

October 15, 1986

TO: Residents of Manhattan Drive, Kewanee Drive and Cimmaron Way
FROM: Pete Barden & Chuck Downe
SUBJECT: Summary of East Boulder Community Park Planning Decisions

Nearly three years ago, the City of Boulder announced plans for a 54-acre East Boulder Community Park, which would be located immediately east of our neighborhood. In response, virtually all of the residents on Manhattan, Kewanee and Cimmaron signed a letter dated January 27, 1985 to Mr. James Piper, our City Manager. In our letter, we supported development of the new community park, but we also alerted City officials that if access to the park were not properly planned, Manhattan, Kewanee and Cimmaron would become the gateway to the Park and would be overwhelmed with traffic and noise. As you know, Manhattan already carries far more traffic than it was designed for, and any increase would have a major impact on the surrounding neighborhoods. Consequently, in our letter, we made two requests:

1. Design 55th Street as a compelling automobile access route to the new community park, and design a parking lot on 55th Street within the new park to accommodate the entire demand for user parking under normal operating conditions.
2. Establish immediately a formal residential cul-de-sac plan for the eastern end of Kewanee Drive, similar to the one recently developed on Illini Way, so that potential developers of the land east of Kewanee Drive would have to abide by the City's land use plan.

THE GOOD NEWS is that on July 28, 1986, the Parks and Recreation Board approved the attached master plan for the East Boulder Community Park. And, as you can see from the drawing, both of our requests have been granted:

1. A redesigned 55th Street (shown in red) is now planned as the principal access to the Park from both the north and the south. It passes through the eastern portion of the park, and has a connecting street along the southern boundary of the Park. The existing 55th Street (shown in orange) is a secondary access route from the north, but it is an essential access to the soccer fields (shaded area) which are planned for the western end of the Park in 1987-88. On-site parking lots (shown in yellow) are designed to accommodate the needs of Park users.
2. A formal cul-de-sac plan (shown in blue) will serve to prevent access from Kewanee and Cimmaron to the Park and its neighboring subdivision, and thereby preclude an enormous increase in traffic on Manhattan.

THE BAD NEWS is that despite final approval by various City boards, the attached document is only a plan on paper, which various political pressures may someday seek to change. Therefore, it is necessary for all of us to remain vigilant on this issue, and to stand firm in our expectations of the City to develop the streets, Park and subdivisions as shown in the attached plan.

cc: Mr. Ed Gawf
Mr. James Piper

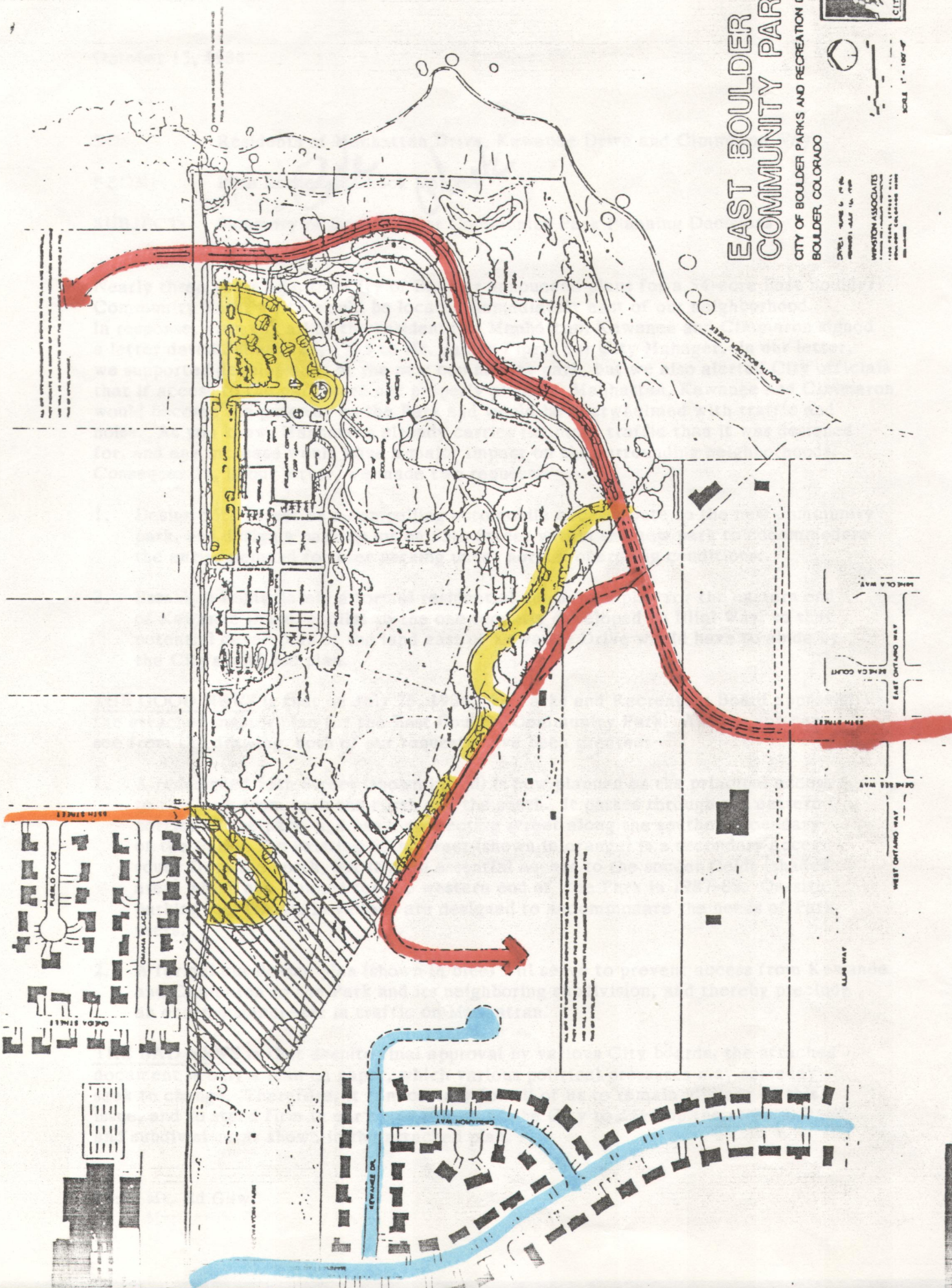
EAST BOULDER COMMUNITY PARK

CITY OF BOULDER PARKS AND RECREATION DEPARTMENT
BOULDER, COLORADO



DESIGNED BY
 PREPARED BY

WINSTON ASSOCIATES
 100 EAST SPRING HILL
 BOULDER, COLORADO 80501



ALL TRAIL IMPROVEMENTS SHOWN ON THIS PLAN ARE SUBJECT TO THE CITY OF BOULDER'S FINAL DETERMINATION OF THE LOCATION AND CHARACTER OF THE TRAIL IMPROVEMENTS AT THE TIME OF CONSTRUCTION.

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CLAR WAY
 WEST ONTARIO WAY
 ODEA WAY
 15TH STREET
 BENCH COURT
 EAST ONTARIO WAY
 BOND OR A WAY