

East Boulder Subcommunity – Working Group #7 - Meeting Notes

Wednesday, November 20, 2019 at 3:30 to 5:30 p.m.
 3295 Palo Parkway, Community 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	Kirsten Millar Ben Molk Tim O’Shea Judith Renfroe Patti Smith Dawn Williams Jeff Wingert Unavailable: Leticia Garcia Aaron Johnson	In attendance: Alice Huang Sarah Huntley Kathleen King Melissa Morgan Holly Opansky Jean Sanson Jay Sugnet Unavailable: Ryan Hanschen Jim Robertson	In attendance: Katie Lehman Habitat for Humanity: Jonah Kinchy

Tour **3:00 p.m. - Jay Sugnet, City of Boulder, Senior Housing Planner and Jonah Kinchy, Habitat for Humanity, Construction Site Superintendent offered a walking tour of the Palo Park development**

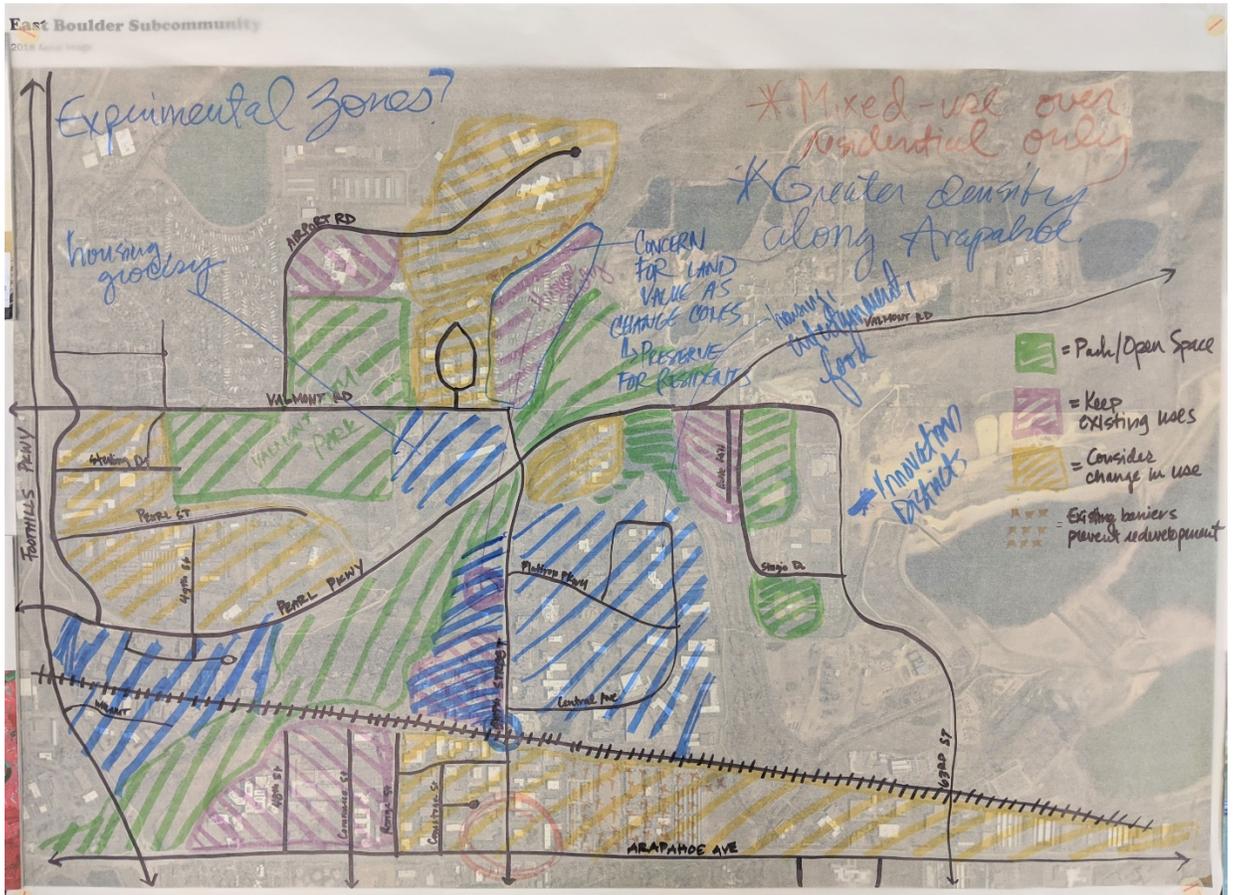
- Agenda**
- 1. 3:30 p.m. – Meeting Start and Welcome**
 - 2. 3:40 p.m. – 10-Minute Public Comment**
 - 3. 3:50 p.m. – Presentation and Q+A with Jay Sugnet, Senior Housing Planner City of Boulder**
 - 4. 4:30 p.m. – Housing discussion and exercise**
 - 5. 5:30 p.m. -- Conclusion**

- Meeting**
- 1. 10-Minute Public Comment**
 There were no comments from the public
 - 2. Presentation and Q+A with Jay Sugnet, Senior Housing Planner City of Boulder**
 - 3. Housing discussion and exercise**
 Based on the inventory and analysis report findings, and two previous sessions of working group’s efforts on housing, staff developed a map summarizing the areas of potential changes in land use that could include housing in the future and areas working group members identified as areas of no-change. *(Continued on the following page.)*

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These elements were indicated on the map below by shading of non-option areas: parks/open space (green), keep existing areas (purple), and existing barriers to development (x's), then by housing area options: consider change in use (yellow).



The group was asked to reflect and provide input on the existing findings on the map above in addition to:

- What would make a high-quality residential area in East Boulder viable?
- What components must be present in future residential areas?

Their input follows:

Suggestion / Input / Comment	By	Topic area
Refer to developments that succeed in placing housing in industrial areas, like Steel Yards.	Peter	Business, Community Vitality
Refer to developments that have not succeed in placing housing in industrial areas, like North Boulder.	Lucy	Business, Community Vitality
Research developments that succeed in placing housing in industrial areas, are there any examples where the addition of housing did not increase the commercial lease rates?	Lucy, Matt	Business, Community Vitality

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Contemplate the tradeoff of housing with jobs (and potential commercial gentrification and not being able to achieve 100% housing needs for employees in the area); Develop criteria of how many housing units would make a difference in the area, as well as weigh that against increasing the area desirability, raising commercial rental rates (moving out small business). At what point have we achieved any goal?	Matt	Business, Community Vitality
Provide rent control for commercial real estate spaces.	Lucy	Business, Community Vitality
Bring life to the area.	Ken	Community Vitality
Be experimental by targeting zones for try things out; provide support / motivation for these zones to test out artist focused areas i.e. Denver.	Julia	Experiment
Develop the objectives and criteria for housing in this area.	John	Strategy
Investigate housing options near mobility hub(s) like the potential transportation hub at 55th Street and Arapahoe Avenue.	Patti	Transportation
Encouraged more housing options along (potential) transportation hub(s) and / or pathways to easily access transportation options.	Peter	Transportation
Give thought to the railroad tracks when designing a transportation hub, especially because buses need to stop at railroad tracks and if a hub is placed at 55th or 63 rd Street(s), the railroad tracks would create a wrinkle in the flow. Think about grade changes at the railroad tracks.	?	Transportation
Examine if it is possible to relocate small bodies of water, so there could be more places to place housing?	Tim	Water
Consider trading undevelopable land for developable open space land (for housing options) yet maintain the same amount of open space.	Ben	Zoning
Rezone Corda Pharma at the end of the plant's life, to make it usable for housing; Incentivize developers willing to take on the project of converting the land from industrial to other uses.	Laura	Zoning
Investigate the area sandwiched between the south of Pearl and north of Walnut for housing.	?	Zoning
Address current restrictions of zoning for building housing in industrial.	?	Zoning
Impact of land use changes on the value of San Lazaro property could have negative impact on residents. Assess how do we protect these residents from potential gentrification issues.	Ana	Housing Equity
Prioritize mixed use and integrate housing options over creating districts of residential only uses.	?	Land Use

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General comments:

- Adam asked that the working spreadsheet which includes all the EBWG recommendations from the August brainstorm session be posted as an editable file to the working group website.
- Laura asked that a Use Table be brought to the next meeting.

2. Conclusion