



ALL ABOUT

# SOUTHEAST BOULDER

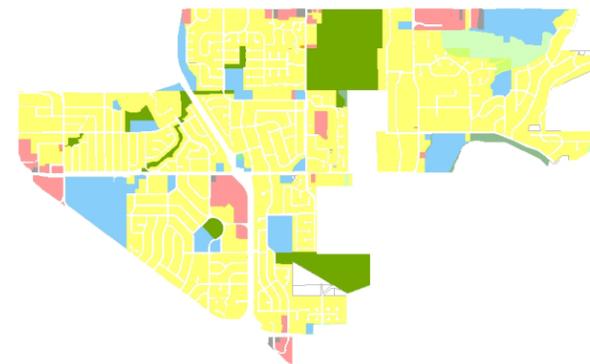
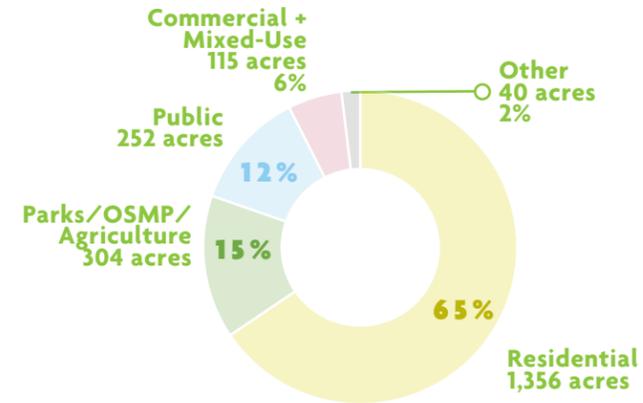
Southeast Boulder is home to a variety of established residential neighborhoods, including Frasier Meadows, East Foothills, and Hoover Hills. The East Boulder Recreation Center is a main amenity, as are established retail and employment areas including the Meadows shopping center, which also has a variety 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

**OUR LEGACY.  
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

## LIFESTYLE

### LAND USE



### PARKS & OPEN SPACE

**1** golf course      **10** parks  
**1** recreation center      **1** community center

### SCHOOLS

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

**Private**  
 Sage Elementary  
 Friends' School K-5

## GETTING AROUND

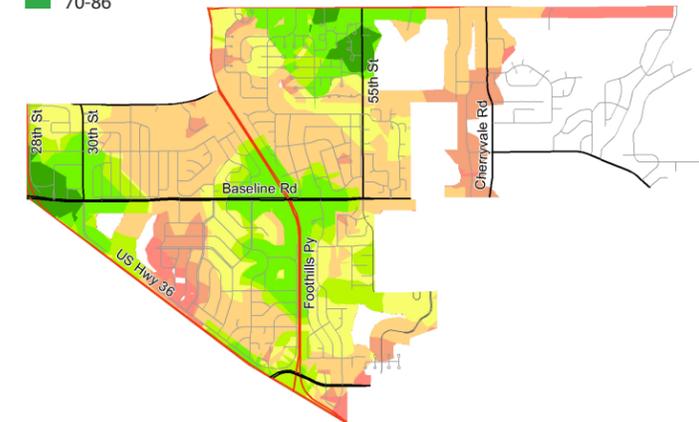
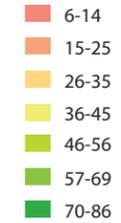
### BIKE LANES & TRAILS

**32.61 miles**  
 203.81 miles in Boulder Valley

**9%** of subcommunity within 1/4 mile of a trailhead

### NEIGHBORHOOD ACCESS

#### Weighted Access Score % Accessible



### SIDEWALK GAPS

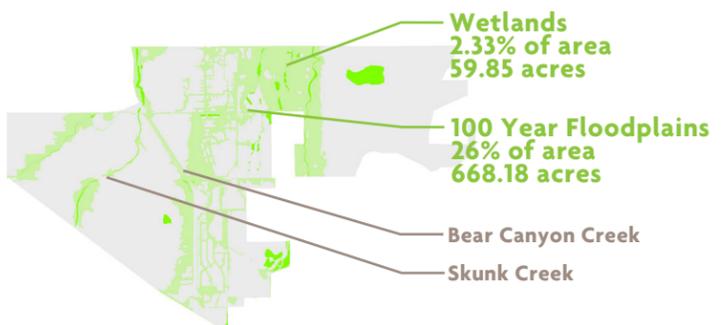
**2%** of missing sidewalk links  
 5% (city average)

### TRANSIT

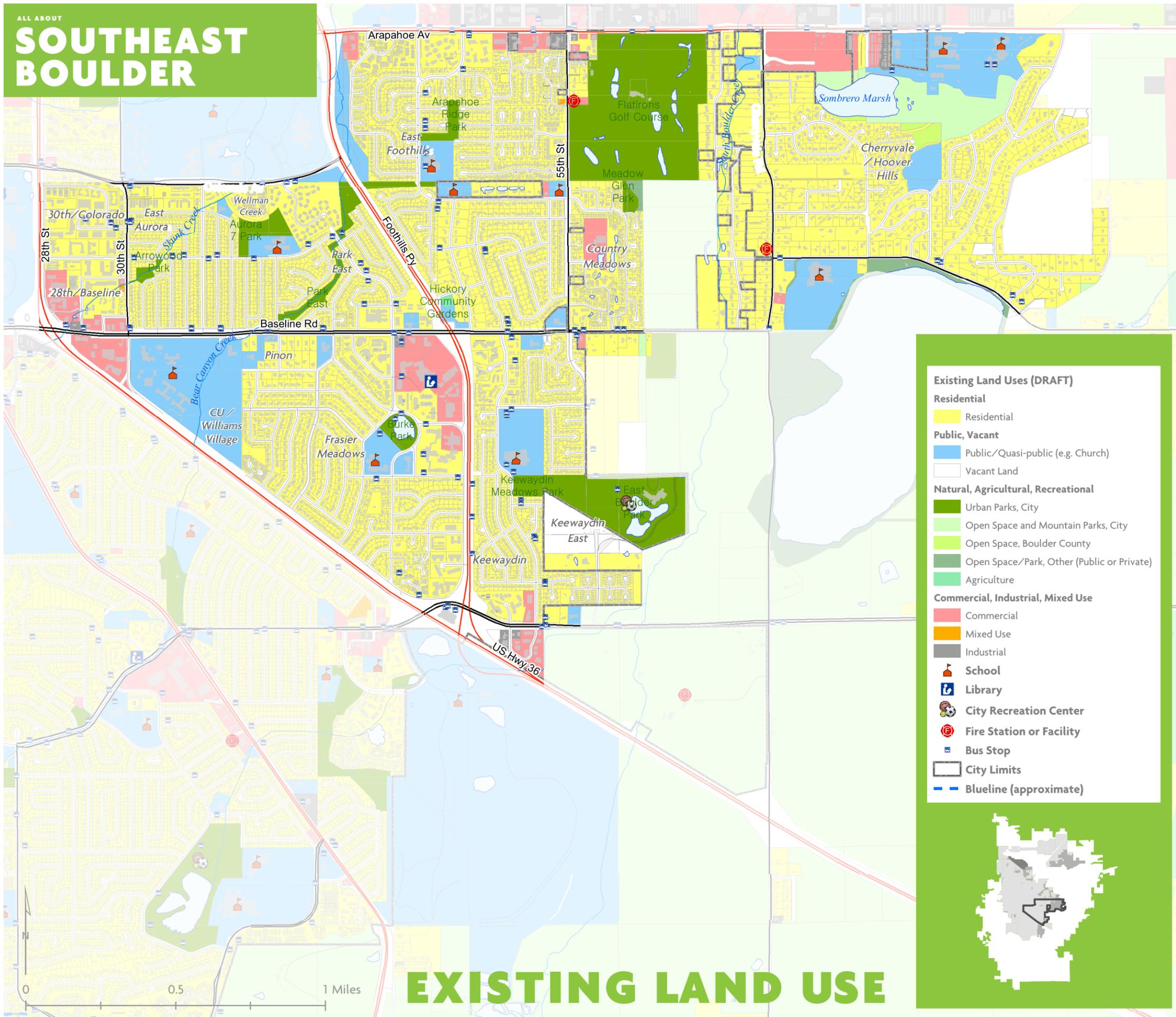
**85%** of subcommunity within 1/4 mile of transit

## NATURE

### WATER FEATURES



ALL ABOUT  
**SOUTHEAST BOULDER**



# PEOPLE & HOUSING

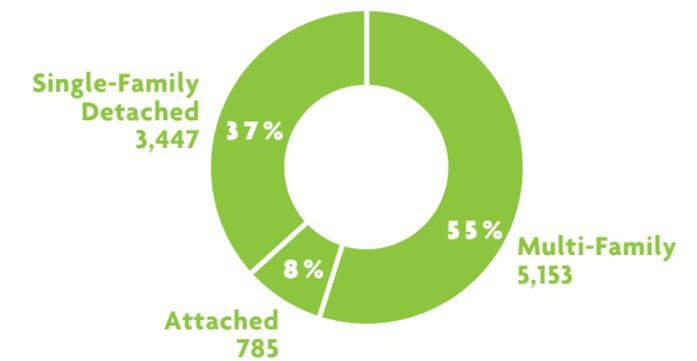
## POPULATION



## TOTAL DWELLING UNITS



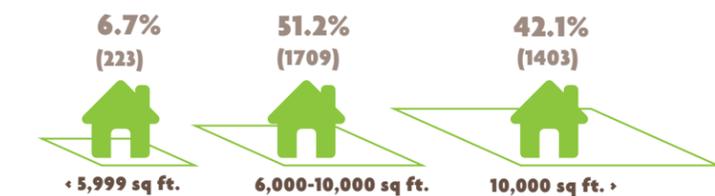
## HOUSING UNIT MIX



## DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)



## AVERAGE SINGLE-FAMILY LOT SIZE

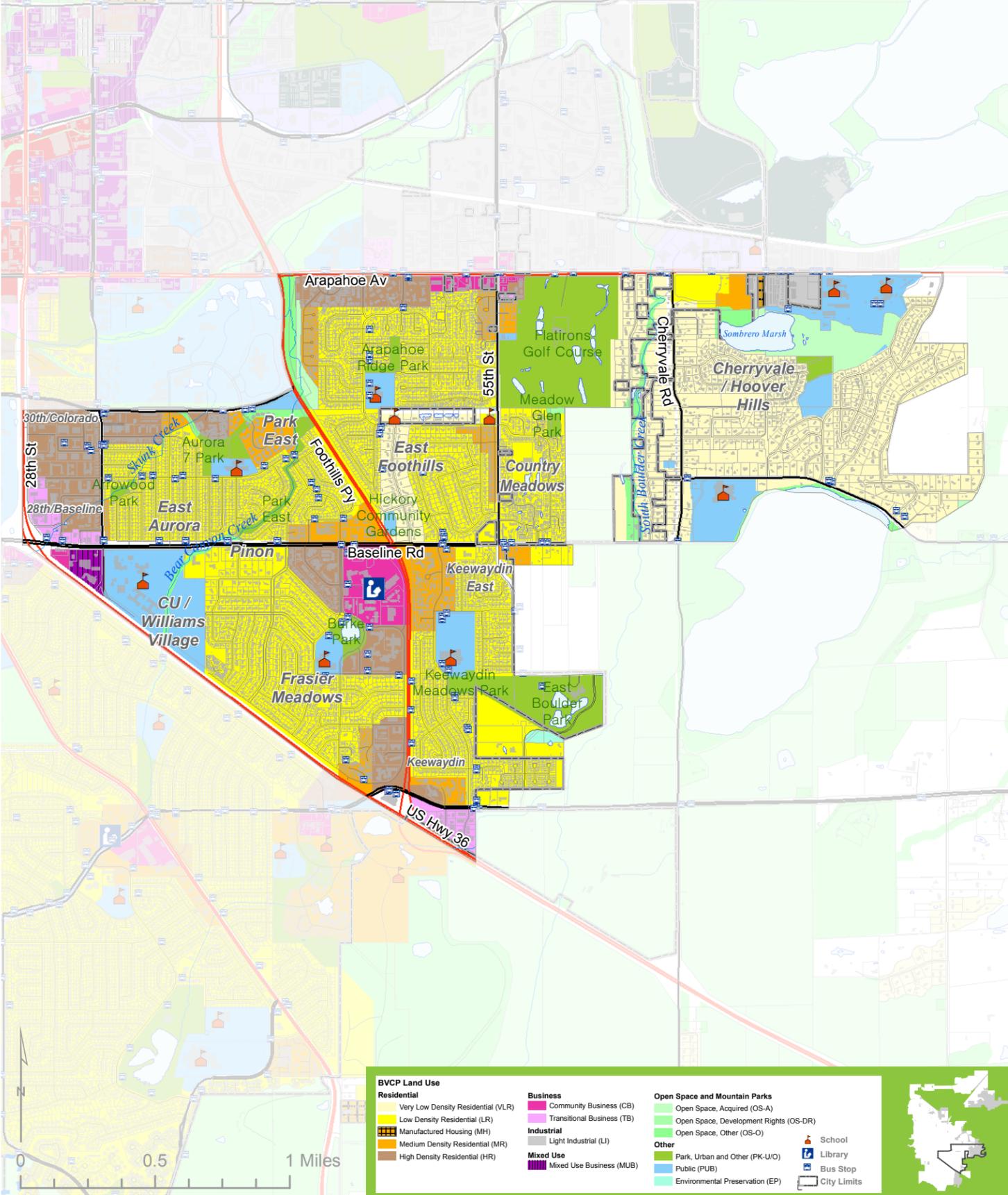


## TOTAL JOBS



all about  
**Southeast Boulder**

# FUTURE LAND USE (BVCP 2010 Plan)



## LAND USE MAP DESIGNATIONS

### RESIDENTIAL

**VLR** Very Low Density Residential  
(2 dwelling units per ac. or less)



Very Low density areas in the older section of the city consist predominantly of single-family detached structures.

**LR** Low Density Residential  
(2 - 6 dwelling units per ac.)



Low density areas in the older section of the city consist predominantly of single-family detached structures.

**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.

### 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.

### 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.

### 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 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.

1870



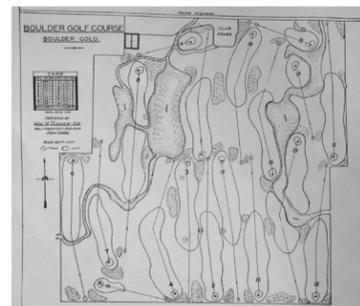
The Dry Creek School (also called Shamrock) is constructed on South Boulder Road about a half-mile east of Cherryvale Road. Mrs. Addie Viele serves as the first teacher.

1887



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

1938



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.

1942



1850

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

1860



1867



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.

1884



1935

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.

1920



1951

Construction of the Boulder-Denver Turnpike begins.

1950

1958

Elmer W. Frasier begins to develop the Frasier Meadows neighborhood.



1986

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

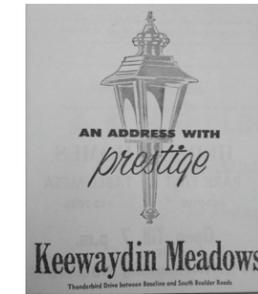


1995

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



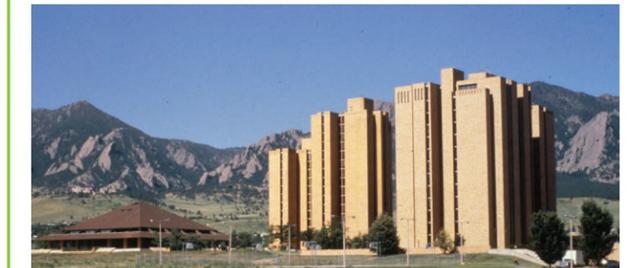
1950



1960

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."

1970



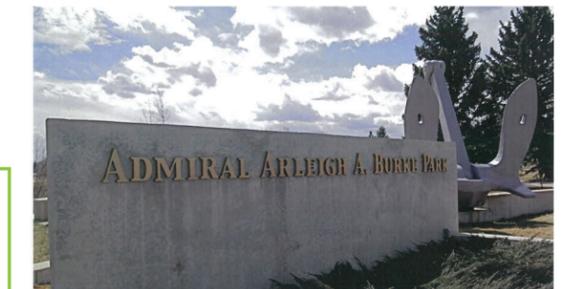
1980

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.

1990

2000



2010

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