

# East Boulder Subcommunity – Working Group #12 - Meeting Notes

Part 1: Wednesday, May 27 from 3:30 to 5:30 p.m.

Hosted via an online video and phone conference meeting platform, Zoom

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Working Group Members		City Staff	Community
<b>In attendance:</b>	Kirsten Millar	<b>In attendance:</b>	Michael Caplan
Matt Appelbaum	Ben Molk	Jean Gatza	David Ensign – Planning Board
Peter Aweida	Tim O’Shea	Ryan Hanschen	Krista Flynt
Lori Call	Judith Renfroe	Sarah Huntley	Lynn Seigel
Ana Karina Casas	Dawn Williams	Kathleen King	Sarah Silver – Planning Board
Aaron Cook	Jeff Wingert	Phil Kleisler	
Julia Dullien		Holly Opansky	
Leticia Garcia	<b>Unavailable at the</b>	Kalani Paho	
John Gerstle	<b>meeting:</b>	Jim Robertson	
Aaron Johnson	Erin Bagnall		
Laura Kaplan	Lucy Conklin	<b>Translator:</b>	
Adam Kroll	Patti Smith	Angela Ortiz Roa	
Ken MacClune			

***The purpose of this meeting will be to review what has been heard through the process over the past year and confirm vision statements for the future of East Boulder.***

## **Wednesday, April 29 - Agenda**

- 3:30 - Meeting start
- 3:30 – Public Comment
- 3:40 - Celebration of Working Group Milestones / Key Themes
- 3:50 - Reactions to Video Homework
- 4:05 - Overview of Draft Vision Statements for the Future of East Boulder and how they will be used moving forward
- 4:15 - Consensus-building approaches
- 4:25 - Break
- 4:30 - Discussion
- 5:10 - Report out
- 5:25 - Conclusion

## **Summary and Key Points of this meeting**

- Top priorities among the group include the following focus areas: Housing, Design & Placemaking, and Small Business
- Arts & Culture and Access & Mobility were second tier priorities, followed by Resilience & Climate.
- Things not directly addressed that may need further investigation: 1) Water to San Lazaro Village and 2) the possibilities for the Valmont Power Plant site.
- There is a desire to find creative solutions through flexibility of use when it comes to fitting housing with light industrial
- There is a desire to support and continue the existing aesthetic, without adding “cookie cutter development” (multi-level apartment buildings without relation to surroundings).

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- There is interest in creating housing solutions that solve more than one problem, possibly through partnerships.
- Finessing the intent or the actual words for Small, Local, Diverse, to make them more universal / applicable as well as specific to this subcommunity.

## How will this input be used?

- The key themes and vision statements will be included in a memo to City Council for the July 7<sup>th</sup> meeting and will be shared with Planning Board
- Vision statements will be shared with the community during the summer months for feedback and further iteration
- The East Boulder Working Group (EBWG) will use Vision Statements as a tool to make decisions about the value of potential recommendations to land use or transportation options.

## Some thoughts on video homework

Matt, Julia, Aaron J., Kirsten, Judy, and Tim offered their thoughts about the content of the video. Their impressions ranged from cautious applicability of concepts for the major cities as they are not scalable to Boulder, to inspired by the possibilities, to agreeing with the premise a “people-centered approach as the focus of city design” (see The Human Scale) or “to work in more effective, human, and strategic ways” (see Designing for Social Systems).

## Discussion questions about the draft Vision Statements

1. *Did we get it right? Do the Draft Vision Statements accurately reflect the vision the working group members want for the future of East Boulder?*
2. *What’s missing?*
3. *Of these statements, which of these must be realized to make the plan a success? (to inform priorities)*

## Group responses to questions

**Staff facilitator: Jean Gatza**

### Working Group Members in this breakout group:

**Small Local Business: 0, 2, 5**

- Not clear about the definition of small business – have context within the statement about definition and existing status. Maybe use different metric that is easy to understand and define. Can be misleading.
- Defined by # of workers?
- 90% figure accurate? By count is misleading regarding who employs people in Bo. Many work for the small percentage of larger businesses.
- Ensure that currently owned business are preserved.
- Businesses may be small and local now but may grow and would they need to leave East Boulder? Small businesses want to grow and we want to encourage their growth. Want aspirational businesses in E Boulder.

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- Boulder depends on small, local, businesses. Important to acknowledge the need to foster spaces for those small local businesses.

*Kathleen's notes from 6/3 Follow-Up Session*

- 90 pct – by count is very misleading
- A lot of employees in the area work for a small percentage of big businesses
- East Boulder isn't viewed particularly as a lot of small businesses
- The small businesses that are there – they don't want to be small businesses, they want to either be acquired or grow into big businesses
- Says that if you're aspirational, you don't want to be in East Boulder
- 75% of flatirons sf is 4-5 tenants that employ 90% of the employees here
- Essence of authenticity
- Small and local businesses and depend – livelihood is challenged; At large Boulder depends on small local business scene especially for people that have their businesses in Boulder for a while;
- Continue to foster and create spaces for those kinds of businesses

**Arts and Culture:** 4, 4, 4

- Be more specific about what kind of culture we're talking about, add language around diversity... arts being a way to connect with residents, reflect multi-culture.. about the people that are interacting.
- Arts and culture connects to small businesses, e.g. dance studios.. they likely don't want to be acquired by bigger companies – remain local.

*Kathleen's notes from 6/3 Follow-Up Session*

- The word diversity in there could be helpful
  - Connecting with residents there – arts/cultural programs
- Should be more about the people that are interacting than just
- Arts and culture connect a lot to small businesses because there's dance studios and art galleries in this area
  - They don't necessarily want to be part of a bigger company

**Design Quality and Placemaking question #1;** 4, 5, 5, 3

- Lose "will not only tolerate" language.\*\*\*
- Definition of "gritty" and "unpolished" - other adjectives may need work too.
- Important element is for streets are walkable and pedestrian-friendly.
- Does place-making include the ability of residents to have access to basic services?
- Like statement but wording is difficult. Should be a diverse mix, neat, eccentric.

*Kathleen's notes from 6/3 Follow-Up Session*

- Like the statement but having a hard time with some of the wording – know what's trying to come across and
- Diverse mix of construction, eccentric
- Wicked beauty is hard to imagine
- These statements should be accessible to lots of people, so you need to think about the language

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- Latino youth lacks spaces and opportunities
- Goal seems like it doesn't create new spaces, but just keeps the ones we already have
  - Try to create more
  - Community in San Lazaro wants a space for Latino kids to get involved
  - Welcoming space for them to be and have fun and help create the new space
    - Create art, murals
    - Space – community center – place like that
  - Spaces should be hubs for inter-cultural exchanges so kids from different backgrounds can interact and learn from each other
    - There's not that many spaces like that for Latino youth to participate in those kind of spaces
- Interactive art displays that can be integrated into buildings, landscape, etc. – artist that does all the lighting for The Kitchen; alley at the Market – so you don't have to go into a museum to appreciate art and allow kids to interact
- Would be cool to have something like that on the trails

### **Design Quality and Placemaking question #2:** 4, 4, 4, 3

- Need to see expanded opportunities for youth amenities, activities -
- Latino youth lack spaces and opportunities – want a space for kids to get involved. Welcoming space to be, have fun, help create art (murals), community space, center. Want to create something more. \* Spaces are hubs for intercultural exchanges, kids can interact and learn from each other, bring youth and communities together.
- Examples for youth are a little restrictive (Humane Society?); ball park – stazio;
- Would be cool to see implemented – interactive art displays that can be created with / integrated with buildings. (e.g. artist that works with instruments outdoor installations).

### *Kathleen's notes from 6/3 Follow-Up Session*

- The word diversity in there could be helpful
  - Connecting with residents there – arts/cultural programs
- Should be more about the people that are interacting than just
- Arts and culture connect a lot to small businesses because there's dance studios and art galleries in this area
  - They don't necessarily want to be part of a bigger company

### **Housing Affordability:** 0, 4, 2, 3

- Needs commitment that new housing is affordable to own \* especially in regard to achieving more equity in the community.
- Of affordable housing citywide, there is multi-family housing but much is missing access to greenspaces
- Need greener spaces in city too
- Seek Diversity in housing across the city, low income next to high income housing
- Need diversity in structures, not just in housing

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- Housing has to work in this industrial area; unique housing product and will have seek ways to ensure it “fits” (attn to shared parking opportunities); compliments and reflects industrial / commercial area – not compliance, maybe live/work/play type of units. Compatible with a lot of office surrounding. Repositioning rather than ground up building.

*Kathleen’s notes from 6/3 Follow-Up Session*

- Commitment from city that new housing is affordable to OWN – Would be an amazing step forward to achieving more equity in the community
- Housing has to work in the industrial zone – there’s a unique housing product in that regard – it has to be
- Shared parking to make housing inserted into existing parking
- Unique housing product that would be able to integrate in EB – complement or reflect – aesthetics or zoning compliance?
- To be compatible with the fact that there’s a lot of office surrounding it
- Repositioning instead of ground-up
- Work WITH an existing use

### **Resilience and Climate question #1 - 5, 3, 1**

- Words don't give clear meaning, including “climate positive”, “systems transformation”
- Working Group hasn't discussed energy and finance
- San Lazaro community lacks access to safe, clean water to be resilient
- Thoughts about how flood mitigation fits w this? Hard to say we should be more stringent than regulations everywhere else. Focus on the “cool” things that can be done around floodplains (e.g. community gardens)
- Vision statement should ‘stand alone’ – not reflect CMAP direction. Focus specific on this area – EB. E.g. energy and ecosystems seem less relevant to EB.
- Encourage interesting ways to add ‘green space’ e.g. rooftop gardens, encourage ways to allow developers a little more freedom to add amenities like this

*Kathleen’s notes from 6/3 Follow-Up Session*

- Resilience – access to basic services – water being especially important
- Vision statement needs to stand alone -the reference to CMAP alienates people who don’t know what that is
- Want to focus on what’s important to people in the community
  - Resources
- Finance, land use, references to energy and ecosystems may not be as relevant to this area – CMAP
- Rely on the expertise of flood experts for appropriate building and construction in zones
- Good community feedback about what we could do in those zones
  - Community gardens
  - OS for garden – would be cool to do something that is a nod to the community
- How to introduce more green space to the project – could we put a garden on the roof?
  - Height limit impacting the installation of a green roof

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- Elevator pad to the top impacts the
- Ex/ Uchi in RiNO

## Resilience and Climate question #2

- We haven't really explored this specifically yet, not speaking to what we've Heard.

## Access and Mobility question #1: 5, 5, 5, 3

- Affordability and frequency of transit is important to address if this is the vision.

*Kathleen's notes from 6/3 Follow-Up Session*

- Navigating – there's limited routes of buses; transportation is expensive (buses)
- Make it more inviting to what the alternate forms are – revisit in the positive ; more than 30% will use another mode of travel

## Staff facilitator: Kathleen King

**Working Group Members in this breakout group:** Peter Aweida, Matt Applebaum, Julia Dullien, Lori Call, Tim O'Shea (and Patti Smith on the written comments)

## General comments:

- Don't support having numeric targets in the Vision statements (small biz and transportation). Don't think success of the plan should be determined by a number

*Online Follow-Up Notes*

- **Patti:** I agree that a numeric goal can be restrictive, but what other means can ensure that small local businesses will be able to be successful in the sub-community?

## Small Local Business:

- Need to clarify for the community what a small, local business is; most people picture restaurants and retail but that's not inclusive enough of the businesses in EB
- For the first sentence: Needs to really capture that there is a business "eco-system" in East Boulder. Many of the small businesses support the area's large businesses and visa versa. More interested in supporting a diversity of businesses, diversity of spaces to do business and affordability so that the area can continue to be a destination for start-ups etc
- Second sentence: Should go beyond the "work-day" 9 to 5 experience; we want to extend the hours of livability of this area and welcome people on weekends as well

## Arts and Culture:

- "Makers make" doesn't seem timeless; too "brand-y"
- Would like to see this evolve to be more about creating the environment that supports arts community and businesses
- More support for the second sentence than the first – should be about creating policy that understands what allows artists to operate here

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## *Online Follow-Up Notes*

- **Tim:** East Boulder will accommodate artists, makers, and small businesses through a culture of creative approach to policy, zoning, affordability etc etc etc

## **Design Quality and Placemaking:**

- Like embracing the eccentricity that east boulder currently has – gritty reference and soul is fun; tolerate and welcome experimentation in design is great
- Reference to youth and various mechanisms is nice as well
- Like the first one – for the same reason; tries to suggest that it doesn't have to be shiny and new
- Might say that the design is key: will support the other goals – in terms of street layouts, pedestrian layouts, paths, etc.
- Second one – just ok – gets us back to the housing issue; How do you build the types of diverse housing that gets families with kids here; Goals of trying to not make it more expensive and super fancy
- There's a lot of old buildings in that area – not all of which the design elements we want to preserve forever – Need to incorporate a reference to flexibility and evolution; Maybe that's the part of town that we can start to mix things up a little bit
- Don't destroy everything you got
- Like the first one – feels like the kind of copy you'd read in a place you'd circle to visit when approaching a new city
  - Flexibility is important
- Spaces lend themselves to diversity;
- Second one sounds like a Kids menu
- Tightening a focus around things that exist today that we want to augment and recognize are special
- High-quality design → needs to include language about durability
- Really like the first statement
- Would benefit to mention the industrial past as its inspiration; support the users
- Design will support the users – both industrial and residential
- May need more specific foresight to work with the city so that ideas are implementable
  - How will these experiments in design and construction be implemented
- Would like to see *how* kids will be incorporated in the future of east boulder also – is there kid-oriented neighborhoods

## *Online Follow-Up Notes*

- **Tim:** #1 I like this. It feels like copy for a destination that I would want to visit in traveling to a new city. It recognizes existing values and amplifies them into a funky & fun future.
- **Tim:** #2 I think these concepts and the value on existing 'places' can be distributed into language in other vision statements here.

## **Housing Affordability:**

- General Support but 15-minute neighborhood concept needs to go beyond just the house and the job to create a real community; Need the mix of uses

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- Local example: Prospect in Longmont

### *Online Follow-Up Notes*

- **Tim:** Housing developed to suit the overarching diversity of goals in East Boulder? Per Julia's mention, her point about RiNo seems relevant here. RiNo became a 'livable place' in part by plowing under a lot of the existing businesses and artist studios in favor of market rate housing and density. Not a 'bad thing' per se, but an outcome of progress and 15+ year planning
- **Patti:** As a homeowner and member of the Curtis Park RNO in RINO, I would like to emphasize that there is a lot of tension amongst community members regarding the implications of regentrification. To Tim's comment, it has been a bad thing to some, more often than not to those of lesser means. Housing, rental rates have skyrocketed in the last 5 years, homelessness is evident throughout the neighborhood, etc., and many artists have been displaced. How will Boulder avoid these outcomes when they have been the result in many cities pursuing density, redevelopment, however we are describing it?

### **Resilience and Climate:**

- Terms are big and loaded and resiliency has become very popular but it is broad here, because it's about the economy as well
  - Focus area leans towards the environmental side of resiliency
- Do like the idea of a national demonstration project
- Flood control is an important piece of that because so many people in the public are worried about this
- There's a lot there...
- Economic resilience - Appreciate that this too shall pass... there are so many organizations that are just struggling to get by and some that won't at all
  - Striking a different chord today now than it would have 3 months ago
- The CMAP is a good perspective
- This feels more like a vision – national determination is big goal
- There's a lot of buzz words and phrases that can lean unclear
- The underpinning of the vision – EB will be representative of Boulder's values towards the future
  - Don't think it's overly ambitious that something in EB could lead a future for other cities
- Richard Foy – thinking about world class establishments and institutions downtown
- Appreciate the audience of residents south of Arapahoe
- Transportation piece of climate – vision statement tie back to this in some way
- Nice to be ambitious but don't want to be over-the-top
- Flooding and transportation should be mentioned
- Flooding is important; but comments from folks who make it THE most important thing is not accurate-
- Energy System with microgrids is a potential
- Ecosystems – repairing corridors
- Integrating housing, parks, transportation and dealing rationally with flooding
- It's a pretty big lift in this area
- What's lacking is a focused discussion on ecosystems, environment, flooding

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- Want to see more language focused on environmental issues because we cover some of the other land use, transportation and housing in other topics
- Missing the environmental focus area; which
- Resilience is not just about environmental issues
- Like the robust and broad approach because when it comes to climate and resilience, there are all of these different pieces that contribute to it

### *Online Follow-Up Notes*

- **Tim:** Thinking through the lens of Las Vegas' Downtown Project / Tony Hsieh. And this reference speaks to the maker community of same. Also, Richard Foy has shared a vision for the East Book End that looks to mirror something akin to Spain's City of Arts and Sciences.

### **Access and Mobility:**

- Vision statements are playing it safe and err on the side of broad
- The discussion of the approach from Arapahoe into Boulder is a gateway experience is important – the experience of the descent into the Valley
- Think what it would be like to approach that arapahoe corridor and appreciate a distinct part of the community (and not just brace yourself for traffic)
- The vision for East Arapahoe Corridor – want to see that variety of transportation of experiences
- OK will all modes of travel
- Want to see a number significantly lower than 70pct
- Think it's OK to say all modes of travel – important to have both statements
- Concerned about how people who live there get around if we have new residents – should add this to statement
- Statement maybe too narrow? –how people *and goods* get around
- As area is reimagined, it should be done so to support the changes in transportation that are coming – autonomous vehicles or whatever else might happen
- How we expect people to get there and navigate the area
- We want people to drive less but we recognize that Arapahoe is a major corridor
- Should be more about changes over time – changing the dominant modes of travel and making the system able to adapt to the future of transportation
- This is a commuter corridor and that should be mentioned
- Focus should allow people to commute in a variety of ways efficiently and effectively
- The first one captures a lot of what we've been discussing – safety is a big concern – like that elevated and pulled out
- Aspirationally, there is going to be housing here; that should recalibrate what a commute and travel looks like
- The second one is pretty narrowly focused on commuters and is not as inclusive aspirationally on what the community will be
- Are we solving today or are we thinking in the future – reducing by 70 is more punitive as opposed to recognize the possibilities of the future
- Arapahoe is going to be a transportatoin corridor, hopefully with a lot future cars on it but that's different than the rest of the community

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- Alignment with other visions/plans – bring EAPT

### *Online Follow-Up Notes*

- **Tim: #1** - East Boulder as a Gateway experience to entering Boulder. Inspired by the Arapahoe Transportation Corridor Plan: <https://bouldercolorado.gov/goboulder/east-arapahoe-transportation-plan>
- **Tim: #2** - When I think of ‘future of transportation’ I think of something like Toyota’s e-Pallette concept in combination with the Arapahoe Corridor design plans. Less single use, single occupant vehicles. So the vision to me is creating the capacity /incentive to support the future of transportation.

**Staff facilitator: Holly Opansky**

**Working Group members in this breakout group:** Aaron Johnson, Ken MacClune, Judy Renfro, and Jeff Wingert with guests Michael Caplan, David Ensign, and Lynn Seigel (added Erin Bagnall and Dawn Williams to the written portion)

### **General Comments:**

- Challenging to consider agreement of individual vision statements because many are interrelated. Several vision statements were contingent on other statements, so consider the priorities be also dependencies. i.e. hard to prioritize kids (and creating destinations to attract them), if they cannot to and from area safely i.e. transportation/mobility or without having housing near by.

### *Online Follow-Up Notes*

- **Erin Bagnall:** The vision statements will be used as guidelines and should be developed with long term goals and generalities of concepts in mind. It's important to understand that these should be kept brief and broad, so that the in the future, critical decisions can be made with these statements in mind.
- **Aaron Johnson:** While they may need some wordsmithing, I am OK with the vision statements. As Ken mentions, they are meant to be general goals, not detailed plans.
- **Ken:** Vision statements are meant to be aspirational and provide a general sense of direction when lost in the weeds of the daily grind or when making sense of the output of that daily grind once a quarter. In general, these seem fine. What would be interesting to know is how tradeoffs between them will be sensed and be addressed. Can we give these enough meat to direct future project outputs and outcomes or will they be “nice to haves”? We don’t want to be too prescriptive to future decision making (since they will have new information to work with that we don’t have) but at the same time it would be good to have a bounding sense to what we aim to have grow here. Perhaps it would be helpful to spend some time exploring with us how the city foresees using these vision statements. Perhaps run us through some scenarios where planners, etc would turn to these statements to guide their work.
- **Judy:** Am I supposed to respond here? I remember also saying that the statements are so general and can mean so many different things to different people that I do not know whether they reflect even what I said, not to mention what other people said. Until we see something more specific,

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maybe or maybe not. What is missing is related to height, density, intensity, and urbanization. That will be determined by the size and coverage of the buildings and the intensity of the uses, the traffic they draw, etc. Also missing is a good discussion of flood issues. I remember getting about 30 seconds to frame a comment in response to a staff drafted question that was far too fuzzy. It is hard to believe we have avoided specifics and the hard issues for twelve months. I have difficulty in understanding how these visions could have been drafted from our meetings where we each get to make a one or two sentence statement in response to a question posed by staff, which question may not even reflect what is on our minds.

### **Small Local Business:** 4, 4, 2.5, 2, 2

- Create greater clarity on what is meant by “small” business. “Local” business like BCH and Ball are easy to determine they are not small, but they are certainly local (and feel “small” or apart of the community). Subway as a franchise is not small, but it can serve a local population and feel small?
- Support ability of existing business to continue to thrive, by keeping rent and other costs down as well as respecting their prominence (addressing anticipated commercialization), so they are not pushed out.
- Support small and local businesses having employees living in the area.
- Create clarity around the number 90% and what that means.
- Would any business be denied ability to locate in East Boulder because they were not small or local? What is a multi-national pharmaceutical company wanted to employ a bunch of locals, would they not be encouraged even if it served the types of eligible employees living in the area?

### *Kathleen’s notes from 6/3 Follow-Up Session*

- Large local businesses are assets also

### *Online Follow-Up Notes*

- **Erin Bagnall:** As stated above, these vision statements should be kept general for vision guiding. I think the 90 percent should be changed to ‘a majority’
- **Aaron Johnson:** Again, I would emphasize protecting existing businesses, especially small, locally-owned ones, as their spaces go through redevelopment.
- **Ken:** I could see how this vision might be in conflict with Access and Mobility question #1. Developing East Boulder to make it more attractive for people could well drive more traffic here thus driving up the value of properties and rents. Discussion of tradeoffs, how these visions will be used, etc. would help.
- **Judy:** This group covered this vision and I think I gave it a 2 regarding the way the statement is drafted. The scores on all of my comments are related to the way the statement is drafted, not the importance to me of the vision.

### **Arts and Culture:** ?, 3, 1, 3, 1

- As long as this emanates from the organic, patchworky place it started and is, and is not forced or superimposed on top of the existing entities.

### *Online Follow-Up Notes*

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- **Erin Bagnall:** I think we should change makers to a broader spectrum idea of ‘creatives.’ Makers is too specific.
- **Aaron Johnson:** “Arts and Culture” is something that can be consumed as well as produced. I suggest making the productive side of A&C the focus here. And for that reason I like the use of the term “makers”. I believe this would address some of Judy’s concerns as well.
- **Ken:** “Makers” are a very specific community now. Do we mean to point them out in particular?
- **Judy:** My concerns relate to making the art uses LOCAL, not venues that will attract visitors or become commercial venues regarding either sale of arts products or performances, but rather give locals a chance to participate in small scale events, lesson studios, etc. I don’t know what group made the notes above, but I agree. It was not our group because we did not get to this.

### Design Quality and Placemaking question #1: 5, 5, 3, 1, 2

- What is meant by “Boulder’s creative and diverse community.”? A few members expressed interest in greater definition of “creativity and diversity” so that they have specific meaning and is not generic term.

#### *Online Follow-Up Notes*

- **Erin Bagnall:** Instead of wicked, maybe we use words like Inspired, imaginative, unique, unconventional. I like the description and I'm completely onboard with the vision...but I think the word ‘wicked’ might confuse some people
- **Aaron Johnson:** As mentioned in the first Zoom meeting, I don’t think you plan for “unpolished” or “gritty” it emerges organically often as result of lack of planning. If you plan for unpolished and gritty it will feel theme park-ish. Also, I think that the railroads and industry in the area are an important part of the unpolished and gritty feel of East Boulder and should be leveraged.
- **Ken:** I’m still thrown by “wicked” - what is meant by this term?

### Design Quality and Placemaking question #2: 2, 4, 3, 2, 3

- This is vision of kids is contingent on other individual visions regarding nearby housing and safe access (transportation/mobility); so consider the priorities more like dependencies. i.e. hard to prioritize kids (and creating destinations to attract them), if they cannot to and from area safely i.e. transportation/mobility or without having housing near by.
- Support for reinforcing existing and planned (youth) amenities like the Valmont Bike Park and forthcoming Recreation Center.

#### *Online Follow-Up Notes*

- **Erin Bagnall:** I’m sorry I missed the meeting because I don’t know the background behind two vision statements here. I love children, but I don’t think we need to single them out necessarily. The idea of stronger neighborhoods that develop around existing (Valmont Park and Boulder Creek Path) and proposed amenities is a strong one. Maybe this has more to do with supporting families (and therefore children) with housing and access to amenities. Proposed: Families belong in East Boulder

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too. In the future East Boulder will develop around existing and proposed amenities that support healthy neighborhoods and encourage a diversity of users.

- **Aaron Johnson:** Plan a place that is safe and enriching for children and you'll accomplish it for all.
- **Judy:** Agree with the above. Still puzzled as to why anything to do with a school south of Arapahoe is mentioned.

### Housing Affordability: ?, 4, 3, 1, 3

*Kathleen's notes from 6/3 Follow-Up Session*

- Arapahoe as a gateway to the community
- Could potentially house people OUTSIDE of Boulder who want to live in Boulder, doesn't need to be just workforce
- Dual-income, and singles who would want to live here
- Because a major transportation corridor is included, this has the ability to also become a location where people who want to live in Boulder would live and then commute out
- Grow the housing so that we can get walk-to-work, bike-to-work options
- Such a transit-oriented area now, need to break down that barrier
- So many employers along Airport but there's no housing
  - Not a lot of opportunities up there
  - Gets back to transportation – create links to housing, jobs and alternative modes for transportation
- Not nearly enough access to city services and opportunities to support the businesses up along Airport Blvd
- Connect path northeast of the airport
- transportation and affordability are majorly connected
  - Need to build new with access to regional transportation

### *Online Follow-Up Notes*

- **Erin Bagnall:** In the future, East Boulder will be home to a diverse mix of housing types, with homes that support diverse communities and increase affordability. Neighborhoods in East Boulder will support walking and biking to work/shop/play, based on the locations and connectivity provided.
- **Aaron Johnson:** I agree with Judy that more discussion of this statement would be nice, and there are many contingencies when determining support. However, inasmuch as this is a vision statement, I support it in that way. And, look forward to additional discussions.
- **Ken:** I think it is vital to bring homes and life to East Boulder. I could see mixed use buildings which give an economic ecology sense to a community and an organic connection within place.
- **Judy:** We have not addressed the what, where, for whom, what kind, and how much questions at all. Question what the word "substantial" modifies. The amount of new housing or the amount that will reflect the (existing, I hope) unique aesthetic qualities and affordable reputation. Affordable alone, without reflecting the existing aesthetics of the low intensity existing uses, is not what I would support. If it modifies the amount of housing, question what substantial means in terms of height, density, displacing existing businesses, building in parking lots, displacing existing driving customers, etc. The community to the south supports housing for working families that meets the

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City's affordability requirements. Perhaps there could be even a little more, as long as we are talking about housing appropriate for families, which in my opinion does not include some types of mixed use over retail, commercial or industrial uses. We have not discussed the part of the subcommunity that is also in the OZ zone where may hope there would be motivation for more affordable housing. This is also going to have to include the type of housing, and the type of mixed use, which we have omitted so far. I thought it was hoped this group would address that. There are just too many questions, and we have really not even discussed any of them.

### Resilience and Climate question #1: 5, 4, 5, 1, 5

*Kathleen's notes from 6/3 Follow-Up Session*

- Agree with what it's saying
- Each project needs to do this – citywide code is in place already so that we're doing all these things
- Flooding Vision Statement
  - We deal with flood protections already in this area, we have to work on it anyway; it's already in place
  - Regulations are in place now and we need to make sure we're dealing with flood going forward
- Second one – it's already in place today. Does it need to be reinforced in a Vision Statement?

*Online Follow-Up Notes*

- **Erin Bagnall:** Cool, does this mean we have to support the Muni ☺ I'm joking, but this is an extremely high goal...the national demonstration project portion of it at least. I am not trying to knock the aspiration, however. Should we dial it back a little and lean on the more general. In the future, East Boulder will be a transformative, climate positive and resilient subcommunity through its innovation in integrating energy, ecosystems, resources, finance and land use.
- **Aaron Johnson:** Sounds great as a vision statement. It is very optimistic, and I think Erin makes a good point.
- **Ken:** It would be great to see an action plan to realize this vision. Then we will get a feel for details. **Judy:** I don't know what this means. All nice statements. Need lots of explanation. And the issue of building in the flood plain has not been addressed adequately.

### Resilience and Climate question #2: ?, 5, ?, 5, 5

*Online Follow-Up Notes*

- **Erin Bagnall:** This one is a bit confusing to me, are we talking about climate change and flood?
- **Ken:** I could see this as a very decent vision in my mind depending on how it is used. Likewise, it could be a throwaway statement. As Judy says, who could disagree with it? But how? Does the statement have meaning and if so, what is that meaning?
- **Judy:** Of course. Who could disagree with that. Does anyone expect this group to suggest otherwise? What it means in terms of development changes to the land could be anything.
- **Jeff:** Already in the code.
- **Dawn:** 'flood' or 'flood control' needs to be somewhere in a vision statement. This is extremely important as so much of this subcommunity is in the flood plain.

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### Access and Mobility #1: 5, 5, 5, 3, ?

*Kathleen's notes from 6/3 Follow-Up Session*

- Pro-all modes
- Arapahoe is such a major corridor that needs a plan
- Intersections are really tough from a pedestrian/bike standpoint
- Bike/ped infrastructure that we can put in and plan for because we know there's a lot pieces missing in this area
- If we have new housing in the area; how does this impact that 70% number
- Not tied to a particular number being a part of the goal
- Not a huge amount of shipping/receiving space

*Online Follow-Up Notes*

- **Aaron Johnson:** Do we really mean ALL modes? SOV? Access and Mobility question #2 suggests otherwise. I think the vision statement should acknowledge the desire to see less SOV (driving in general) and more walking, bicycling, and riding.
- **Ken:** All for this – in general. Of course, it would be interesting to get into the specifics.
- **Judy:** Not sure how this group intends to address getting to and from East Boulder We spend 7 months addressing bike and pedestrian connections within the area, without knowing what futures uses we would put where, and didn't really accomplish anything as to how to do that. Can't disagree with the goal.

### Access and Mobility #2: ?, ?, ?, 1, ?

*Online Follow-Up Notes*

- **Erin Bagnall:** Again I would say that we shouldn't be putting numbers to these statements and keep them more visionary. In general, I believe that the access and mobility goals of East Boulder have more to do with the question #1 - improving the access to, and more specifically internally throughout East Boulder. That's where we can make real moves here, connecting East Boulder internally first and foremost, and also to the greater Boulder trail/road network. Do we need this one?
- **Aaron Johnson:** I agree with Erin here. This reads more like a measurable goal than a vision statement. Express the sentiment in the previous vision statement
- **Ken:** This seems more like an outcome indicator rather than a vision statement. Thoughts?
- **Judy:** ? Without knowing who is doing the commuting, and whether they would be likely to live in housing that will be possible here, and whether and how the kinds of jobs in the future might change that, this is a "wished for" statement at best. So how was the 70% figure chosen?

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**Staff facilitator:** Jim Robertson

**Working Group Members in this breakout group:** Aaron Cook, Laura Kaplan, Adam Kroll, and John Gerstle with Krista Flynt

## General comments:

- Allow the Working Group to do a follow up exercise (online) in which they are forced to rank the vision statements.
- This group likes the idea of numeric of “Smart” vision statements. Ones that are actionable and provide accountability. Try to do that for all Visions is possible.

### *Kathleen’s notes from 6/3 Follow-Up Session*

- Would be interested in having EBWG members rank the revised Vision Statements so we can see what the group is prioritizing
- Want to make sure the group endorses the EATP – wants the group to rubber stamp that.

## Small Local Business: 2, 3, 5, 3

- Laura: Missing – goal of retention of existing.
- John: “Pro-active” is a goal, not a tool.
- Adam: Support growth, in addition to growth. Incubator.

### *Kathleen’s notes from 6/3 Follow-Up Session*

- Retaining affordable industrial/light industrial commercial space
  - Won’t be a tire store left in town – these are essential services and they tend to only locate in areas where they can afford it
  - To be supportive of small businesses but don’t have the quantitative requirement - we don’t need to be counting businesses in that way
  - City should not be in the business of choosing winners and losers – but we should be supportive
  - The way its phrased now says that you could lose all the existing businesses but if 90pct in the future are small and local, that’s ok
  - What we don’t want are big national chains
    - What we want are more independent; Colorado-based businesses (doesn’t have to be local to Boulder
    - Businesses need to be able to grow – you want them to be able to grow in worth and number of locations without being a small local businesses
  - Trying to attract more independent unique eclectic businesses
  - Wide variety of businesses ( not necessarily diverse)
  - Return the space for those businesses to be there; there is going to be turnover

## Arts and Culture: 2, 5, 5, 3

- Laura: “Make” and “Perform”
- John: Shouldn’t be the only place. Not at expense of other places.

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## **Design Quality and Placemaking question #1:** 4, 3, 5, 2

- John: We don't create a wicked beauty; it organically happens.
- Laura: Agree with John. What is "radiating a wicked beauty." Last sentence more aligned. Should we say "soul" (ethnic?).

## **Design Quality and Placemaking question #2:** 4, 5, 4, 4

- John: Difficult to disagree with. But focused more on use than appearance or design characteristics. What does this actually mean? Actionable.
- Adam: Don't neglect the things that youth love.
- Laura: Leverage the presence of these assets; e.g. ice cream near Valmont.
- Aaron: Focus on "kids?" Adults love these things too.

### *Kathleen's notes from 6/3 Follow-Up Session*

- Kids love ... not sure what we've talked about related to kids – all of Boulder loves all those aspects – not sure we need to call out kids in particular
- When there's a great place – everyone is there;
- Kids call out is weird
- Spaces where teenagers could hang out that was cool but did not serve alcohol is important
  - Cafes, coffee shops and
  - Encourage spaces for teenagers and kids to hang out
  - You want to have businesses around those amenities – hang out spaces
- Colorado is OUTSIDE almost 365 days a year – want to make sure that the OUTSIDE is available
  - Redesign part of the creek
  - Preserve the disc golf park
  - All the neighborhoods have the parks in them
  - Boulder does a good job of making outdoor space accessible

## **Housing Affordability and Diversity:** 3, 2, 5, 2

- John: Good as far as it goes. Needs to be more specific as to type and diversity. Path of least resistance would be stacked flats.
- Laura: What does "diverse" mean (households, types?).

### *Kathleen's notes from 6/3 Follow-Up Session*

- Concern with allowing housing (upzoning) so that it doesn't drive out other uses
  - Is there a way to encourage creative partnerships that allow for "housing-plus" - that way housing doesn't replace existing uses
  - Use Tables subcommittee?

## **Resilience and Climate question #1:** 1, 3, 4, 2

- Laura: What does it mean? What does it mean on the ground? What's the practical action?
- John: What's the value in being a national demonstration project?
- Laura: This statement "jumps the gun" in terms of making it a priority.

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### Resilience and Climate question #2: 4, 3, 4, 3

*Kathleen's notes from 6/3 Follow-Up:*

- **Feels** like we have not adequately addressed flooding; Would like to talk explicitly about how we want to account for flooding
- Statement seems very ambitious and broad – don't particularly care if we're a national demonstration project or not – just want to have a well thought out and efficient plan and have something we're proud of (how it compares to other parts of the county is not a great concern)
  - Agree - we don't have to be national demonstration project; turns people off
- Climate positive and resilient means we're thinking about flooding through increased mosquito implications – we need to take a big picture look at it
- Appreciate the second one – extinction rebellion but not the best way to put it
- Second one – Acknowledge that we're in crisis and we need to do better; too passive aggressive
  - Agree that second statement is not actionable but yes – we want to thrive
  - Need to have a diversified economic base in EB to be resilient
- Resilience in the face of disaster
  - Neighborhood connections and training and collaboration (groups that worked on that after the floods – BOCO Strong – would have a better idea of that in practice) Jamestown example – lessons to learn that could be more actionable
- First one – agree that the language about a national demonstration project is not needed or helpful – would remove that
  - Employ and innovate in best practices to design and plan and zoning in response to our climate future;
- VALMONT POWER PLANT
  - This is the stage we should at least be thinking about what might happen there
  - Such a significant element of that area

### Access and Mobility question #1: 5, 5, 5, 4

### Access and Mobility question 2: 3, 3, 4, 3

- Laura: If do first, will get the second. Likes numeric goal.
- John: Agrees on value of numeric topics.
- Aaron: Agree re numeric. "Smart Goal"