



ALL ABOUT

EAST BOULDER

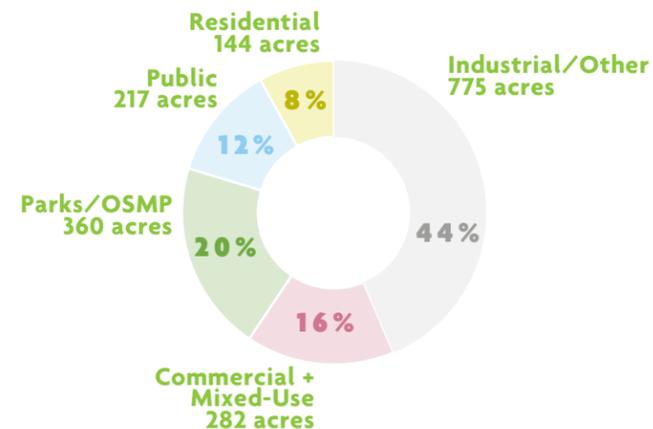
East Boulder is one of the city's primary employment centers. Much of the area is industrial, with many companies specializing in the scientific, research, and technology sectors, as well as more traditional industrial uses such as building contractors, warehousing and small-scale manufacturing. Major employers in East Boulder include Ball Aerospace and Foothills Hospital. The eastern half of the Boulder Junction area is also located in East Boulder. Several greenways provide excellent connections through the area and to the west and south.

**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

LIFESTYLE

◆ LAND USE



▲ PARKS & OPEN SPACE

2 parks
1 athletic field
1 trailhead

▤ SCHOOLS

Naropa University Nalanda Campus

GETTING AROUND

🚲 BIKE LANES & TRAILS

21.44 miles
203.81 miles in Boulder Valley

95% % of subcommunity within 1/4 mile of trailhead

🚶 NEIGHBORHOOD ACCESS

Weighted Access Score %
Accessible

- 6-14
- 15-25
- 26-35
- 36-45
- 46-56
- 57-69
- 70-86



🚶 SIDEWALK GAPS

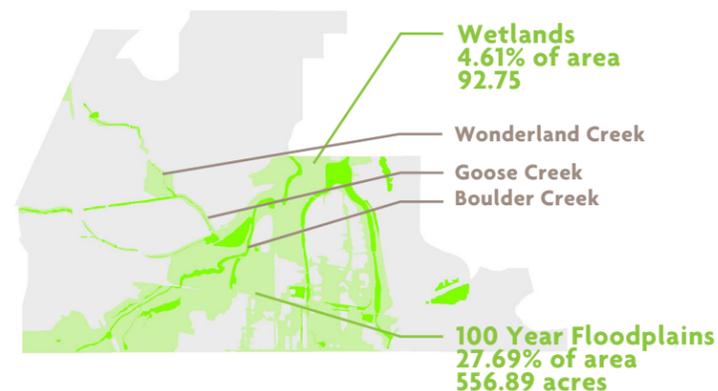
3.8% of missing sidewalk links
5% (city average)

🚶 TRANSIT

77% % of subcommunity within 1/4 mile of transit

NATURE

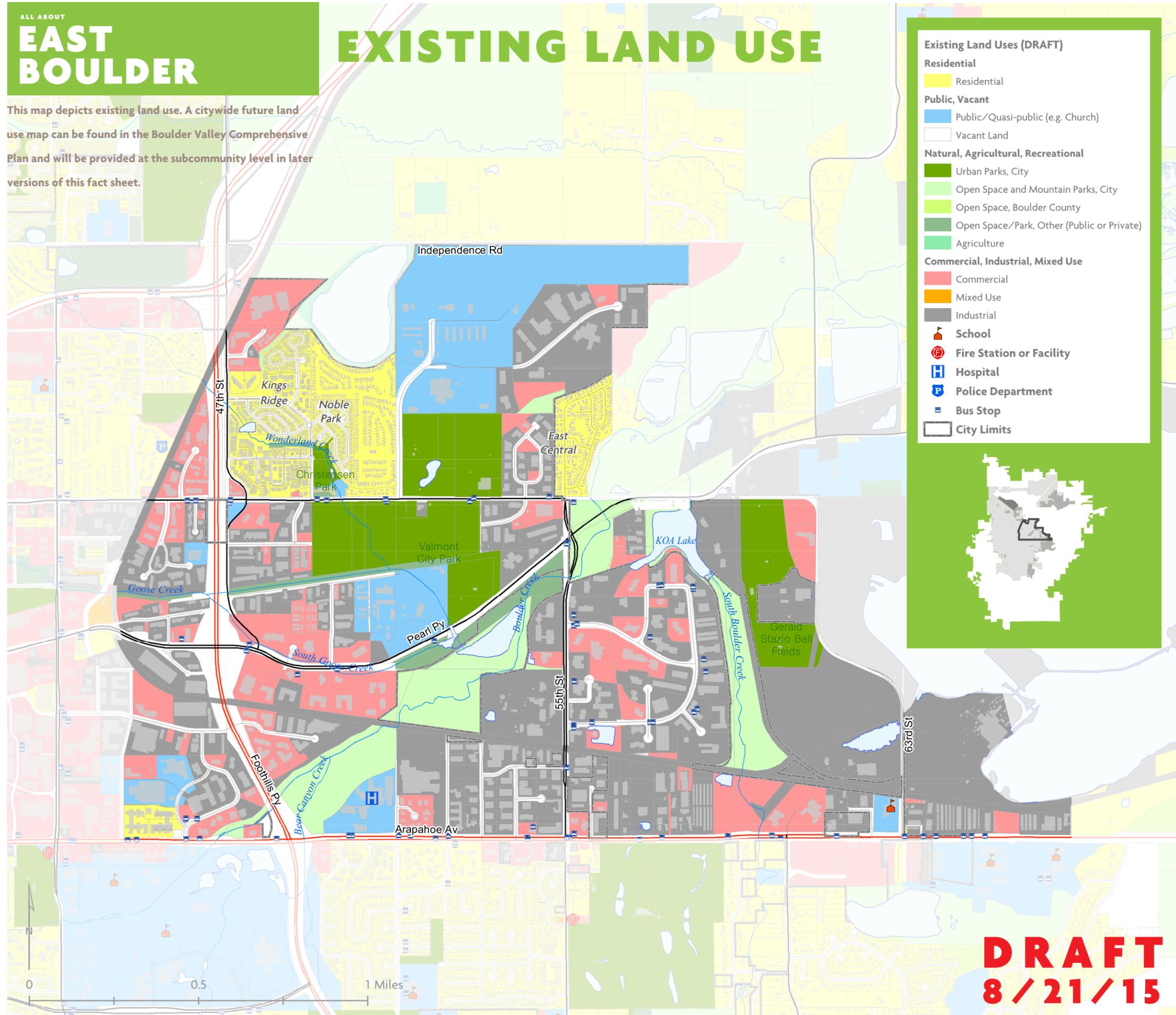
💧 WATER FEATURES



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EXISTING LAND USE

This map depicts existing land use. A citywide future land use map can be found in the Boulder Valley Comprehensive Plan and will be provided at the subcommunity level in later versions of this fact sheet.



Existing Land Uses (DRAFT)

Residential
■ Residential

Public, Vacant
■ Public/Quasi-public (e.g. Church)
■ Vacant Land

Natural, Agricultural, Recreational
■ Urban Parks, City
■ Open Space and Mountain Parks, City
■ Open Space, Boulder County
■ Open Space/Park, Other (Public or Private)
■ Agriculture

Commercial, Industrial, Mixed Use
■ Commercial
■ Mixed Use
■ Industrial

Facilities
🏠 School
🚒 Fire Station or Facility
🏥 Hospital
👮 Police Department
🚏 Bus Stop

City Limits



PEOPLE & HOUSING

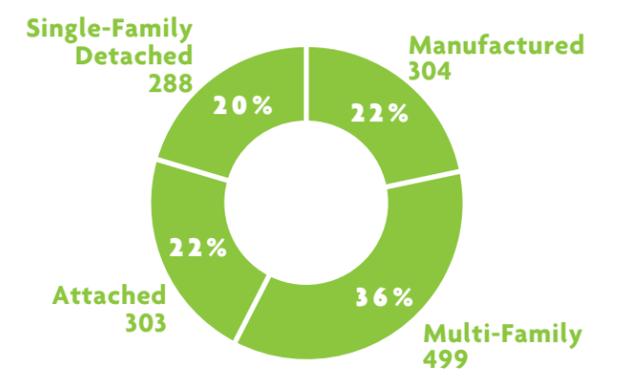
POPULATION



TOTAL DWELLING UNITS



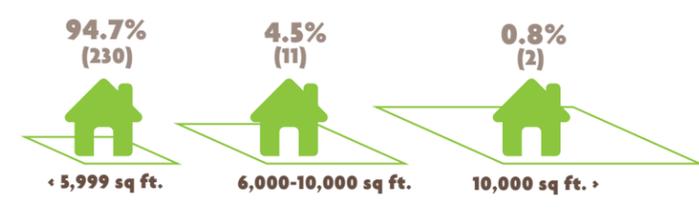
HOUSING UNIT MIX



DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)



AVERAGE SINGLE-FAMILY LOT SIZE



TOTAL JOBS



DRAFT
8 / 21 / 15

LOOKING BACK AT THE LEGACY OF EAST BOULDER



Oliver T. Jackson, a restaurateur and business man, opens Jackson's Resort at 55th and Arapahoe Ave.

1897



1910

James Roney and his family establish a dairy and poultry farm near Valmont and Airport Road which they operate into the 1960s. In the 1930s, the Roneys help establish Boulder's Pow Wow Rodeo.

The Silver Wing Aircraft Company builds their first hangar near Hayden Lake.

1928



DRAFT 8 / 21 / 15

1850

1860

1870

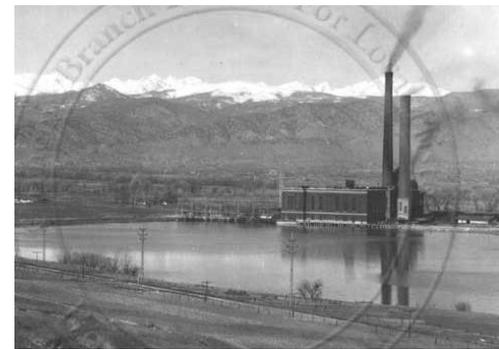


1890s

Weisenhorn Lake, now of the three Valmont Lakes, serves as a recreational boating area complete with a few buildings along the lakeshore, a boardwalk, and even a swing.

1880

1890



1900

The Lakeside (later called Valmont) Power Plant is constructed at 63rd st. and the Valmont Reservoir.

1910



1920

1930

1940

1950

1929

Roxwood Park opens on former Jackson's Resort site.



1956 ○ The Ball Brother's Research Corporation is founded to conduct research in astrophysics, optics, and electronics. Their 250,000 sq. ft. facility is designed by architect Hobart Wagener.



1976 ○ Eco-Cycle, Boulder's first recycling program, begins with Boy Scouts collecting recyclables in a yellow school bus.



1992 ○ Spectra Logic, one of Boulder's largest employers, opens at 1700 n. 55th St.

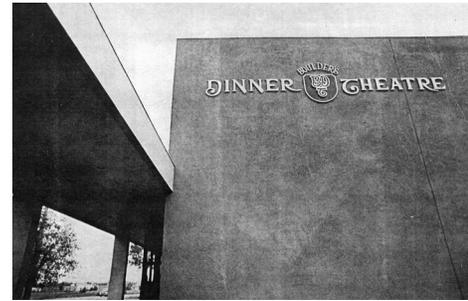


2014 ○ Conversion of Foothills Hospital to a full-service hospital is complete.

1950
1960
1970
1980
1990
2000
2010



1960s ○ The area begins to transform into a light industrial and manufacturing area. One of the earliest industrial buildings is at 6123 Arapahoe Ave. which housed a beef processing plant.



1977 ○ The Boulder Dinner Theater opens near 55th and Arapahoe Avenue. Its first show is "Joseph and the Amazing Technicolor Dreamcoat."



1984 ○ Boulder Beer moves to its current site in Boulder. Established in 1979, it is considered Colorado's first microbrewery.

1997 ○ The Gerald Stazio Ballfields are constructed.

