Southeast Boulder is home to a variety of established residential neighborhoods, including Frasier Meadows, East Foothills, and Hoover Hills. The East Boulder Recreation Center is a main amenity, as are established retail and employment areas including the Meadows shopping center, which also has a variety of office and medical uses. The Williams Village area is a notable landmark featuring two prominent towers that were built in the 1960s to house university students. Several arterial streets flow through the area, including Highway 36, Foothills Parkway, Baseline Road, and Arapahoe Avenue. Areas near the 28th Street Frontage Road have easy and direct access to CU via a series of underpasses under 28th Street.

I like that it's low density, with long-term owners!

LIFESTYLE

SCHOOLS
Public
- Horizons K-8
- Eisenhower Elementary
- Manhattan Middle School
- Arapahoe Ridge High
- High Peaks/BCSIS Elementary

Private
- Sage Elementary
- Friends’ School K-5

PARKS & OPEN SPACE
- 1 golf course
- 1 recreation center
- 10 parks
- 1 community center

GETTING AROUND
- 12.61 miles
- 203.81 miles in Boulder Valley

ACCESSIBILITY
- 9% % of subcommunity within 1/4 mile of a trailhead

LAND USE
- Residential 1,136 acres
- Other 40 acres
- Commercial + Mixed-Use 113 acres (6%)
- Parks/OSMP/Agriculture 304 acres (15%)
- Public 252 acres (12%)

NEIGHBORHOOD ACCESS
- Weighted Access Score % Accessible
- 0-14
- 15-25
- 20-35
- 36-45
- 46-56
- 57-69
- 70-85

SIDEWALK GAPS
- 2% of missing sidewalk links
- 3% (city average)

TRANSIT
- 85% % of subcommunity within 1/4 mile of transit

NATURE
WATER FEATURES
- Wetlands 2.33% of area 59.85 acres
- 100 Year Floodplains 26% of area 668.18 acres
- Bear Canyon Creek
- Skunk Creek
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.
LOOKING BACK AT THE LEGACY OF SOUTHEAST BOULDER

In the 1800s, Southeast Boulder is primarily agricultural. Among the oldest of farms in the area is the Hogan Farmstead, constructed c. 1875 at the corner of South Boulder Road and Manhattan Drive.

The Dry Creek School (also called Shamrock) is constructed on South Boulder Road about a half-mile east of Cherryvale Road. Mrs. Addie Viele serves as the first teacher.

The Flatirons Golf Course at 55th and Arapahoe designed by W.H. Tucker opens up with the help of President Roosevelt’s WPA program.

The Sacred Heart of Mary Catholic Church is built on 160 acres of land bought by Father Joseph Machebeuf.

Albert and Addie Viele establish the Meadow Brook Farm at the intersection of Cherryvale and South Boulder Road. Their dairy farm eventually delivers 250 pounds of butter to Boulder weekly.

The Vieles sell Meadow Brook Farm to Lynn Van Vleet, an Arabian horse breeder and rancher who often attracted crowds of more than 1,000 people to his horse shows.

Boulder’s first animal shelter opens near Arapahoe Ave. and 55th St. with the help of a $50,000 donation from Mrs. Kate Harbeck, a former Boulder resident.

Construction of the Boulder-Denver Turnpike begins.

Part of the Southeast Boulder Fact Sheet, August 2015
1958  Elmer W. Frasier begins to develop the Frasier Meadows neighborhood.

Development in Keewaydin Meadows begins. The neighborhood is named in reference to the poem “The Song of Hiawatha,” written by H.W. Longfellow in 1855. Keewaydin is a Native American word meaning “the north wind.”

1966  George and Everett Williams donate land to the University in order to build Williams Village, an area comprised of two towers to house 850 university students.

1986  Flatirons Golf Course, designed in 1933, becomes a Boulder Parks and Rec. Facility.

A memorial sculpture is established at Burke Park in honor of Admiral Arleigh Burke in commemoration of his service in the U.S. Navy.

1995  The Viele-Van Vleet Farmstead is designated a City of Boulder Historic Landmark.