



“ It’s nice living close to a park and in a neighborhood that is quiet! ”

ALL ABOUT

EAST BOULDER

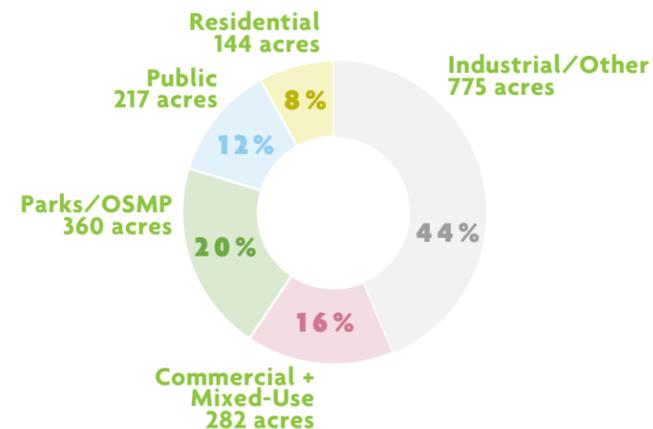
East Boulder is one of the city’s primary employment centers. Much of the area is industrial, with many companies specializing in the scientific, research, and technology sectors, as well as more traditional industrial uses such as building contractors, warehousing and small-scale manufacturing. Major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

To be included in next draft

🚶 SIDEWALK GAPS

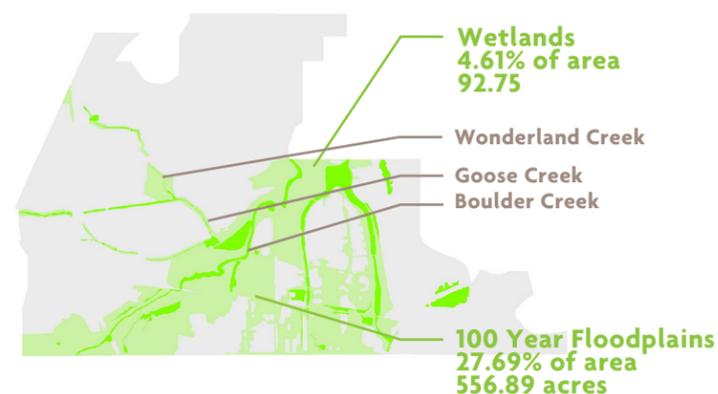
3.8% of missing sidewalk links
5% (city average)

🚶 TRANSIT

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

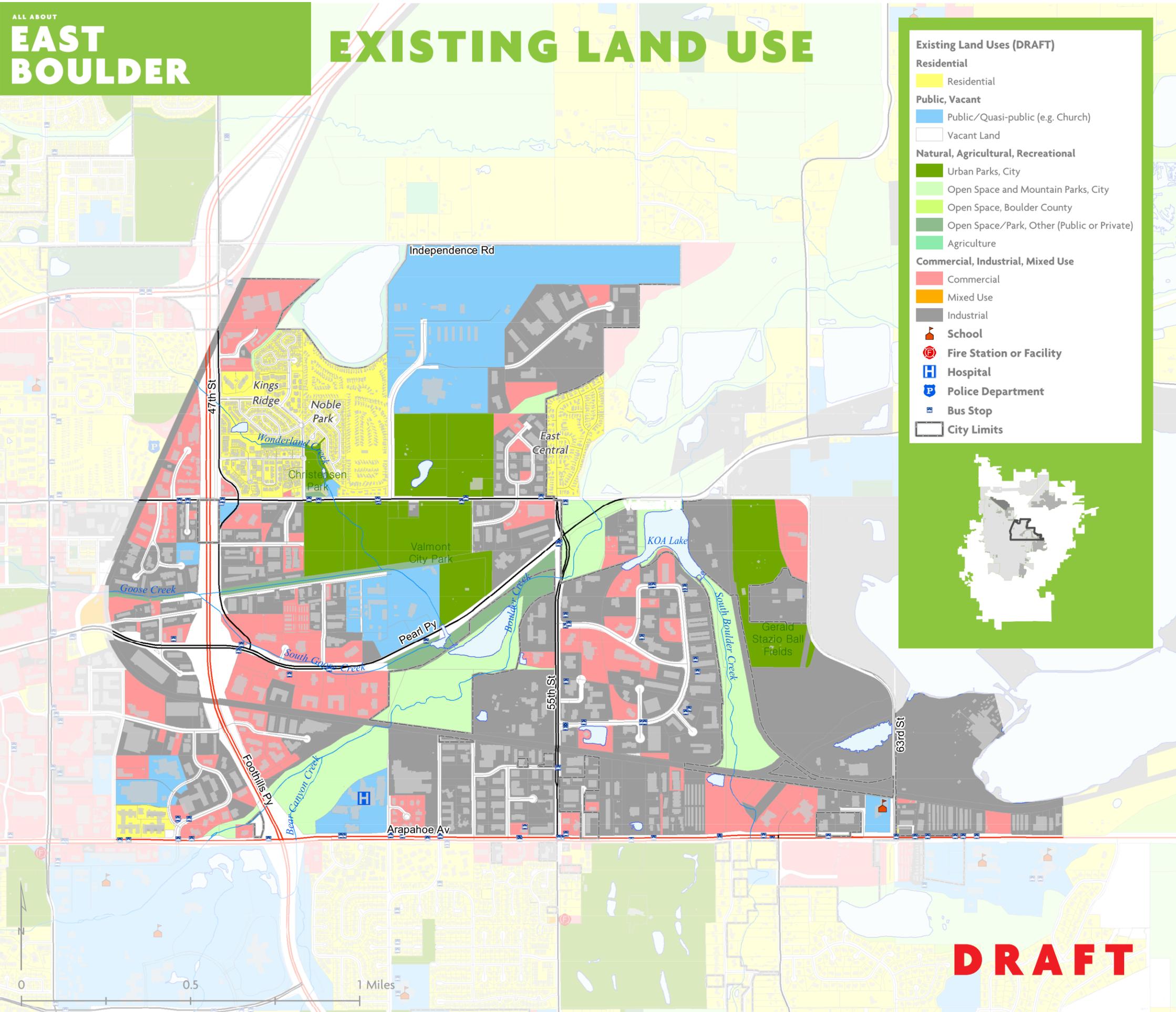
NATURE

💧 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

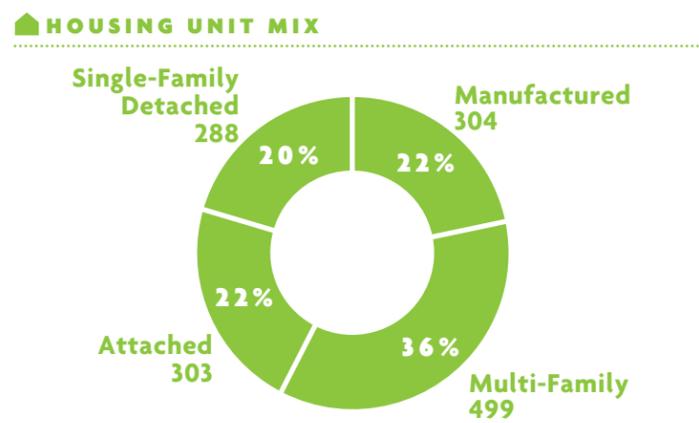
Other
■ School
Ⓜ Fire Station or Facility
Ⓜ Hospital
Ⓜ Police Department
Ⓜ Bus Stop
□ City Limits



PEOPLE & HOUSING

POPULATION
■ **3,445 (2015 estimate)**
■ (Projected Capacity) **AVAILABLE SOON**

TOTAL DWELLING UNITS
■ **1,401 (2015)**
■ (Projected Capacity) **AVAILABLE SOON**



DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)
■ **10.03 units/acre**
■ **7.3 units/acre (city average)**



TOTAL JOBS
■ **17,941 (2015)**
■ (Projected Capacity) **AVAILABLE SOON**

DRAFT

**LOOKING BACK AT THE LEGACY OF
EAST BOULDER**

DRAFT

1850

1860

1870

1880

1890

1900

1910

1920

1930

1940

1950



1897

Oliver T. Jackson opens Jackson's Resort at 55th and Arapahoe Ave.



1922

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



1928

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



1929

Roxwood Park opens on former Jackson's Resort site.



1956 ○

The Ball Brother's Research Corporation is founded. Their facility is designed by architect Hobart Wagener.

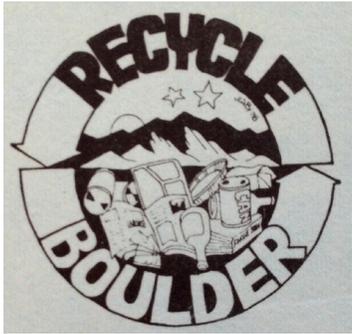


1950

1960

○ 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.



1976 ○

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

1970

1980



○ 1984

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

1990

1992 ○

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

○ 1997

The Gerald Stazio Ballfields are constructed.

2000



2010

2014 ○

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

