



ALL ABOUT

EAST BOULDER

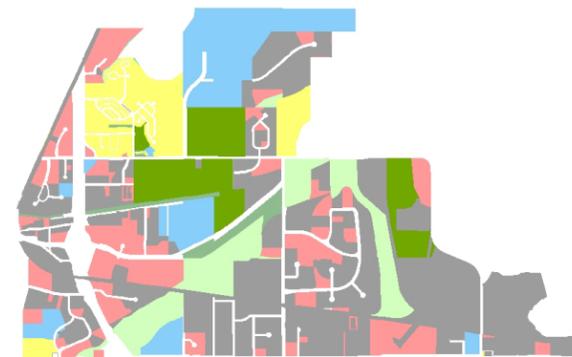
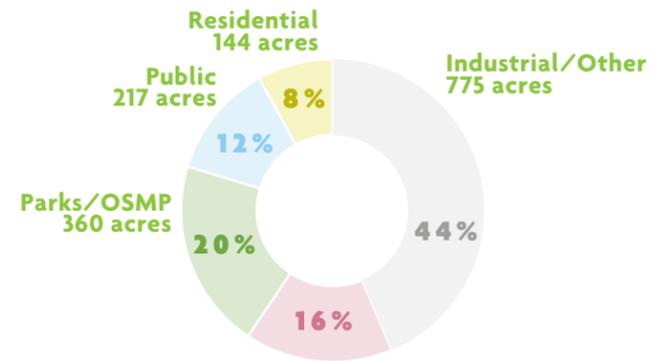
East Boulder is one of the city's primary employment centers. Much of the area is industrial, with many companies specializing in the scientific, research, and technology sectors, as well as more traditional industrial uses such as building contractors, warehousing and small-scale manufacturing. Major 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

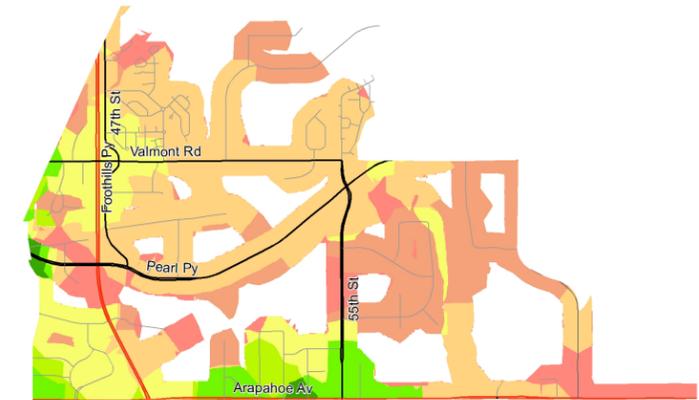
21.44 miles
203.81 miles in Boulder Valley

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

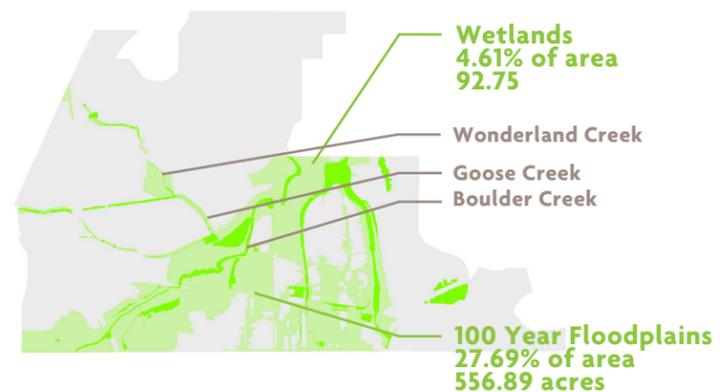
3.8% of missing sidewalk links
5% (city average)

TRANSIT

77% of subcommunity within 1/4 mile of transit

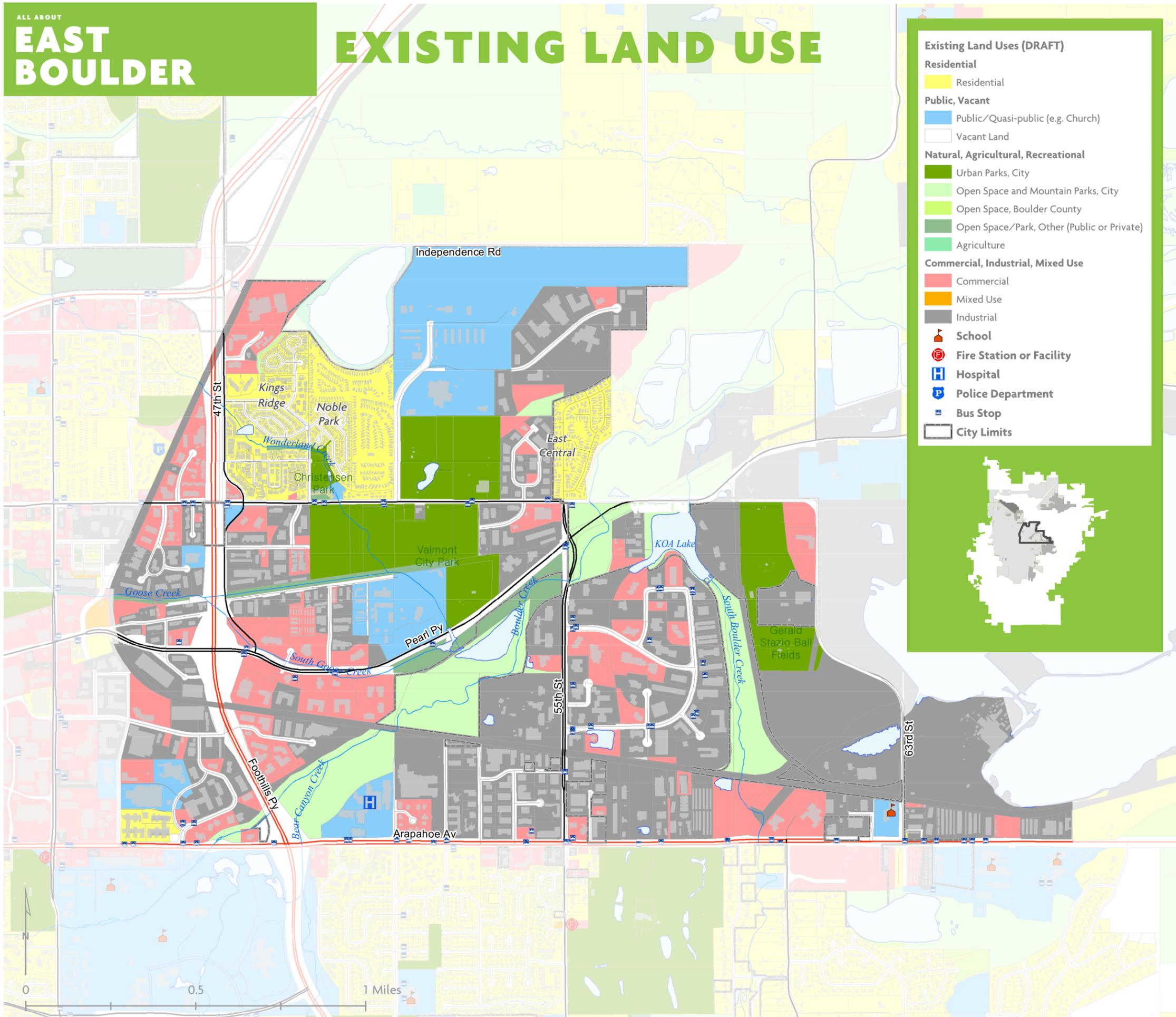
NATURE

WATER FEATURES



ALL ABOUT
EAST BOULDER

EXISTING LAND USE



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

Other
■ School
Ⓢ Fire Station or Facility
Ⓜ Hospital
Ⓟ Police Department
Ⓟ Bus Stop
□ City Limits



PEOPLE & HOUSING

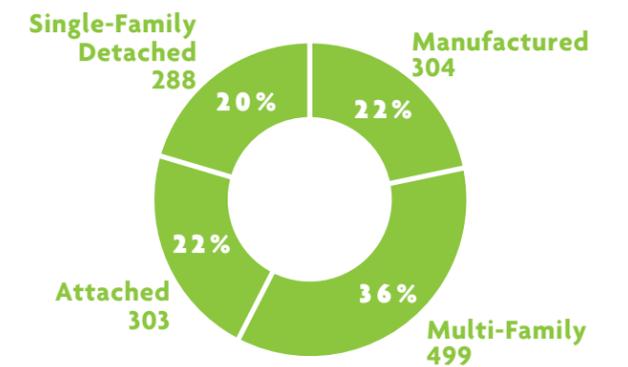
POPULATION



TOTAL DWELLING UNITS



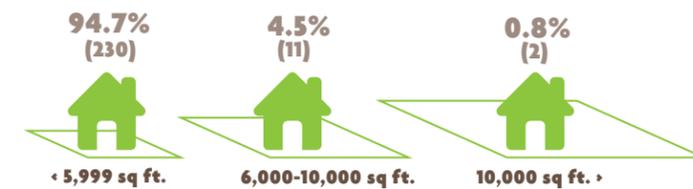
HOUSING UNIT MIX



DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)



AVERAGE SINGLE-FAMILY LOT SIZE

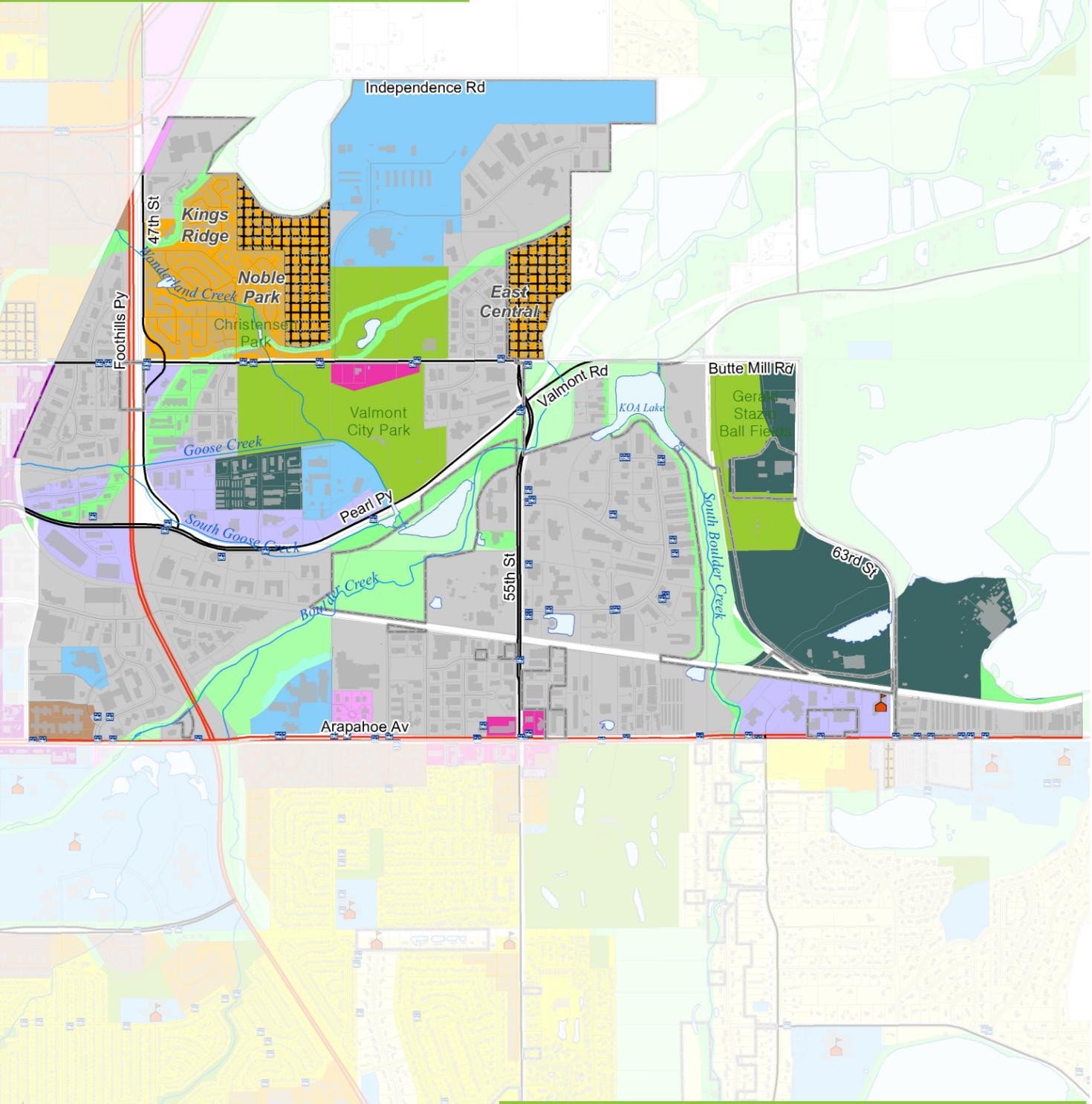


TOTAL JOBS



all about
East Boulder

FUTURE LAND USE (BVCP 2010 Plan)



BVCP Land Use

| | | |
|---------------------------------|--|-------------|
| Residential | Mixed Use | School |
| Manufactured Housing (MH) | Mixed Use Business (MUB) | Library |
| Medium Density Residential (MR) | Mixed Use Industrial (MIU) | Bus Stop |
| High Density Residential (HR) | Open Space and Mountain Parks | City Limits |
| Business | Open Space, Acquired (OS-A) | |
| Community Business (CB) | Open Space, Development Rights (OS-DR) | |
| Transitional Business (TB) | Open Space, Other (OS-O) | |
| Industrial | Other | |
| Community Industrial (CI) | Park, Urban and Other (PK-U/O) | |
| General Industrial (GI) | Public (PUB) | |
| Light Industrial (LI) | Environmental Preservation (EP) | |

LAND USE MAP DESIGNATIONS

RESIDENTIAL

MH Manufactured Housing



The manufactured housing designation is applied to existing mobile home parks.

HR High Density Residential
(More than 14 dwelling units per ac.)



High density areas are generally located close to the University of Colorado or in areas planned for transit.

MR Medium Density Residential
(6 - 14 dwelling units per ac.)



Medium density areas are generally situated near community shopping areas or along major arterials of the city.

BUSINESS

CB Community Business



A Community Business area is the focal point for commercial activity serving a subcommunity or a collection of neighborhoods.

TB Transitional Business



The Transitional Business designation is usually zoned for less intensive business uses than in the General Business areas, and they often provide a transition to residential areas.

INDUSTRIAL

LI Light Industrial



Light Industrial areas are primarily research and development, light manufacturing, large scale printing and publishing, electronics or other intensive employment uses.

GI General Industrial



The General Industrial classification is shown where the more intensive and heavy industries are located or planned.

CI Community Industrial



The Community Industrial classification is shown for those areas where the predominant uses provide a direct service to the planning area. These uses include smaller scale auto-related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations and similar uses.

MIXED-USE

MUB Mixed-Use Business



Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. Business or residential character will predominate.

MUI Mixed Use Industrial



Mixed Use-Industrial development may be deemed appropriate and will be encouraged in some industrial areas where industrial character will predominate.

OPEN SPACE AND MOUNTAIN PARKS

OS-A Open Space Acquired

Land already acquired by the city or Boulder County for open space purposes.

OS-DR Open Space Development Rights

Privately owned land with conservation easements or other development restrictions.

OS-O Open Space Other

Other public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods including but not limited to intergovernmental agreements, dedications or acquisitions.

OTHER

PK-U/O Park, Urban and Other

Urban and Other Parks includes public lands used for a variety of active and passive recreational purposes.

PUB Public

Public/Semi-Public land use designations encompass a wide range of public and private non-profit uses that provide a community service.

EP Environmental Preservation

The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.

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



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.

1910

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

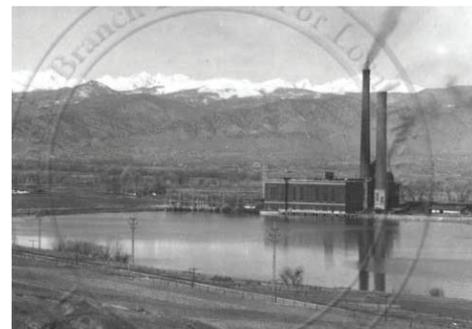
1928



1850
1860
1870
1880
1890
1900
1910
1920
1930
1940
1950



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.



1922
The Lakeside (later called Valmont) Power Plant is constructed at 63rd st. and the Valmont Reservoir.



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.



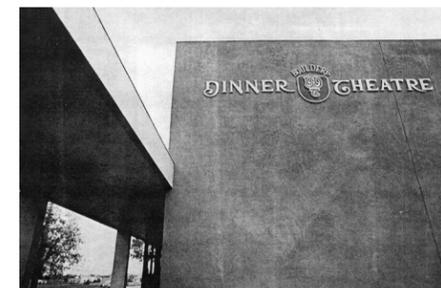
1992
Spectra Logic, one of Boulder's largest employers, opens at 1700 n. 55th St.



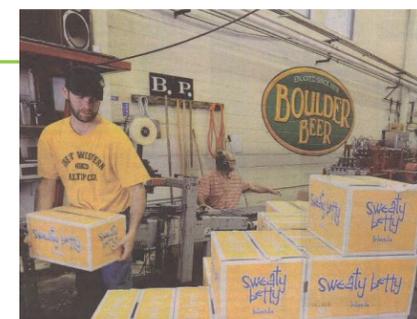
2014
Conversion of Foothills Hospital to a full-service hospital is complete.



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.



1950
1960
1970
1980
1990
2000
2010