the only place that we can unfortunately offer our children, we would like to be able to offer them a life that includes a decent home, and space for them. Plenty of housing for us

Bastantes viviendas pero que sean asequibles

Plenty of housing but affordable

Q11 VISION STATEMENT: The built and natural environments in East Boulder will be integrated to make the most of the area's natural resources and manage disruptions, including storm events. The subcommunity's system of critical facilities, complete transportation networks, businesses and dedicated community members will provide a strong network for resilience in the face of economic disruption.



Q12 | **If not, why not?(resilience & climate commitment)**

No endiendo esta parte, ni como planean hacer esto
Not understanding this part, nor how they plan to do this

7/16/2020 10:32 AM

Confusing, not clear.

7/18/2020 06:26 PM

What??? More nothing statements. You have not even enforced picking up dog poop on the gunbarrel hill open space trail or wearing masks.

7/19/2020 07:46 AM

If you are talking about destroying the golf course for flood mitigation or widening Arapahoe I do not support that

i don't really understand this one.....

7/19/2020 08:26 AM

7/22/2020 12:22 PM

No idea what this means. Is this about flooding? Recessions? What is East Boulder's "complete transportation network"?

7/24/2020 03:22 PM

Flood issues must be prioritized and defined by expert staff and expert community members using updated city standards and regulations, which include groundwater matters, climate change matters and analysis of man-made soil infill that negatively impacts flood water conveyances. The East Boulder Subcommunity staff and working group members, business owners and transportation experts etc. are not qualified to address flood matters. Experts in flood matters should write this vision statement. The city needs to fund more staff to bring flood matters up to date. The East Boulder Sub.Plan should be suspended until this is done. USE THE WORD "FLOOD"

7/30/2020 08:11 PM

Not a reality. East Boulder doesn't work this way and the City isn't able to adequately support these statements.

7/30/2020 08:55 PM

Again, Gunbarrel is served by exactly one bus line. That is a critical need. What you call the East is already in much better state.

7/31/2020 07:32 AM

an incomprehensible question. Who comes up with this nonsense? It is just an accumulation of words with no meaning

Anonymous

8/02/2020 12:02 AM

I have no idea what this means, but it sounds a lot like doing a lot of construction in natural areas

8/08/2020 02:49 PM

This statement does not make any sense. What are you trying to say? What economic disruption are you talking about?

Anonymous

8/14/2020 10:20 AM

totally unclear question.

Anonymous

8/14/2020 12:01 PM

I don't know what it means in practice. It's too vague. E.g., the pandemic is currently causing economic disruption. If this vision statement were magically manifested today, how would things be different in East Boulder?

Anonymous

8/14/2020 03:30 PM

I suggest the latter part of the first sentence be changed to read '..integrated to take into consideration the large area that is within the 100-year flood plain so that the effects of flooding will be minimized.' This revision shifts the focus from being resilient (reacting to an event like flooding) to being proactive.

Anonymous

8/16/2020 08:17 AM

What are you asking here? Climate commitment = more Housing. Until You do that, you've done nothing. Climate commitment is not about municipalization, It's about providing resources you your community....to live/have local amenities. I'd gladly not drive to King soopers on 30th if there was something out here. But I wouldn't walk - ha!

Anonymous

8/18/2020 12:32 PM

It is critical to mitigate the effects of flooding both on any new communities and on existing communities, where the creation of new building pockets could have adverse effects.

Anonymous

8/18/2020 01:30 PM

Just don't build in flood plains! That is just dumb and irresponsible.

Anonymous

8/20/2020 10:25 AM

During the 2013 Storm there was major flooding in and around East Boulder.

Anonymous

8/22/2020 06:47 PM

Transit ! Bike connectivity! Reduce the number of cars.

Anonymous

8/24/2020 07:22 PM

The vision looks lovely. Unclear about actionable items.

Anonymous

8/26/2020 06:28 AM

natural environments are leveraged to make the most of them. What about preserving the local species,supporting a healthy plant and animal ecosystem?

Anonymous

8/26/2020 12:33 PM

You're being somewhat vague on this, but presumably flood controls and water mitigation are a major component here. What "transportation networks"? Same old bus and bike lane options? That would be disappointing.

Anonymous

8/27/2020 07:15 AM

Do not understand as is more nonspeak

Anonymous

8/31/2020 11:23 AM

I do not understand this Focus Area. I agree that any new building in the area should take into account the area's natural resources and future storm events. I do not understand the second sentence of this Focus Area. Again, it

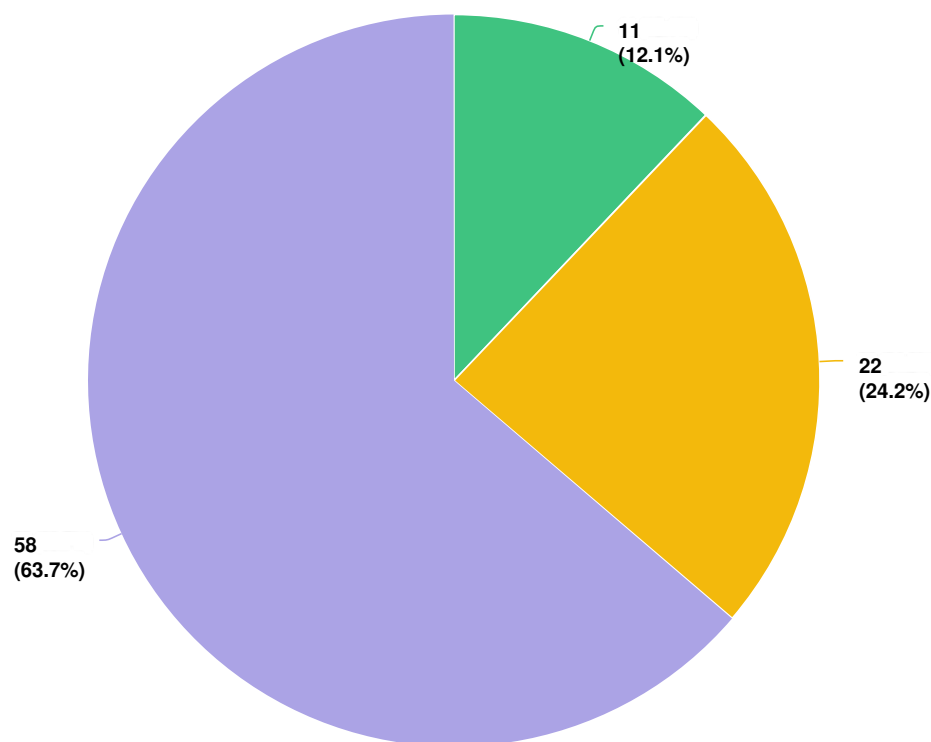
Anonymous

9/06/2020 06:48 AM

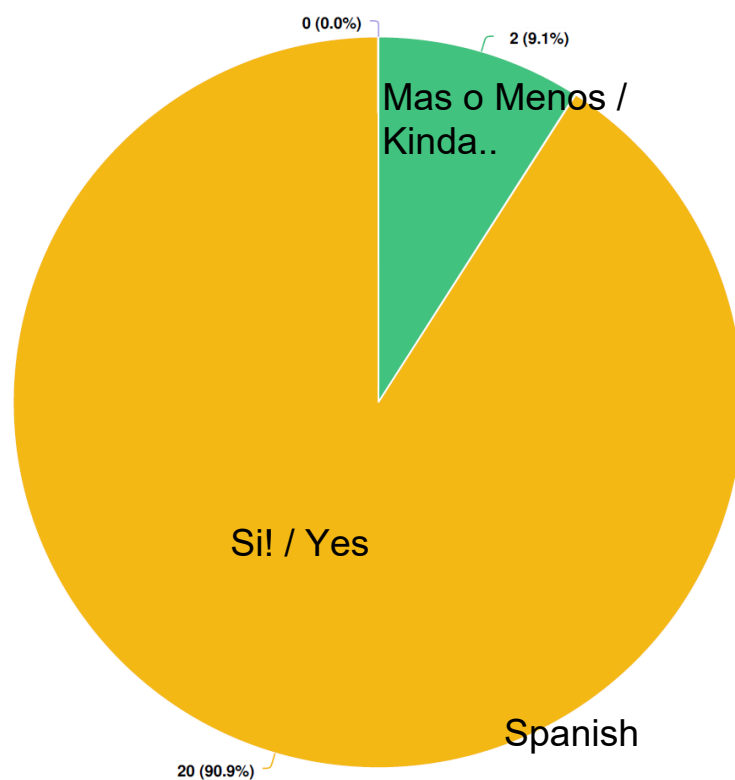
sounds like double speak for giving a green light to a much more urban dense growth to a rural/industrial area.

If you don't build things, you won't interrupt nature. There is already plenty of affordable housing in Boulder.

Q13 VISION STATEMENT: People and goods will easily and safety travel to, from, and through East Boulder by variety of efficient and affordable modes, employing advanced transportation technology where appropriate.



English



Spanish

Do you support this vision?

Question options

● Nope! ● Kinda... ● Yes!

Q14 If not, why not? (access & mobility)

7/18/2020 06:26 PM	What new roads will you build and thru where? You will force the sale if farms and replace with apartments?
7/22/2020 12:22 PM	Curious what "advanced transportation technology" means. I hope it means BRT on Arapahoe.
7/24/2020 03:22 PM	Parking needs to be increased as RTD has decreased. Ideally, parking structures will be provided at 65th/Arapahoe and Foothills/Valmont and Foothills/Arapahoe for in-commuters with the city providing shuttles into the subcommunity. Properties need street connectivity to reroute cars off of Arapahoe or centralize shared ingress/egress. Again, Arapahoe was under water in the 2013 flood, so the STAMP transit hub should not be at 55th and Arapahoe.
7/26/2020 11:19 PM	I don't know what it means, but it sounds nice.
7/30/2020 05:28 PM	advanced transportation technology? does that mean more than one person per car?
7/30/2020 08:11 PM	Cars, cars, cars and more cars. At some of the worst traffic intersections in the County.
7/30/2020 08:55 PM	Where is our light rail?
7/31/2020 07:32 AM	sees answer tp question 12
Anonymous 7/31/2020 04:49 PM	As long as cars are included, since they are a transportation mode that the city neglects
8/08/2020 02:49 PM	Extremely vague statement, what does it mean?
8/12/2020 02:15 PM	This sounds idea on the surface, but it really depends on the whole context of what is being built. But of course access and mobility is important. Just don't forget that most people haven't moved to Boulder to live in an urban jungle with minimal greenery or views.

8/13/2020 02:37 PM

Many times when we say " a variety of... modes" what we build is more car centric facilities. We must create good, pleasurable, reliable, and affordable systems of moving people and goods. We CANNOT nibble around the edges of correcting 100 years of car centric design. We must make real and major changes in everything we build and design.

Anonymous

8/14/2020 10:20 AM

stop the growth! do a better job of preserving the rural nature of what we have.

Anonymous

8/14/2020 12:01 PM

It sounds like a "modal equality" approach, which doesn't satisfy the Transportation Master Plan and won't get us to our Vision Zero and Climate Action goals. The vision statement should embrace actively shifting to safe, low-carbon modes.

Anonymous

8/14/2020 03:30 PM

The words 'efficient' and 'affordable' are not defined, so these can mean anything to anyone. Please replace them with more specific terms or delete that phrase completely since the 'advanced transportation technology' hints at those attributes.

Anonymous

8/15/2020 10:14 AM

Maybe. I don't think we have any idea what kind of transportation is being talked about here. Boulder's transportation system as it exists right now doesn't inspire this kind of outcome.

Anonymous

8/16/2020 08:17 AM

Gotta have infrastructures! Scooters please!

8/18/2020 03:15 PM

We need to do a lot of work to make it less conducive to jump in a car but easier to get around by foot, bike, or shared vehicles. Transit access is imperative

Anonymous

8/19/2020 03:31 PM

Still need to support all modes of transportation, but not everyone that works in EB lives in Boulder.

Anonymous

8/19/2020 04:09 PM

Traffic needs to flow smoothly. Other modes as well. Restricting cars and trucks does not make other modes work better.

Anonymous

8/20/2020 08:10 AM

Boulder has been very successful in accommodating foot traffic at the expense of pollution. That is, a key factor in pollution generation is traffic that doesn't move. Consider under/over passes to accommodate foot traffic to avoid traffic jams/slow downs.

Anonymous

8/20/2020 10:25 AM

Too much traffic and congestion for our neighborhoods. To, from and through???? What??? Why would you want that kind of traffic in any area?? We certainly do not want that in East Boulder!!!!

Anonymous

8/20/2020 03:11 PM

But like that old saw, "how you gonna keep them down on the farm?" how are you going to get an ageing population out of their cars? Boulder has been rather impractical in this regard.

Anonymous

transit! yes

8/22/2020 06:47 PM

Anonymous

8/24/2020 09:55 AM

in theory yes, but don't see any specifics. The bike trails are great, more bike trails.

Anonymous

8/24/2020 03:15 PM

If you don't want cars, then close the roads.

Anonymous

8/24/2020 07:55 PM

It is not clear to me what "advanced transportation technology is referring to." We don't need fancy technology to support transportation needs -- we need political will to design for people in order for residents of East Boulder to be able to get around using on transit, cycling, walking, & rolling. Instead of subsidizing cars like we do in most of Boulder, let's subsidize sustainable modes.

Anonymous

8/26/2020 06:30 AM

Arapahoe Rd should not be narrowed to two lanes

Anonymous

8/26/2020 12:33 PM

Again, the details matter too much here and this statement is very broad. Like what?

Anonymous

8/31/2020 07:24 AM

It must be recognized that roads are the backbone for moving goods. Keeping roads in good shape is a priority

Anonymous

8/31/2020 11:23 AM

Again, you are trying to turn a rural/suburban area into an urban dense area with mass transportation. This already exists in many other dense metropolitan areas in the United States. If people want to live in an urban area they can move to those cities. People moved to Boulder for the quieter more rural (with lots of Open Space) feel of the area. Building more housing and alternative transportation will not decrease the car usage in the area. It will just turn Boulder into another urban jungle.

Anonymous

9/06/2020 06:48 AM

This has been promised in developments all over Boulder and yet, people continue to bring more cars to the city. More cars lead to more traffic and more air pollution.

Q15 | Bonus Question: What access or transportation improvement would make getting around in East Boulder without a car easier for you?

Bike paths to and from the Airport.

7/16/2020 09:36 AM

Bike safe, small local buses that don't require lots of walking or changes,

7/16/2020 10:32 AM

safe and protected bus stops.

7/16/2020 01:13 PM

Restrict cars as much as possible. Design access for bikes, pedestrians, and buses as primary users.

7/16/2020 01:51 PM

some type of technologically advanced shuttle system linking to other parts of Boulder and throughout the district, and of course reinforcement and increase in the ped-bike infrastructure that already exists.

7/16/2020 02:16 PM

More connecting walking & biking trails, especially to connect Gunbarrel with East Boulder.

7/18/2020 11:39 AM

An e-bike. I cannot ride far due to health issues. Mass transportation that runs frequently (no need to check schedule - like NYC subway system). Do we need to rethink Mass Transp. in light of Covid19? Service close by - Library bookmobile etc.

7/18/2020 03:39 PM

Enforcement of lower speed limits for bicyclists. I used to bicycle everywhere, but now drive because the speed and carelessness of bicyclists (primarily men and women in their twenties and thirties have made it too dangerous and I risk injury.

7/18/2020 03:40 PM

bike path on Arapahoe going east/west beyond 63rd from downtown. It is a dangerous road. Protection for cyclists with underpasses & separate lanes like on Baseline

7/18/2020 05:49 PM

Complete the sidewalks at 47th and Jay, and at the corner of Iris and 47th. Add a small shuttle type bus, like the HOP, to our area. Along 47th would be nice.

7/18/2020 06:26 PM

Tell me how I should travel 3 miles from king soopers to my house carrying milk and fruit, I should wait an hour for a bus? Balance groceries on a bike?

7/19/2020 07:46 AM

Take grandma to a doc appointment using buses that take an hour to get to downtown bus terminal?

Off street multi use pathways

7/20/2020 01:27 PM

improved sidewalks on existing roads, pedestrian over/underpasses

7/21/2020 03:15 PM

More bike paths or safer bike lanes

More sheltered bus stops, better scheduling, and improved north-south bus transportation. Also, better north-south bikeways east of 48th with more methods of crossing the railroad tracks. Bike path access is weak in general in East Boulder.

It's pretty easy if you have a bike given the relaxed streets. Allowing e-

7/22/2020 12:22 PM

scooters would make it easier.

7/23/2020 08:12 PM

Easily accessible bus routs in the area that connect north-south transit corridors and not just east-west corridors. Additionally, wider sidewalks and bike paths to make walking safer.

More frequent bus service

7/24/2020 09:12 AM

7/24/2020 03:22 PM

Cars are needed. There is little RTD. Everything is spread out with no grocery store, no schools, no parks for young children. This area needs open space because of the flood risks, so that it is not suitable "Opportunity Zone" planning

7/26/2020 11:19 PM

Safer bike paths along Valmont. A few more internal, north-south, links. Remove the homeless encampments which discourage biking along Pearl and other areas.

bike paths and bus routes

7/30/2020 05:00 PM

7/30/2020 05:28 PM

better maintenance of bike paths especially along 55th as well as valmont. lanes need to be swept more frequently

7/30/2020 08:11 PM

You can't live and work in East Boulder without driving a car. Sorry.

7/30/2020 08:55 PM

Light rail.

7/31/2020 07:32 AM

cannot think of any

Anonymous

7/31/2020 04:49 PM

sidewalks that are well maintained in all kinds of weather, including shoveling snow off walkways (both private and city maintained)

Anonymous

8/01/2020 08:31 PM

Bus rapid transit down Foothills

8/03/2020 09:27 AM

Anonymous

8/07/2020 01:58 PM

SAFE bicycling infrastructure, especially at intersections (protected intersections); separation of biking and walking; true BRT (meeting platinum-level BRT definitions); prioritization to pedestrians and bicyclists; vehicle tolling at Boulder City limits

Free bus service for over 60s. We aren't commuting but would use bus to get about if very cheap or free! 2.50 to go from 48th on Arapahoe to 28th or 13th street farmers market! No way we will pay that. London offers free passes for elders, why can't we?

8/08/2020 02:49 PM

If one could be confident their bicycle was not stolen while doing errands, that would be great. Making E Bikes more affordable and more secure from theft.

Anonymous

8/09/2020 10:48 AM

Bike paths are already pretty good, but a separated/protected lane on Valmont would be excellent. I'd also like to see more N/S bus service. J line doesn't serve area well, and there's little connection to the Boulder Depot station.

8/12/2020 02:15 PM

This is tough because I've developed respiratory issues which makes it harder to walk or bike around town. So disability considerations are important to me. Not everyone can walk or ride to buses.

8/13/2020 02:37 PM

Vertically separated bike facilities, shared by scooters or other YTBD modes plus street design that makes walking/biking nice. And transit facilities that get you to stores etc.. or a transit hub in one ride.

Anonymous

8/14/2020 06:36 AM

more frequent bus service, and continued bike friendly roads.

Anonymous

8/14/2020 10:20 AM

bike paths

Anonymous

8/14/2020 11:20 AM

fleets of electric bicycles and electric cargo bicycles. electric buses running frequently from east county to foothills and arapahoe, baseline, valmont. regular electric bus connections to the university (east and west, north and south) and downtown.

Anonymous

8/14/2020 12:01 PM

Arapahoe is terrible for walking and biking (either along it or across it), and there are no good parallel alternatives. So (1) make Arapahoe vastly more friendly and (2) plan a network north and south of it to break up the huge blocks.

Anonymous

8/14/2020 03:30 PM

More frequent bus service and more bus routes.

Anonymous

8/15/2020 10:14 AM

Good bike path network and fleet of small cars that can be used for trips that require more than a bicycle.

Anonymous

8/15/2020 01:50 PM

More protected bike lanes. Narrower streets for cars with slower speed limits. Dense, walkable neighborhoods.

Anonymous

8/16/2020 08:17 AM

Electric bikes. Electric scooters.

Anonymous

8/18/2020 12:32 PM

SIDEWALKS. It is a crying shame that there is no continuous sidewalk on the south side of arapahoe between 55th and Cherryvale. This makes it particularly difficult for bus riders on this stretch.

Safe and secure bike parking. Access to an electric cargo bike for shopping

8/18/2020 03:15 PM

trips. Easy to get to transit for trips to farther places (mountains, Denver, north Boulder, Longmont...

Anonymous

Clean, wide shoulders for biking.

8/19/2020 04:09 PM

Anonymous

We are moving toward zero emission cars (e.g. electric and fuel cell) and American culture has not moved away from the auto due to convenience. Consider high frequency transport to shopping/University areas.

8/20/2020 08:10 AM

Anonymous

Nothing. I can't get to the grocery store and home with groceries on my bike. I am a biker with a family to feed. The middle of winter is not a good biking time in this climate

8/20/2020 10:25 AM

Anonymous

frequent bus service, with stop shelters for winter conditions, protected bike lanes with direct routes into town that are not

8/22/2020 06:47 PM

Anonymous

Bus service that is reliable, which it currently is not.

8/24/2020 06:14 AM

Anonymous

i can already get around on a bike (at least to/from work) easily. Sometimes I don't want to lose the time of that commute and choose my car. The only other thing I am doing now because of COVID is going to the grocery store where car is also preferred

8/24/2020 09:55 AM

Anonymous

bike path down 30th

8/24/2020 02:32 PM

Anonymous

Continue to work on bike and pedestrian connectivity, especially on incomplete corridors in the Transportation Master Plan.

8/24/2020 02:39 PM

Anonymous

Better bus service connecting east Boulder with north and central Boulder would be ideal, as is many bike path interconnections with existing paths like Goose Creek and Boulder Creek.

8/24/2020 03:09 PM

Anonymous

Trick question! Without cars, and without public transit everywhere, how are people supposed to get around (with stuff and family in the winter.)

8/24/2020 03:15 PM

Anonymous

Connection from East Boulder to other hubs via frequent transit and also safe cycling routes

8/24/2020 07:55 PM

Anonymous

Cheaper unlimited bus passes. I would love to get a bus pass that would take me all around Boulder, but since I need a car to get to work (bus is not direct) the price point is too high in addition to cars. Why is there not an off-peak unlimited option?

8/25/2020 09:42 AM

Anonymous

I would like to see Bird Scooters as long as we can keep them safe.

8/25/2020 02:38 PM

Anonymous

8/25/2020 04:45 PM

Dedicated bike paths and underpasses.

Anonymous

8/25/2020 10:48 PM

Sidewalks even by industrial use areas

Anonymous

8/26/2020 05:31 AM

Covid has really changed this answer if we are being honest. Without a car or something like it is very tough given a future with occasional pandemics.

Anonymous

8/26/2020 10:27 AM

Cars are essential in colorado in the winter months your drear of having everyone ride bikes in 0 degree weather in a snow storm is at best a pipe dream.

Anonymous

8/26/2020 12:33 PM

Post-pandemic: Uber-like electric shuttles (vans) for local things that you can call to your location via an app.

Anonymous

8/29/2020 11:52 AM

bike path, walking trails, with covered shelters, people mover

Anonymous

8/31/2020 07:24 AM

Actual bike lanes on all the roads. I have been hit by a car commuting on a bike because of the lack of bike lanes

Anonymous

8/31/2020 11:23 AM

There is none. Again, I do not want to live in a major dense city with mass transportation. Also, for mass transportation to work it should not travel on the roads with all the other car traffic. Are you planning on putting in a rail line or subway?

Anonymous

8/31/2020 01:18 PM

IN East Boulder: finish that bike path on Arapahoe. TO East Boulder: Bike lanes alllll the way east on Arapahoe, Baseline, and Valmont. But that's a county thing, not city.

Anonymous

9/06/2020 06:48 AM

Nothing. Boulder isn't New York City, stop trying to make it so.

Anonymous

9/07/2020 03:18 PM

more bikable places, tunnel under arapahoe and consolidate retail restaurant areas. rail to downtown! connect bike path from 48th and boulder hospital to conestoga

Anonymous

9/08/2020 01:46 PM

Bus access to Pearl St especially on weekend nights, easy access to Denver, easily getting to Eldora ski resort as well

Anonymous

9/09/2020 10:58 AM

The current bike network seems pretty good. Maybe a bike lane on the north side of Pearl, east of foothills.

Spanish Comments on Access & Mobility Vision Statement

5G es malo, pero si se puede hacer algo sin 5G es mejor
5G is bad, but if you can do something without 5G it is better

Bonus Question: What improvement would make getting around in East Boulder without a car easier for you?

El autobús pero que fuera más barato. hay mucha gente que quiere usar el bus para no manejar pero esta muy caro, entonces sale mas barato pagar por gas que por el autobús
There are many people who want to use the bus to avoid driving but it is very expensive, so it is cheaper to pay for gas than for the bus.

Yo usaria mi bicicleta si no usara el carro. Y cuando la uso no me gusta cruzar las calles grandes o los semáforos. Un camino mas directo fuera de las calles estaria mejor. mi tercera opcion seria opobus, pero los horarios son muy malos.
I use my bike if I don't use the car. And when I use it I don't like to cross the big streets or the traffic lights.
A more direct route off the streets would be better. My third option would be the bus, but the schedules are very bad.

El precio del transporte público, y la frecuencia The price of public transportation, and the frequency

Un camino de bicicletas que no me hiciera rodear tanto. No me gusta andar en autobús y se tarda mucho
A bike path that didn't make me go around so much. I don't like to ride the bus and it takes too long

Light rail

mejores caminos para bicicletas con, sin tener que pasar el tráfico vehicular. Para todas las familias
better bike paths with, without having to pass through traffic. For all families

Yo no manejo, quisiera mas caminos de bicicleta que crucen el este de Boulder sin tener que ir en la carretera y que no tenga que cruzar semáforos
I don't drive, I'd like more bike paths that cross East Boulder without having to go on the road and that don't have to cross traffic lights

Que tengamos la ruta de autobus mas continua, y usen autobuses mas nuevos y en mejor estado, que pasen de 15-20 minutos, como el skip, para que todos nos podamos transportar mas eficaz, el uso de bicicletas
That we have the bus route more continuous, and use buses more new and better condition, to spend 15-20 minutes, as the skip, so that we can all transport more effectively, the use of bicycles

que tengamos luz publica (mas alumbrado en las calles) que tuviéramos un centro comercial cerca para no manejar.
that we have public light (more street lighting) that we have a shopping center nearby so we don't have to drive.

Tener mejor servicio del transporte publico para beneficio de la comunidad
To have better public transportation service for the benefit of the community

Poner tren Putting in a train

mas caminos de bicicletas más directos, donde no tenga que cruzar trafico/
more direct bike paths, where you don't have to cross traffic

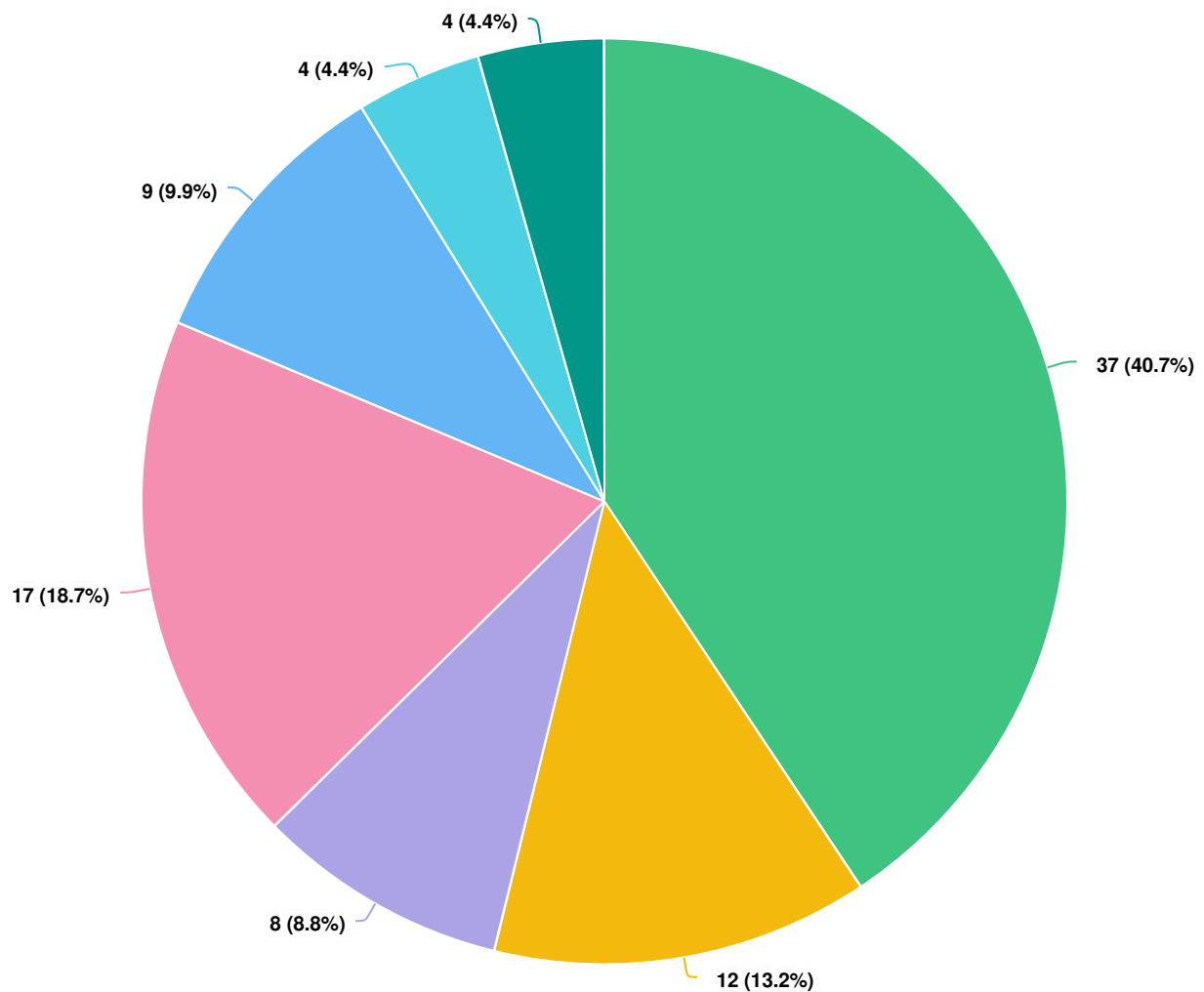
Yo me transporto principalmente corriendo y caminando. Me gustaria ver mas caminos directos y fáciles de cruzar el este de Boulder.
I mainly transport myself by running and walking. I'd like to see more direct and easy ways to cross East Boulder.

Q16 Priorities for the Future of East Boulder All six of these focus areas are important. The draft scenarios we develop may prioritize some goals and visions over others. Recognizing that achieving any of these aspirations is interdependent on the rest and there will be trade-offs, generally, what is important to you? Please rank the six focus areas 1= most important and 6=least important.

OPTIONS	AVG. RANK
Local Business	2.78
Design Quality & Placemaking	3.36
Resilience & Climate Commitment	3.43
Housing Affordability & Diversity	3.44
Access & Mobility	3.46
Arts & Culture	4.53

OPTIONS	AVG. RANK
Asequibilidad y diversidad de viviendas	1.55
Accesibilidad y movilidad	3.14
Pequeñas empresas locales	3.23
Arte y cultura	3.27
Resiliencia y compromiso climático	4.86
Calidad del diseño y planificación urbana	4.95

Q17 Which statement BEST describes the reason you frequent East Boulder?

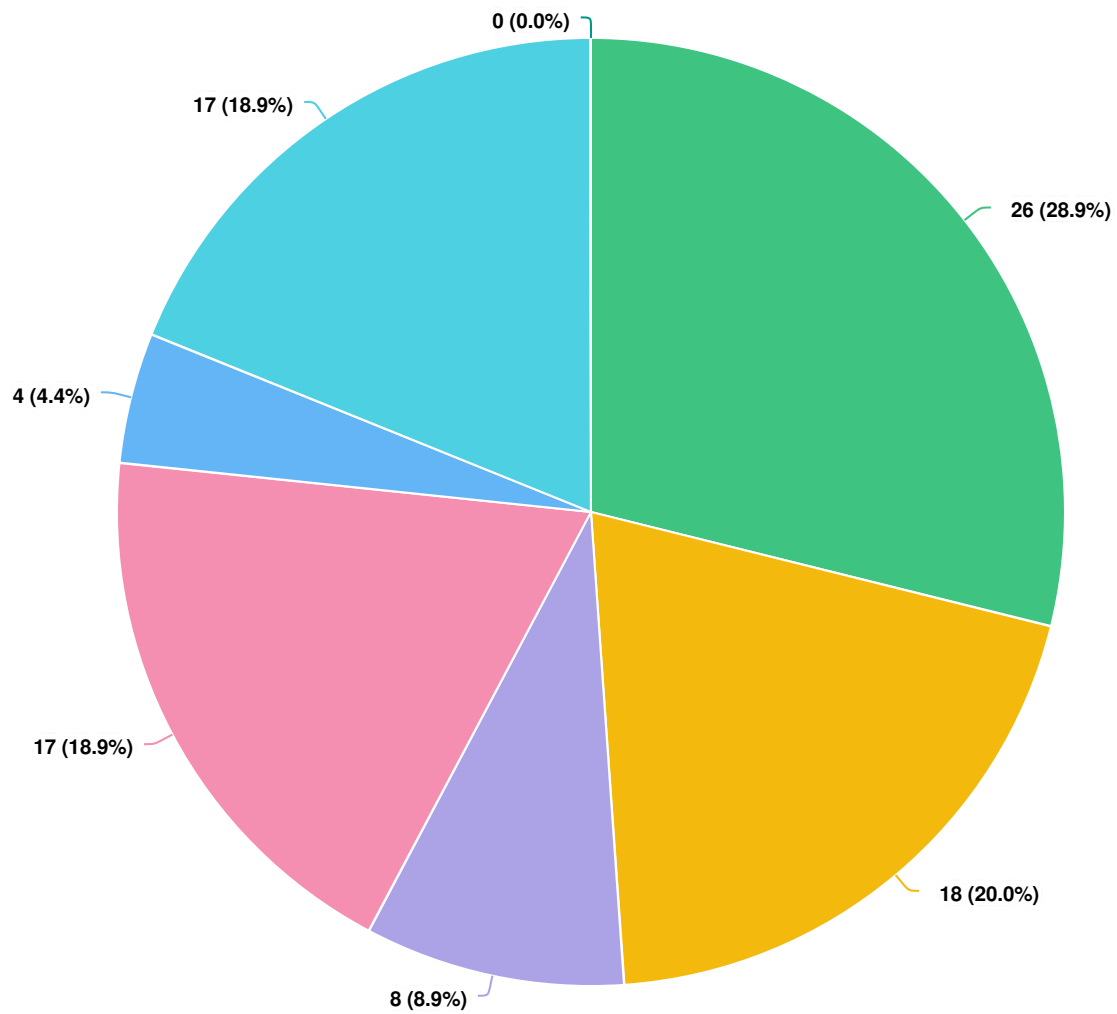


Question options

- I live there or in an adjacent neighborhood
- I work there
- I go to restaurants or entertainment there
- I use parks and green spaces there
- I shop or use other retail services, like the post office or auto services repair shops, there
- I drive through there to get from one part of town to another, or to get to a nearby city or town
- I don't frequent East Boulder

Mandatory Question (91 response(s))
Question type: Radio Button Question

Q18 How did you hear about this questionnaire?



Question options

● Social Media ● E-newsletter ● City of Boulder website ● Friend/neighbor/relative/colleague ● News Media
● Other (please specify) ● Channel 8

Optional question (90 response(s), 1 skipped)
Question type: Radio Button Question

Q19 | If you have additional comments you would like to share please write them here.
(optional)

7/16/2020 09:36 AM

The airport is critical to many businesses in Boulder and to the education and recreation of our residents. Please do not destroy the airport.

7/16/2020 10:32 AM

Families, even poor families, deserve personal green space. Don't just build more high rises like Pearl Street just West of Foothills and that monstrosity on Valmont just east of Folsom. If anything points to the necessity of personal space, it is this pandemic. Folks with families will not move to Boulder if that is all that's offered!

7/16/2020 01:51 PM

This is one of the last opportunity zones in the City to explore new models for planning and sustainable design. It is, in places, a sensitive ecosystem with areas of environmental hazard. Change is coming, environmental, economic and social and it is always better to project and anticipate rather than be forced to react.

7/18/2020 11:39 AM

What about building housing above existing commercial property? I have heard that proposed for the Wilderness Place area near Valmont and Foothills. That would seem to be good for the businesses and good for housing. What about building units above churches? Not packed in but say 4 senior housing units above/around any church that would be interested? It seems there are areas that could take additional density and not impact anyone except for the better. Other areas not in East Boulder but to give examples, 29th Street Mall, Whole Foods etc etc. I am sure people can think of other locations besides commercial units and churches.

f we are to be like most of Boulder, we need to be walkable and have destinations within 1 mile of the center of our area. Diagonal Crossing and Four Mile Creek and the two Creekside neighborhoods have very few of such destinations. How about a corner library like the one on Broadway at Diagonal crossing? How about a few concerts in our beautiful Palo Park? How about finishing up and maintaining the sidewalks and landscaping along 47th? A safe pedestrian and bike crossing at 47th and the soccer fields is desperately needed as well as a speed bump or two. We also need access to Cottonwood trail at the railroad tracks. We have to climb over the tracks to get to the trail that is only minutes from our homes.

7/18/2020 06:00 PM

This survey had leading biased questions to arrive at a predetermined outcome - how about writing a survey that actually collects meaningful input rather than trying to solidify and justify the project managers predetermined point of view

7/18/2020 06:26 PM

Be respectful, don't use east boulder as a dumping ground for city of boulder problems

7/20/2020 09:38 AM

Thank you for recognizing the importance of a comprehensive plan for East Boulder. The existing residents are so much more vulnerable than those who live in more central Boulder areas, and we can't ignore the development opportunities that could provide much-needed affordable living and business spaces. East Boulder is not like Central Boulder in its history and makeup, and existing zoning, land use restrictions, and density requirements do not meet its needs or allow for the kind of growth that the whole city really needs.

7/21/2020 03:15 PM

East Boulder has a wonderful funky commercial/light industrial vibe, and in recent years has provided a place for small business with a lot of passion but not a lot of money (by Boulder standards) to get started. It's also an increasingly attractive area for youngish folks like myself looking to live in Boulder or even buy a small townhouse (along with SE Boulder and Holiday). Many of us have come from large cities like SF, Chicago, or NYC and miss the easy access to small business and culture; we also came here for the nature and appreciate open space, Boulder's wetlands, and parks and would like to see a clever synthesis of the two.

7/24/2020 03:22 PM

Because of the staff cuts, budget cuts, lack of city flood updates, I request the East Boulder Subcommunity Plan be suspended until the city funds its flood mitigations and updates flood regulations and standards. I request the STAMP transit hub continues but not under the East Boulder Subcommunity Plan "umbrella". I request the STAMP not be located in flood prone sites.

7/26/2020 11:19 PM

Don't change it too much. Don't drive out the vehicle repair and other small businesses.

7/30/2020 05:00 PM

Don't cave in to the selfish crowd who want only single family housing, no matter how noisy they are.

7/30/2020 08:11 PM

Developers love to develop, builders love to build and planners love to plan. PLEASE try to re-define what makes you a successful planner - that can include LESS development and less building. It is NOT your job to provide housing to everyone who wants to live in Boulder.

7/30/2020 08:55 PM

Anonymous

8/01/2020 08:31 PM

Stop approving high density housing in Gunbarrel. Use remaining space for the amenities you have cheated us out of.

Anonymous

8/07/2020 01:58 PM

I'm a founder of a CU spinoff startup. East Boulder is the ideal place for us, where we have the industrial type space we need and are near the university for meetings and equipment use (during normal times). I worry that buildings like the one we're in are seen as undesirable, and I want to remind the committee of the value of industrial/flex space, despite the fact that it's ugly and uncool on the outside.

Crossing Arapahoe at 48th street is terrifying as a pedestrian and a motorist! So many violations and never a police action. How can people cross from hospital to catch a bus?!!! It is a short light. Averrrrry long wait! On cold and hot days you could faint waiting to cross. And I never go to businesses on

Conestogs intersection! It is a guarantee to have an accident fender bender there! Go at lunch hour and check it out! Nightmares!

Very vague language, kind of hard to answer the questions.

8/08/2020 02:49 PM

Anonymous

8/14/2020 10:20 AM

this survey doesn't ask any questions that reflect my opinion about a possible future for east boulder. the questions are clearly aimed at providing an illusion that the residents of east boulder agree with the vision of whomever wrote the survey.

Anonymous

8/14/2020 11:20 AM

Integrate priorities to achieve them all! (arts and culture combined with placemaking combined with climate resilience)

Anonymous

8/14/2020 12:01 PM

It's revealing that one of the answers to #17 is "I drive through there to get from one part of town to another, or to get to a nearby city or town". There's no option for people who *walk* through, or *bike* through, or *take the bus* through. That indicates to me that we still haven't shifted our thinking when it comes to East Boulder.

Anonymous

8/15/2020 01:50 PM

There's no approach to housing affordability that makes economic sense that doesn't involve substantially increasing supply. We need more neighborhoods that make car-lite living easy and attractive. Please don't build any more structures around auto-scaled dimensions. We need compact and walkable. More people, less cars!

Anonymous

8/16/2020 08:17 AM

No more moratoriums please!! Just holds up the process of change and progress. It's a lame way to stop development, and the community falls victim to NIMBY attitudes. Change, progress, growth should All be positives in a thriving community. Strange that ours resists all 3. Status quo for the elite, jump through hoops for the rest of us. Please try to represent us all.

Anonymous

8/18/2020 01:30 PM

sorry not to see wildlife even mentioned; I guess East Boulder is already too urban

8/18/2020 03:15 PM

East Boulder is a great place for innovation. We have so many in commuters coming from the north and far away. We need to make it easy to use transit to access but also easy to be able to live in town closer to work

Anonymous

8/19/2020 04:09 PM

Create opportunity for the community to develop, don't prescribe the solution.

Anonymous

8/20/2020 10:25 AM

Rather than plan various areas of the city, we need to plan the city as a whole. East Boulder should fit into the entire plan for the entire city.

Anonymous

8/20/2020 03:11 PM

East Boulder is a good place with lots of small 'hoods, each with their own individual character and quirkinesses. Often Boulder has prioritised larger goals ahead of preserving smaller areas where people actually live. Allowing increased rental housing for investment purposes is one example. If the

proportion of housing stock in an area such as the Hill tends more to transient rentals, there is less effort put into the care and feeding of a vibrant and viable neighbourhood. It's not the Flatirons or the amenities that make Boulder Boulder, it's the people and where we live that makes this a great place to live. Protect and preserve the neighbourhoods!

Anonymous

8/24/2020 02:25 PM

Having a vision for East Boulder should include a strategy to reduce the constant damaging noise and air pollution caused by the huge increase in General aviation activity in Boulder County which has become the Northern Training Area for RMMA and several other airports in close by proximity to Boulder. These planes use leaded fuel and a study needs to be done to determine the effects of this lead on our health and the health of our land and water. I will be leaving Boulder because of this issue. I can no longer enjoy my home - inside or out without constant airplane noise. Both the Boulder City Council and Boulder County Commissioners have turned a deaf ear to this issue in spite of communications from citizens like me and a local group - Citizens for Quiet Skies. As a taxpayer I am disgusted by the lack of concern on this issue by my elected representatives.

Anonymous

8/24/2020 02:39 PM

All of the six priorities are so important that it is hard to rank. This part of Boulder has an incredible amount of potential.

Anonymous

8/24/2020 03:15 PM

Allow more housing (that people actually want) to be built. That will drive down prices. Stop making all the choices! Taking a survey like this one doesn't reflect even a fraction of residents. It's fine if you don't want to build traditional single family houses. But you have to enable housing construction that people actually want. Fine to create rules like walkable neighborhoods, relatively dense housing, etc. But then get out of the way and let the market decide what gets built.

Anonymous

8/24/2020 07:55 PM

East Boulder is an opportunity. An opportunity to design human scale neighborhoods, and stopping the perpetuation of car-first designs. The vision can be designed with people first. I hope that the city looks to other countries such as the Netherlands for examples of planning for human scale.

Anonymous

8/25/2020 04:45 PM

Thank you for this opportunity! I think housing has to be the number one priority since there is so little of it in East Boulder, which means there is great opportunity. If we want young people and people of all income levels to be able to live here, we sorely need more affordable housing in this city. In particular, I hope this process will consider converting part of the airport to multi-family housing.

Anonymous

8/26/2020 05:31 AM

Post Covid the ability of every community to restart and provide opportunity to small business will be the most important measure of success.

Anonymous

8/31/2020 11:23 AM

In this East Boulder Subcommunity Plan there very much appears to be a plan already set for East Boulder and this is just a practice of going through the steps to make that already decided on agenda goes through. Nowhere in your questions in this survey did you have a Focus Area/Vision of keeping

East Boulder rural with some industrial businesses as it is now. The predetermined vision is to use East Boulder to provide much more housing (market rate with a few affordable units) and try out a new transportation system (not sure what this will be) to reduce (if not eliminate) car usage. Boulder, I suspect, is trying to be the forerunner in new urban sustainable design for others to follow. The mantra seems to be that the only way to environmental sustainability is through dense housing and mass transportation. I ask, does that mean all rural and suburban areas should be turned into dense urban areas - otherwise they are not environmentally sustainable? If this vision Boulder has needs to be widely replicated country and world wide does that mean that all suburban and rural towns need to densify? What about keeping an area rural and suburban and working on environmentally sustainable land use and transportation solutions for those areas. The developers and investors are loving this new density mantra taking place in Boulder now and making a ton of money as it plays out. Why isn't Boulder keeping density and growth in its downtown core? With the pandemic, working from home has become the new norm and many commercial areas may become available for housing and new businesses. Instead, Boulder is looking at much cheaper land in the unincorporated areas to use for solutions to their jobs/housing imbalance and their desire to greatly decrease car usage. My fear is that they have a dream that will play out much different in reality and the goals and visions that they desired to achieve will not play out in the real world. All you need to do is look at Boston, New York, Austin, and more. In any of those cities has increased density eliminated or at least greatly reduced car traffic and usage? No, it has not. Those citizens who live in and nearby this East Boulder Subcommunity live out there because they want a quieter rural/suburban neighborhood. You are going to turn this area into a dense urban area with arts/nightlife/restaurants/ and more. Keep the city living in the center of Boulder and leave this area as is.

Anonymous

8/31/2020 01:18 PM

Thanks for all your work on this.

Anonymous

9/06/2020 06:48 AM

Nature conservation is far more important than any of the priorities listed for this development. Development is in opposition to nature conservation.

Anonymous

9/07/2020 03:18 PM

incent the creation of a neighborhood hub at the 4 corners of 55th street and arapahoe west to the hospital. make it cohesive and get owners incented to give up parking spaces or build above them,

Spanish Open Comments

Gracias por preguntar mi opinion
Thank you for asking my opinion

Es muy interesante y muchas gracias por pedir mi opinion
It is very interesting and thank you very much for asking my opinion

Hay una frecuente incertidumbre al ver el crecimiento tan acelerado de nuevas construcciones mas y mas cerca a nuestro vecindario, de que en un futuro lejano nos quieran desalojar
There is a frequent uncertainty in seeing the accelerated growth of new construction closer and closer to our neighborhood, that in the distant future they will want to evict us

Necesitamos oportunidades para progresar. Tengo 25 años viviendo en Boulder nosotros hemos contribuido a esta ciudad muchísimo con nuestro trabajo
We need opportunities to progress. I've lived in Boulder for 25 years and we've contributed a lot to this city with our work

Nos incluyan en la ciudad de Boulder. Tener agua potable, que cuenten nuestro hijos como parte de la ciudad
Include us in Boulder City. Have clean water, have our children count as part of the city

Gracias por tomarnos en cuenta, y quremos en un futuro anexarnos a la ciudad y que no nos muevan de San Lazaro
Thank you for taking us into account, and that in the future we want to annex the city and not move from San Lazaro

Esperamos que el desarrollo del Este de Boulder tome en cuenta principalmente los residentes de San Lazaro. Principalmente: necesitamos tener agua limpia
We hope that the development of East Boulder will take into account primarily the residents of San Lazaro. Mainly: we need to have clean water

Estamos muy agusto en esta area. Queremos pertenecer a la ciudad de Boulder
We are very comfortable in this area. We want to belong to the city of Boulder

Un sugerencia, si se llega a construir algo que tomen en cuenta de no desalojarnos de este parqueadero de San Lazaro
A suggestion, if you build something that you take into account not to evict us from this parking lot in San Lazaro

Queremos mantener nuestras casas y ser anexarnos a la ciudad, gracias por tomarnos en cuenta
We want to keep our homes and be annexed to the city, thank you for taking us into account

Yo quisiera que en Boulder hubiera más equidad, que le dieran oportunidades a las personas inmigrantes latinas a abrir su propio negocio y que fueran asequibles.
I would like to see more equity in Boulder, to give opportunities to Latino immigrants to open their own business and to be affordable.