

East Boulder Subcommunity – Working Group #4 - Meeting Notes

Wednesday, August 28, 2019 at 11:30 a.m. to-1:30 p.m.
 5050 East Pearl St., Municipal Service Center

Working Group Members		City Staff	Community
In attendance: Matt Appelbaum Peter Aweida Erin Bagnall Lori Call Ana Karina Casas Lucy Conklin Aaron Cook Julia Dullien John Gerstle Laura Kaplan Adam Kroll	Ken MacClune Tim O’Shea Patti Smith Dawn Williams Unavailable: Leticia Garcia Aaron Johnson Kirsten Millar Ben Molk Judith Renfroe Jeff Wingert	In attendance: Ryan Hanschen Alice Huang Sarah Huntley Kathleen King Holly Opansky Jim Robertson	In attendance: Michael Caplan Joanne Simenson Bill Williams Deborah Yin

Agenda

1. 11:15 a.m. – Eat Lunch and Orientation to the MSC
2. 11:30 a.m. - Meeting Start and Public Comment
3. 11:40 a.m.- Discuss Responses to Working Group emails received
4. 11:50 a.m. - Schedule & Updates
5. 12:00 p.m. - Engagement Re-Cap
6. 12:30 p.m. - Brainstorm: Major Challenges and Big Ideas
7. 1:30 p.m. - Conclusion

Meeting

2. Meeting Start and Public Comment

- **Joanne Simenson**, 1315 Old Tale Rd., resident living south of Arapahoe Avenue, spoke about supporting ideas that address flood mitigation in East Boulder and handed out hard copy information (attached at the end of these notes).
- **Bill Williams**, 1555 Old Tale Rd., retired surgeon and long-time resident, spoke in support of ideas that address flood mitigation in East Boulder; He cited the 1965 City of Phoenix flood regulation to mandate in-flow/out-flow of every project.
- **Deborah Yin**, 3016 9th St., resident of the Newlands neighborhood, spoke in support of learning lessons from the Alpine-Balsam planning project by making sure the working group is comprised of a cross section of folks who live and work in the area. She also cautioned that a result of drawing new folks to this area could drive property (rental and owner) up.
- Working group members expressed an interest in a future meeting with city flood and utilities experts to learn more about current practices and zoning restrictions.
- Working group member, Elizabeth Dawn Williams recommended working group members learn about ongoing discussions related to potential changes to RE and RR zoned neighborhoods.

3. Discuss Responses to Working Group emails received facilitated by Kathleen

4. Schedule & Updates facilitated by Kathleen

5. Engagement Re-Cap – Alice shared and presented feedback data received at August out-reach events (see power point presentation and materials)

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6. Brainstorm: Major Challenges and Big Ideas – Kathleen explained the exercise: Each team was provided a question to address (based on what was developed at last month’s working group meeting). The goal was to answer the question with a big idea(s) and document each idea on a post it. The last step was to categorize the ideas into four different areas that follow:

- Low Impact / High Effort
- Low Impact / Low Effort
- High Effort / High Impact
- High Impact / Low Effort



• Small Local Business – team 1/6

- **Team: Matt, Peter, and Adam with staff Sarah**
- **Exercise questions to address:**
 - How do we make improvements to East Boulder without displacing local businesses? (Commercial Gentrification)
- **Team summary / thoughts:**
 - Through programs, create opportunities for small businesses to start and thrive in the area.

	<i>High - Effort</i>		
<i>Low - Impact</i>	<ul style="list-style-type: none"> – Loosen zoning and restrictions; then instead invest in relationships (but could have opposite than desired). 	<ul style="list-style-type: none"> – Balance desirability with affordability. – Be more specific about what could go where / segregate the market. – Support biz models that promote long-term relationships vs. short-term relationships. – Use zoning code to ensure certain number of spaces for types of industry or services. – Create a district to raise money and / or implement rent control. 	<i>HIGH - IMPACT</i>
	<ul style="list-style-type: none"> – Business networks to market & expand customer base. – Use zoning to support ground floor biz space as a requirement for housing. 	<ul style="list-style-type: none"> – Benevolent property owners supported through subsidies and incentives. – Incubate small companies through a program that lets them grow (and then maybe give back?). 	
	<i>LOW - EFFORT</i>		

Team 1 did not get to place the following ideas into an area: 1) Define clear standards that could make certain businesses are eligible for either public support or other benefits like rent control; 2) Programs that help businesses own property; break free from leases & rising costs; and 3) Models that are part equity and part rent.

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• Arts & Culture – team 2/6

- **Team: Erin and Patti with staff Holly**
- **Exercise questions to address:**
 - How do we reveal and celebrate the “underground” creative culture of East Boulder to broader community?
- **Team summary / thoughts:**
 - Keep it authentic by having the ideas be created by locals and implemented by the local artists. Providing an opportunity for local artists / artisans to indicate how, why, and if they want to be highlighted.
 - Highlight transportation corridors with works of art and ideas tied to the area (meaning the art communicates/identifies a sense of place for those going through, and the place inspires the art that is created).

	<i>High - Effort</i>		
<i>Low - Impact</i>		<ul style="list-style-type: none"> – Make transportation a pleasant experience. – Bury Xcel's electrical wires crossing above Arapahoe Ave. – Produce and display public works of art - murals, sculpture, visual cultural resources. 	HIGH - IMPACT
		<ul style="list-style-type: none"> – Include the existing community members, and especially the existing artistic folks, in discussion about what would be created. – Solicit local artists to create art. – Focus art along transportation ways and gateways - roads and bike paths. – Allow & encourage more public art on buildings, not just in right of way. 	
	LOW - EFFORT		

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- **Design Quality & Placemaking – team 3/6**

- **Team: John, Tim, and Dawn with staff Jim**
- **Exercise questions to address:**
 - How can the sense of East Boulder’s identity/character be strengthened?
- **Team summary / thoughts:**
 - Enhance the gateway experience entering Boulder (east to west).
 - Identify places that tie people specifically to the area.
 - Retain unpolished character.

	<i>High - Effort</i>		
<i>Low - Impact</i>		<ul style="list-style-type: none"> – Address traffic corridors issues like Arapahoe Avenue & 55th Street by creating an underpass. – Retain identity of industrial & thrift, rough & tumble, unpolished. – Consider consequences of enhancing development. – Creeping eastward of development, variation #gentrification. 	HIGH - IMPACT
	<ul style="list-style-type: none"> – Support diversity of ownership in land, homes, businesses (document/enhance). 	<ul style="list-style-type: none"> – Enhance the Legion Hill Overlook and provide a "Welcome to Boulder" sign on Arapahoe Ave. near the top of the hill (like the gateway like overlook that hwy 36 provides to westbound). – Offer Studio Crawls (like first Fridays). 	
	LOW - EFFORT		

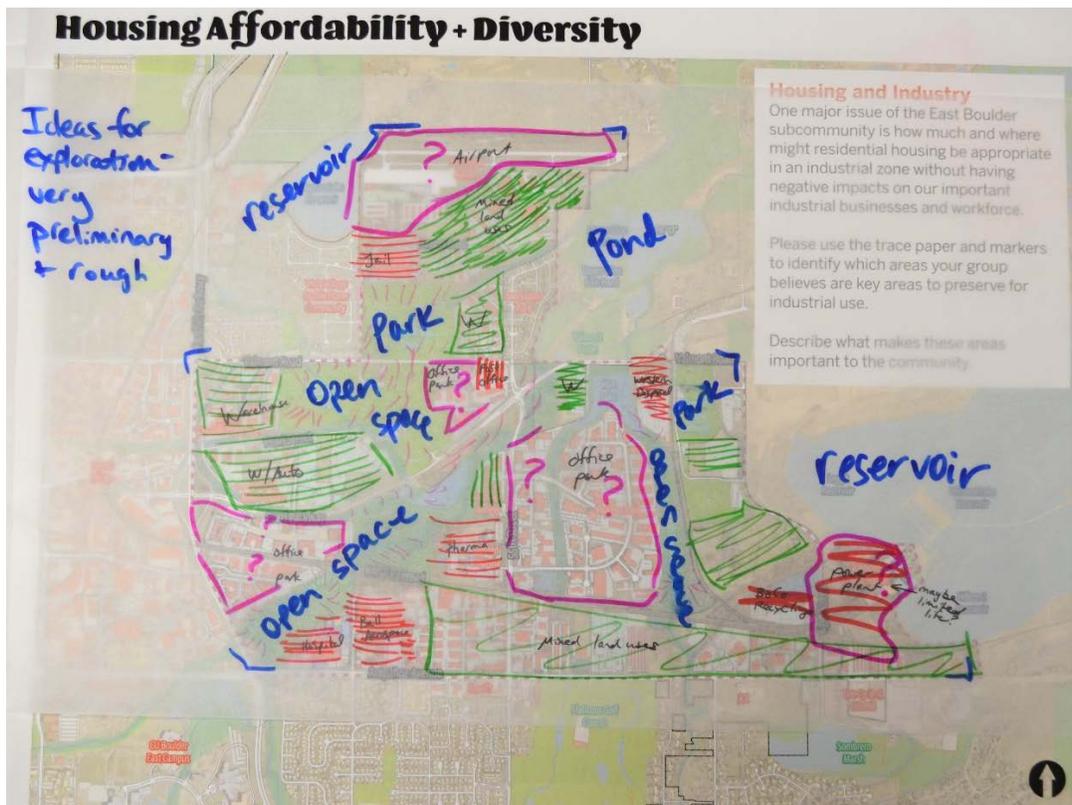
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• **Housing Affordability & Diversity – team 4/6**

- **Team: Lori, Leticia, and Laura with staff, Ryan**
- **Exercise questions to address:**
 - Where would you recommend housing be integrated with existing businesses and land uses? Keep in mind... There are components of East Boulder industrial and commercial areas that could be unattractive to potential residents: Noise Smells, Trucks/Delivery Routes, and Proximity to chemical/electrical production Proximity to hazardous waste processing.
- **Team summary / thoughts:**
 - Since the area is mostly designated as industrial general/industrial service/ Industrial manufacturing zoning, they highlighted areas of potential development in areas that are not necessarily manufacturing oriented, then office parks.



Highlighted in **GREEN** for potential for development of mixed use (near public transit or open space or more desirable areas and amenities)

- **Valmont and 47th:** Gebhardt BMW, Caliber Collision, Boulder SSI Storage Center, Ps Adio, Ceres Technology, Enterprise Rent-A-Car, Boulder Lumber Company,
- **Pearl Parkway, Old Pearl, and 47th:** Toyota, GMC, VW, Jeep, Parkway Café, Stein Brewing Co., , J&L Distilling, Boulder Creative Collective, Vision Quest Brewery, Swan Ink Screen Printing, Kaiku Designs Furniture, Boulder Signs, Pellman’s Automotive, MSC yards)
- **Valmont and 57th:** CPS Distributors, Hanna’s Herb Shop, Boulder Moving, Ome, Jim Morris Environmental T-Shirts

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- **55th and Flatiron Lane:** Boulder Public Defender, Par Technology, ArcherDX, Humane Society of Boulder
- **63rd:** Xcel Energy, Boulder waste management
- **Arapahoe between 55th and the eastern edge of the subcommunity:** Streetside Dance to BDT.

Highlighted in **PINK** for office parks, questionable potential for mixed use:

- **Pearl East Circle office park:** LogRhythm, Office Evolution, Trimble Transportation, Workday Boulder, Pharmaca, Aerogrow, Alion Science & Technology, Boulder Vet Center, Fidelity National Title Insurance, Heritage Tile, WR Real Estate – Boulder Centre for Orthopedics and Courtyard Marriott)
- **East Walnut office park:** Tierra Centre, KGNU, Spyder, Intercambio, Sphero, imatest, Microsemi, Knowledge Factor, KM Labs, Schneider Electric, Hire Education, nVoq, EcoProducts, Montessori Education Center of the Rockies, Space Science Institute)
- **Laughing Goat at the Garage office park:** Stages Cycling, Phantheryx, Inc., Cocona Inc., Abra auto body glass, The Works Auto Detail, MKS Instruments, Photo Craft Imaging, FreeWave Technologies, Sklar, Sunbelt Rentals)
- **Airport:** the entire airport grounds
- **Flatirons office park:** Workforce Boulder County, OSMP, Boulder County Sheriff's Office, Upslope Brewing, OSO Coffee, Big Red F and Four Noses Brewing, Markit Digital, Sovourn, Chocolive
- ***Airport Blvd office park:** Boulder Emergency Management, Blue Canyon Technologies, AlsoEnergy, Endoshape, Indra, Particle Measuring Systems, Agilent Technologies, Aire Care Colorado, Metron Farnier, Churchill navigation, Specialized)
- ***Sterling Circle office park:** Elite Dance Academy, Indian Peaks Veterinary Hospital, The Fix Bike Shop, Bikram's Yoga, Upstart Kombucha, STAR, Wallaroo Hat, Boulder Potter's Guild, Timberline, Dahl, Flatirons Kitchen & Bath, Melton, Sports & Recreation Tech, KMGLife, ION Clean Energy, Wildlands Restoration, Cold Quanta, SolarGlass

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• Resilience & Climate Commitment – team 5/6

- **Team: Kenneth and Julia with staff Kathleen**
- **Exercise questions to address:**
 - How do we make sustainable and resilient practices easier for East Boulder businesses and landowners?
- **Team summary / thoughts:**
 - Embrace density (parking and housing focused near services and transit, so that open space can be preserved).

High - Effort		
<i>Low - Impact</i>	<ul style="list-style-type: none"> – Fishing permits. 	HIGH - IMPACT
	<ul style="list-style-type: none"> – Height variance for redevelopment, especially for housing. Must build up. – Re-zone for mixed use. Development of housing on top of existing businesses. – Make more uses available at Flatirons Golf Course. – PUDs to cluster housing and services. – First floors that is sacrificial. – Better connections between Ball Aerospace/Boulder Community Hospital and Food Biz on other side of Arapahoe Avenue. – Anything that is plastic is taxed. – City-wide tax on non-compostable items. 	HIGH - IMPACT
LOW - EFFORT		

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• Balance of Future Jobs & Housing – team 6/6

- **Team: Lucy and Aaron Cook with staff Alice**
- **Exercise questions to address:**
 - How do we reduce the number of single-occupancy vehicles traveling to East Boulder?
- **Team summary / thoughts:**
 - Improve the ease of the transportation experience for bike and foot traffic.
 - Embrace density.

High - Effort		
<i>Low - Impact</i>	<ul style="list-style-type: none"> – Add rapid transit lane. – Increase number of park n' rides. – Add a park n ride at entrance of subcommunity with a focus of increasing density / vibrancy, grocery store, restaurants, etc. – Separate bikes from the road. – Grocery store needed. – Keep density in mind with future development (people walk to same destinations). – high density intersection tax similar to NYC. – Investigate using part of the golf course for development, without negative impacts of flood mitigation. – Increase housing for people who work in the area. – Maintain or increase bus frequency. – Increase north and south (bus) routes. – Continuous bike paths. – Fill in continuing sidewalks. – Mix use zoning. – Increase density. – Increase density for service businesses. – Add first mile last mile alternative transportation options. – Easy and safe intersections for foot traffic. 	HIGH - IMPACT
	<ul style="list-style-type: none"> – Eco pass - increase routes. – Increase B-cycle stations / increase studies / research on scooter trend. – Supplement Ecopass like the do on the hill. – Increase lighting. – Increase vegetation/warmth of walkways. 	
LOW - EFFORT		