

# EAST BOULDER SUBCOMMUNITY PLAN

## Concept Development: Working Group Brainstorm



### Small Local Business

Goal: Pro-actively support small, local businesses

Goal: Retain small, local businesses

Goal: Provide affordable business space

ID	Recommendation	Type	Source	Potential Partner
1	Balance desirability with affordability		EBWG	
2	Be more specific about what could go where/segregate the market		EBWG	
3	Support business models that promote long term relationships versus short term relationships		EBWG	
4	Use zoning code to ensure certain number of spaces for types of industry or service		EBWG	
5	Create a district to raise money and or implement rent control		EBWG	
6	Loosen zoning and restrictions - instead invest in relationships (but could have opposite than desired effects)		EBWG	
7	Business networks to market and expand customer base		EBWG	
8	Incubate small companies through a program that lets them grow (and then maybe give back?)		EBWG	
9	Benevolent property owners supported through subsidies and incentives		EBWG	
10	Models that are part equity and part rent		EBWG	
11	Define clear/consistent rules and standards that could make certain businesses eligible for either public support or other benefits tied to rent control		EBWG	
12	Programs that help businesses own property; break free from leases and rising costs		EBWG	
13	Use zoning code to support ground floor business space as a requirement for new housing		EBWG	

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## Arts + Culture

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

ID	Recommendation	Type	Source	Potential Partner
14	Murals		EBWG	
15	Sculpture		EBWG	
16	Visual of Cultural resources		EBWG	
17	Allow and encourage more public art on buildings; not just in public right-of ways		EBWG	
18	Focus art gateway along both bike paths and car circulation		EBWG	
19	Tap into local talent to create local art		EBWG	

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### Design Quality + Placemaking

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

Goal: Create pedestrian-oriented neighborhoods

ID	Recommendation	Type	Source	Potential Partner
20	Grocery store needed - East of Foothills, north of Arapahoe, South of Valmont		EBWG	
21	Easy and safe intersections for foot traffic		EBWG	
22	Fill in continuous sidewalks		EBWG	
23	Increase lighting		EBWG	
24	Increase vegetation/warmth of walkways		EBWG	
25	Create an underpass at 55th Street		EBWG	
26	Keep the aesthetic of the area "Rough and Tumble/Unpolished"		EBWG	
27	We must consider the consequences of enhancing development		EBWG	
28	Prevent gentrification		EBWG	
29	Increase diversity of ownership: land, homes, businesses		EBWG	
30	Create an East Boulder overlook		EBWG	
31	Create an East Gateway "Welcome" sign		EBWG	
32	Studio crawl		EBWG	

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## Housing Affordability + Diversity

Goal: Increase the number of affordable housing units in the City

Goal: Increase the diversity of housing types

ID	Recommendation	Type	Source	Potential Partner
33	Increase housing for people who work in this area		EBWG	
34	Mixed use zoning		EBWG	
35	Increase density		EBWG	
36	Keep density in mind with future development (people walk to same destination)		EBWG	
37	Can any of the golf course be used for development of mixed use zoning with negatively impacting flood		EBWG	

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### Resilience + Climate Commitment

Goal: Achieve energy system resilience

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

Goal: Reduce carbon emissions

ID	Recommendation	Type	Source	Potential Partner
38	Must build UP (not out)			
39	Height variance for redevelopment			
40	Make more uses available at Flatirons Golf Course		EBWG	
41	PUDs to clusing housing and services		EBWG	
42	Create buildings with first floors that are "sacraficial" Better connections between Ball/Foothills and food		EBWG	
43	businesses on the other side of the river		EBWG	
44	Re-zone for mixed use		EBWG	
45	Anything that is plastic is taxed	<b>POLICY</b>	EBWG	
46	City-wide tax on non-compostables		EBWG	
47	Fishing permits		EBWG	
48	Options of sustainable practices to counter un-sustainable		EBWG	
49	A new school? Ponds and lakes - Water quality improvements and		EBWG	
50	recreation	<b>PROGRAM</b>	EBWG	
51	Fill is NOT a solution to floods		EBWG	
52	Understand that new construction in area may/WILL flood		EBWG	
53	Parking solutions that go up		EBWG	
54	Satellite parking at bus connections		EBWG	
55	Incentive for planting trees		EBWG	
56	Green option for additional square footage		EBWG	
57	Trade on more parking - install permeable parking		EBWG	
58	Greenwalls along rail tracks	<b>PROJECT</b>	EBWG	



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### Growth: Balance of Future Jobs and Housing

Goal: Increase access to alternative modes of transportation

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

ID	Recommendation	Type	Source	Potential Partner
60	Supplement ecopass like they do on "the hill"		EBWG	
61	Research on scooter trend		EBWG	
62	Add first mile/last mile alternative transportation options		EBWG	
63	Continuous bike paths		EBWG	
64	Fill in missing sidewalks		EBWG	
65	Separate bike lanes from the road		EBWG	
66	Add a park n ride at entrance of subcommunity with a focus of increasing density/vibrancy - grocery stores, restaurants, etc.		EBWG	
67	Increase/add park n rides		EBWG	
68	Add a rapid transit lane		EBWG	
69	Can any of the golf course be used for development of mixed use zoning with negatively impacting flood		EBWG	
70	High density intersection tax similar to NYC Keep density in mind with future development (people walk to same destination)		EBWG	
71	Increase number of north/south routes		EBWG	
72	Maintain or increase bus frequency		EBWG	
73	Increase housing for people who work in this area		EBWG	
74	Mixed use zoning		EBWG	
75	Increase density		EBWG	
76	Increase density for service businesses		EBWG	
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