

# **Boulder Design Advisory Board Agenda**

Wednesday, January 14, 2015  
1777 Broadway, West Conference Room  
4 – 6 p.m.

## **The following items will be discussed:**

1. Call to Order
2. [Approval of Minutes](#)
3. [Lumos Solar](#)
4. [Envision East Arapahoe](#)
5. Board Matters

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### **For further information on these projects, please contact:**

Sam Assefa at 303.441.4277      [assefas@bouldercolorado.gov](mailto:assefas@bouldercolorado.gov) or

### **For administrative assistance, please contact:**

Susan Meissner at 303.441.4464      [meissners@bouldercolorado.gov](mailto:meissners@bouldercolorado.gov)

**CITY OF BOULDER**  
**BOULDER DESIGN ADVISORY BOARD MINUTES**  
**December 17, 2014**  
**1739 Broadway, 401 Conference Room**

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

**BDAB MEMBERS PRESENT:**

David Biek  
Jamison Brown  
Fenno Hoffman, Chair  
Jeff Dawson  
Michelle Lee

**BDAB MEMBERS ABSENT:**

**PLANNING BOARD EX-OFFICIO MEMBER PRESENT:**

Bryan Bowen

**STAFF PRESENT:**

Sam Assefa, Senior Urban Designer

**BOARD DISCUSSION:**

**1. Approval of Minutes**

BDAB approved the November 12, 2014 BDAB minutes.

**2. Debrief on Joint Boards Session with Victor Dover**

**S. Assefa** summarized Victor Dover's takeaways from his meetings with City Council, various boards and community members. He noted that while there are differences in opinion regarding design, there was consensus between Planning Board and BDAB that the current tools for project evaluation lack clarity and do not serve the boards well. Dover reported his findings to Council and will provide a draft recommendation by June. Areas of focus will be to identify short and long-term areas for improvement, propose an approach to clarify the guidelines and to establish more of a standard. This will be discussed with Council before and during their retreat and will inform Design Excellence. Quarterly joint engagement among the boards will be planned for 2015.

**2. Public Participation**

**Stan Weeks, Boulder**, has a woodworking shop in town, and expressed concerns about growth in Boulder.

**3. Edits to the Downtown Design Guidelines**

- **F. Hoffman** walked the board through his edits to the Design Guidelines. He thought that an educational component was important in conjunction with a section of clear standards, metrics and images.

- **J. Brown** questioned the relevance of the background information. There is a place for this sort of educational material, but he thought the Guidelines should be a tool.
- BDAB members agreed that the Design Guidelines need to be short, clear and efficient. Consider discussing the historical precedents and context in a separate document and/or more concisely as a particular guideline.
- **B. Bowen** recommended that the Guidelines address how to successfully insert new buildings into an historic context, clear policies for buildings with step-backs, mechanical system design considerations, and how to design successful large-scale and 55 foot buildings.
- **S. Assefa** encouraged the board to consider what images should be included. The visual analysis tools would be helpful for staff, council and the public to understand the issues.
- **D. Biek** asked that they promote architecture that creates a rhythm. Designers can create dynamic streetscapes if we give them a framework. Do not mandate too much; allow projects to evolve naturally.
- The board would like to devise a list of successful buildings for a later analysis.
- Consider how to encourage attractive buildings given the current building technologies, financial constraints, etc.
- Buildings are only one part of the larger public realm and placemaking. A larger framework of policies and possible form-based code must inform land use, scale, etc. Chapters one and two of the current Design Guidelines should be incorporated into a form-based code. Village centers and road widths must also be addressed if Boulder chooses not to have one large downtown area. There are gaps in Boulder's current planning that do not address these issues.
- **F. Hoffman** felt that mountain views can be more striking if seen throughout the day from various and framed perspectives. Lowering all buildings to maintain consistent views is not the best answer to this issue.
- Provide more perspective views of all areas of the city; not just downtown.
- Address alleys and pathways. Buildings and their relevant frontages should be considered via a form-based code.

### Review Process

- Find means to have a more predictable process. By the time a building gets to Site Review, major issues including allowable heights should be resolved.
- BDAB could better serve applicants if the entire review process were clarified and if the board were integrated into the process earlier in the project.
- BDAB members agreed that the "silos" created by different board processes in the city breed distrust from applicants and the public. Look for effective means to break down silos.

### Recommendations:

- Board members agreed that **F. Hoffman's** edits to the Design Guidelines are on the right track but should be reduced to a ten page document that clearly addresses architectural design elements.
- Accompany the reduced guidelines with a memo explaining why they have been altered and why the board recommended that the omitted areas be handled separately.

- BDAB members agreed that the Design Guidelines cannot effectively resolve urban design issues relating to mass, scale and height, placemaking, etc. They recommended that these be addressed separately through a form-based code and/or per Victor Dover's recommendations. BDAB reviews individual building designs; larger urban-scale issues must be addressed more holistically.
- Board members agreed that the best role for BDAB would be as an architectural peer review for projects. Architects find it helpful and also appreciate the input in educating their clients in design decisions.
- The city should use BDAB's resources in drafting the Design Guidelines, providing guidance as requested by other boards, and for input on larger form-based code decisions.
- Remove items from the design guidelines that are outside of BDAB's purview or that are detrimental to good architecture, namely the gateway architecture provision.
- Board members asked **F. Hoffman** to draft the revised abridged document in accordance with his redlines. They did not feel that it was necessary to continue going through the edits in detail.

**Next Steps:**

- **S. Assefa** recommended that BDAB submit a recommendation to Council in time for their retreat in January. It would be ideal to have a rough draft of the ten page document by that time.
- **F. Hoffman** requested input from the board members on the vertical scaling and horizontal façade pattern descriptions.
- **J. Brown** recommended that he research other precedents and use visual preference tools. Look at buildings that other people like and devise standards accordingly. Use visual preference examples from other places to avoid emotional attachments to buildings.
- BDAB members agreed to send **F. Hoffman** applicable images of buildings.
- **J. Brown** said he would craft a brief statement about the discussion.

APPROVED BY:

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Board Chair

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DATE



**City of Boulder Planning and Development Services**

1739 Broadway, third floor • PO Box 791 • Boulder, CO 80306

Phone: 303-441-1880 • Fax: 303-441-3241 • Web: boulderplandevop.net

*Revised  
July 2013  
402.pdf*

**BOULDER DESIGN ADVISORY BOARD APPLICATION**

**Date of Application** \_\_\_\_\_ **Address of Property for Review** \_\_\_\_\_

**Applicant's Name** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Address** \_\_\_\_\_

**Relationship to Project (e.g.: architect, contractor, etc.)** \_\_\_\_\_

**Owner's Name and Address** \_\_\_\_\_ **Phone** \_\_\_\_\_

Project Description

Lot Size \_\_\_\_\_

Proposed Additional Bldg. Sq. Ft. \_\_\_\_\_

Total Existing Bldg. Sq Ft. \_\_\_\_\_

Proposed Bldg. Height \_\_\_\_\_

Existing Bldg Height \_\_\_\_\_

**Submission Deadlines**

The Boulder Design Advisory Board generally meets on the second Wednesday of every month. The deadline for submitting your application is 4 p.m. on the last Wednesday of the month, two weeks prior to the meeting date that you wish to attend. Come in person to the Planning and Development Services Center, 1739 Broadway, third floor, to submit your application and materials to a Project Specialist.

Please see the attached "Submission Requirements" sheet for guidance on what we need.

**What to Bring to Your Review**

At the time of the meeting, please bring at least one set of rendered drawings and material samples.

**Committee Comments about the Proposal:**

For submittal questions or project-content questions, please contact Sam Assefa, (303) 441-4277, [assefas@bouldercolorado.gov](mailto:assefas@bouldercolorado.gov). For administrative questions about BDAB, please contact Susan Meissner, (303) 441-4464, [meissners@bouldercolorado.gov](mailto:meissners@bouldercolorado.gov) You can visit our Web site at: [www.boulderplandevop.net](http://www.boulderplandevop.net) and click on Boulder Design Advisory Board (BDAB).



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### BDAB Application Submission Requirements

**Application requirements for design review will vary depending upon the complexity and scale of the project to be reviewed, and the specific requirements of the reviewing body. In general, the applicant should provide the appropriate architectural drawings, sketches, and photographs of existing buildings and their sites to allow the reviewing body to fully understand the nature and scope of the exterior changes and any significant design issues.**

For BDAB, four (4) paper copies and all electronic files on a CD or thumb drive. Copies of all relevant information listed below must be submitted *to a project specialist* in the Planning and Development Services Center no later than 4 p.m. on the last Wednesday of the month, two weeks prior to the BDAB meeting. *[Please DO NOT send a courier; a representative from your organization needs to bring the plans to the project specialist in person so the specialist can check that submission requirements have been met, which prevents problems with the application.]* Applications should be well organized and contain sufficient information to allow reviewers to fully understand the proposed building design or alteration, including relevant urban design information such as how the project fits within its surrounding context, and how it relates to adjacent buildings and properties.

#### **At a minimum, BDAB applications should include the following information:**

- A map illustrating the location of the project as well as photographs of the project site and the surrounding area.
- A site plan in a clear graphic style should be presented in the context of the city blocks surrounding the project. Site boundaries and dimensions should be clearly marked and special issues such as floodplain, shadows, land restrictions and the existing site conditions need to be highlighted.
- All relevant floor plans, building sections, and exterior elevations should be illustrated at a scale sufficient to fully understand the proposed design.
- Provide exterior wall elevations in color showing material and color selections.

#### **Additional information that may be required for BDAB:**

The following additional information may be required if the proposal modifies the permitted “by-right” building height, or if the project is of significant complexity that the two dimensional drawings described above do not fully illustrate the design issues:

- A simple mass model if the project is of significant size and complexity, showing the surrounding context.
- Color perspective sketches illustrating the proposed project and its surroundings, from street level, to present the project from the pedestrian’s viewpoint.
- An analysis of the shadow impact of the proposed project is important, especially for projects on the south side of downtown streets.

Visit our Web site at: [www.boulderplandevlop.net](http://www.boulderplandevlop.net); click on Boulder Design Advisory Board (BDAB)

**Preliminary Design**  
**929 Pearl Street Photovoltaic Awning Project**

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September 29, 2014

**Christopher Klinga, PE**  
VP of Product Development  
Lumos Solar LLC  
3550 Frontier Avenue  
Boulder, CO 80301  
(303) 407 7991  
cklinga@lumossolar.com  
www.lumossolar.com

## 929 Pearl Street Photovoltaic Awning Project

*Concept Feasibility Design*

69 modules 17.25 kW



*Preliminary Design*

74 functional modules (18.5 kW) + 8 dummy modules = 82 modules total



## Overview

Lumos is pleased to offer this preliminary design package of custom solar awnings, located at 929 Pearl St. Boulder CO, for Conscience Bay. The Preliminary Design Package is the second step in a fully integrated four stage design process as shown below. Please review the following architectural details and make any necessary comments in the comment sheets provided. If you feel a design can be finalized based on your comments please sign and return the entire package to a Lumos representative to receive your fixed bid price.

The Lumos Process:

- 1) **Complementary Concept Feasibility**  
*Initial site visit, layout, system sizing and customer interest*
- 2) **Preliminary Design Package**  
***Design solution resulting in a fixed bid price upon approval***
- 3) **Construction Design Package**  
*Final design deliverable resulting in a final design set for permitting and construction*
- 4) **Project Management**  
*Engineering support throughout construction process resulting in a completed project*

## Project Description

929 Pearl Street Photovoltaic Awning Project consists of the structural and electrical engineering analysis and design of several solar canopy structures. These structures include flashing and module seal to ensure a waterproof, overhead design.

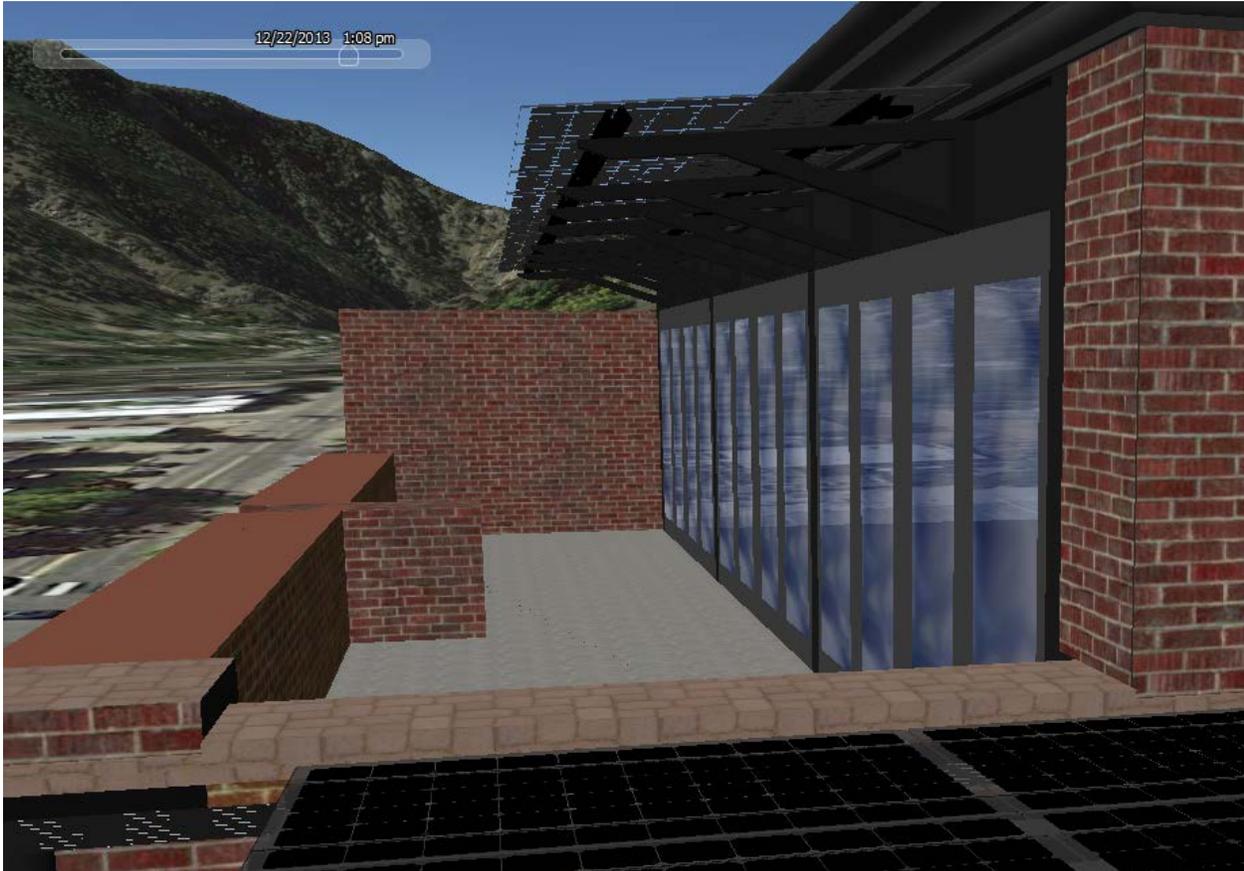
<b>System Name:</b>	929 Pearl Street Photovoltaic Awning Project
<b>System Address:</b>	929 Pearl Street Boulder, CO 80302
<b>Total System Size:</b>	18.5 kW DC
<b>Module Type:</b>	(74) Lumos LSX250 Gen 2, 250 Watt Modules (8) Lumos LSX Glass Dummy Modules

<b>3<sup>rd</sup> Floor Awning Array:</b>	2.75 kW, 11 Modules, Portrait, 5° tilt to the SE (165° Azimuth) Annual Energy Production (no shade): 3,793 kwh
<b>Patio Array:</b>	11.25kW, 45 Modules, Landscape, 2.2° tilt to the SW (255° Azimuth) Annual Energy Production (no shade): 14,779 kwh
<b>Patio Doorway Awning #1:</b>	0 kW, 6 Dummy LSX Glass Panels, Portrait, 1° tilt to the south Annual Energy Production: 0 kwh
<b>Patio Doorway Awning #2:</b>	0 kW, 2 Dummy LSX Glass Panels, Landscape, 1° tilt to the south Annual Energy Production: 0 kwh
<b>Ground Floor Array:</b>	4.5kW, 18 Modules, Portrait, 10° tilt to the south Annual Energy Production (no shade): 6,476 kwh

### Total Production

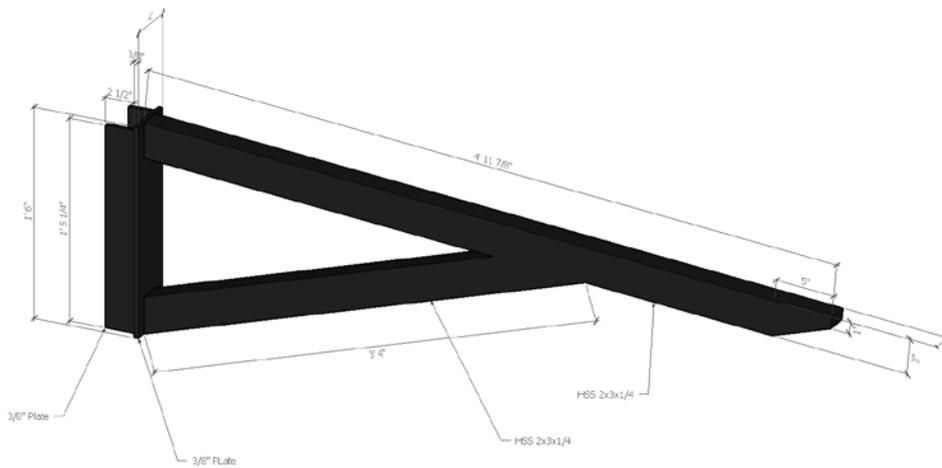
25,048 kWh assuming no shade

### 3<sup>rd</sup> Floor Awning Array



#### Key Features

2 x 3" tube steel support structure

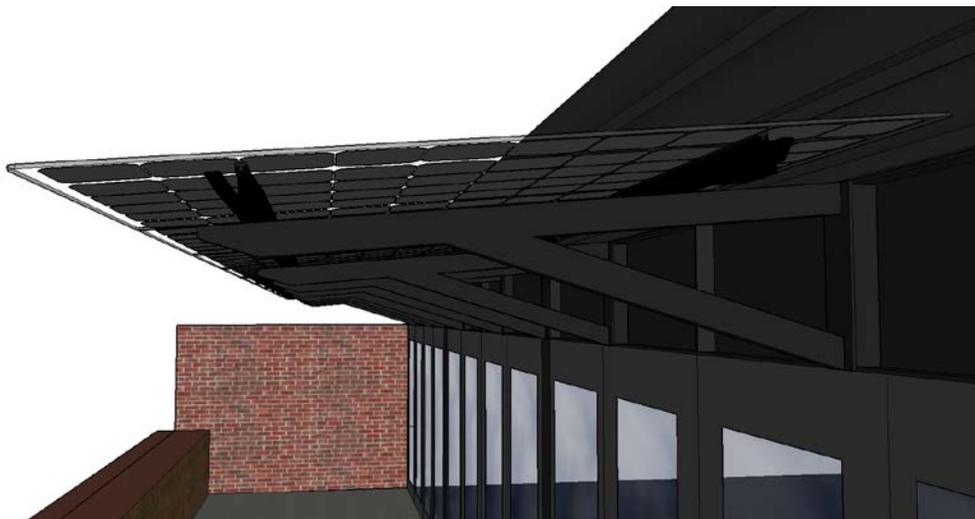


- LSX Rail fasteners hidden within tube steel (self-tapping screws)
- Tube steel frame shop fabricated, frame welded to lintel at site
- Module to module is sealed via LSX Seal tape
- Array is not flashed
- 8 Triangles Total - 2 triangles centered at each of 3 opening, 2 triangle at column points

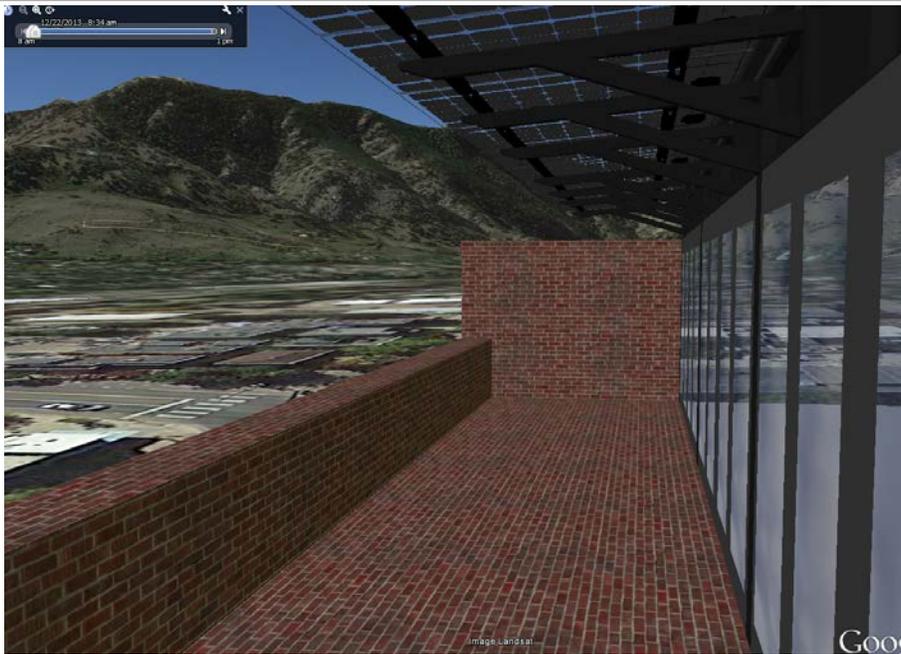


*Critical Dimensions*

- Awning overhang - 5' -8.5" from lintel face, 9' -10" from floor
- Module start – 3.25" from lintel
- Cornice Overhang : ~2'
- Tilt: 5 deg
- Change in Elevation: 6" over 5' -5.25"



View from interior. To be verified with cardboard for final approval





## Patio Array



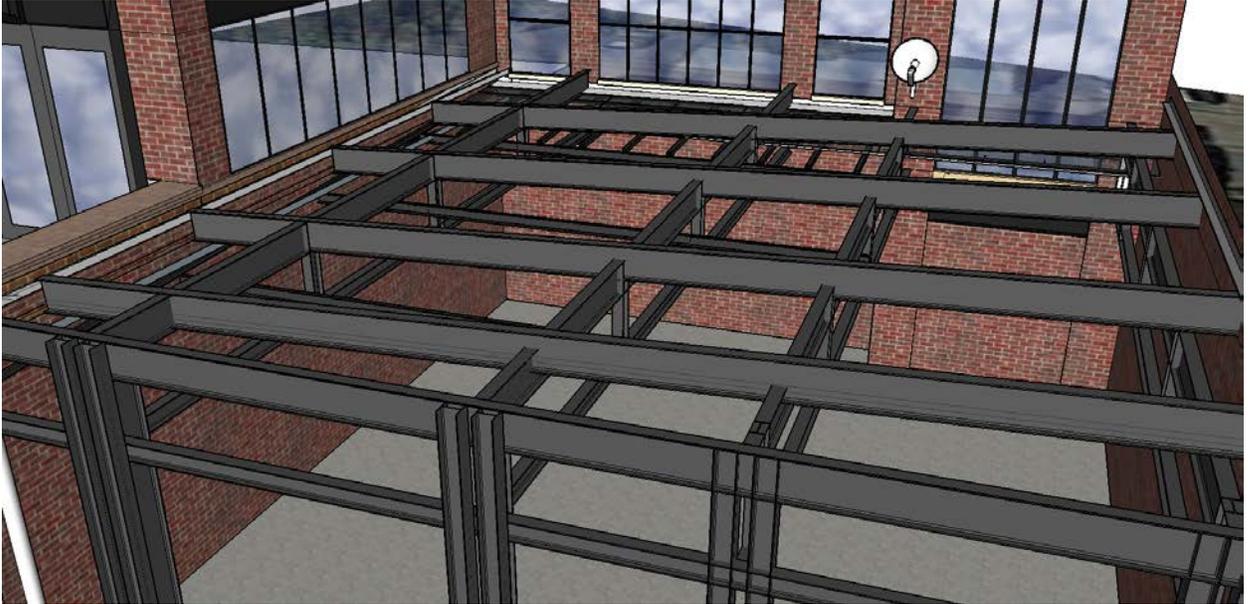
### Key Features

Support structure to be added to existing frame: 4 notched W12x22 wide flange beam sections

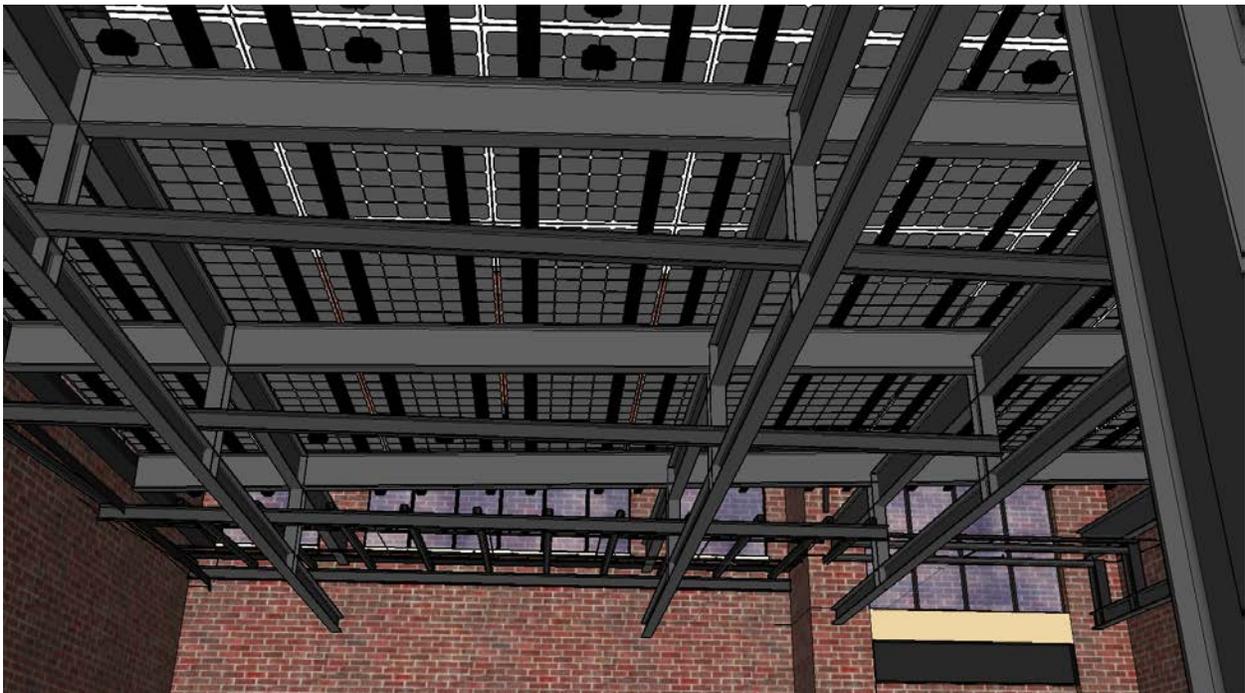


- Notched beams are welded into place after being shop fabricated
- 4 beams craned from street at same time as removal of ornamental steel

- 4 beams located at current truss stiffener locations
- Potential for 5 beams if final engineering requires it



- Option to powder coat and touch up or paint entire structure at once
- LSX Rail fasteners visible at wide flange connection points (self-tapping screws)
- LSX Rail runs along the long side of the module (landscape rail)



- Main array passes over lower dummy array by ~3'
- Module to module gap is sealed via LSX Seal tape

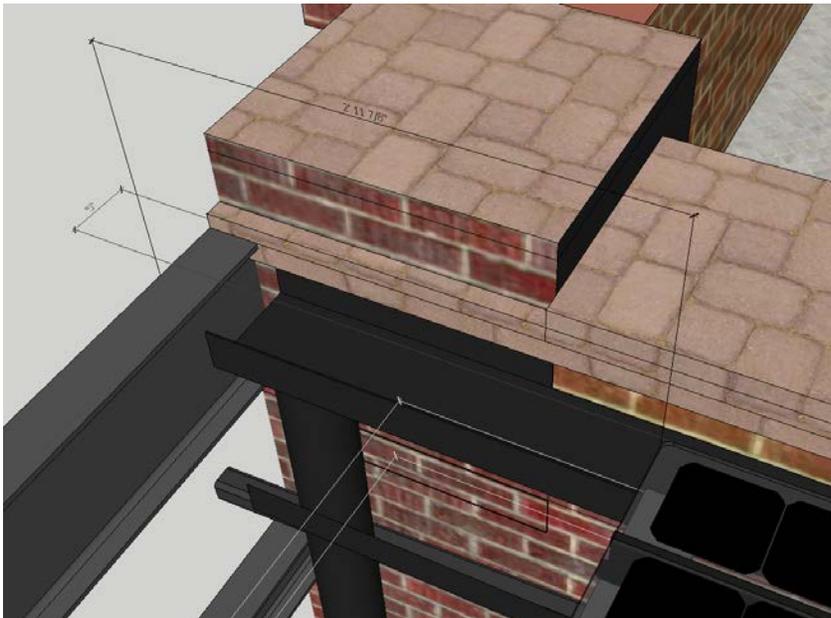
- Array is flashed at west facing wall
  - *West Facing Wall Integration and flashing detail*
  - *Array 11" from top of brick at high point*



*Critical Dimensions*

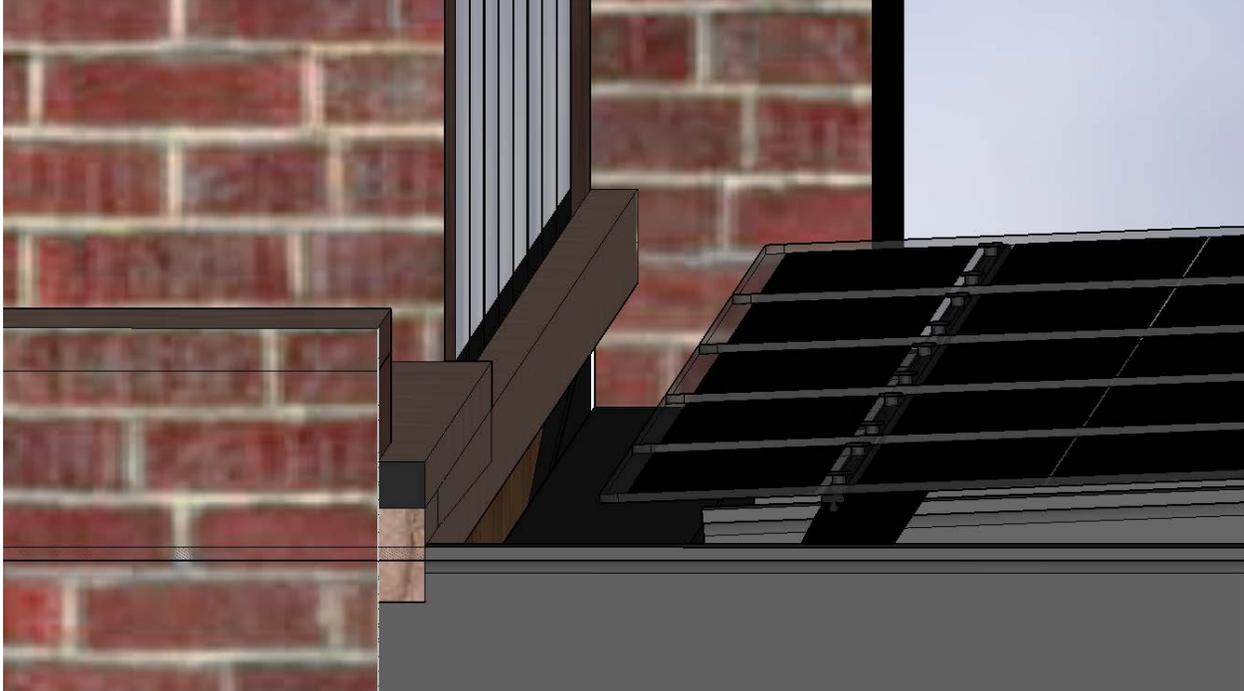
- 3' to South
- 5" to East Wall
- 7" Gutter

South West Corner of Patio Array



Array at level of brick sill

Note: Gutter below modules and window sill



Distance from North Wall  
4'8"

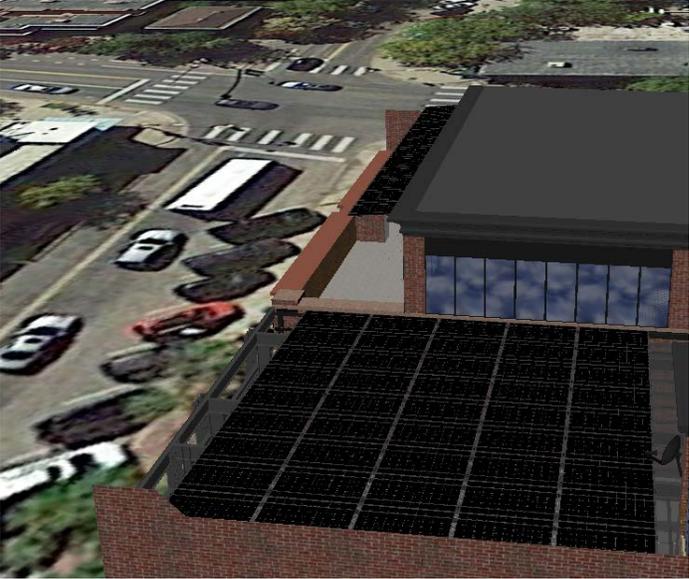


Distance from Second North Wall  
1' 8"

Overhangs lower dummy array by ~ 33" (#1) and  
~19" (#2)



Overview of Array  
5 modules wide x 9 modules tall/deep  
328.5" wide x 371" deep



Patio Street View



View from patio

Note: previous awning tube steel removed

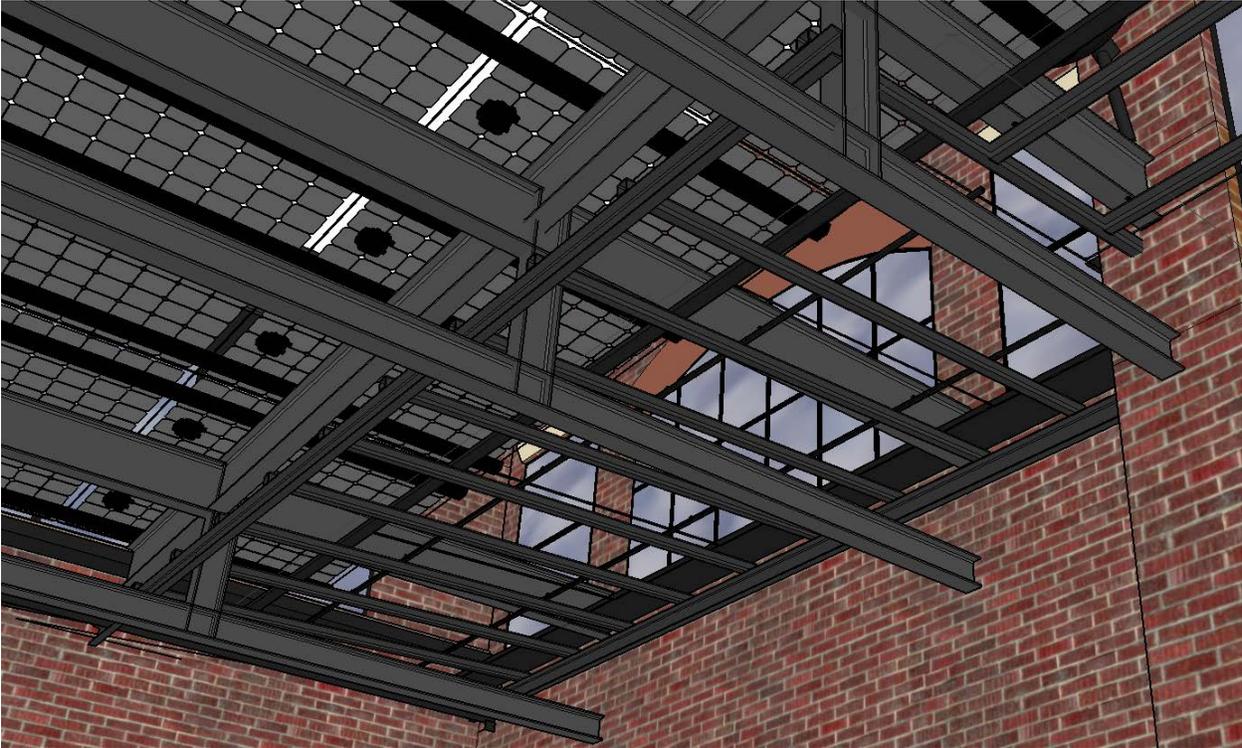


View looking back at conference room wall

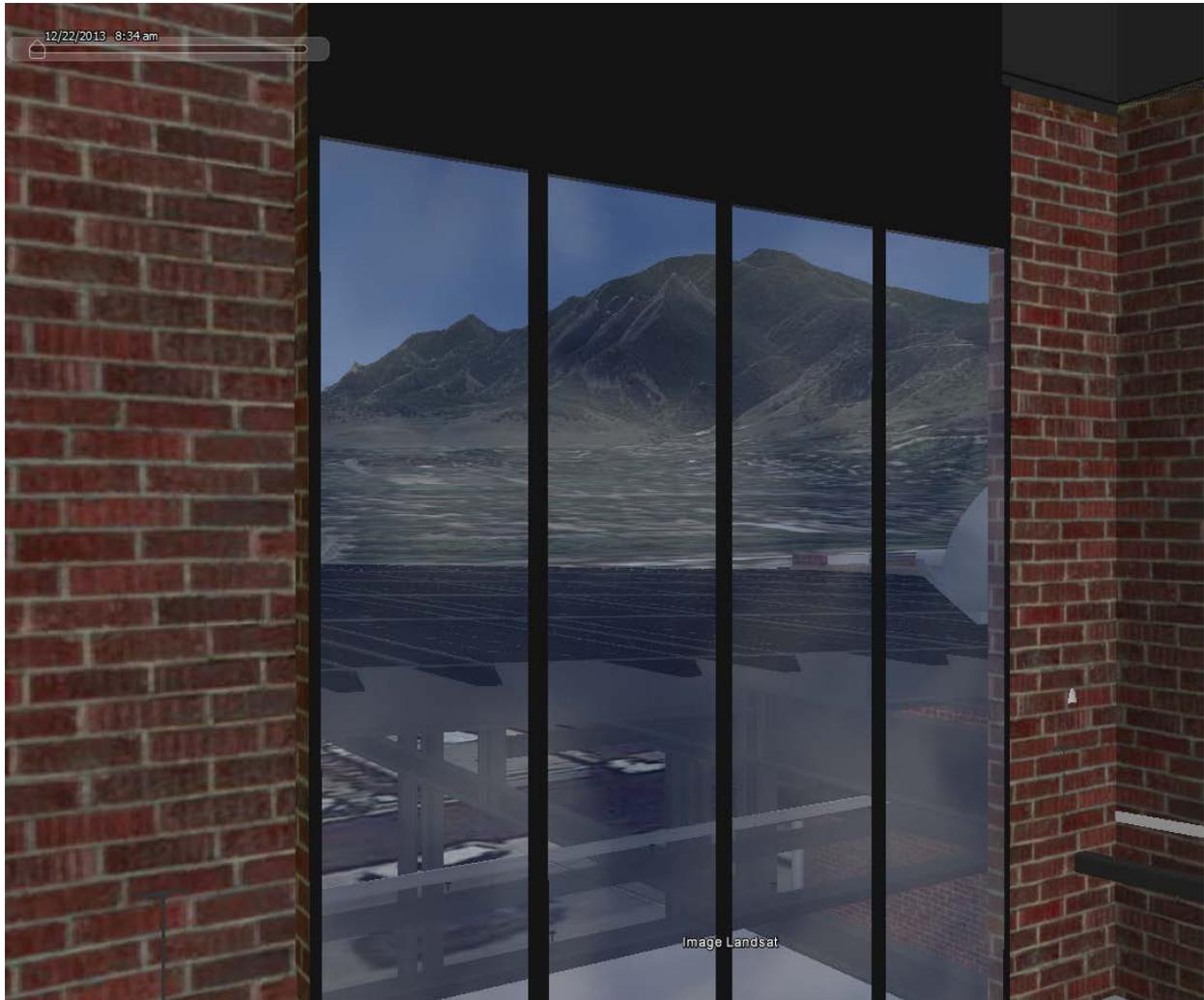
Note: 2.5" x 2.5" tube is cut short



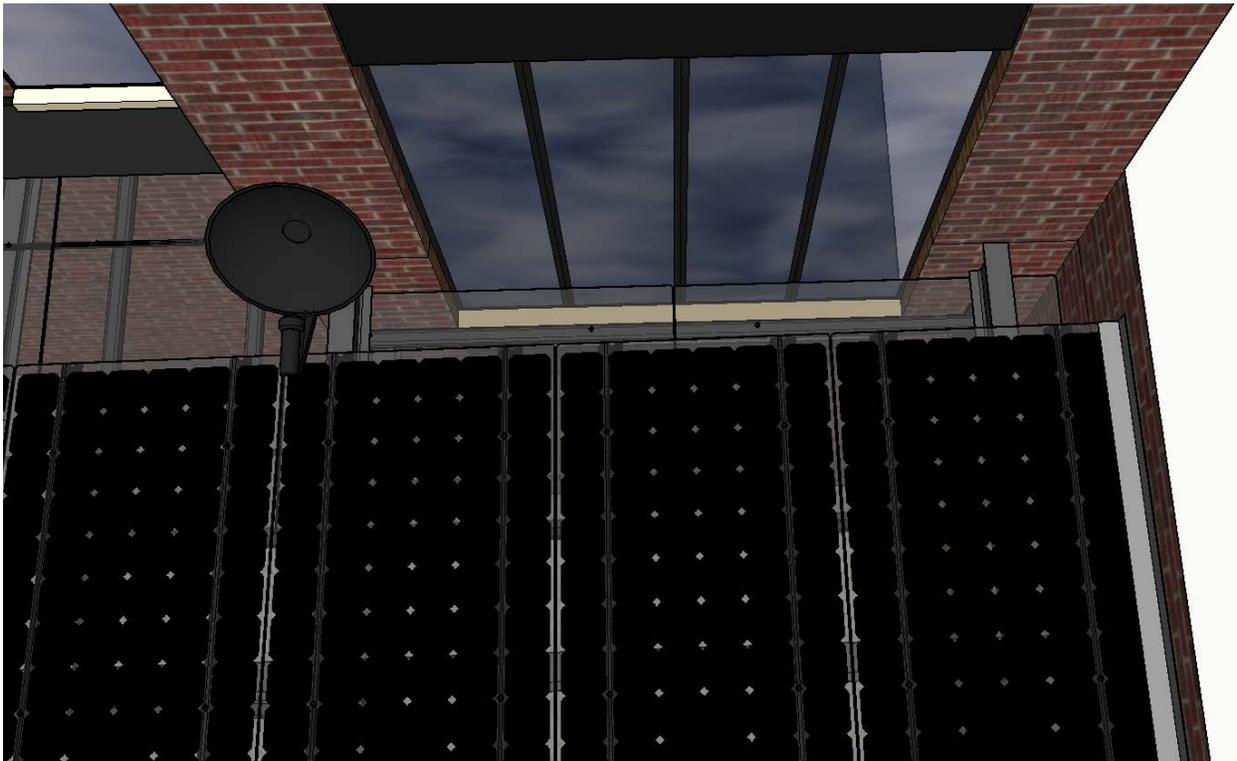
Awning overlap from below



View from hallway

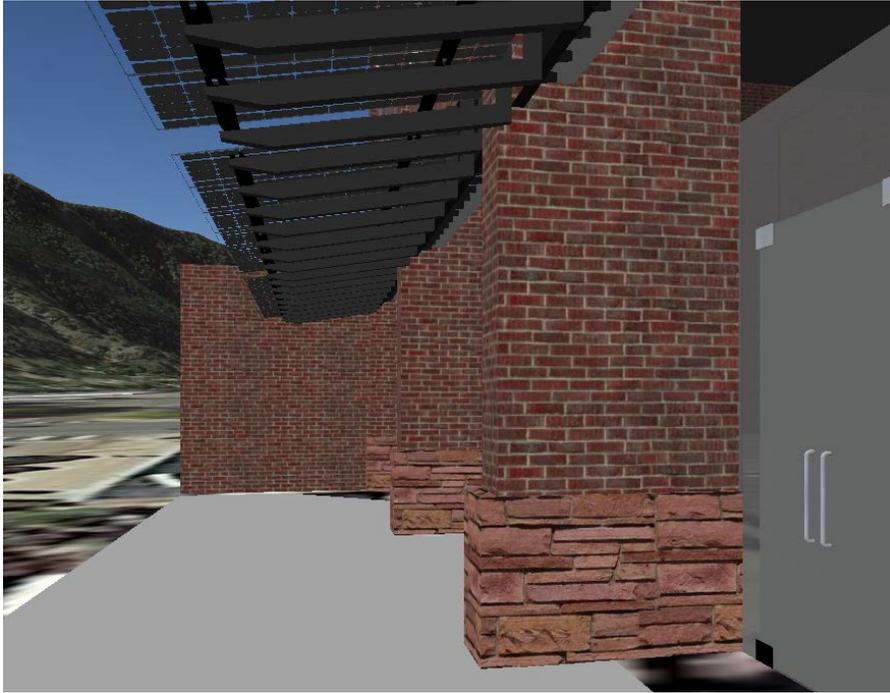


Awning overlap from above



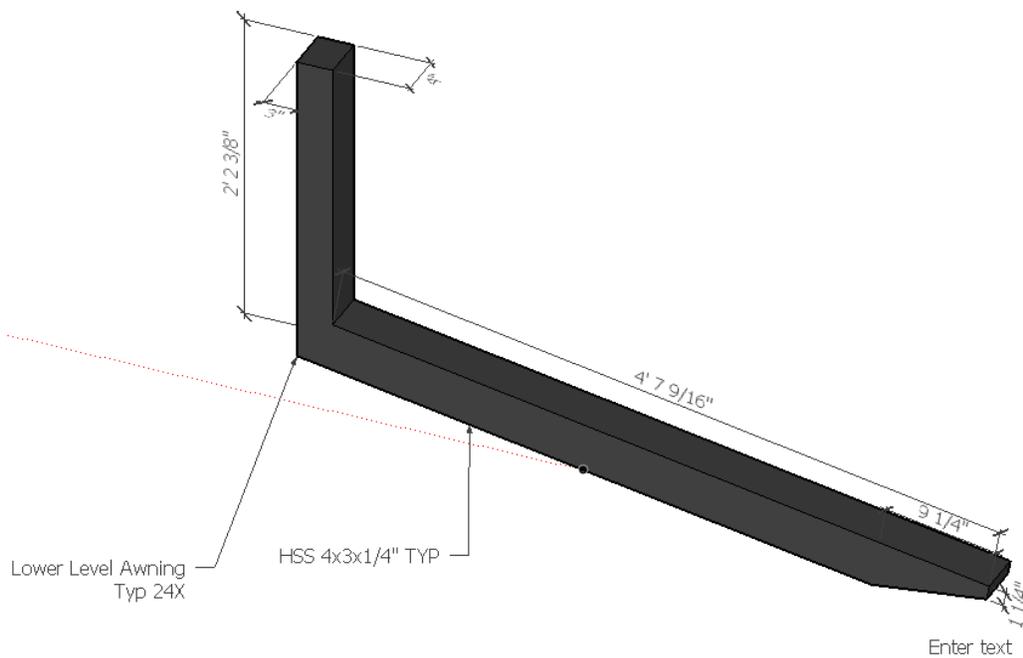


## Ground Floor Awning Array



### Key Features

- The existing structure needs to be eliminated due to the inadequacy of the supports
- 4 x3" tube steel support structure (24X)
- 8 supports per bay on same interval as existing structural supports

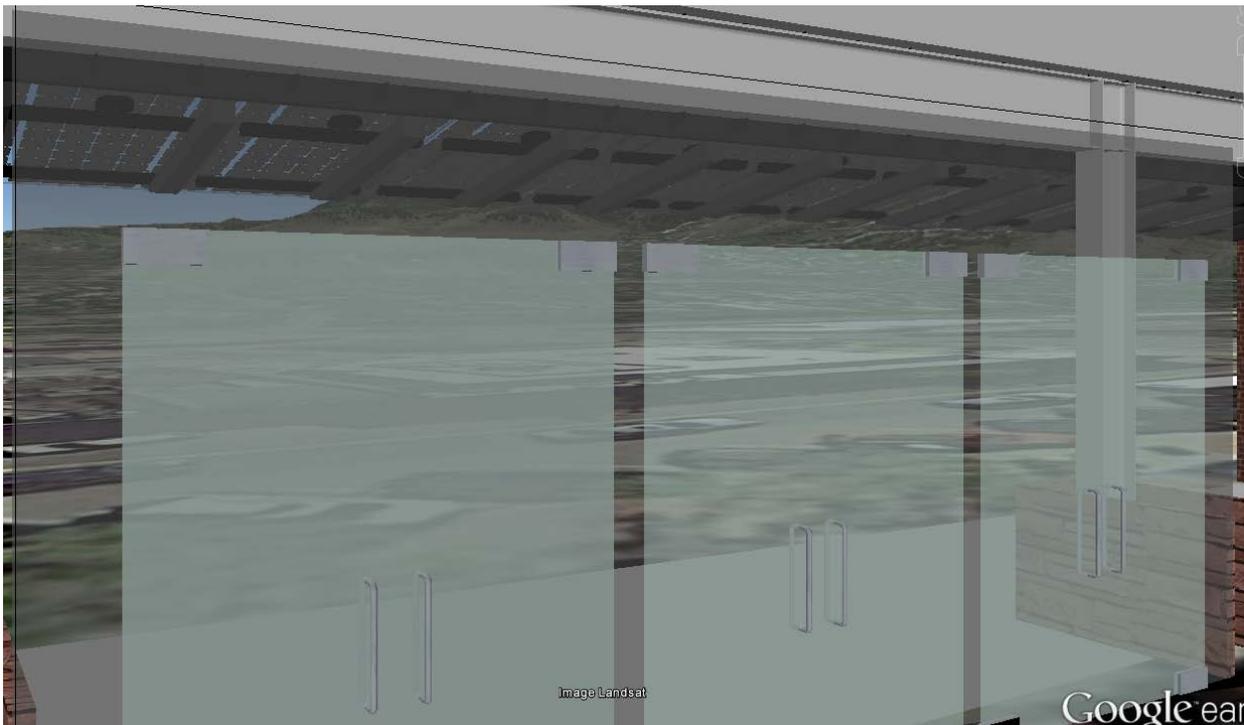


- LSX Rail fasteners hidden within tube steel (self-tapping screws)
- Tube steel frame shop fabricated, frame welded to lintel at site
- Module to module is sealed via LSX Seal tape
- Array is not flashed
- 24 Supports Total - 8 supports per opening
- All lower signage to be mounted on top of awning structure

*Critical Dimensions*

- Brick Opening - 20' 8" TYP
- Awning Width – 20'-7 ¼"
- Awning centered on opening
- Awning overhang - 5' -10" from lintel stiffener face
- Module edge is 9'-4" from ground
- Array higher than existing awning (10 deg vs 26 deg tilt)
- Module start – 5" from lintel
- Tilt: 10 deg
- Change in Elevation: 11.625" over 5' -5.25"

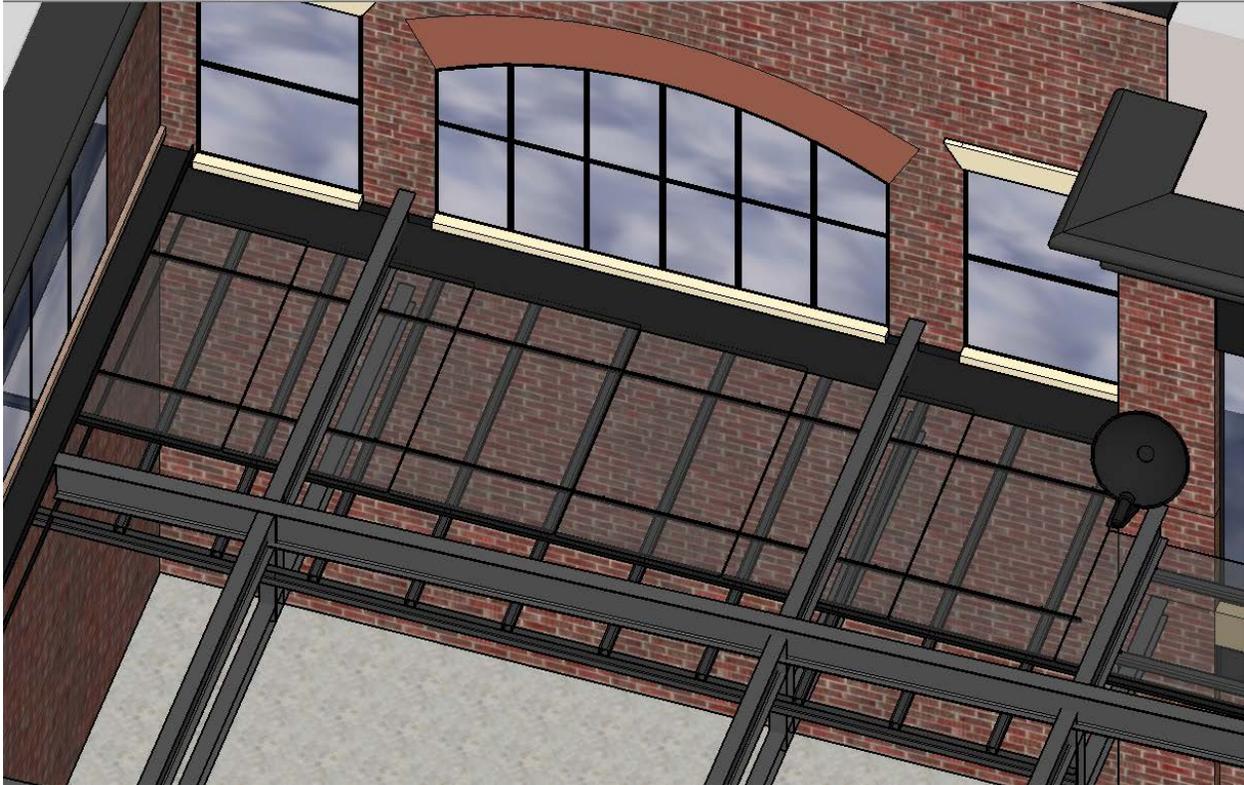
View from storefront





## Patio Doorway Awning #1

### Key Features



- Lumos T-Track mounted across existing 2.5x2.5" HSS tube steel structure
- Tube steel ideally cut back to first support to eliminate visual impact of tube system
- Gutter placed at end of array on top of support tubes
- 6 clear nonfunctional modules wide in portrait (no cells, no wiring)
- LSX T-Track fasteners hidden within tube steel (self-tapping screws)
- Module to module is sealed via LSX Seal tape
- Array is flashed on south wall and west wall
- Array is placed under the gutter on the east wall

### Critical Dimensions

- Brick Opening - 20' 9" 7/16"
- Awning Width – 20'-7 1/4"
- Awning centered on opening
- Flashing starts at bottom of existing concrete sill
- Awning overhang - 6' -6" from brick to end of module
- Module edge is 12'-1" from ground
- Module start – 12" from brick
- Flashing Depth – 14"
- Tilt: 2.6 deg



## Patio Doorway Awning #2

### *Key Features*



- Lumos T-Track sistered to 2.5x2.5" HSS tube steel structure that will be added to the existing structure
- Gutter is integral with Awning #1
- 2 clear nonfunctional modules wide in landscape (no cells, no wiring)
- Awning is not flashed to the adjacent window
- LSX T-Track fasteners hidden within tube steel (self-tapping screws)
- Module to module is sealed via LSX Seal tape
- Array is flashed on south wall and west wall
- Array is flashed on the west facing wall if necessary
- Array is placed under the gutter on the east wall

### *Critical Dimensions*

- Awning overhang - identical to adjacent array, 3' 6" from brick
- Module edge is 12'-1" from ground
- Module start - 1" from brick
- Tilt: 2.6 deg



**General Assumptions:**

- Structural support members for solar elements can be attached to existing building via field welding
- Field welded joints to be field painted
- Paint options to be noted in each of the comment pages within this document
- All lower signage to be mounted on top of awning structure
- Electrical conduit from array to interconnection routed on roof of building and down the east end of the north wall
- Inverters to be located on north side of building above parking garage roof
- Material procurement is directly between Conscience Bay and Lumos.

**Inclusions:**

- Design and Permit Package - Electrical design and PE stamped letter of approval.
- Obtain City of Boulder electrical and building permit.
- Permit fees and taxes.
- Installation of all, racking attachments, module rail, DC wiring, modules, inverter, and AC Wiring – interconnection will be a load side tap in main service disconnect.
- Installation of E Gauge monitoring, consumption and production.
- All material and equipment, other than what’s outlined in equipment provided section.
- All sub-contractors will have valid insurance that reflects the requirements for this project.
- System testing and commissioning.
- Installation will be done according to NEC 2014.

**Exclusions:**

- 2.5” x 2.5” tube steel structure to be removed under patio awning to be representative of all renderings shown, if completed to be completed by Farout or others
- Ground floor existing awnings and main canopy steel ornament to be removed by Farout Construction. To be contracted directly with Conscience Bay.

**Proposed Payment Terms for Fixed Bid Price:**

50% down payment due upon agreement approval, schedule dependent.  
40% due upon completion of installation and passing final inspection  
10% due upon commissioning and walk through

**General Comments**

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## Preliminary Design Package Approval

The Preliminary Design Package once approved gives Lumos the necessary information to secure fixed bids for the project. Once a preliminary design is approved, Conscience Bay will receive a fixed bid price within a one week period.

### Customer Approval

Please sign below stating approval per the comments provided in this document.

\_\_\_\_\_  
(Lumos Representative)

\_\_\_\_\_  
(Signature of Client)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Printed Name/Title)

\_\_\_\_\_  
(Printed Name/Title)

Conscience Bay Company

## Pre existing Conditions

### Ground Floor



## Second Floor Patio



Third Floor





# LSX250 Series

An innovative approach to photovoltaic modules

## Features

Frameless Module

No Module Grounding

Constrained Module Positioning

Unique Through-Bolt Mounting

Available with black, clear or white back sheet

## Benefits

- No aluminum = lower embodied energy
- Lower profile

- No ground lugs
- No continuous module equipment ground

- Perfect alignment
- Speeds installation time

- Innovative design options
- Tamper resistant mounting

- Aesthetic options for different applications



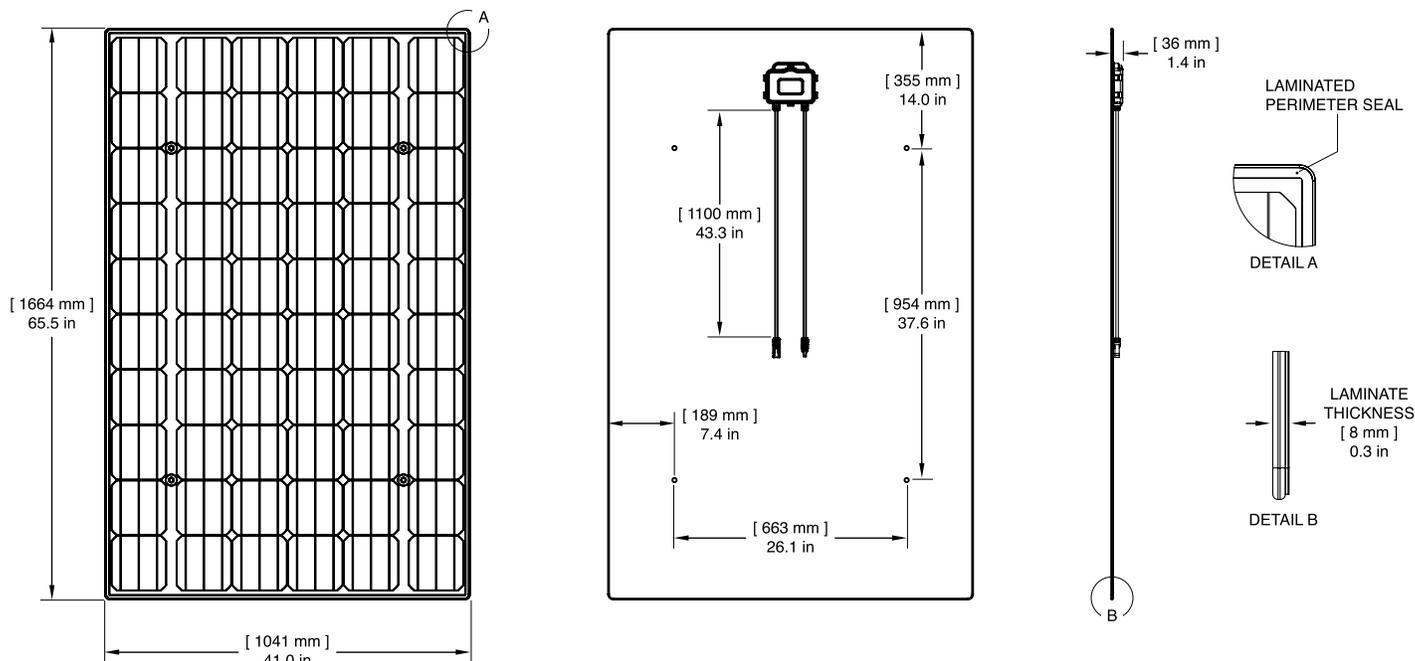
MADE IN CANADA



# LSX250 Series



MADE IN CANADA



## Electrical Specifications

Model	LSX245-60M-B/W/C*	LSX250-60M-B/W/C*	LSX255-60M-B/W/C*	LSX260-60M-B/W/C*
Rated Power @ STC	245 W	250 W	255 W	260 W
Rated Power @ PTC	217.9 W	222.5 W	227.0 W	231.4 W
Nominal Voltage	24 V	24 V	24 V	24 V
Peak Power Voltage (Vmp)	30.0 V	30.1 V	30.2 V	30.3 V
Maximum Power Current (Imp)	8.17 A	8.31 A	8.43 A	8.57 A
Open Circuit Voltage (Voc)	37.2 V	37.3 V	37.5 V	37.6 V
Short Circuit Current (Isc)	8.69 A	8.78 A	8.86 A	8.94 A
Operating Temperature	-40 °C to 85 °C			
Max System Voltage	1000 V	1000 V	1000 V	1000 V
Max Series Fuse Rating	15 A	15 A	15 A	15 A
Power Tolerance	-0/+3%	-0/+3%	-0/+3%	-0/+3%
Module Efficiency	14.1%	14.4%	14.7%	15.0%

\*B-Black Backsheet

\*W-White Backsheet

\*C-Clear Backsheet

## Mechanical Specifications

Solar Cell	Monocrystalline 6" x 6" (156 mm x 156 mm)
Number of Cells	60 (6 x 10)
Bypass Diodes	6
Module Dimensions	65.5" x 41.0" x 1.4" (1664 mm x 1041 mm x 36 mm)
Module Area	18.65 ft <sup>2</sup> (1.73 m <sup>2</sup> )
Module Weight	64 lb (29 kg)
Module Weight / Area	3.4 PSF (16.6 kg/m <sup>2</sup> )
Front Glass	0.24" (6 mm) FT Low-Iron PV Glass
Backsheet	Black, White, or Clear
Clear Module - Light Transmittance	Portrait = 12% Landscape = 10%
LSX Rail Assembly Options	3, 4, & 5 Portrait Module Lengths 2 & 3 Landscape Module Lengths
Output Cables	12 Awg. PV Wire and MC4 Connectors
Static Load	-50/+113 PSF (-2400/+5400 Pa) Portrait
Hail	Max. Diameter 2" (51 mm) at 72 mph (32 m/s)
Fire Rating	Class C
Warranty	12 years at 90% of rated power output 25 years at 80% of rated power output
Certification	IEC, UL-1703 & CEC listed

## Temperature Coefficients

Nominal Operating Cell Temperature (NOCT)	47 ±2 °C
Power Temperature Coefficient	-0.48% / °C
Voltage Temperature Coefficient (Voc)	-0.35% / °C
Current Temperature Coefficient (Isc)	+0.05% / °C

## PATENT PENDING

Specifications are subject to change without notice. Lumos reserves the right of final interpretation and revision of this datasheet.

Version 201407-LSX60M-2.0

# 929 Pearl Canopy

SOLAR PHOTOVOLTAIC SYSTEM

929 Pearl Street, Boulder,  
CO 80302

**LUMOS**  
3550 Frontier Ave.  
Boulder, CO 80301  
(877) 301-3582  
www.lumosolar.com

PROJECT TITLE  
**929 Pearl**  
PROJECT ADDRESS  
929 Pearl Street, Boulder, CO 80302



SITE PLAN

## CODE REFERENCES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES, REGULATIONS, LAWS AND ORDINANCES AS REQUIRED BY THE STATE OF INSTALLATION AND THE LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO:  
INTERNATIONAL BUILDING CODE

## INDEX OF DRAWINGS:

T1	-	TITLE SHEET
P1.0	-	PROJECT OVERVIEW
S1.0	-	GROUND FLOOR AWNING 1 AND 2
S2.0	-	GROUND FLOOR AWNING 3
S3.0	-	2nd FLOOR CONFERENCE ROOM AND ENTRY AWNING SYSTEM
S4.0	-	2nd FLOOR PATIO CANOPY
S5.0	-	3rd FLOOR AWNING
A1.0	-	ARRAY FLASHING DETAILS

DESIGN SCHEDULE		REVISION #:	0
APPROX TOTAL SYSTEM SIZE:	17.75 kWDC - STC		
SYSTEM TILT:	[10, 2.5, 30] DEGREES		
COMPANY:	LUMOS SOLAR		
PROJECT:	929 PEARL		
PRODUCT MODEL:	CUSTOM CANOPIES AND AWNINGS		
SOLAR MODULE:	LSX250 SERIES GEN 2 - CLEAR BACKSHEET		
SOLAR RACKING:	LSX DIRECT MOUNT		

DIMENSIONS SHOWN MADE TO GEN 2 LSX250 MODULE SPECS

DESIGN CRITERIA:	IBC 2012
WIND SPEED (Vult):	130 MPH
EXPOSURE CATEGORY:	"B"
ROOF SNOW LOAD:	30 PSF
LIVE LOAD:	20 PSF
ASHRAE HIGH TEMPERATURE:	65°C
ASHRAE LOW TEMPERATURE:	-25°C
BUILDING/STRUCTURE HEIGHT:	~25'
RISK CATEGORY:	II



THESE DRAWINGS WERE NOT PREPARED BY ANCHOR ENGINEERING, INC. BUT HAVE BEEN REVIEWED FOR STRUCTURAL ADEQUACY

REV	DESCRIPTION	DATE	DBI	CB

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PROJECT NUMBER  
102914

DRAWN BY  
Brian Rafferty

CUST APPROVAL

DATE

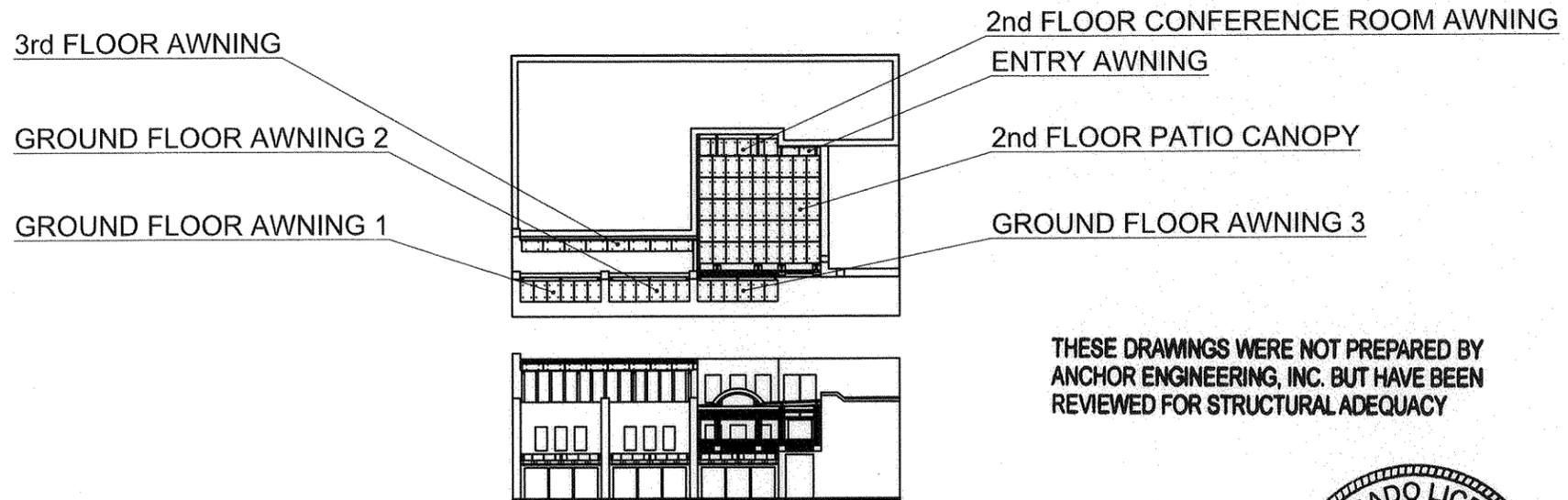
DATE  
11/25/2014

ORIGINAL SIZE  
11"X17"

SHEET SIZE  
ANSI\_B

DRAWING SCALE  
NTS

T1



THESE DRAWINGS WERE NOT PREPARED BY ANCHOR ENGINEERING, INC. BUT HAVE BEEN REVIEWED FOR STRUCTURAL ADEQUACY

**CODE**  
 DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE.  
 CONSTRUCTION SHALL COMPLY WITH APPLICABLE SECTIONS OF THIS CODE.

DESIGN LOADS:	IBC 2012
BUILDING OCCUPANCY CATEGORY:	II
REDUCED ROOF SNOW LOAD (PSF):	30
SNOW IMPORTANCE FACTOR (Is):	1.00
WIND SPEED (Vult, Mph):	130
EXPOSURE CATEGORY:	"B"
WIND IMPORTANCE FACTOR (Iw);	NA for 2012 IBC
SEISMIC DESIGN CATEGORY:	B
Ss: 0.202	S1: 0.061
Sds: 0.215	Sd1: 0.098
ANALYSIS TYPE: EQUIVALENT LATERAL FORCE	
R: 1.25	REDUNDANCY FACTOR: 1.3

**STRUCTURAL AND MISCELLANEOUS STEEL**  
 CONFORM TO THE FOLLOWING:  
 WIDE FLANGE AND WT SHAPES: ASTM A992  
 CONNECTION PLATES FOR WIDE FLANGE MEMBERS: ASTM A36  
 MISCELLANEOUS CHANNELS, ANGLES, AND PLATE: ASTM A36  
 RECTANGULAR AND ROUND HSS SECTIONS: ASTM A500, GRADE B

STEEL EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED, POWDER COATED, PAINTED, OR HAVE OTHER APPROVED PROTECTIVE COATING.

WELDING SHALL BE IN ACCORDANCE WITH LATEST AWS STANDARDS USING E70XX ELECTRODES. FILLER MATERIAL FOR ALL DEMAND CRITICAL WELDS SHALL CONFORM TO AWS D1.1 CURRENT EDITION, PROVIDING A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FOOT- POUNDS AT A TEMPERATURE OF -20 DEGREES FAHRENHEIT WHEN TESTED IN ACCORDANCE WITH AWS A5 AND 40 FOOT-POUNDS AT 70 DEGREES FAHRENHEIT WHEN STEEL IS NORMALLY ENCLOSED AND MAINTAINED AT 50 DEGREES F OR HIGHER. FOR SERVICE TEMPERATURES LOWER THAN 50 F, THE QUALIFICATION TEMPERATURE SHALL BE 20 F ABOVE THE LOWEST ANTICIPATED SERVICE TEMPERATURE, OR AT A LOWER TEMPERATURE.

ALL EXPOSED STRUCTURAL STEEL SHALL COMPLY WITH AES STANDARDS. HIGH STRENGTH BOLTS (H.S.B.) SHALL CONFORM TO ASTM A325 TYPE N, USE UNLESS OTHERWISE SPECIFIED.

ANCHOR BOLTS SHALL CONSIST OF ASTM F1554 THREADED ROD WITH A MINIMUM YIELD STRENGTH (FY) = 36 KSI, UNO. REFERENCE PLANS FOR REQ. DIAMETER AND EMBEDMENT DEPTH.

**COORDINATION**  
 DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS. QUESTIONS OF IDENTIFICATION OF APPLICABLE DETAIL OR STRUCTURAL MEMBER SHALL BE BROUGHT TO ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL AND ELECTRICAL DRAWINGS AS TO LAYOUT, DETAILS, DIMENSIONS, AND ELEVATIONS. ALL QUESTIONS, DISCREPANCIES, AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES INCLUDING TEMPORARY SHORES AND BRACING TO RIGIDLY AND SAFELY SUPPORT STRUCTURAL ELEMENTS, EARTH, OR NEIGHBORING STRUCTURES DURING CONSTRUCTION.

**DRAWING SCALE**  
 ALL SCALES SHOWN AS: 1:48 ARE EQUIVALENT TO: 1/4" = 1' - 0"



<b>1. GROUND FLOOR AWNING 1 AND 2 SCHEDULE</b>		REVISION:	0
STRUCTURAL MEMBERS:	(3) AWNING BRACKETS PER AWNING		
SOLAR RACKING:	AWNING SUPPORTS: HSS 4x4x1/4 - RAILS: HSS 4x3x3/16		
SOLAR MODULE ATTACHMENT:	LSX DIRECT MOUNT		
SOLAR MODULE:	(6) LSX250 MODULES IN PORTRAIT		
<b>2. GROUND FLOOR AWNING 3 SCHEDULE</b>		REVISION:	0
STRUCTURAL MEMBERS:	(3) AWNING BRACKETS PER AWNING		
SOLAR RACKING:	AWNING SUPPORTS: HSS 4x4x1/4 - RAILS: HSS 4x3x3/16		
SOLAR MODULE ATTACHMENT:	LSX DIRECT MOUNT		
SOLAR MODULE:	(6) LSX250 MODULES IN PORTRAIT		
<b>3. 2nd FLOOR CONFERENCE ROOM AND ENTRY AWNING SYSTEM SCHEDULE</b>		REVISION:	0
<i>2nd FLOOR CONFERENCE ROOM SECTION</i>			
STRUCTURAL MEMBERS:	HSS 2.5x2.5x1/4 @ 24" OC (EXISTING)		
SOLAR RACKING:	LSX T-TRACK		
SOLAR MODULE ATTACHMENT:	LSX BOLT		
<i>ENTRY SECTION</i>			
SOLAR MODULE:	(6) DUMMY LSX250 MODULES IN PORTRAIT		
STRUCTURAL MEMBERS:	HSS 2.5x2.5x1/4		
SOLAR RACKING:	LSX T-TRACK		
SOLAR MODULE ATTACHMENT:	LSX BOLT		
SOLAR MODULE:	(2) DUMMY LSX250 MODULES IN LANDSCAPE		
<b>4. 2nd FLOOR PATIO CANOPY SCHEDULE</b>		REVISION:	0
SUPPORT BEAMS:	(4) W12x22		
SOLAR RACKING:	HSS 2.5x2.5x1/4 (EXISTING: CUT & REUSE)		
SOLAR MODULE ATTACHMENT:	LSX DIRECT MOUNT		
SOLAR MODULE:	9 ROWS OF 5 IN LANDSCAPE, LSX250 SERIES GEN 2 - CLEAR BACKSHEET		
<b>5. 3rd FLOOR AWNING SCHEDULE</b>		REVISION:	0
STRUCTURAL MEMBERS:	(4) HSS 3x3x3/16 TRIANGLES		
SOLAR RACKING:	HSS 3x3x3/16		
SOLAR MODULE ATTACHMENT:	LSX BOLT		
SOLAR MODULE:	(8) LSX250 MODULES IN LANDSCAPE		

1	<b>Ground Floor Array 1 and 2:</b>	1.5kW, 6 Modules, Portrait, 10° tilt to the south
2	<b>Ground Floor Array 3:</b>	1.5kW, 6 Modules, Portrait, 10° tilt to the south
3	<b>Conference Room Awning</b>	0 kW, 6 Dummy LSX Glass Panels, Portrait, ~1° tilt to the south
	<b>Entry Awning</b>	0 kW, 2 Dummy LSX Glass Panels, Landscape, ~1° tilt to the south
4	<b>2nd Floor Patio Array:</b>	11.25kW, 45 Modules, Landscape, 2.2° tilt to the SW (255° Azimuth)
5	<b>3rd Floor Awning Array:</b>	2kW, 8 Modules, Portrait, 30° tilt to the SE (165° Azimuth)



PROJECT TITLE  
 929 Pearl  
 PROJECT ADDRESS  
 929 Pearl Street, Boulder, CO 80302

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PROJECT NUMBER  
 102914

DRAWN BY  
 Brian Rafferty

DATE  
 11/25/2014

ORIGINAL SIZE  
 11"x17"  
 SHEET SIZE  
 ANSIB

SCALE  
 NTS

DRAWING

S0.0

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ANCHOR ENGINEERING, INC. BUT HAVE BEEN  
REVIEWED FOR STRUCTURAL ADEQUACY



1  
S5.0

1  
S1.0

1  
S3.0

1  
S4.0

1  
S2.0

1  
S0.1

**OVERALL PROJECT - PLAN VIEW**  
1/8" = 1' - 0"



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**102914**

DRAWN BY  
Brian Rafferty

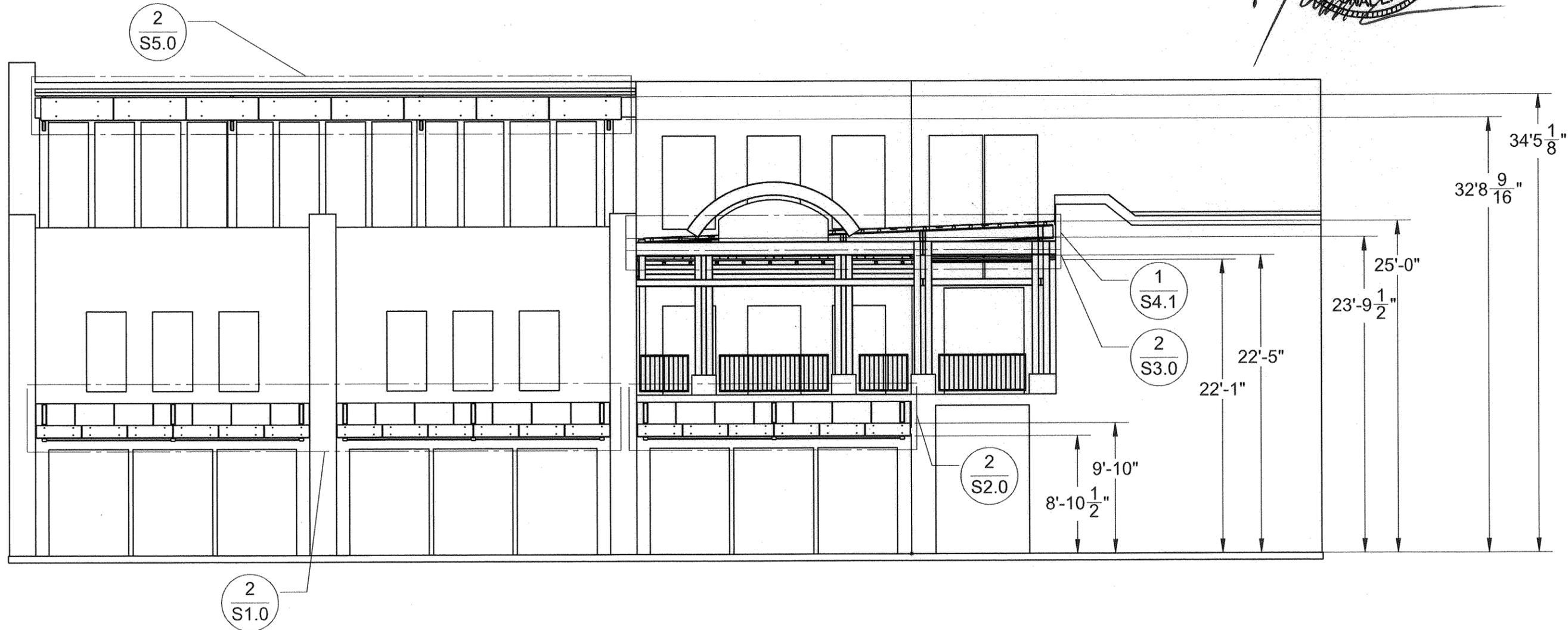
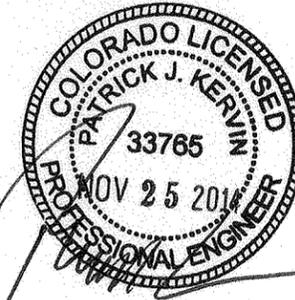
DATE  
11/25/2014

ORIGINAL SIZE  
11"x17"  
SHEET SIZE  
ANSI\_B

SCALE  
**1:96**

DRAWING  
**S0.1**

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NOTE: DIMENSIONS SHOWN ON THIS SHEET ARE APPROXIMATE.  
 LOWER DIMENSION INDICATES EVE HEIGHT.  
 HIGHER DIMENSION INDICATES MAX MODULE HEIGHT.

1 OVERALL PROJECT - ELEVATIONS  
 S0.2 1/8" = 1' - 0"

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**102914**

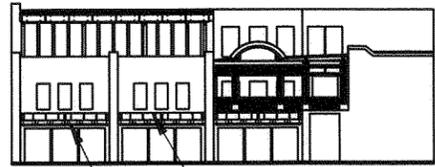
DRAWN BY  
 Brian Rafferty

DATE  
 11/25/2014

ORIGINAL SIZE  
 11"X17"  
 SHEET SIZE  
 ANSI\_B

SCALE  
**1:96**

DRAWING  
**S0.2**



GROUND FLOOR AWNING 2  
GROUND FLOOR AWNING 1

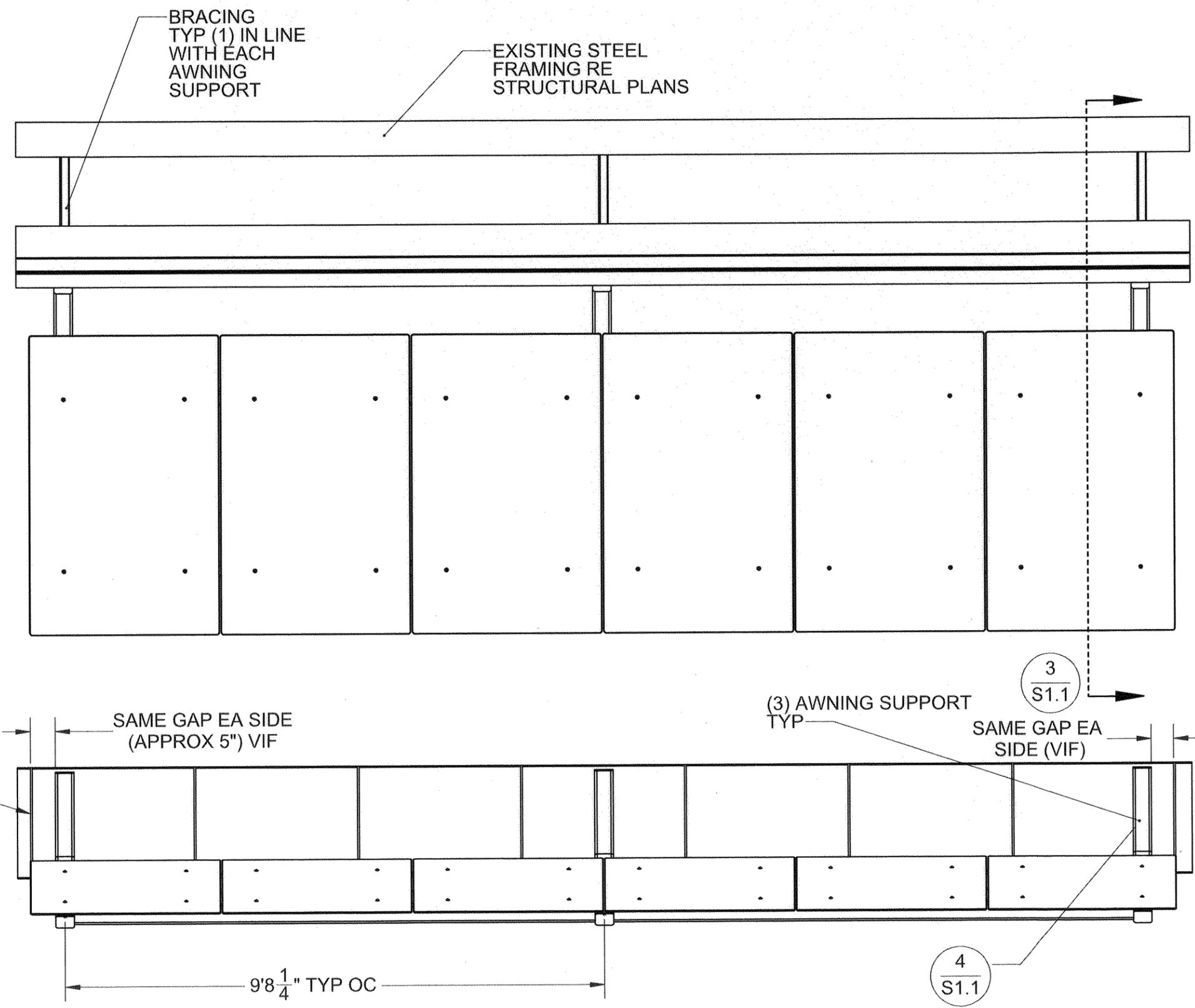
1 GROUND FLOOR AWNING PLAN VIEW  
1/2" = 1' - 0"

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2 GROUND FLOOR AWNING FRONT VIEW  
1/2" = 1' - 0"

EXISTING 3/8" STIFFENER



GROUND FLOOR AWNING 1 AND 2 STRUCTURE DETAILS

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PROJECT NUMBER  
**102914**  
DRAWN BY  
Brian Rafferty  
DATE  
11/25/2014  
ORIGINAL SIZE  
11"x17"  
SHEET SIZE  
ANSI\_B  
SCALE  
**NTS**  
DRAWING

S1.0



GROUND FLOOR AWNING 1  
GROUND FLOOR AWNING 2

GROUND FLOOR ARRAY FRAMING  
TYP ALL GROUND FLOOR ARRAYS

HATCH INDICATES ADDED  
STRUCTURES/COMPONENTS

EXISTING 3/8"  
STIFFENER PLATE

AWNING SUPPORT

5'5 1/2" LSX MODULE

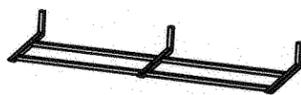
3'1 9/16"

11 1/2"

3

GROUND FLOOR AWNING SIDE VIEW

1" = 1' - 0"



1/4"  
1/4"

WELD AWNING SUPPORTS TO EXISTING LINTEL, TYP

5

S1.1

2

S1.1

1/4" PL

1/8"

L2x2x1/8

L2x2x1/8 BRACING  
BEHIND EACH  
AWNING SUPPORT

1/4" PL

5

BRACING DETAILS

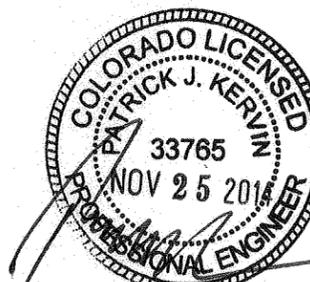
1" = 1' - 0"

1/4" PL  
TYP T&B

(E) PL, F.V.

EA END

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PROVIDE MITER CUT &  
BEVEL ONE HSS &  
PROVIDE 1/4"  
COMPLETE JOINT PEN  
GROOVE WELD ALL  
AROUND TUBE TUBE  
CONNECTION TYP

CAP END

CAP END TYP

HSS 4x4x1/4

1'6 5/16" 1'9 1/2"

6'1 9/16"

4

TYP AWNING SUPPORT  
(ALL GROUND FLOOR AWNINGS)

1/2" = 1' - 0"

LSX DIRECT MOUNT SCREW

ISOLATOR STRIP

LSX MODULE

1/8"

1/8"

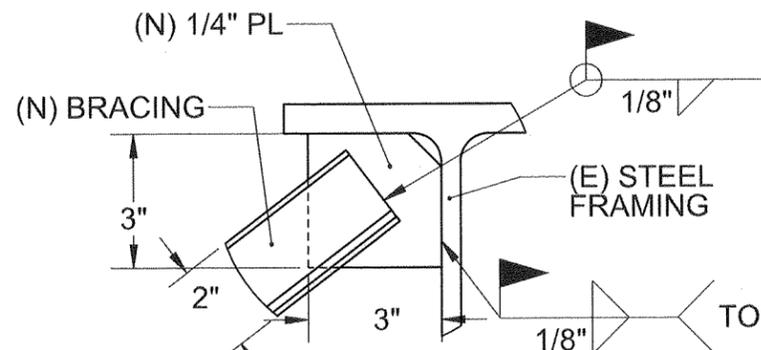
AWNING SUPPORT

HSS 4x3x3/16

1

CONNECTION DETAIL

4" = 1' - 0"



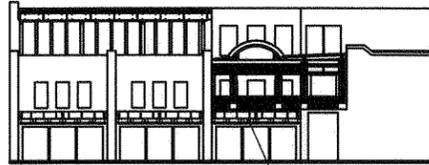
2

BRACING CONNECTION

3" = 1' - 0"

TOP, SIDE TYP

GROUND FLOOR AWNING 1 AND 2 STRUCTURE DETAILS



GROUND FLOOR  
AWNING 3

1 GROUND FLOOR AWNING 3 PLAN VIEW  
1/2" = 1' - 0"

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2 GROUND FLOOR AWNING 3 FRONT VIEW  
1/2" = 1' - 0"

EXISTING JOISTS  
RE: STRUCTURAL PLANS

EXISTING 3/8"  
STIFFENER

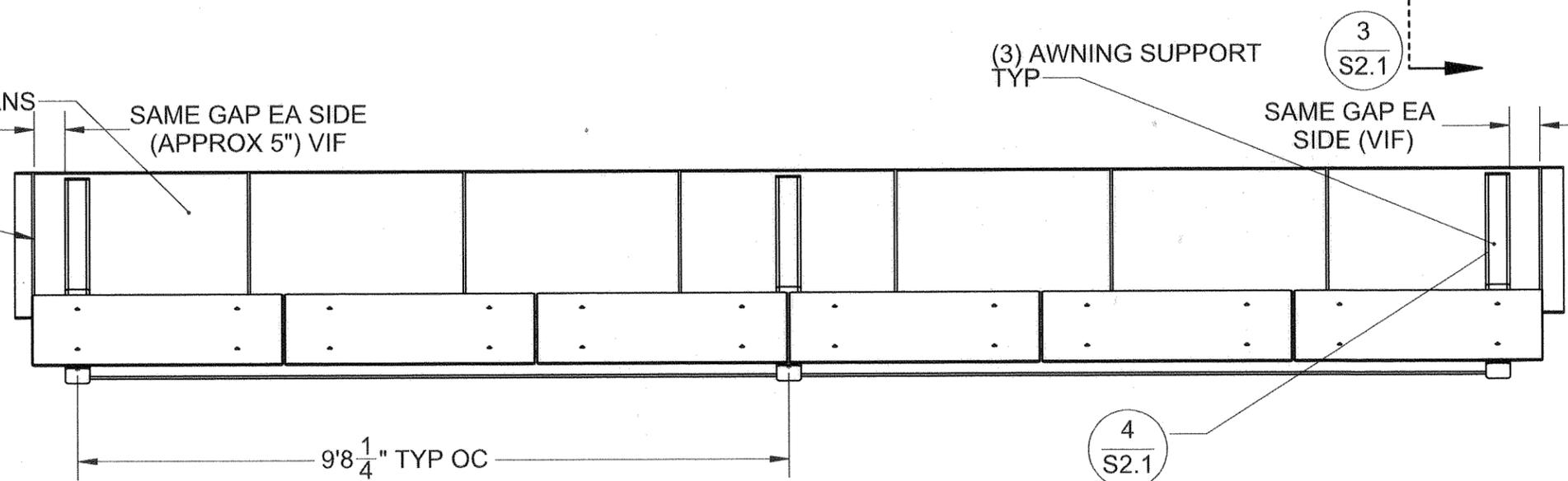
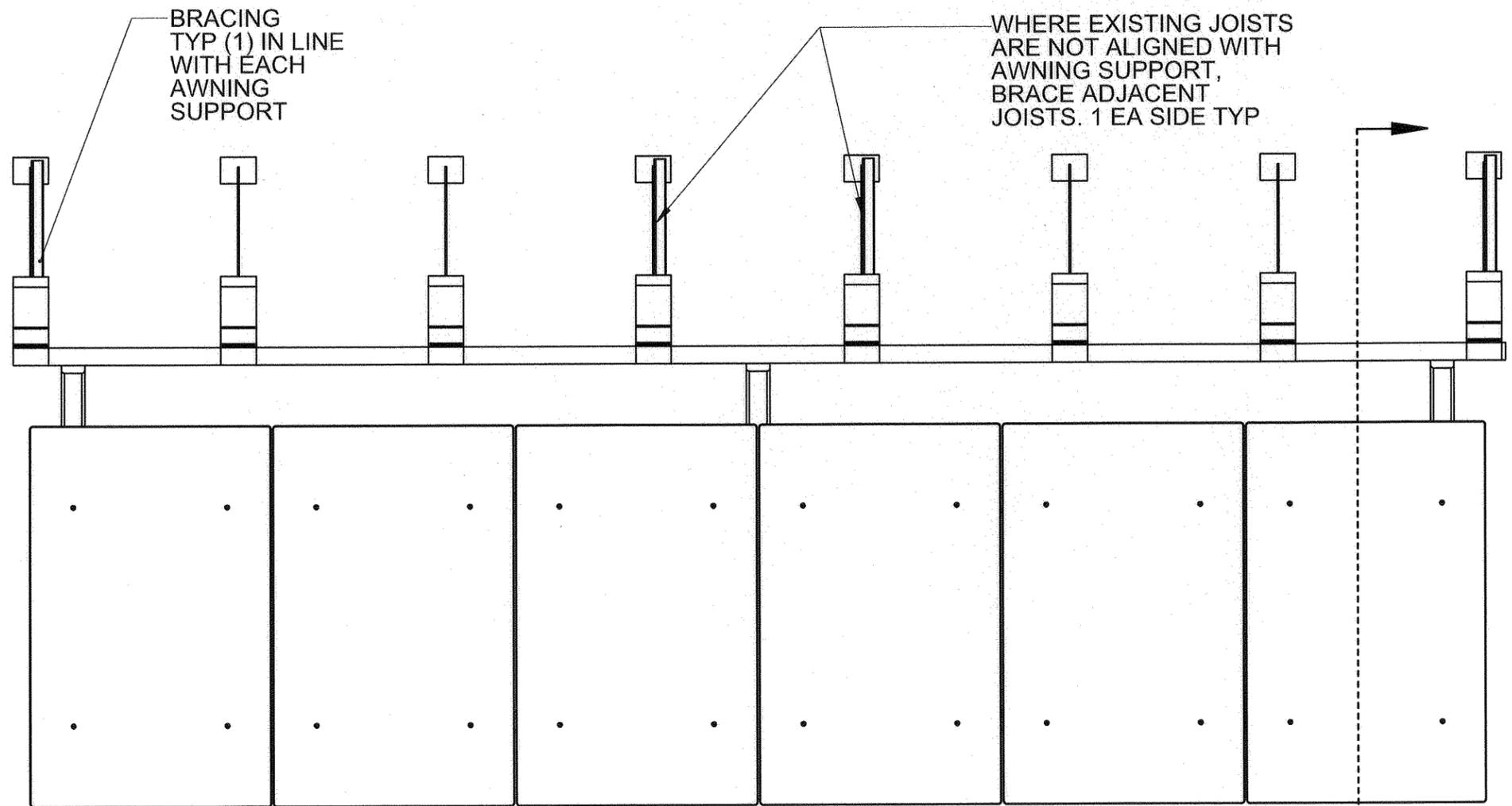
SAME GAP EA SIDE  
(APPROX 5") VIF

(3) AWNING SUPPORT  
TYP

SAME GAP EA  
SIDE (VIF)

9'8 1/4" TYP OC

GROUND FLOOR AWNING 3 STRUCTURE DETAILS



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PROJECT NUMBER

**102914**

DRAWN BY  
Brian Rafferty

DATE  
11/25/2014

ORIGINAL SIZE  
11"x17"  
SHEET SIZE  
ANSI\_B

SCALE  
**NTS**

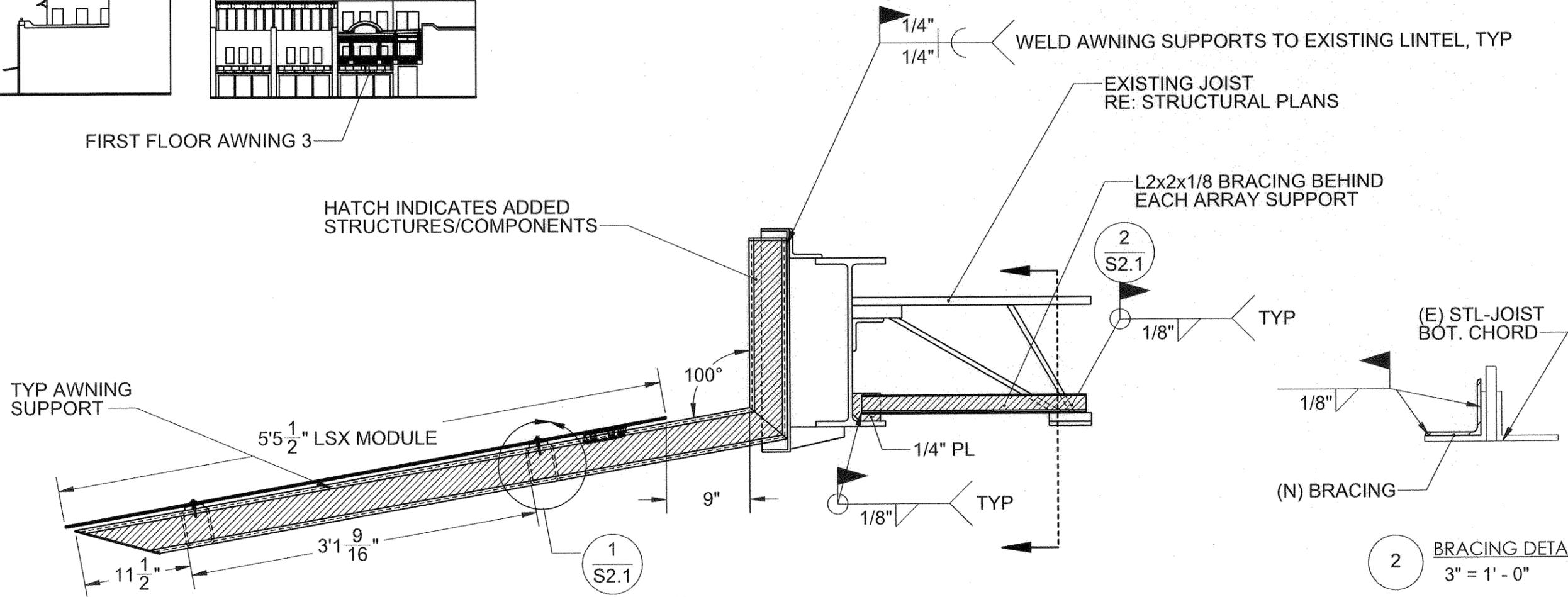
DRAWING

**S2.0**



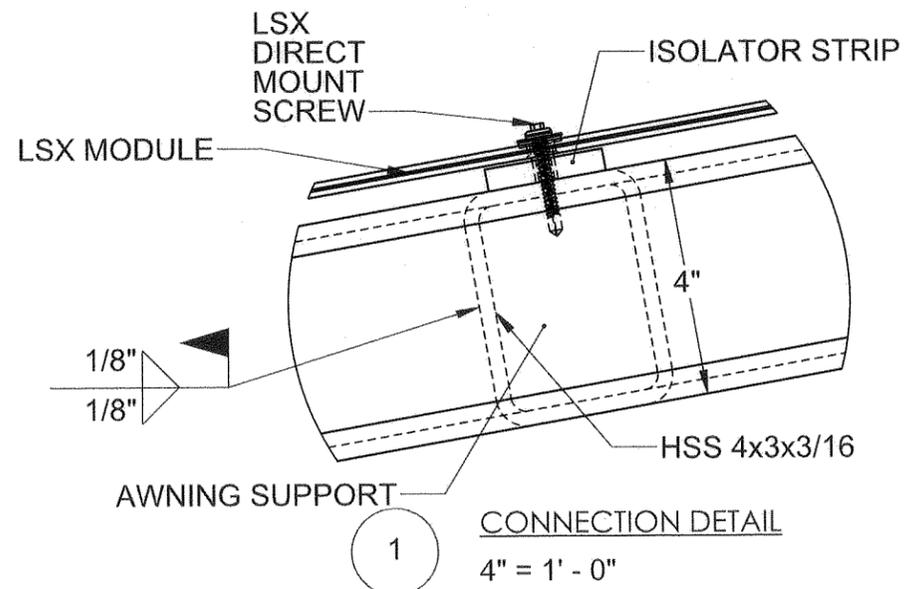
FIRST FLOOR AWNING 3

HATCH INDICATES ADDED STRUCTURES/COMPONENTS



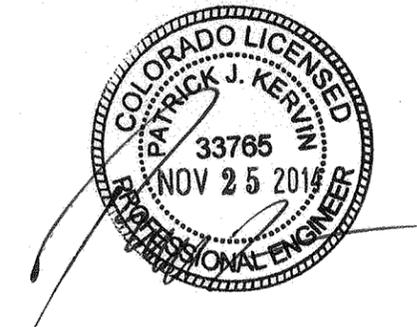
3 GROUND FLOOR AWNING SIDE VIEW  
1" = 1' - 0"

2 BRACING DETAILS  
3" = 1' - 0"



1 CONNECTION DETAIL  
4" = 1' - 0"

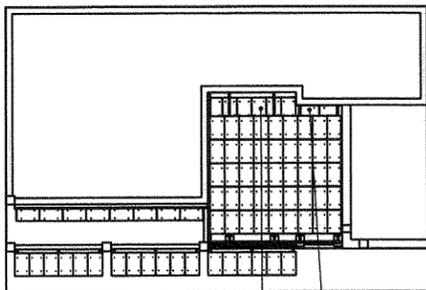
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GROUND FLOOR AWNING 3 STRUCTURE DETAILS

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PROJECT NUMBER	102914
DRAWN BY	Brian Rafferty
DATE	11/25/2014
ORIGINAL SIZE	11"x17"
SHEET SIZE	ANSI_B
SCALE	NTS
DRAWING	S2.1



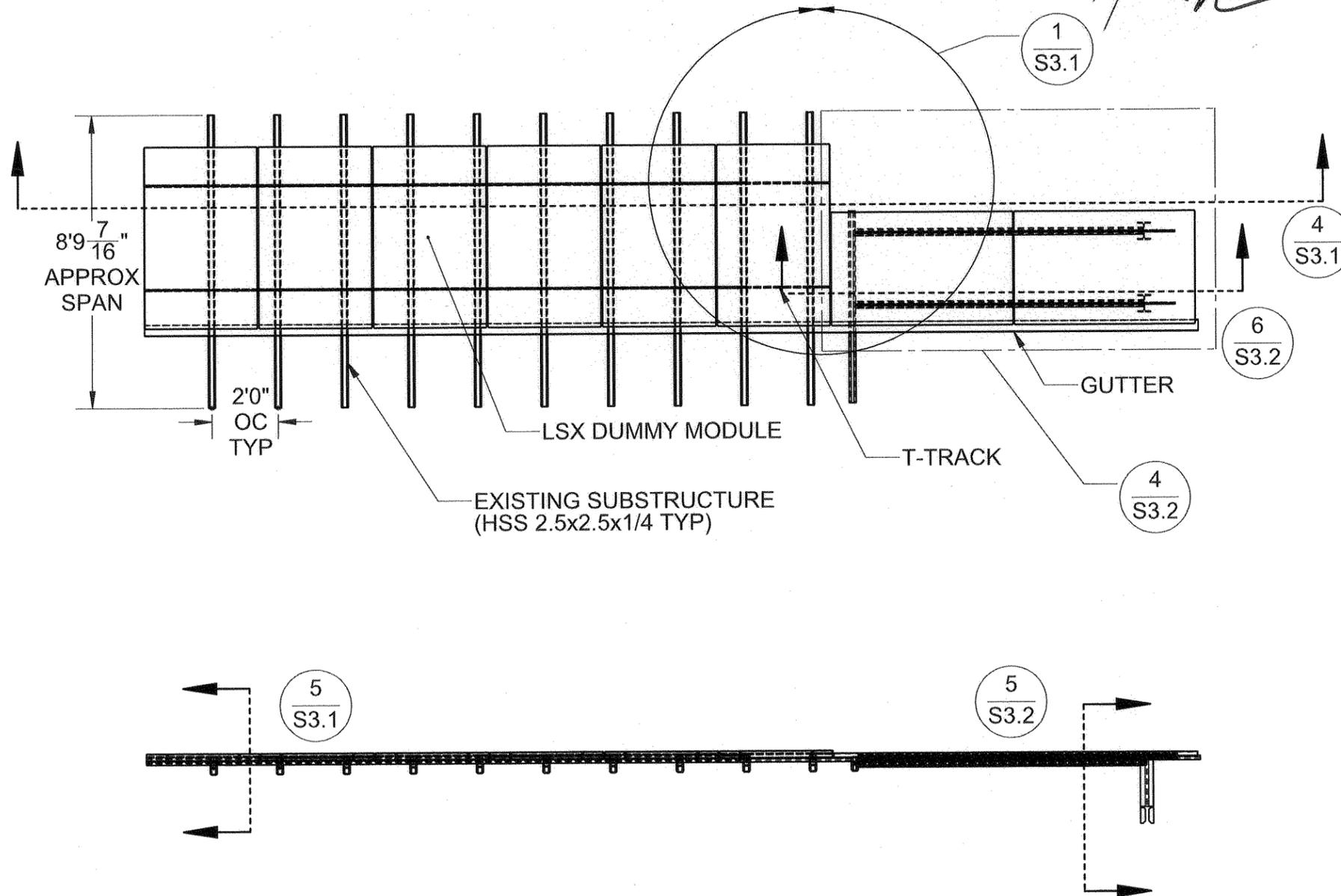
2nd FLOOR  
CONFERENCE  
ROOM AWNING

ENTRY SYSTEM  
AWNING

1 2nd FLOOR CONFERENCE ROOM AND  
ENTRY AWNING SYSTEM PLAN VIEW  
1/4" = 1' - 0"

2 2nd FLOOR CONFERENCE ROOM AND  
ENTRY AWNING SYSTEM FRONT VIEW  
1/4" = 1' - 0"

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GROUND FLOOR AWNING 3 STRUCTURE DETAILS



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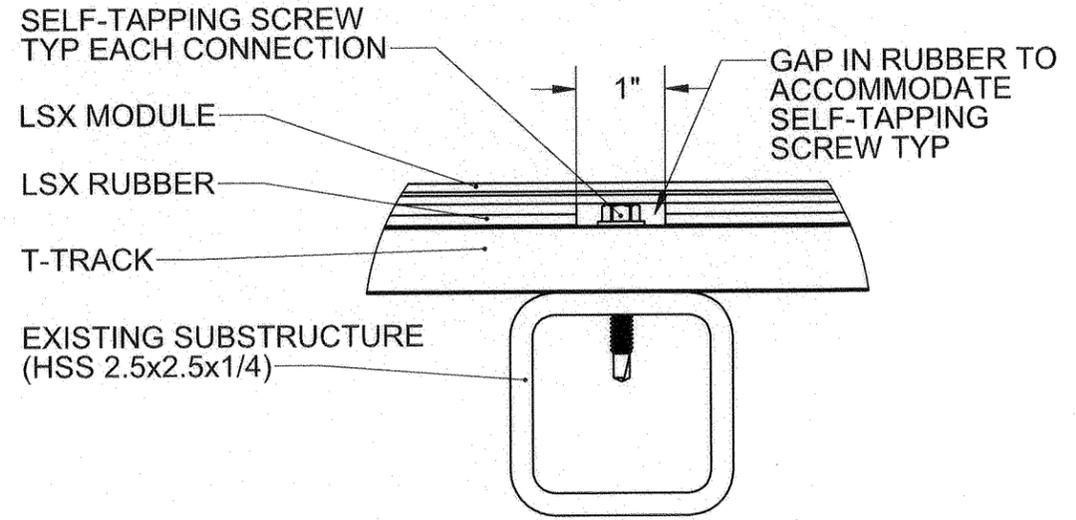
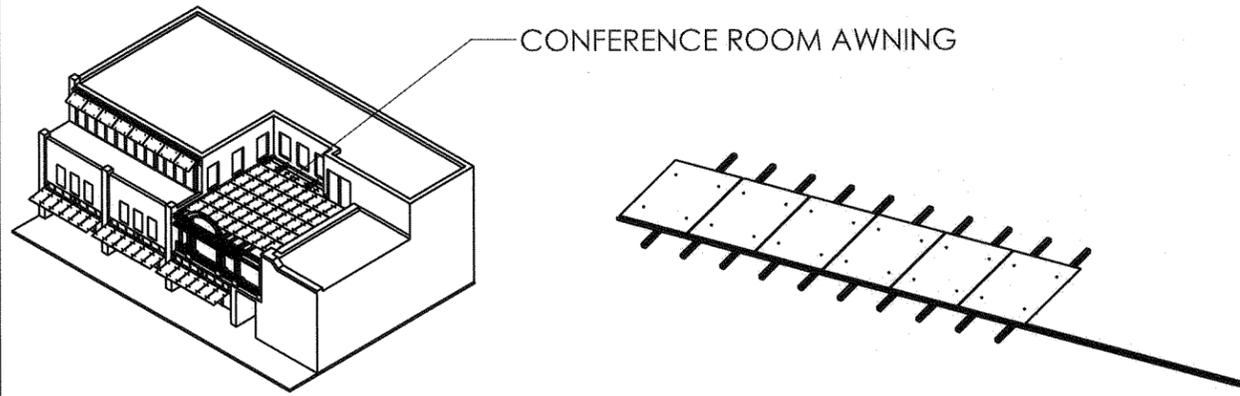
DRAWN BY  
Brian Rafferty

DATE  
11/25/2014

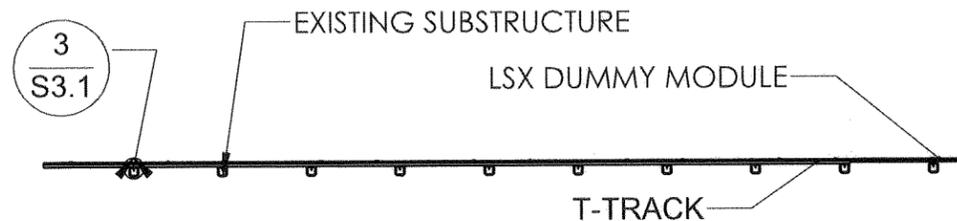
ORIGINAL SIZE  
11" X 17"  
SHEET SIZE  
ANSI\_B

SCALE  
NTS

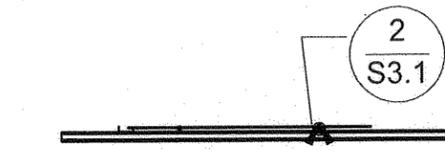
DRAWING  
S3.0



3 T-TRACK CONNECTION DETAIL  
6" = 1' - 0"

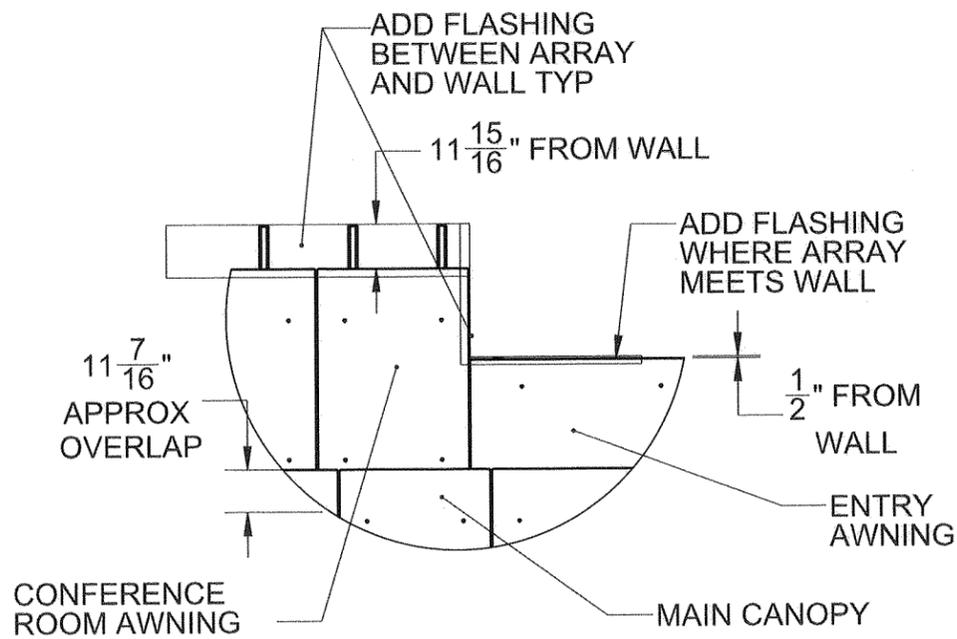


4 CONFERENCE ROOM AWNING FRONT VIEW  
1/4" = 1' - 0"

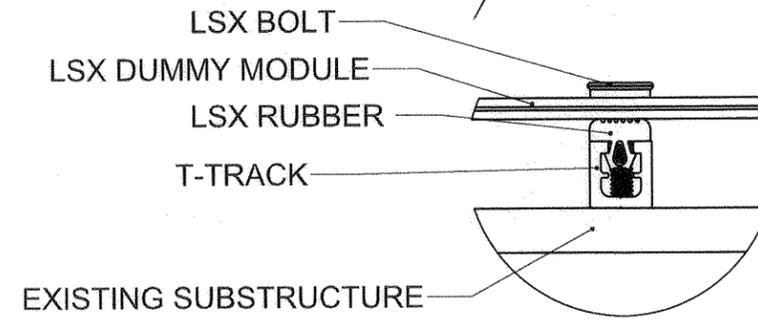


5 CONFERENCE ROOM AWNING SIDE VIEW  
1/4" = 1' - 0"

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1 FLASING DETAIL  
1/4" = 1' - 0"



2 MODULE CONNECTION DETAIL  
6" = 1' - 0"

CONFERENCE ROOM AWNING

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PROJECT NUMBER  
102914

DRAWN BY  
Brian Rafferty

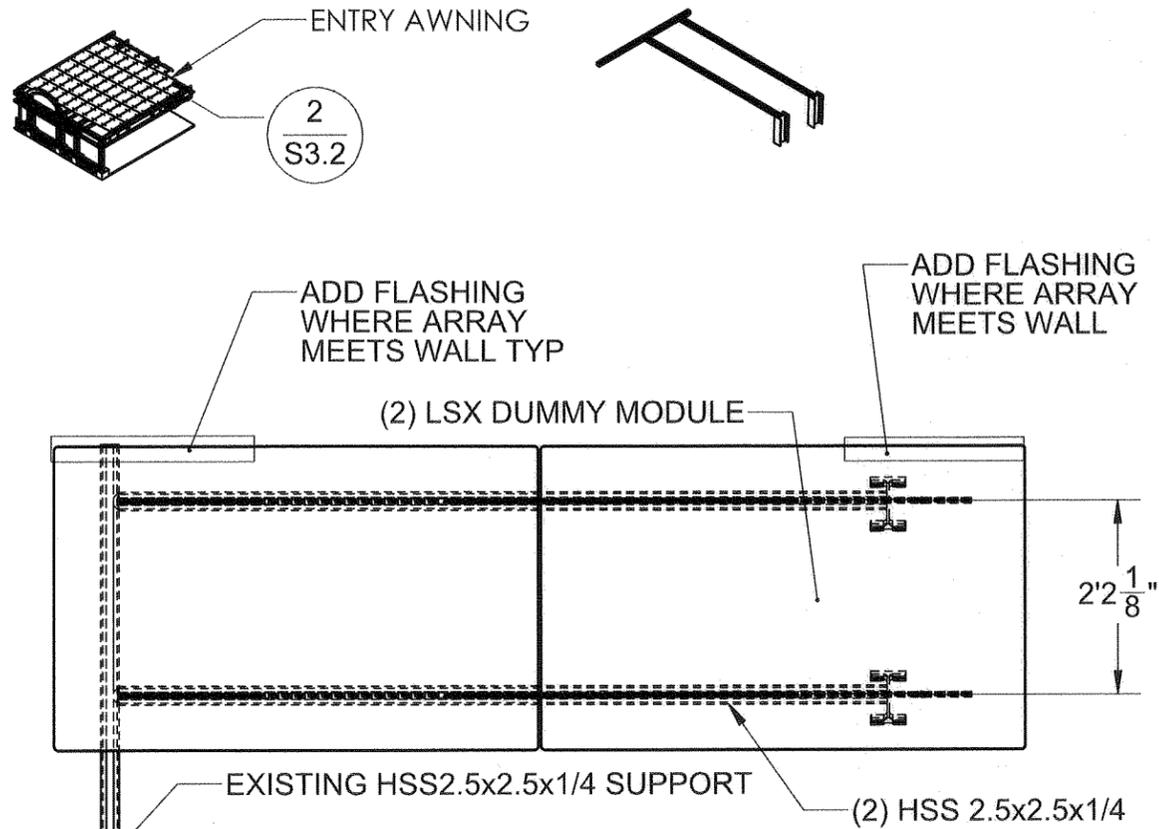
DATE  
11/25/2014

ORIGINAL SIZE  
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SHEET SIZE  
ANSI\_B

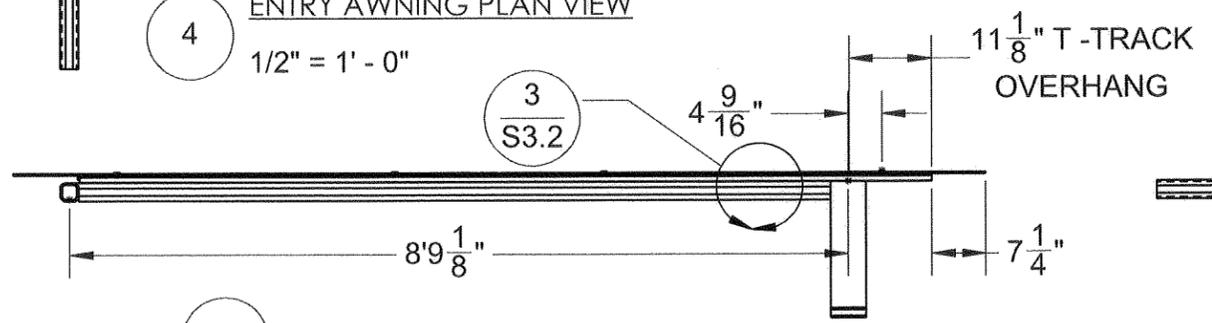
SCALE  
NTS

DRAWING

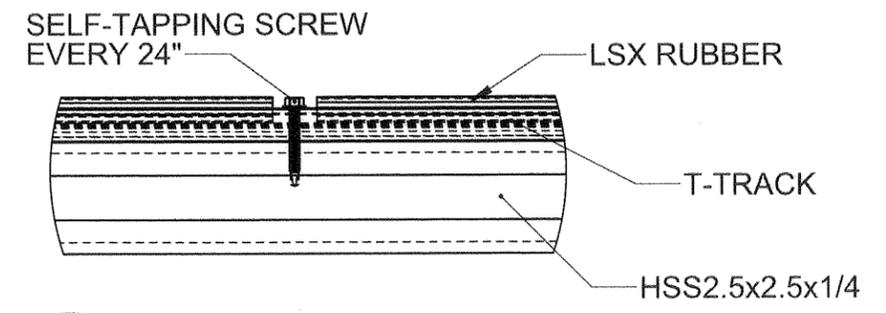
S3.1



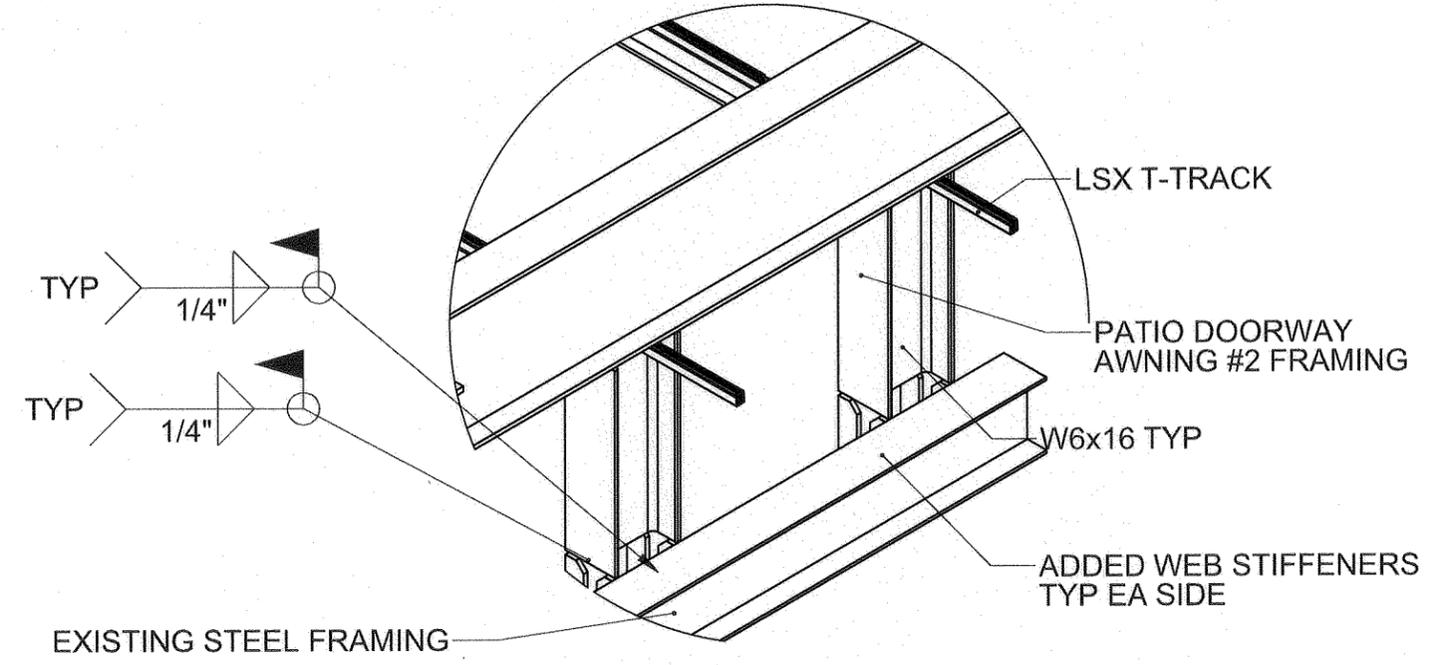
4 ENTRY AWNING PLAN VIEW  
1/2" = 1' - 0"



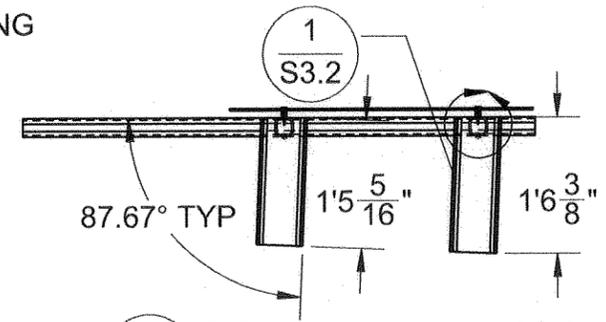
6 ENTRY AWNING FRONT VIEW  
1/2" = 1' - 0"



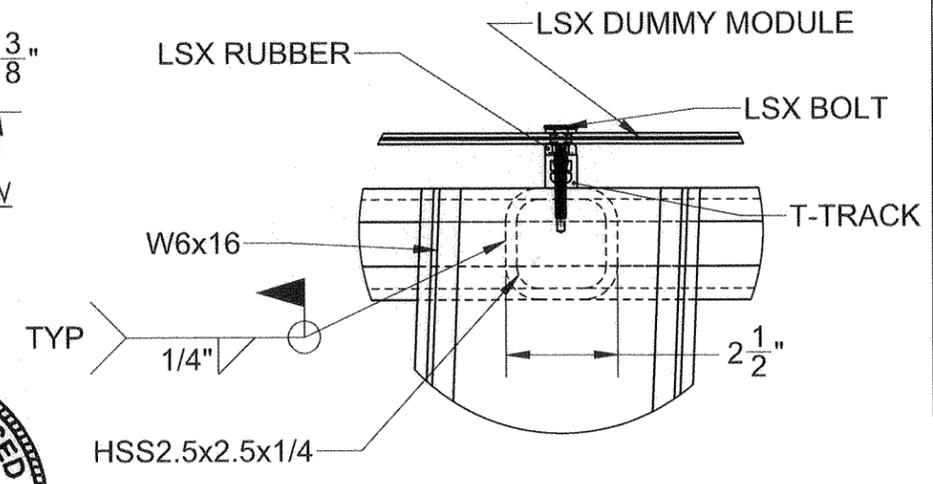
3 T-TRACK CONNECTION DETAIL  
3" = 1' - 0"



2 FRAMING CONNECTION DETAIL  
1" = 1' - 0"

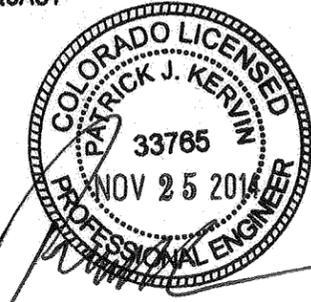


5 ENTRY AWNING SIDE VIEW  
1/2" = 1' - 0"



1 MODULE CONNECTION DETAIL  
3" = 1' - 0"

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Brian Rafferty

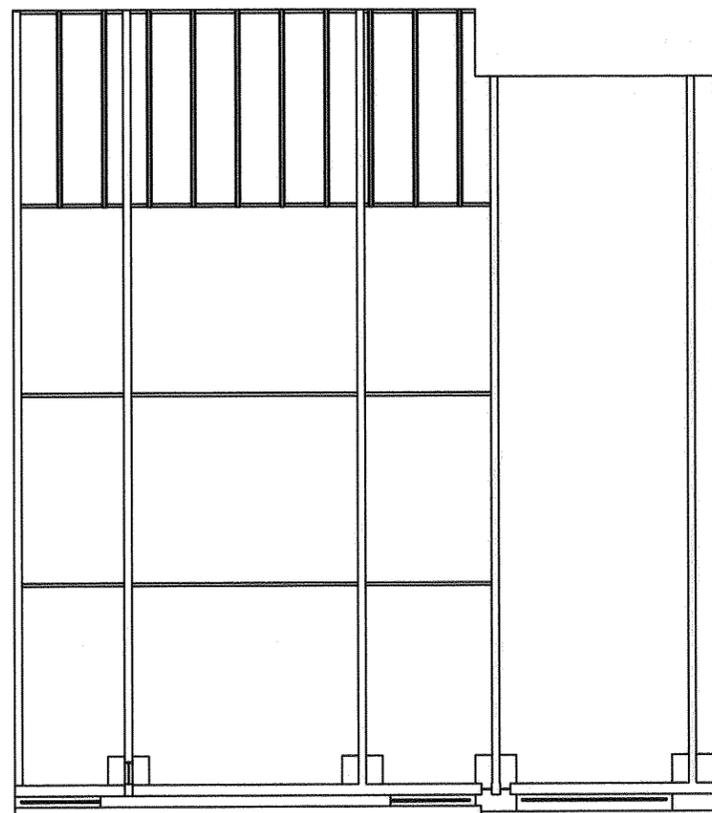
DATE  
11/25/2014

ORIGINAL SIZE  
11"X17"  
SHEET SIZE  
ANSI\_B

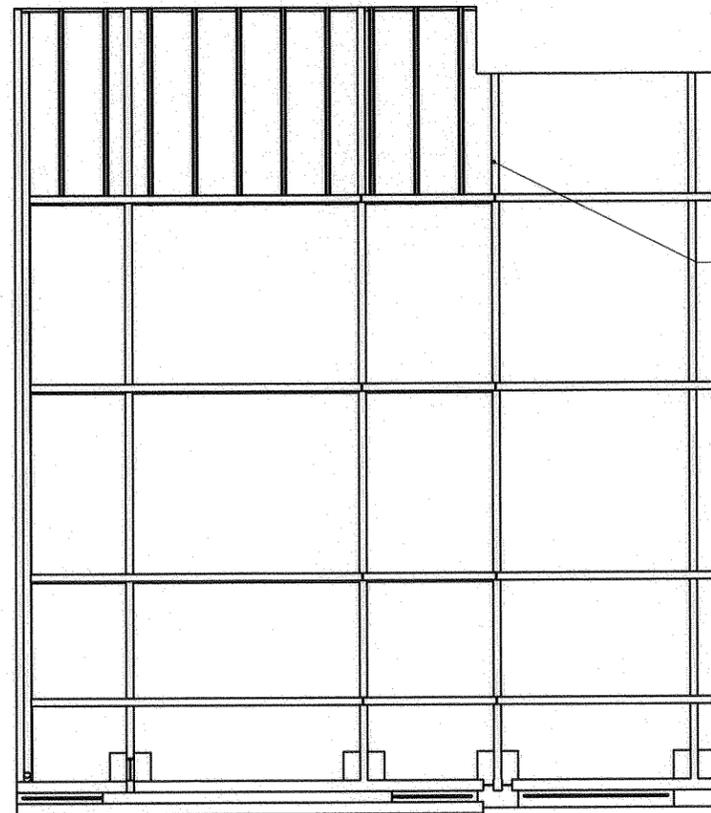
SCALE  
**NTS**

DRAWING

**S3.2**

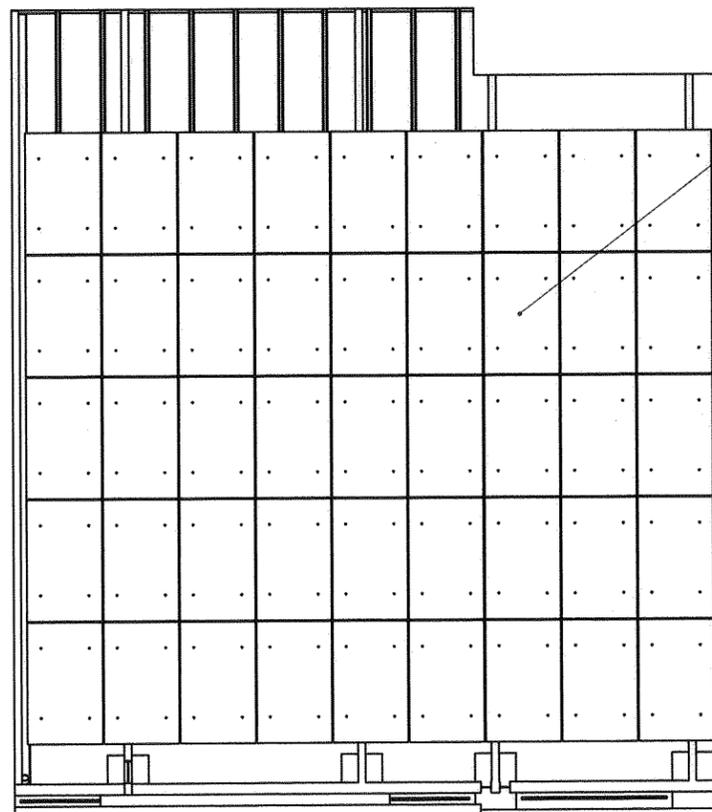


2nd FLOOR PATIO CANOPY PLAN VIEW EXISTING STRUCTURE



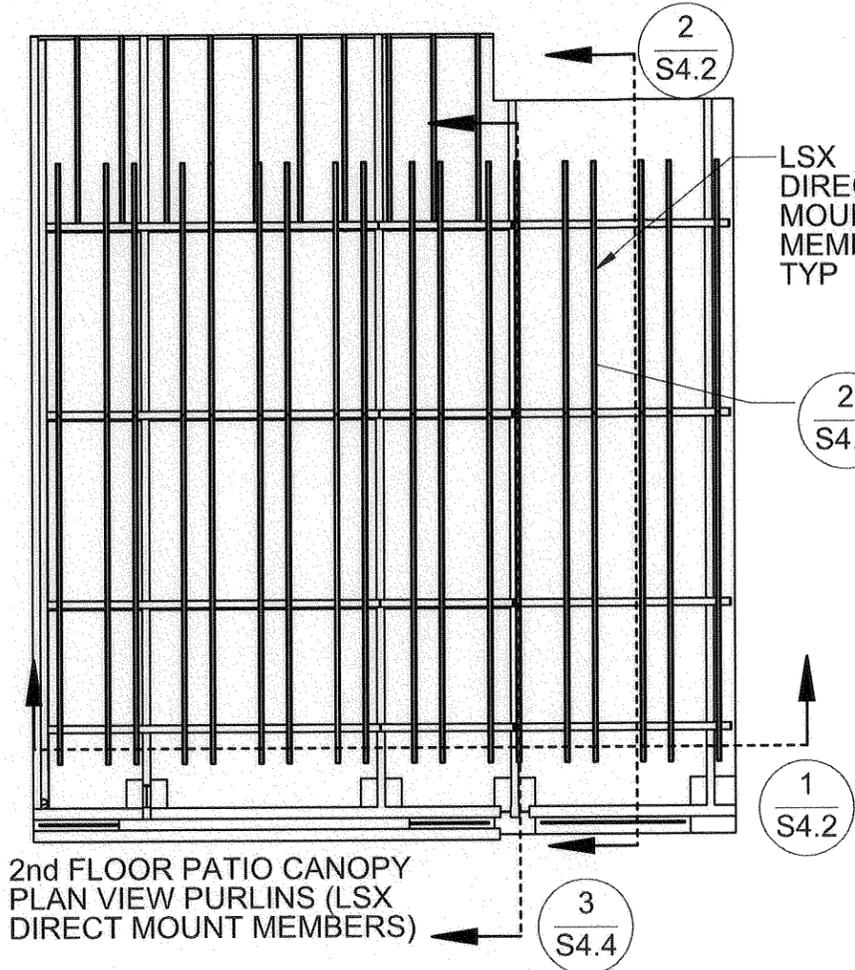
2nd FLOOR PATIO CANOPY PLAN VIEW MAIN SUPPORTS

SUPPORT BEAM TYP



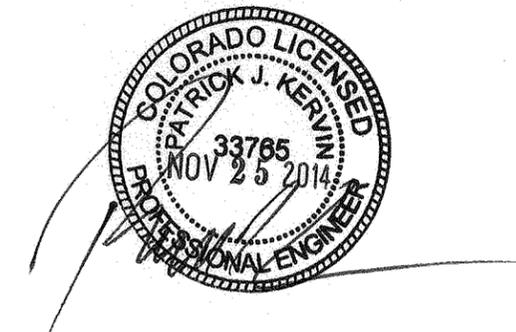
LSX MODULE TYP

2nd FLOOR PATIO CANOPY PLAN VIEW WITH MODULES



2nd FLOOR PATIO CANOPY PLAN VIEW PURLINS (LSX DIRECT MOUNT MEMBERS)

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1

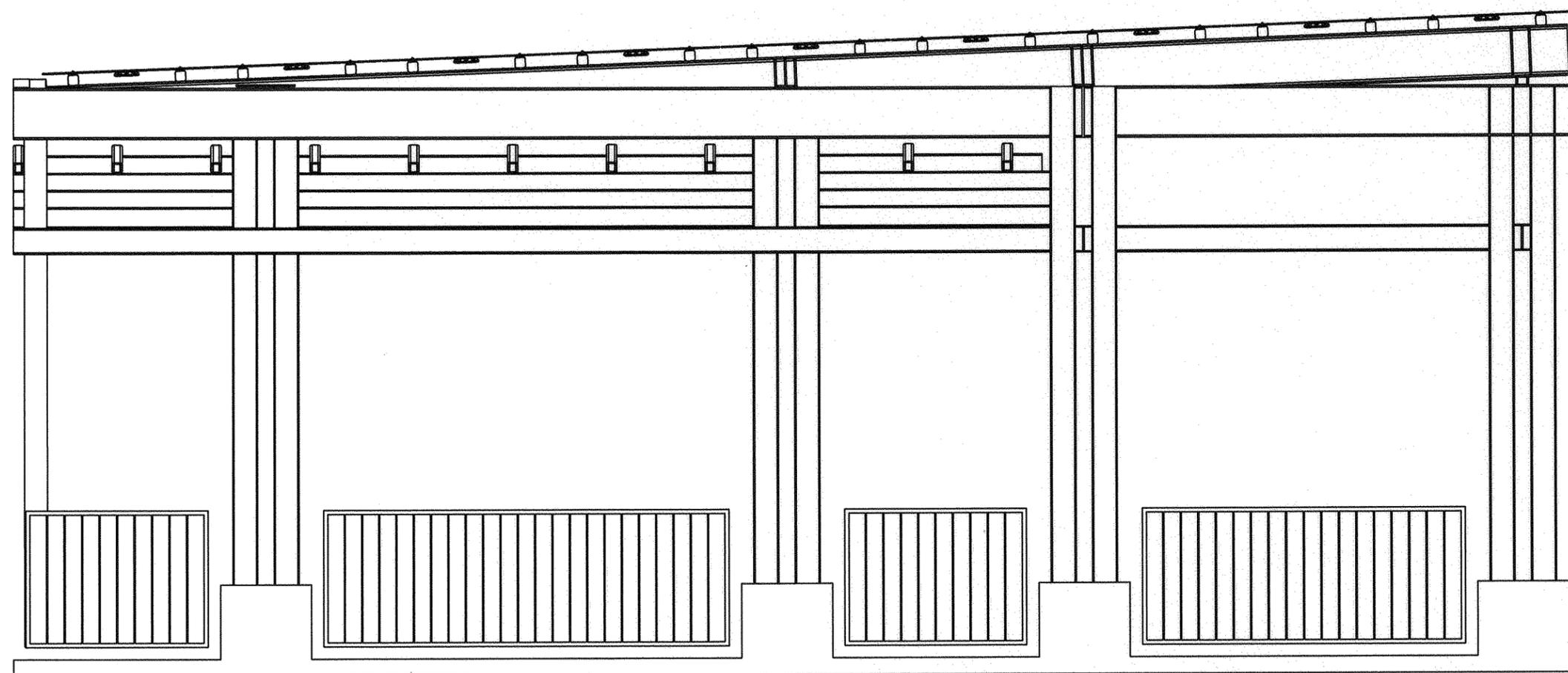
2nd FLOOR CANOPY PLAN VIEW  
1/8" = 1' - 0"

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DRAWN BY  
Brian Rafferty  
DATE  
11/25/2014  
ORIGINAL SIZE  
11"X17"  
SHEET SIZE  
ANSI\_B  
SCALE  
**1:96**  
DRAWING  
**S4.0**

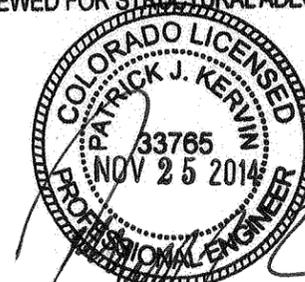


1

2nd FLOOR CANOPY FRONT VIEW

3/8" = 1' - 0"

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2ND FLOOR CANOPY

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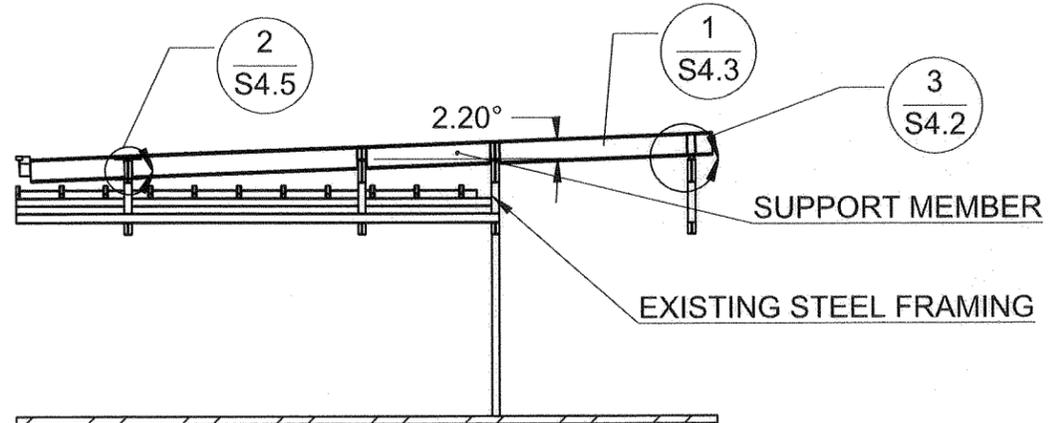
DRAWN BY  
Brian Rafferty

DATE  
11/25/2014

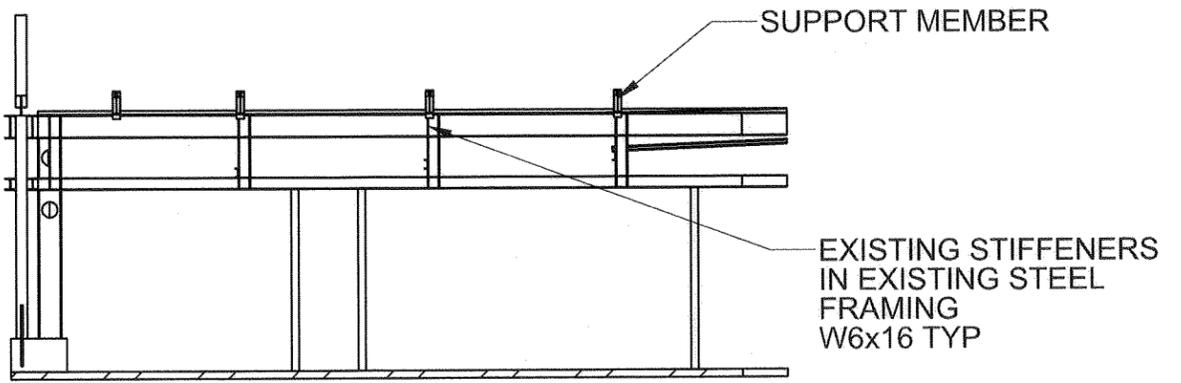
ORIGINAL SIZE  
11"x17"  
SHEET SIZE  
ANSI\_B

SCALE  
**NTS**

DRAWING  
**S4.1**

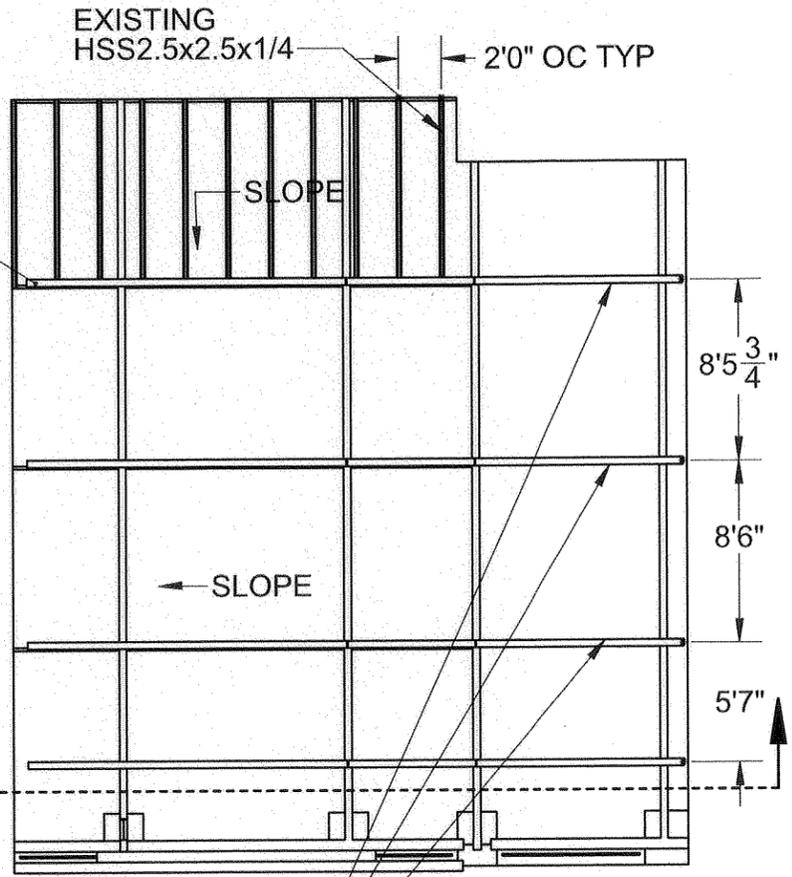


1 **2nd FLOOR CANOPY FRONT VIEW**  
 1/8" = 1' - 0"



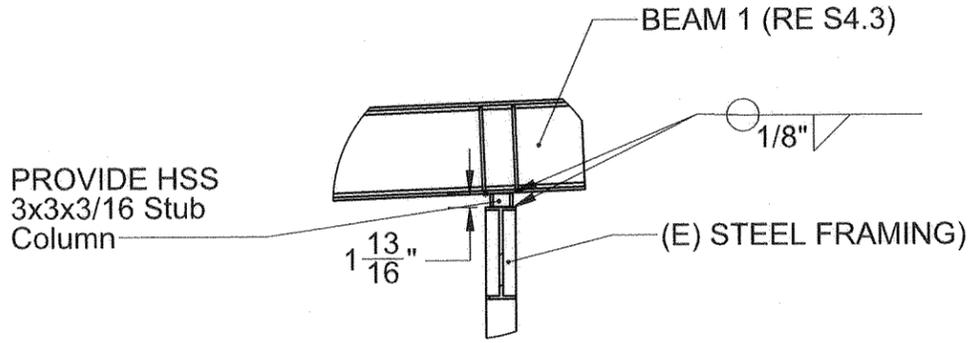
2 **2nd FLOOR CANOPY SIDE VIEW**  
 1/8" = 1' - 0"

(4) W12x22 SUPPORT MEMBER



SUPPORT MEMBER SPACING TO COINCIDE WITH EXISTING STIFFENERS IN EXISTING STEEL FRAMING

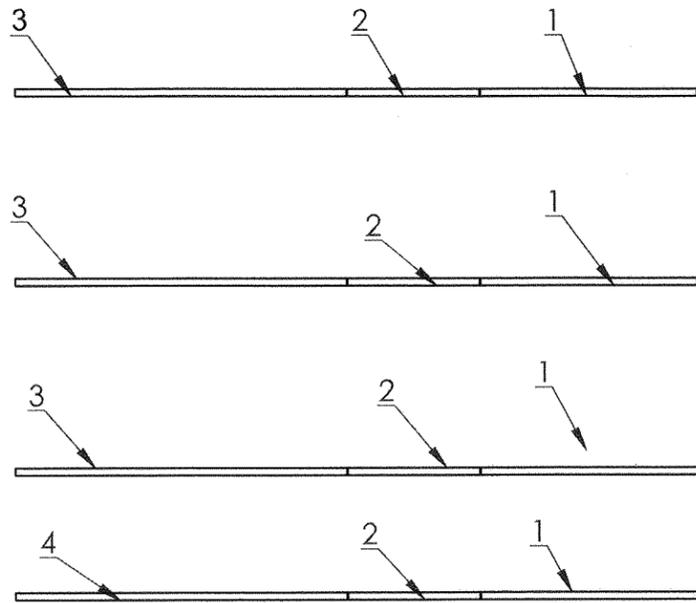
THESE DRAWINGS WERE NOT PREPARED BY ANCHOR ENGINEERING, INC. BUT HAVE BEEN REVIEWED FOR STRUCTURAL ADEQUACY



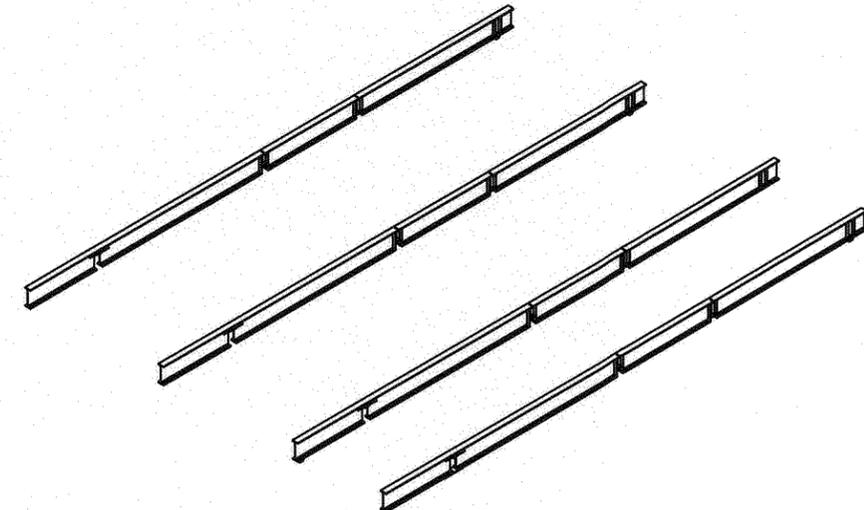
3 **BEAM 1 TO EXISTING FRAMING CONNECTION**  
 1/2" = 1' - 0"



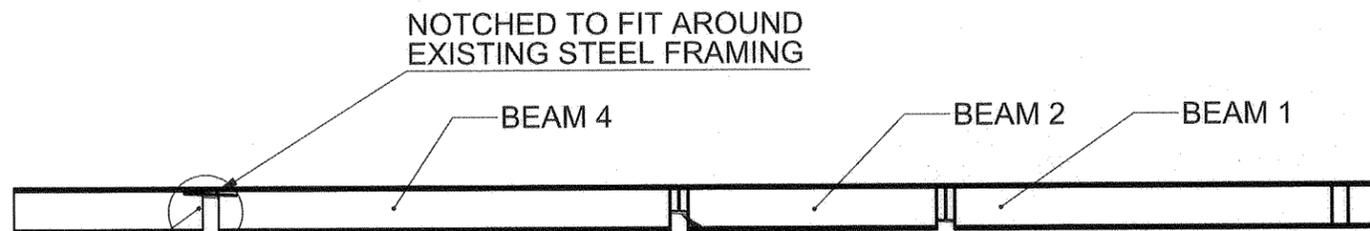
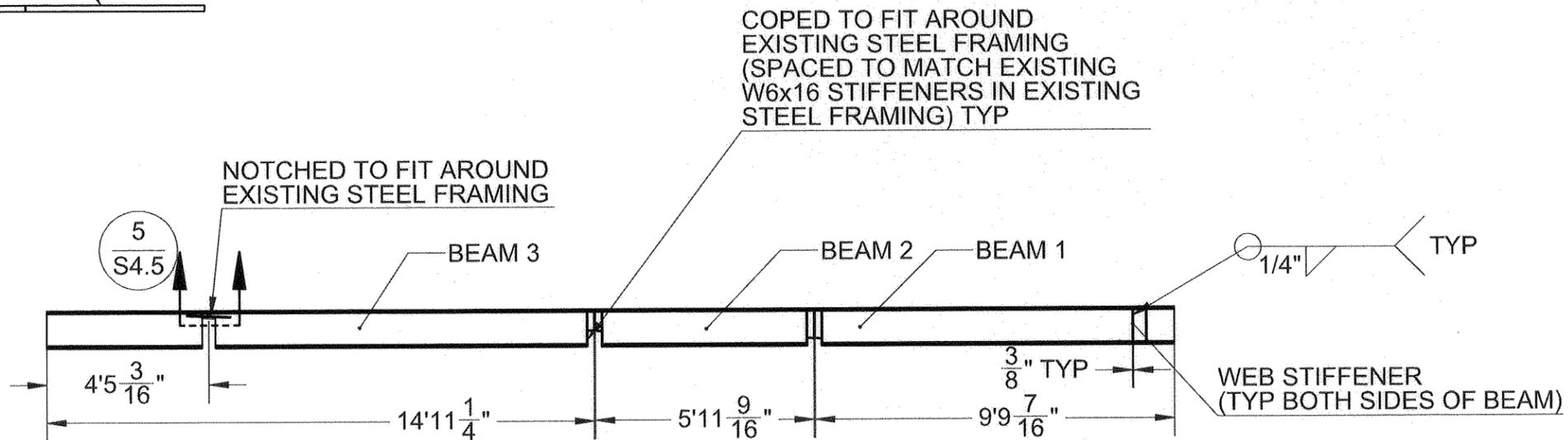
PATIO ARRAY STRUCTURE DETAILS



BEAM LAYOUT



PATIO ARRAY FRAMING

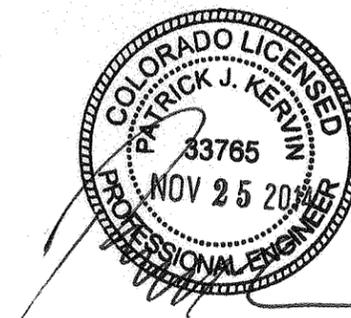


OMIT STIFFENERS THIS END FROM BEAM 3 AND 4

COPEDED TO FIT AROUND EXISTING STEEL FRAMING (SPACED TO MATCH EXISTING W6x16 STIFFENERS IN EXISTING STEEL FRAMING) TYP

1 SUPPORT MEMBER SIDE VIEW  
1/4" = 1' - 0"

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PATIO ARRAY SUPPORT BEAM DETAILS

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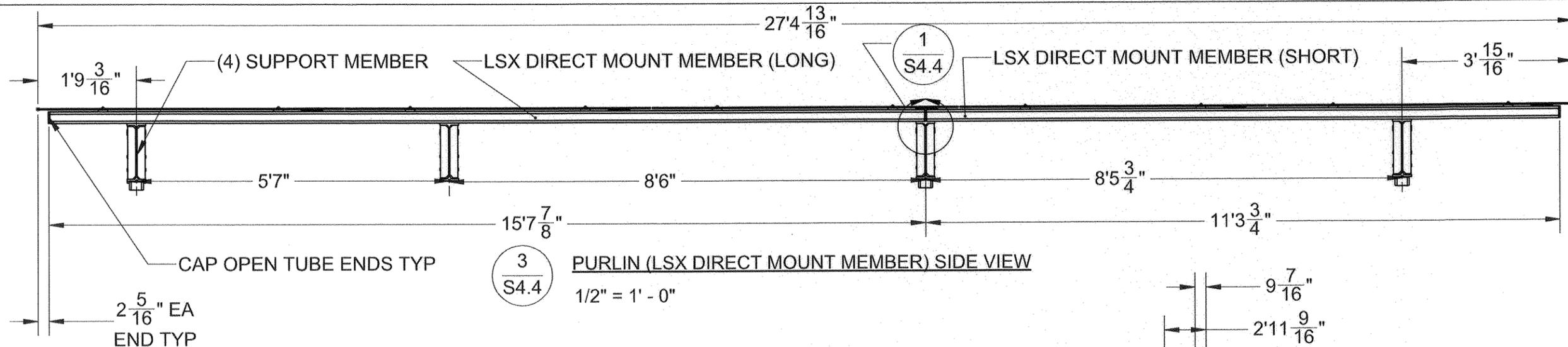
DRAWN BY  
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DATE  
11/25/2014

ORIGINAL SIZE  
11"x17"  
SHEET SIZE  
ANSI\_B

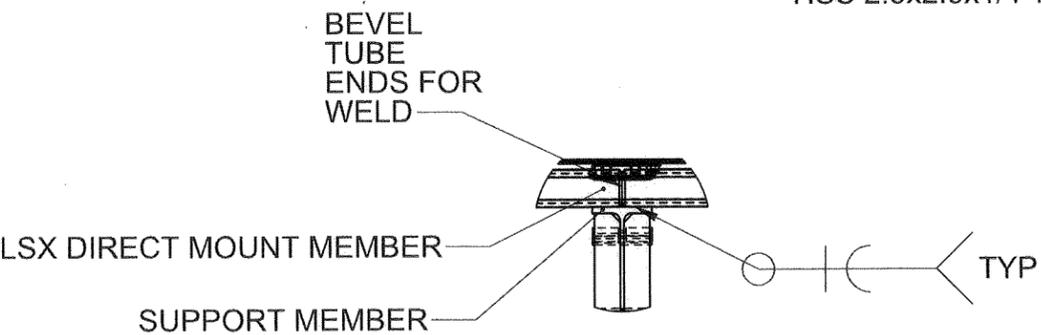
SCALE  
**NTS**

DRAWING  
**S4.3**



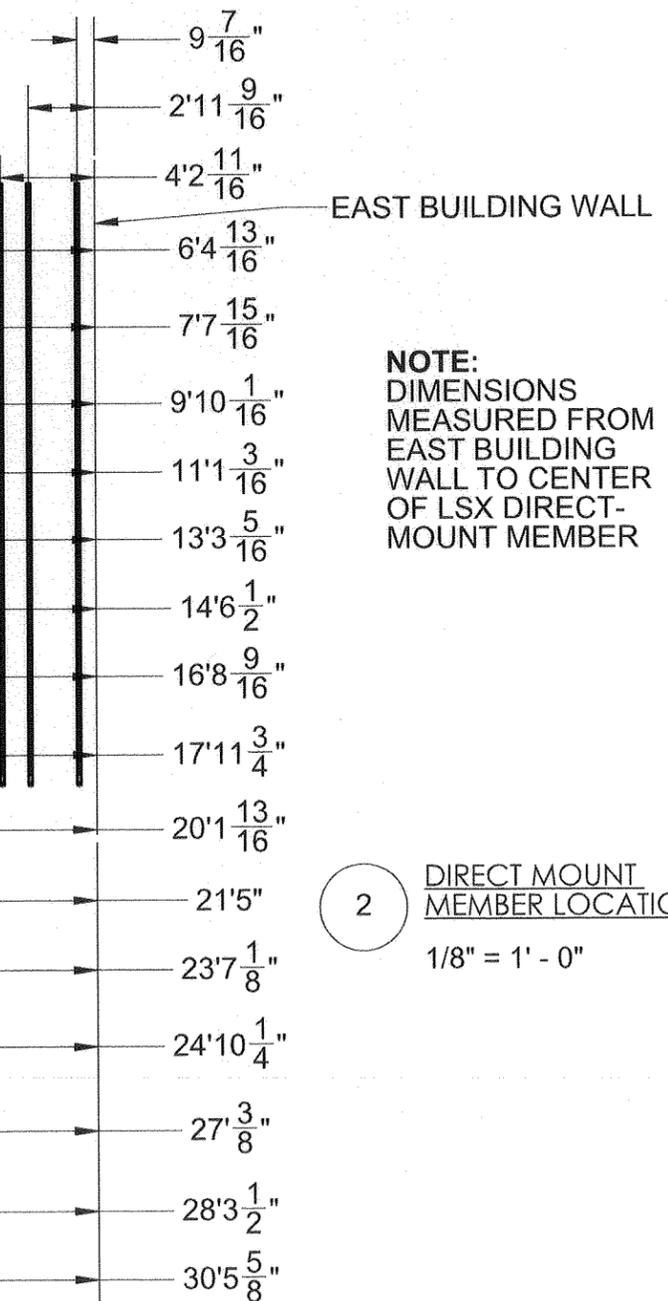
(18) LSX DIRECT-MOUNT MEMBER (SHORT)  
 HSS 2.5x2.5x1/4 TYP

(18) LSX DIRECT-MOUNT MEMBER (LONG)  
 HSS 2.5x2.5x1/4 TYP



**1** LSX DIRECT MOUNT MEMBER SPLICE DETAIL  
 1" = 1' - 0"

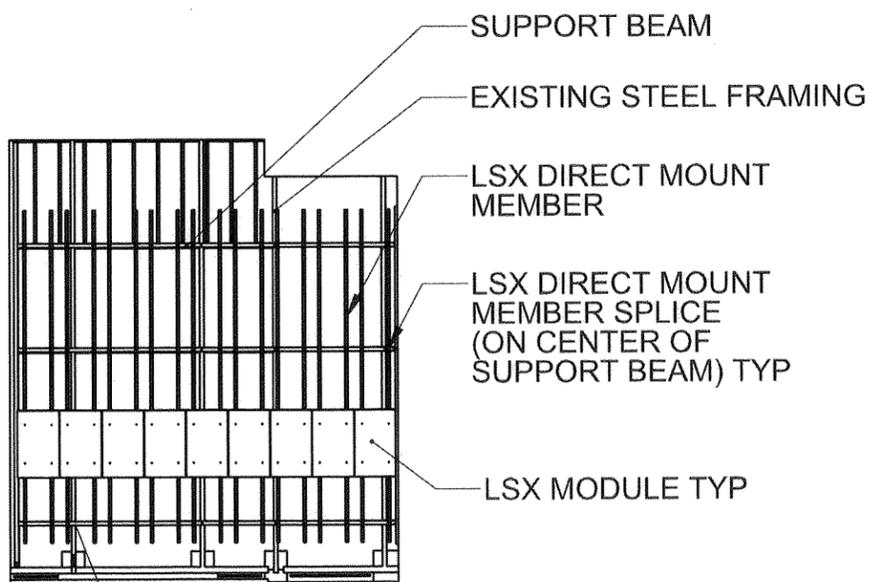
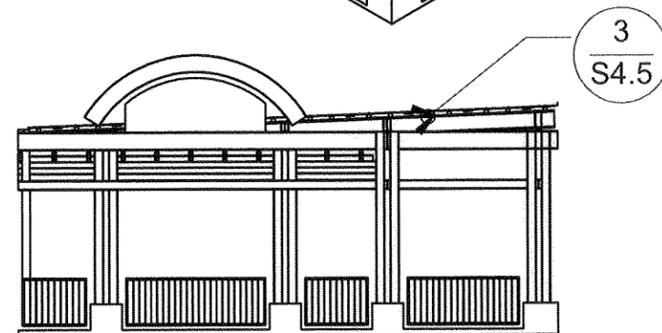
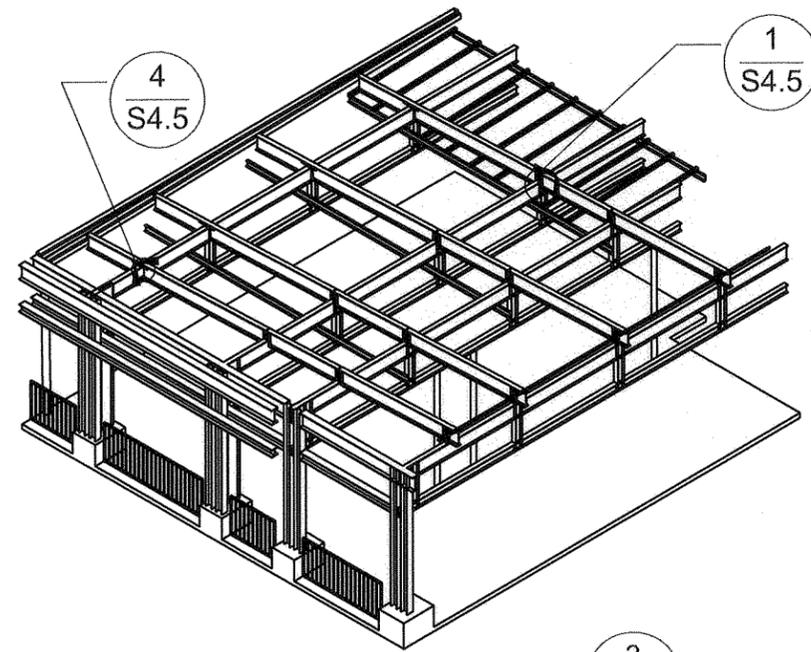
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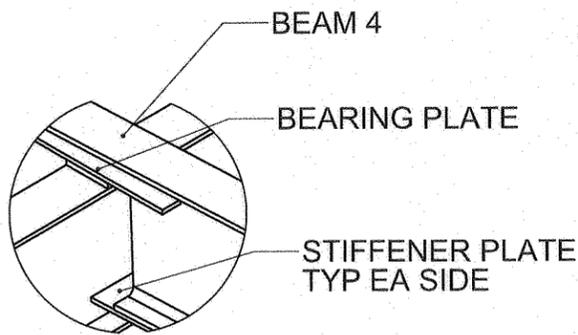
**NOTE:**  
 DIMENSIONS MEASURED FROM EAST BUILDING WALL TO CENTER OF LSX DIRECT-MOUNT MEMBER

**2** DIRECT MOUNT MEMBER LOCATIONS  
 1/8" = 1' - 0"

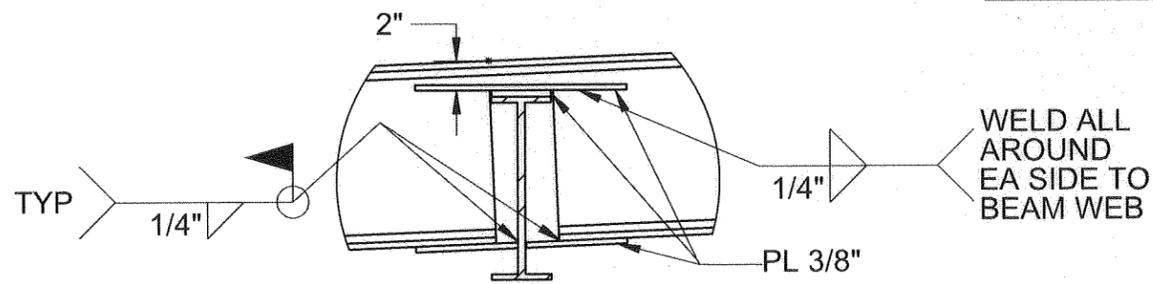
PATIO ARRAY LSX DIRECT MOUNT MEMBER DETAILS



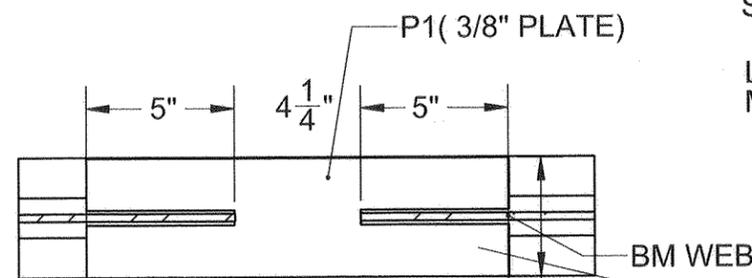
5  
S4.5



4 SUPPORT MEMBER CONNECTION DETAIL  
1" = 1' - 0"

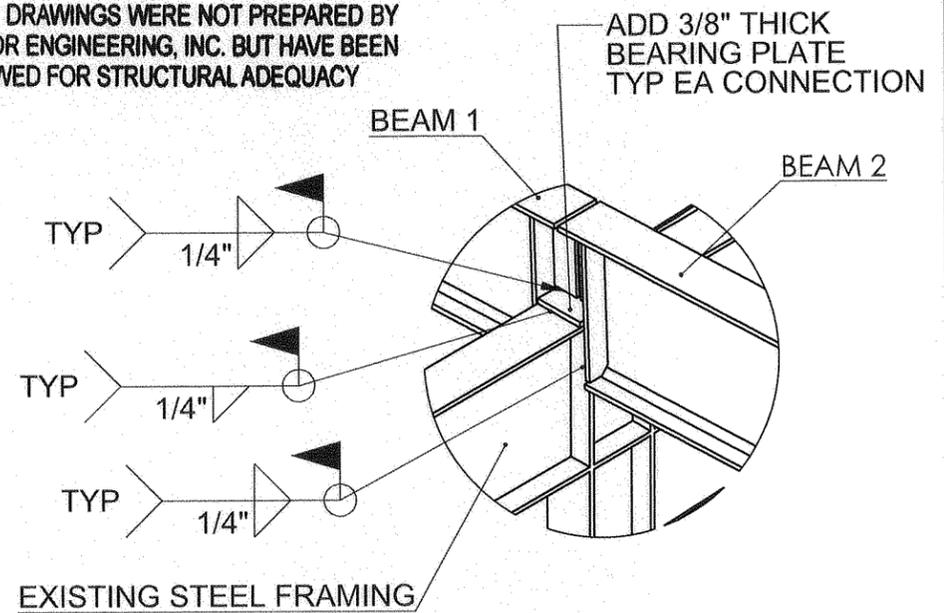


2 SUPPORT MEMBER CONNECTION DETAIL  
1" = 1' - 0"

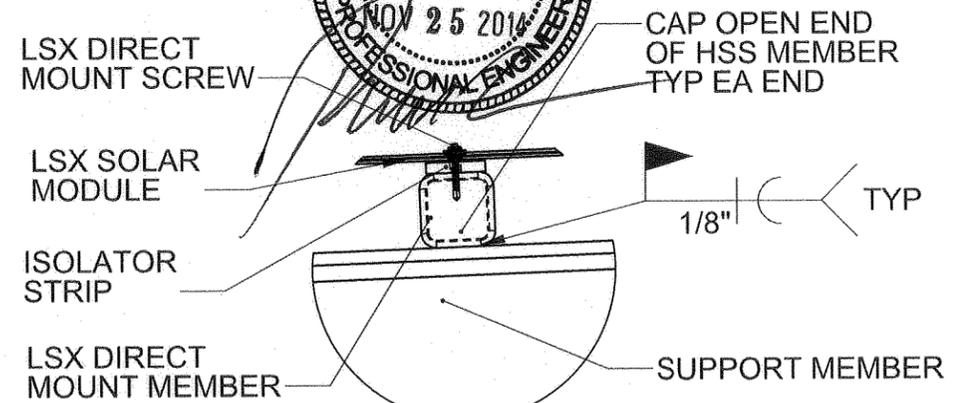
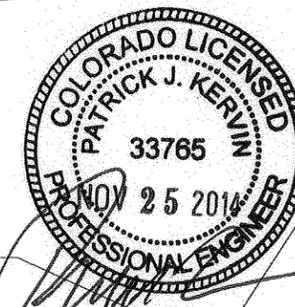


5 BEAM 3 AND 4 LOW END PLATE DETAIL  
2" = 1' - 0"

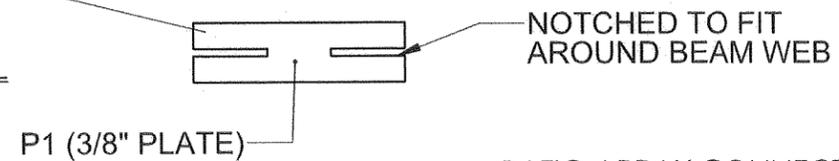
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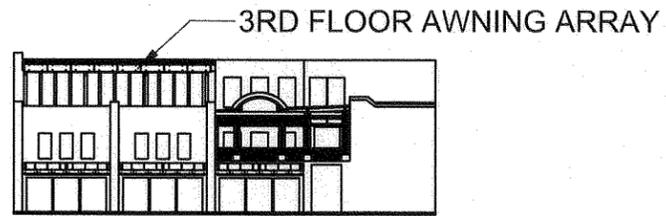
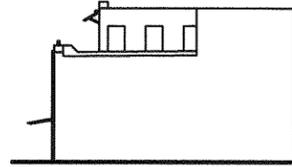
1 SUPPORT MEMBER CONNECTION DETAIL  
1" = 1' - 0"



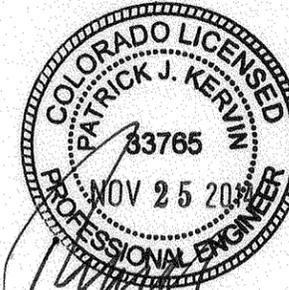
3 LSX DIRECT MOUNT MEMBER CONNECTION DETAIL  
2" = 1' - 0"



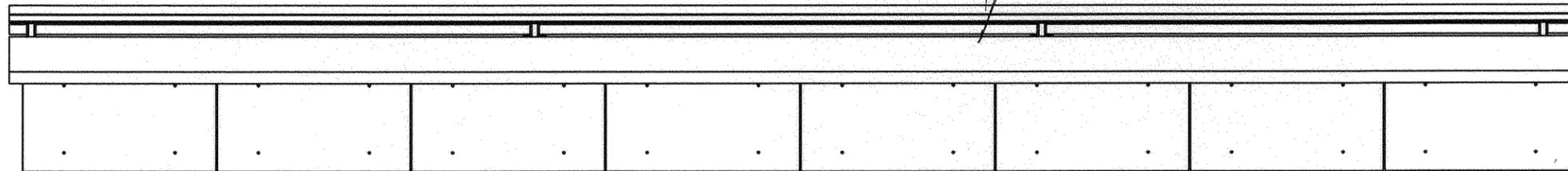
PATIO ARRAY CONNECTION DETAILS



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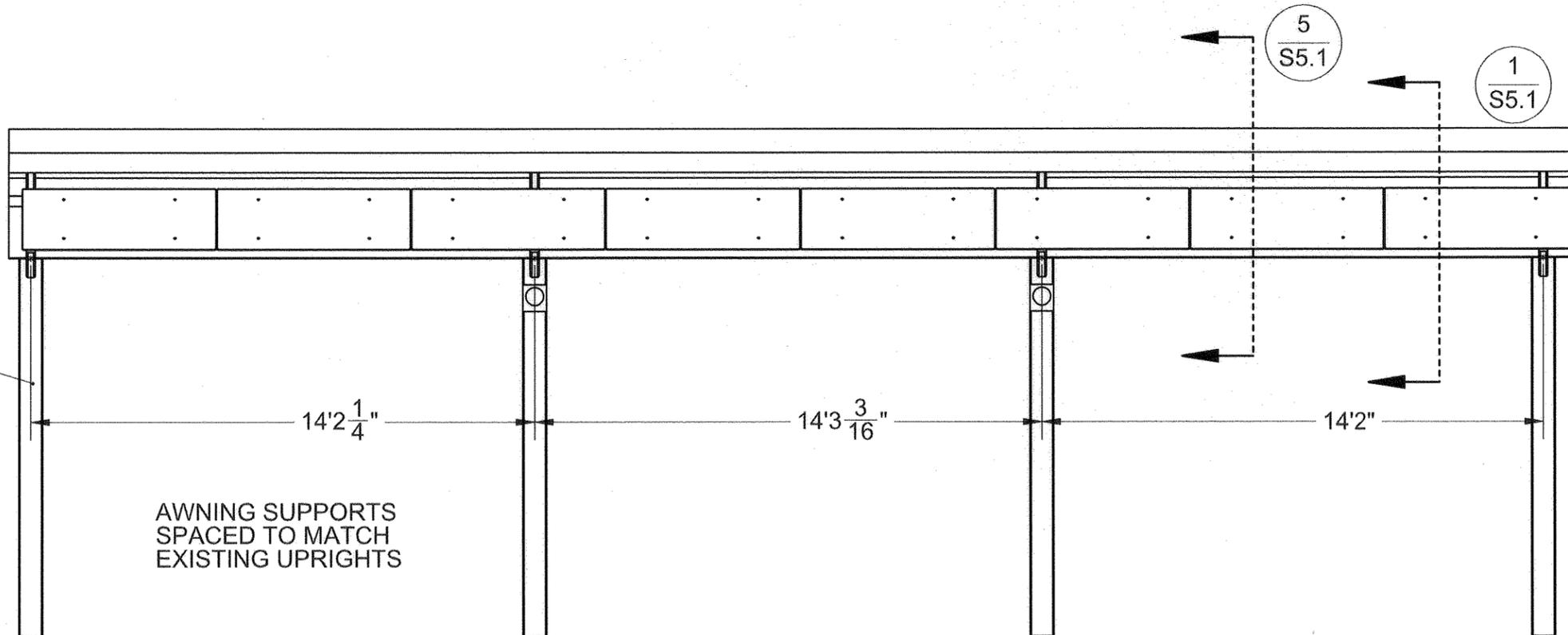


1 3RD FLOOR AWNING PLAN VIEW  
1/4" = 1' - 0"



2 3RD FLOOR AWNING FRONT VIEW  
1/4" = 1' - 0"

EXISTING UPRIGHTS (4x)  
RE: STRUCTURAL PLANS



AWNING SUPPORTS  
SPACED TO MATCH  
EXISTING UPRIGHTS

3RD FLOOR AWNING ARRAY STRUCTURE DETAILS

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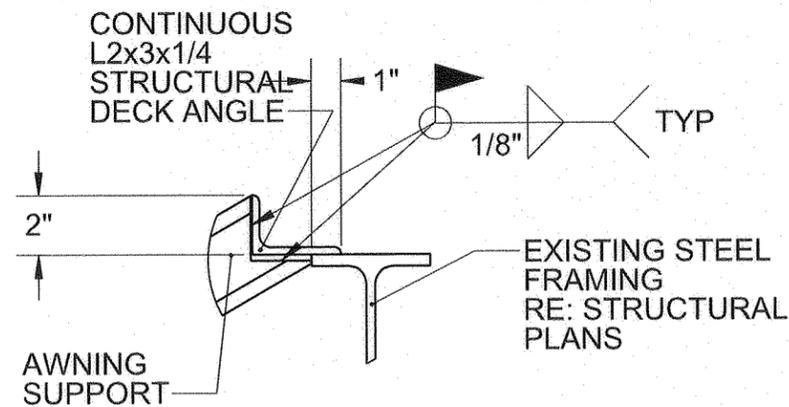
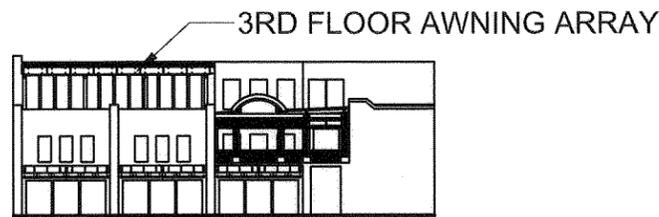
DRAWN BY  
Brian Rafferty

DATE  
11/25/2014

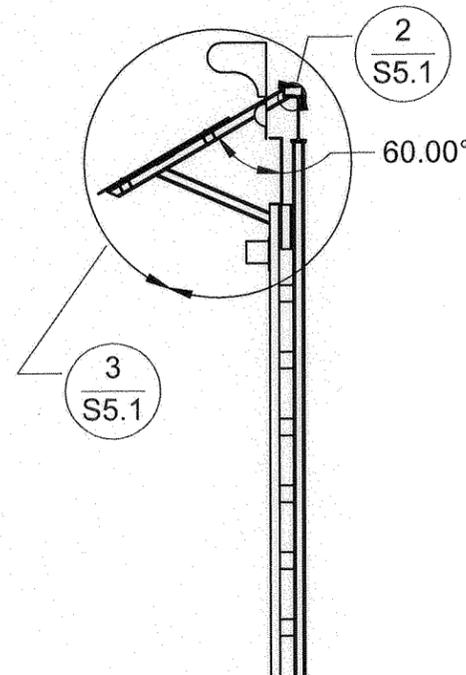
ORIGINAL SIZE  
11"X17"  
SHEET SIZE  
ANSI\_B

SCALE  
**NTS**

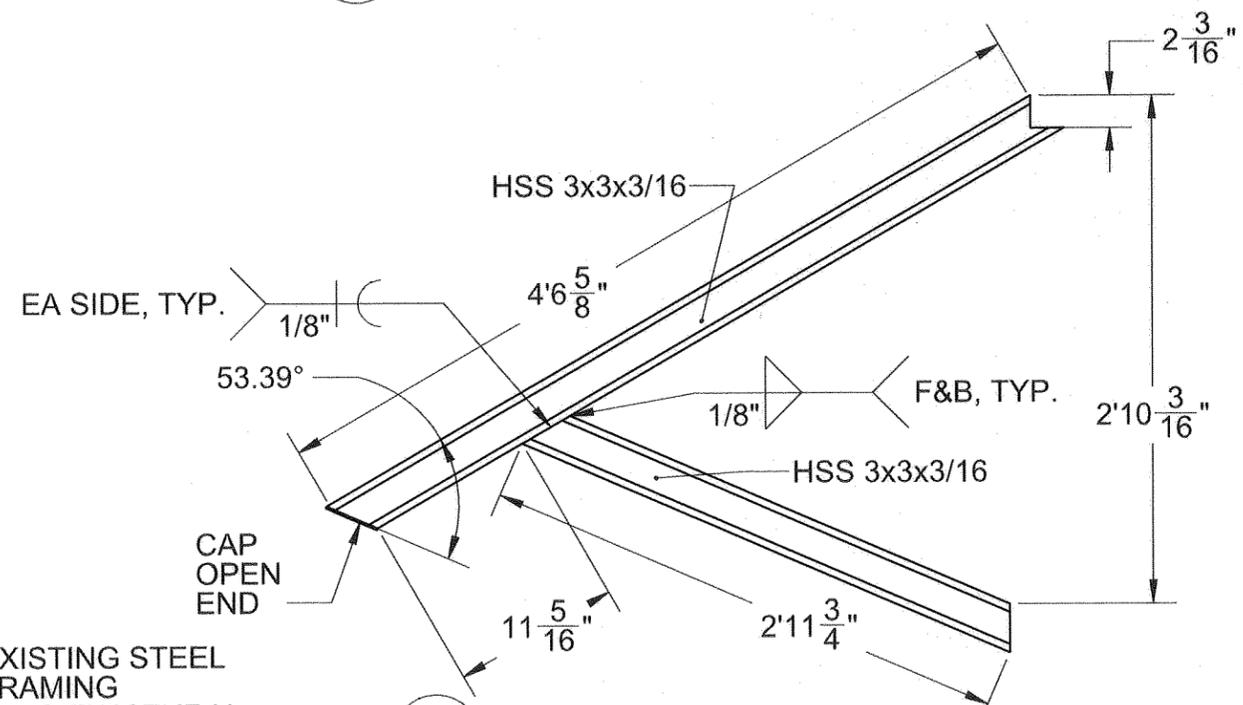
DRAWING  
**S5.0**



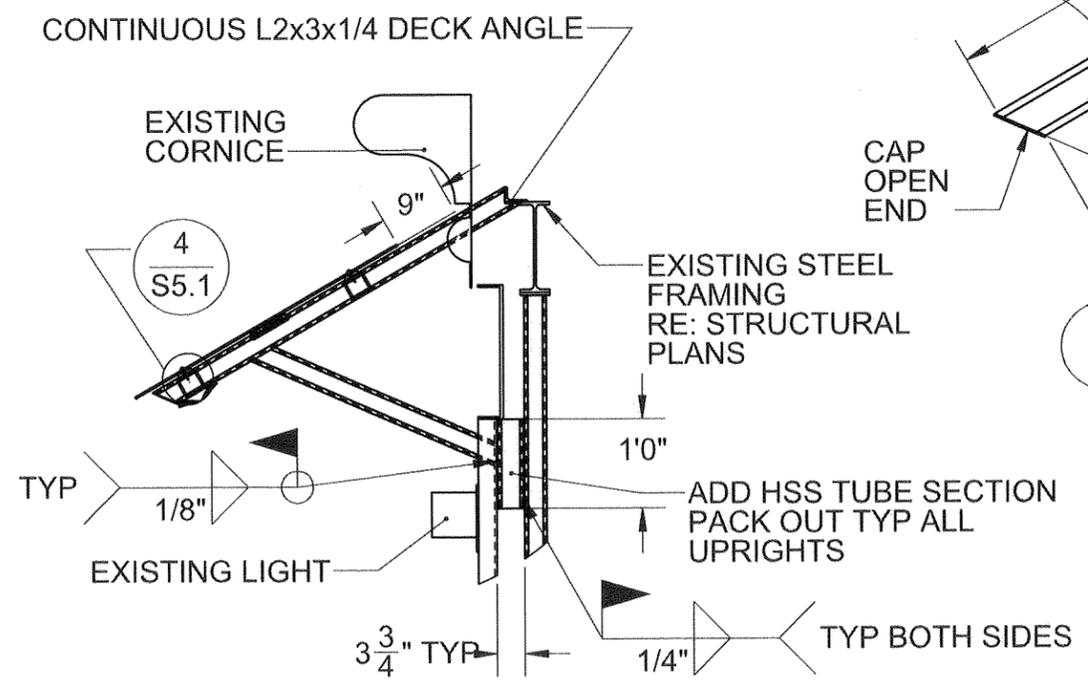
2 ANGLE TO EXISTING FRAMING CONNECTION  
2" = 1' - 0"



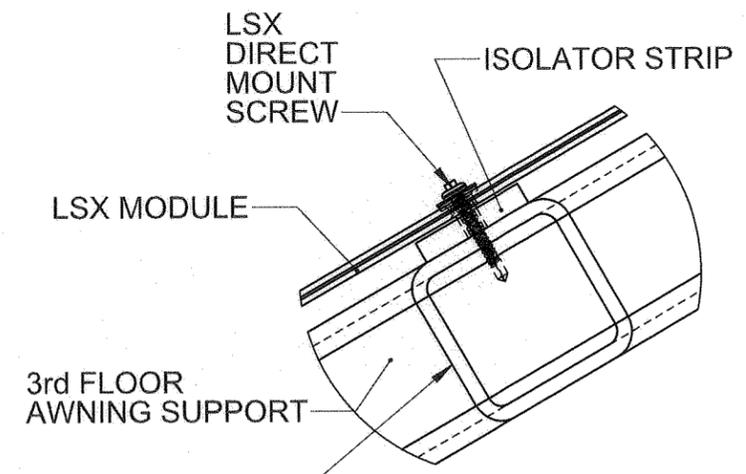
1 3rd FLOOR AWNING SIDE VIEW  
1/4" = 1' - 0"



5 3rd FLOOR AWNING SUPPORT TYP  
1" = 1' - 0"

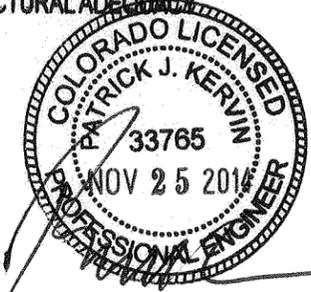


3 ANGLE TO EXISTING FRAMING CONNECTION  
1/2" = 1' - 0"



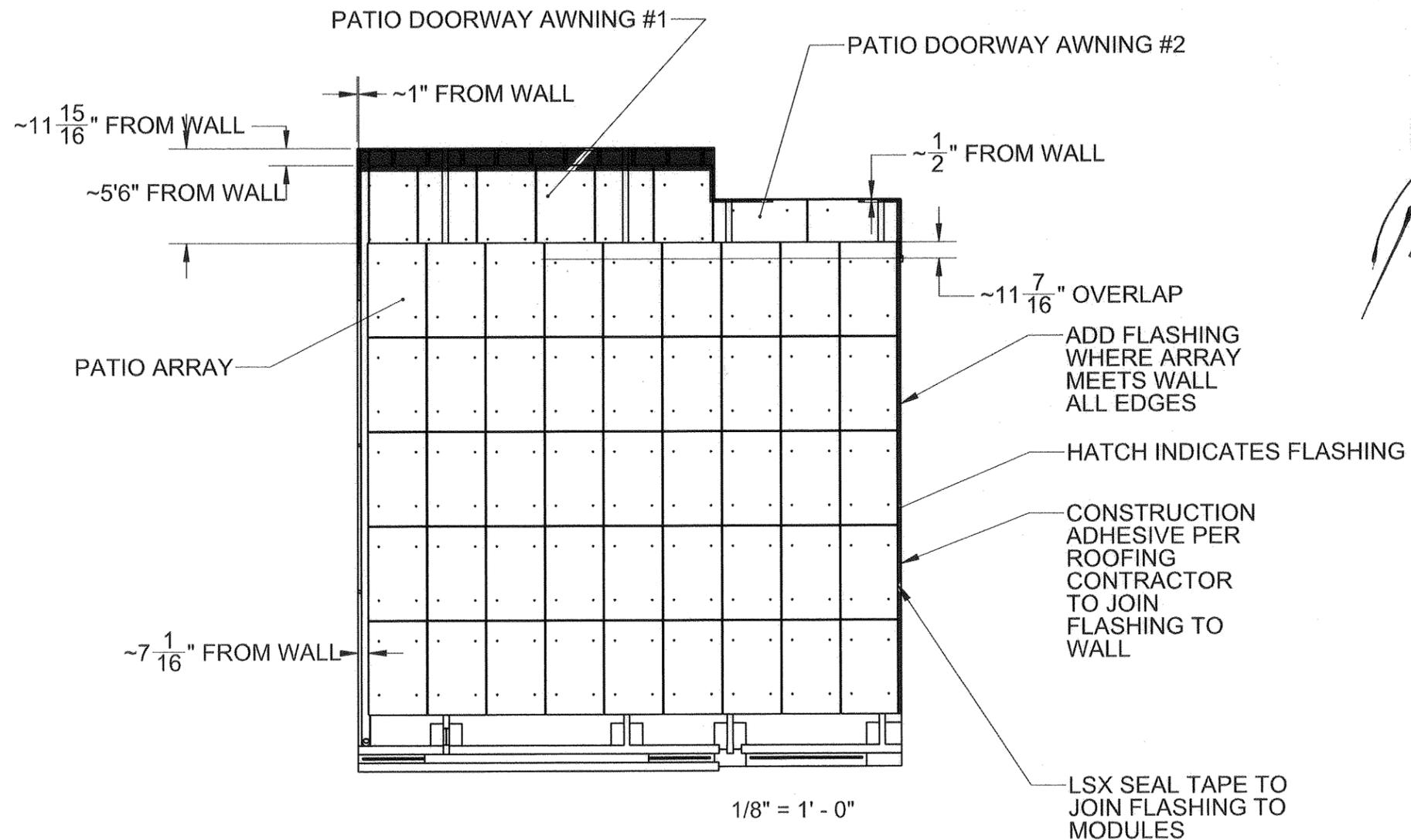
4 3rd FLOOR AWNING CONN DETAIL  
4" = 1' - 0"

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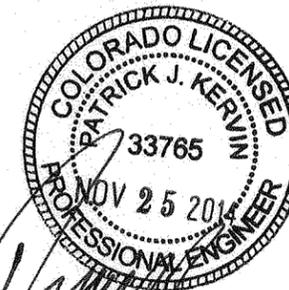


3RD FLOOR AWNING ARRAY STRUCTURE DETAILS

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PROJECT NUMBER	102914
DRAWN BY	Brian Rafferty
DATE	11/25/2014
ORIGINAL SIZE	11"X17"
SHEET SIZE	ANSI_B
SCALE	NTS
DRAWING	S5.1



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*[Handwritten Signature]*

~ INDICATES APPROXIMATE DIMENSION

MIN MODULE-FLASHING OVERLAP: 1.5"

PATIO ARRAY LOCATIONS AND FLASHING NOTES

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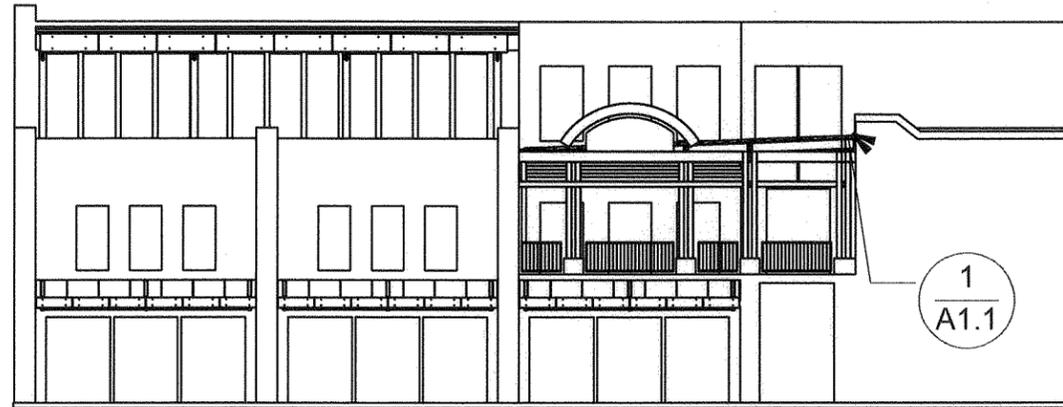
DRAWN BY  
Brian Rafferty

DATE  
11/25/2014

ORIGINAL SIZE  
11"x17"  
SHEET SIZE  
ANSI\_B

SCALE  
**NTS**

DRAWING  
**A1.0**



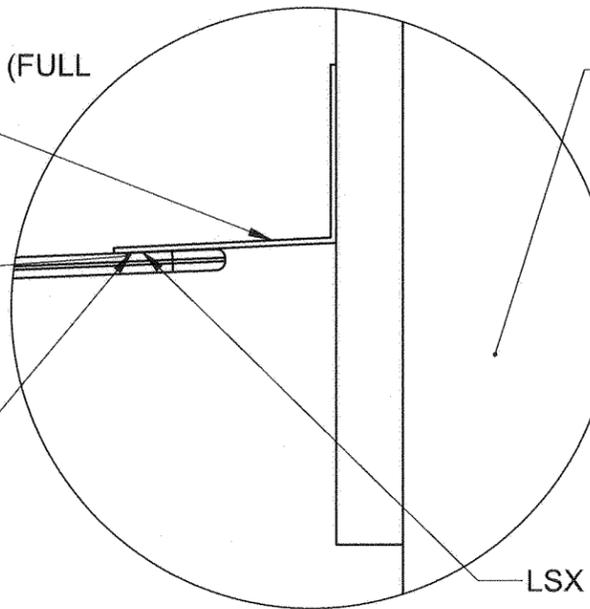
GALVANIZED STEEL FLASHING (FULL LENGTH OF ARRAY)

EXISTING BRICK WALL

HIGH EDGE OF PATIO ARRAY

OVERLAP TO CELLS

LSX SEAL TAPE

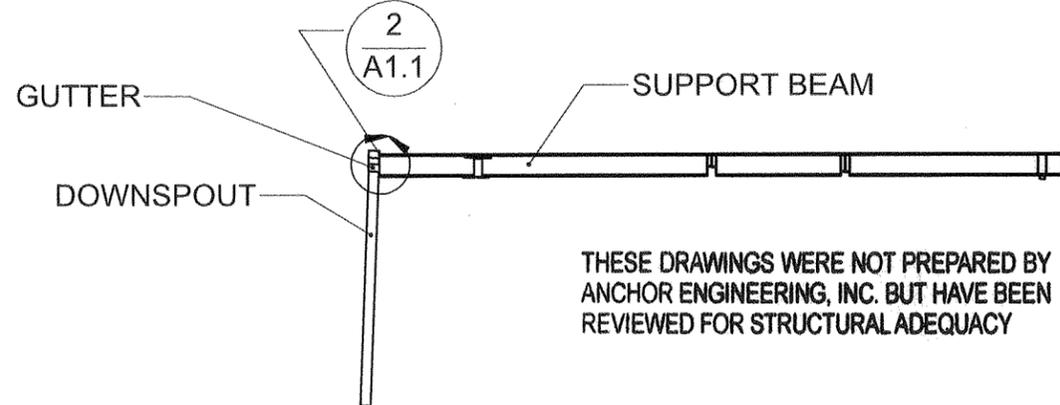
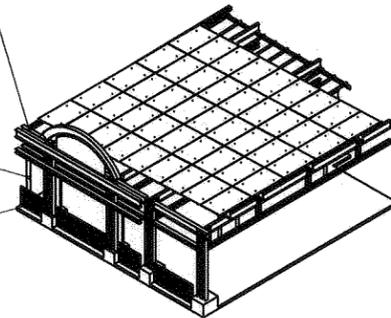


1 TYPICAL FLASHING DETAIL  
6" = 1' - 0"

GUTTER ON LOW END OF PATIO ARRAY (FULL LENGTH OF PATIO)

DOWNSPOUT

EXISTING DRAIN



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TYP 1/4"

GUTTER TILTED TOWARD SOUTH

2 LOW SIDE GUTTER DETAIL  
6" = 1' - 0"



PATIO ARRAY WATER MANAGEMENT DETAILS

**LUMOS**  
3550 Frontier Ave  
Boulder, CO 80301  
(877) 301-3552  
www.lumosolar.com

PROJECT TITLE  
929 Pearl  
PROJECT ADDRESS  
929 Pearl Street, Boulder, CO 80302

DISCLAIMER  
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PROJECT NUMBER  
102914

DRAWN BY  
Brian Rafferty

DATE  
11/25/2014

ORIGINAL SIZE  
11"x17"  
SHEET SIZE  
ANSI\_B

SCALE  
NTS

DRAWING

A1.1

# ALTA/ACSM LAND TITLE SURVEY

LOT 1, 2, 3 AND A PORTION OF A. WRIGHT'S, TOURTELLOT & SQUIRES ADDITION, LOCATED IN THE  
SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M.,  
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO  
SHEET 1 OF 2

## Parcel Description

(PROVIDED BY TITLE COMPANY)

### PARCEL A:

LOTS 1 AND 2, EXCEPT THE NORTHERLY 10 FEET THEREOF, TOURTELLOT AND SQUIRES ADDITION TO BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

### FURTHER DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 1 AND 2, TOURTELLOT AND SQUIRES ADDITION TO BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 14 DEGREES 56 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 10.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 14 DEGREES 56 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 1 AND 2, A DISTANCE OF 100.13 FEET TO THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 14 DEGREES 57 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 140.00 FEET TO A POINT THAT IS 10.0 FEET FROM THE NORTH LINE OF LOT 2; THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE THAT IS PARALLEL AND 10 FEET, AS MEASURED PERPENDICULARLY, FROM THE NORTH LINE OF LOTS 1 AND 2, A DISTANCE OF 100.18 FEET TO THE POINT OF BEGINNING.

### PARCEL B:

ALL THAT PORTION OF LOT 3 AND A. WRIGHT'S LOT IN TOURTELLOT AND SQUIRES ADDITION TO BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 42, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, TOURTELLOT AND SQUIRES ADDITION TO BOULDER; THENCE SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 56.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE CONTINUING SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID A. WRIGHT'S LOT IN TOURTELLOT AND SQUIRES ADDITION TO BOULDER, A DISTANCE OF 22.97 FEET TO THE EASTERLY LINE OF A CINDER BLOCK BUILDING KNOWN AS 915 PEARL STREET AND 2020 9TH STREET; THENCE NORTH 14 DEGREES 58 MINUTES 56 SECONDS WEST ALONG THE EASTERLY LINE OF SAID CINDER BLOCK BUILDING AND ALONG SAID EASTERLY LINE EXTENDED NORTHERLY, A DISTANCE OF 140.00 FEET; THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.08 FEET TO THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTH 14 DEGREES 57 MINUTES 13 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH ALL THAT PORTION OF A. WRIGHT'S LOT AND LOT 3, TOURTELLOT AND SQUIRES ADDITION TO BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 42, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN FILM 1550 AS RECEPTION NO. 947165 OF THE BOULDER COUNTY, COLORADO RECORDS; THENCE NORTH 14 DEGREES 57 MINUTES 13 SECONDS WEST, 10.00 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT OF LAND DESCRIBED IN FILM 1550 AS RECEPTION NO. 947165; THENCE SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, 74.16 FEET ALONG THE SOUTHERLY LINE OF LOTS 6 AND 7 IN SAID TOURTELLOT AND SQUIRES ADDITION TO BOULDER; THENCE SOUTH 15 DEGREES 00 MINUTES 00 SECONDS EAST, 10.00 FEET; THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS EAST, 74.15 FEET TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.



Vicinity Map  
NOT TO SCALE

## Boundary Closure Report

Segment #	Course	Length
#1	:Course: S14°53'24"E	Length: 140.02'
#2	:Course: S75°00'00"W	Length: 179.12'
#3	:Course: N14°59'45"W	Length: 140.10'
#4	:Course: N75°01'29"E	Length: 0.99'
#5	:Course: N14°58'31"W	Length: 10.00'
#6	:Course: N75°01'29"E	Length: 74.16'
#7	:Course: S14°58'46"E	Length: 10.00'
#8	:Course: N75°01'29"E	Length: 4.00'
#9	:Course: N75°01'29"E	Length: 100.23'

Perimeter: 658.62'  
Error Closure: 0.00 Course: N21°02'53"E  
Error North: 0.003 East: 0.001

Precision 1: 658620000.00

## Notes

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NUMBER ABZ70326656, DATED FEBRUARY 16, 2012 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF CONSCIENCE BAY COMPANY A DELAWARE LIMITED LIABILITY COMPANY, 10TH AND PEARL LLC, A COLORADO LIMITED LIABILITY COMPANY, WEST PEARL LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND LAND TITLE GUARANTEE COMPANY, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: AN ASSUMED BEARING OF S75°00'00"W ALONG THE NORTH R.O.W. LINE OF PEARL STREET, BETWEEN A FOUND 3/4" BRASS TAG IN CHISELED CROSS "LS 22376" AT THE SOUTHEAST CORNER OF LOT 1, TOURTELLOT & SQUIRES ADDITION AND A FOUND CHISELED CROSS IN CONC. WALL AT THE NORTHEAST INTERSECTION OF R.O.W. LINES OF PEARL STREET AND 9TH STREET AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD WORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
- DATES OF FIELD WORK: FEBRUARY 21, 2012
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	NOVEMBER 6, 1978	REC. #308221	GENERAL IMPROVEMENT DISTRICT
	MAY 13, 1981	REC. #445960	GENERAL IMPROVEMENT DISTRICT
#10	SEPTEMBER 19, 1988	REC. #942760	DECLARATION OF USE (PARCEL A)
#14	DECEMBER 21, 1995	REC. #1571391	MEMORANDUM OF LEASE
#16	JULY 29, 1997	REC. #1717886	DEVELOPMENT AGREEMENT (PARCEL B)
#17	DECEMBER 22, 1997	REC. #1757050	DEVELOPMENT AGREEMENT (PARCEL B)
#19	JUNE 18, 1999	REC. #1951362	HISTORIC DISTRICT
	AUGUST 31, 1999	REC. #1976824	HISTORIC DISTRICT
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#12	NOVEMBER 24, 1993	REC. #1365056	RIGHT-OF-WAY LEASE
-----	-------------------	---------------	--------------------
- RAILING EXTENDS INTO R.O.W. OF PEARL STREET AS SHOWN HEREON. EXCEPTION #20 (REC. #2945073, JULY 24, 2008) MENTIONED IN THE TITLE COMMITMENT APPEARS TO PROVIDE FOR A LEASE OF THE RIGHT-OF-WAY FOR THE PURPOSES OF PATIO SEATING.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

## Surveyor's Certificate

TO CONSCIENCE BAY COMPANY A DELAWARE LIMITED LIABILITY COMPANY, 10TH AND PEARL LLC, A COLORADO LIMITED LIABILITY COMPANY, WEST PEARL LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND LAND TITLE GUARANTEE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NONE OF THE ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2012.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EXPRESSED OR IMPLIED.



JOHN B. GUYTON  
COLORADO P.L.S. #16406  
CHAIRMAN & CEO, FLATIRONS, INC.  
FSI JOB NO. 12-59-404

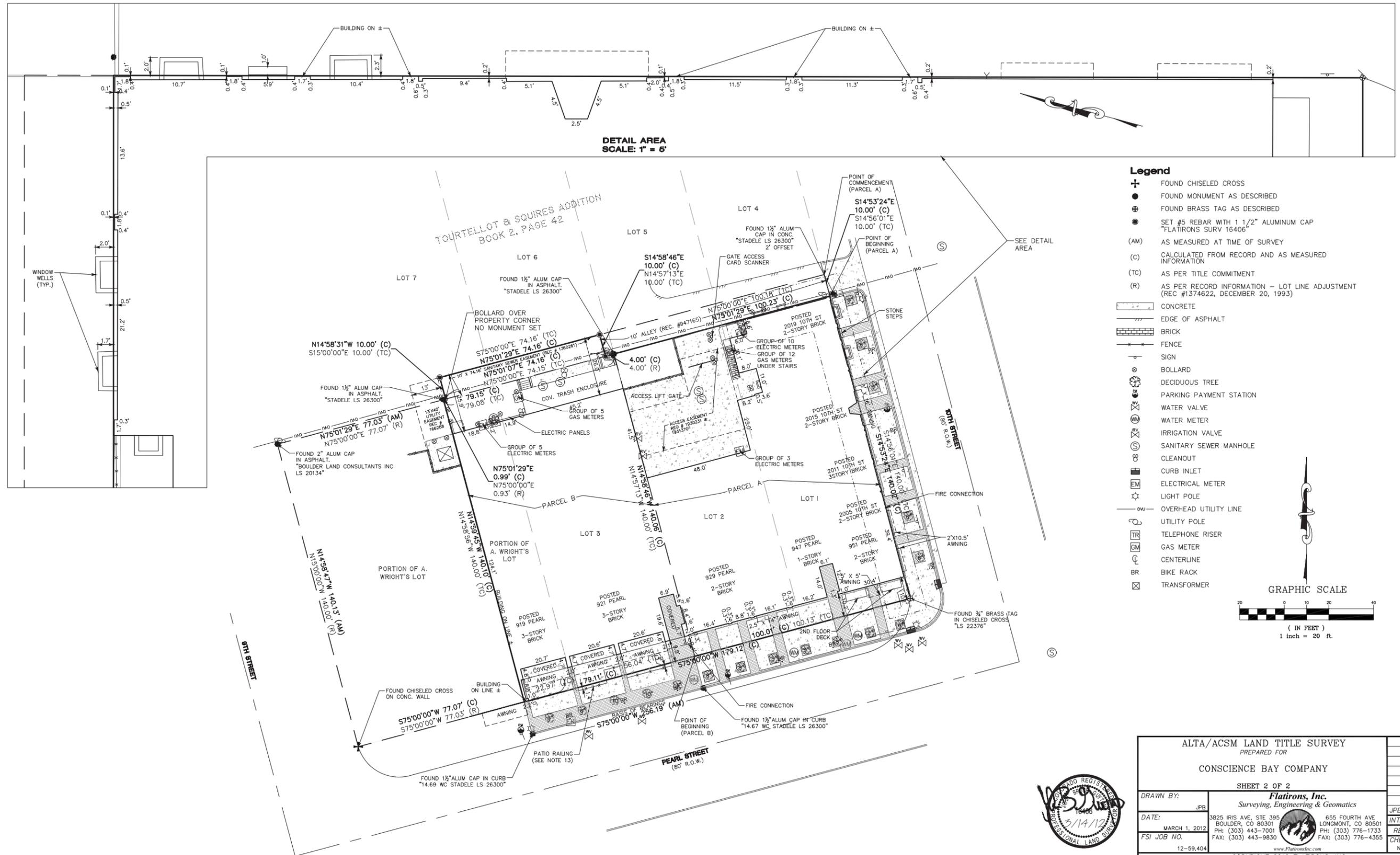
ALTA/ACSM LAND TITLE SURVEY		PREPARED FOR	
CONSCIENCE BAY COMPANY		AND LAND TITLE GUARANTEE COMPANY	
SHEET 1 OF 2			
DRAWN BY:	JPB	Flatirons, Inc. Surveying, Engineering & Geomatics	
DATE:	MARCH 1, 2012	3825 IRIS AVE, STE 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830	655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355
FSI JOB NO.	12-59-404	www.FlatironsInc.com	
COPYRIGHT 2012 FLATIRONS, INC.			
JPB	3/14/12	INT:	DATE:
		REVISIONS:	CHECKED BY:
			NV/ETB/WW

## Depositing Certificate

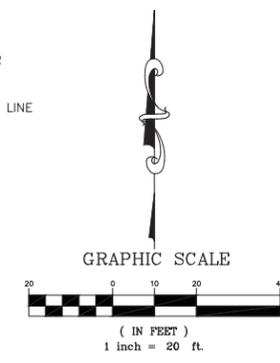
SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_

# ALTA/ACSM LAND TITLE SURVEY

LOT 1, 2, 3 AND A PORTION OF A. WRIGHT'S, TOURTELLOT & SQUIRES ADDITION, LOCATED IN THE  
SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M.,  
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO  
SHEET 2 OF 2

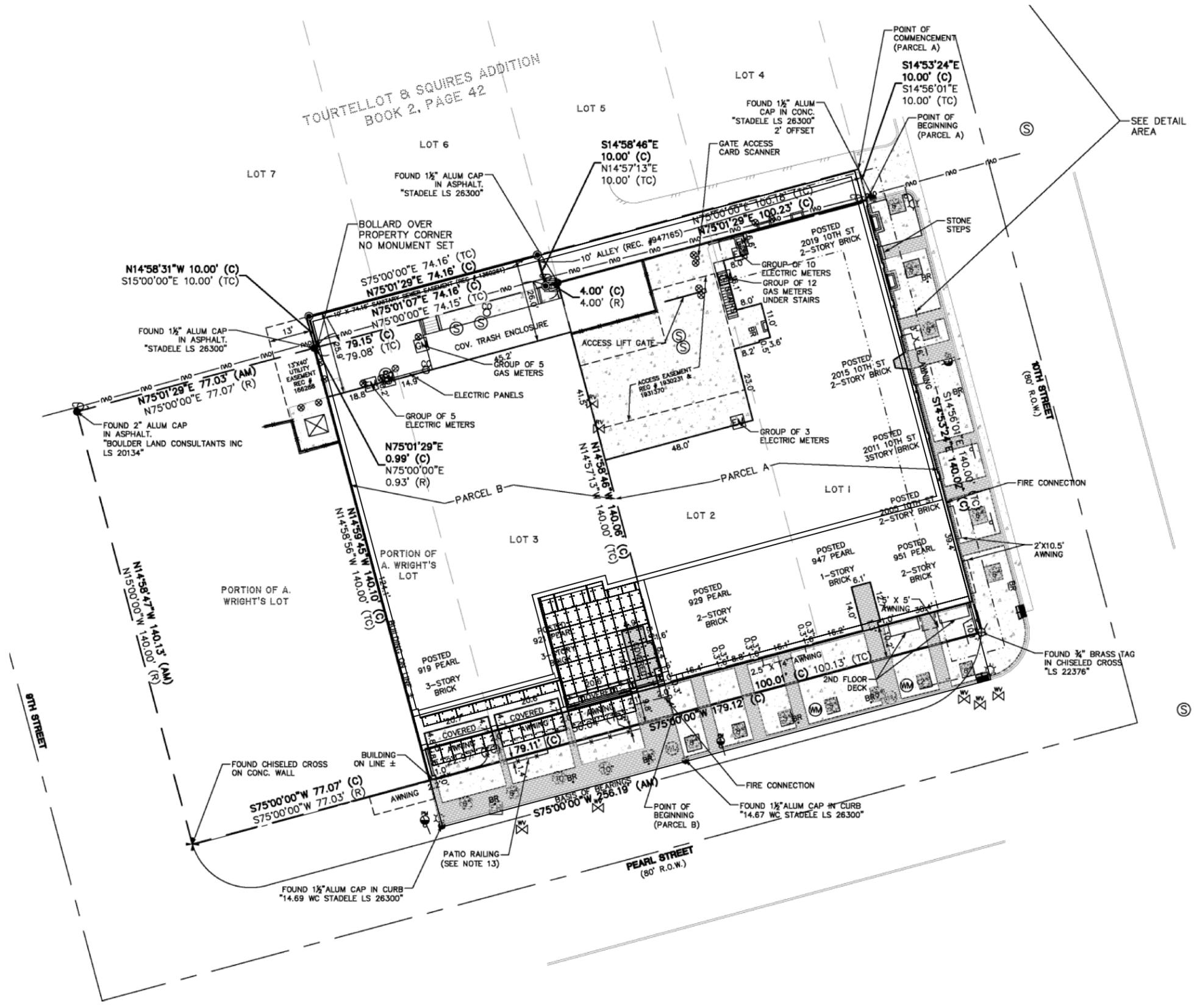


- Legend**
- ⊕ FOUND CHISELED CROSS (PARCEL A)
  - ⊕ FOUND MONUMENT AS DESCRIBED
  - ⊕ FOUND BRASS TAG AS DESCRIBED
  - ⊕ SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
  - (AM) AS MEASURED AT TIME OF SURVEY
  - (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
  - (TC) AS PER TITLE COMMITMENT
  - (R) AS PER RECORD INFORMATION - LOT LINE ADJUSTMENT (REC #1374622, DECEMBER 20, 1993)
- ▬ CONCRETE
  - ▬ EDGE OF ASPHALT
  - ▬ BRICK
  - ▬ FENCE
  - ⊕ SIGN
  - ⊕ BOLLARD
  - ⊕ DECIDUOUS TREE
  - ⊕ PARKING PAYMENT STATION
  - ⊕ WATER VALVE
  - ⊕ WATER METER
  - ⊕ IRRIGATION VALVE
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ CLEANOUT
  - ⊕ CURB INLET
  - ⊕ ELECTRICAL METER
  - ⊕ LIGHT POLE
  - ⊕ OVERHEAD UTILITY LINE
  - ⊕ UTILITY POLE
  - ⊕ TELEPHONE RISER
  - ⊕ GAS METER
  - ⊕ CENTERLINE
  - ⊕ BIKE RACK
  - ⊕ TRANSFORMER



ALTA/ACSM LAND TITLE SURVEY PREPARED FOR		
CONSCIENCE BAY COMPANY		
SHEET 2 OF 2		
DRAWN BY:	JPB	JPB 3/14/12
DATE:	MARCH 1, 2012	INT: DATE:
FSI JOB NO.	12-59,404	REVISIONS:
		CHECKED BY:
		NV/ETB/WW





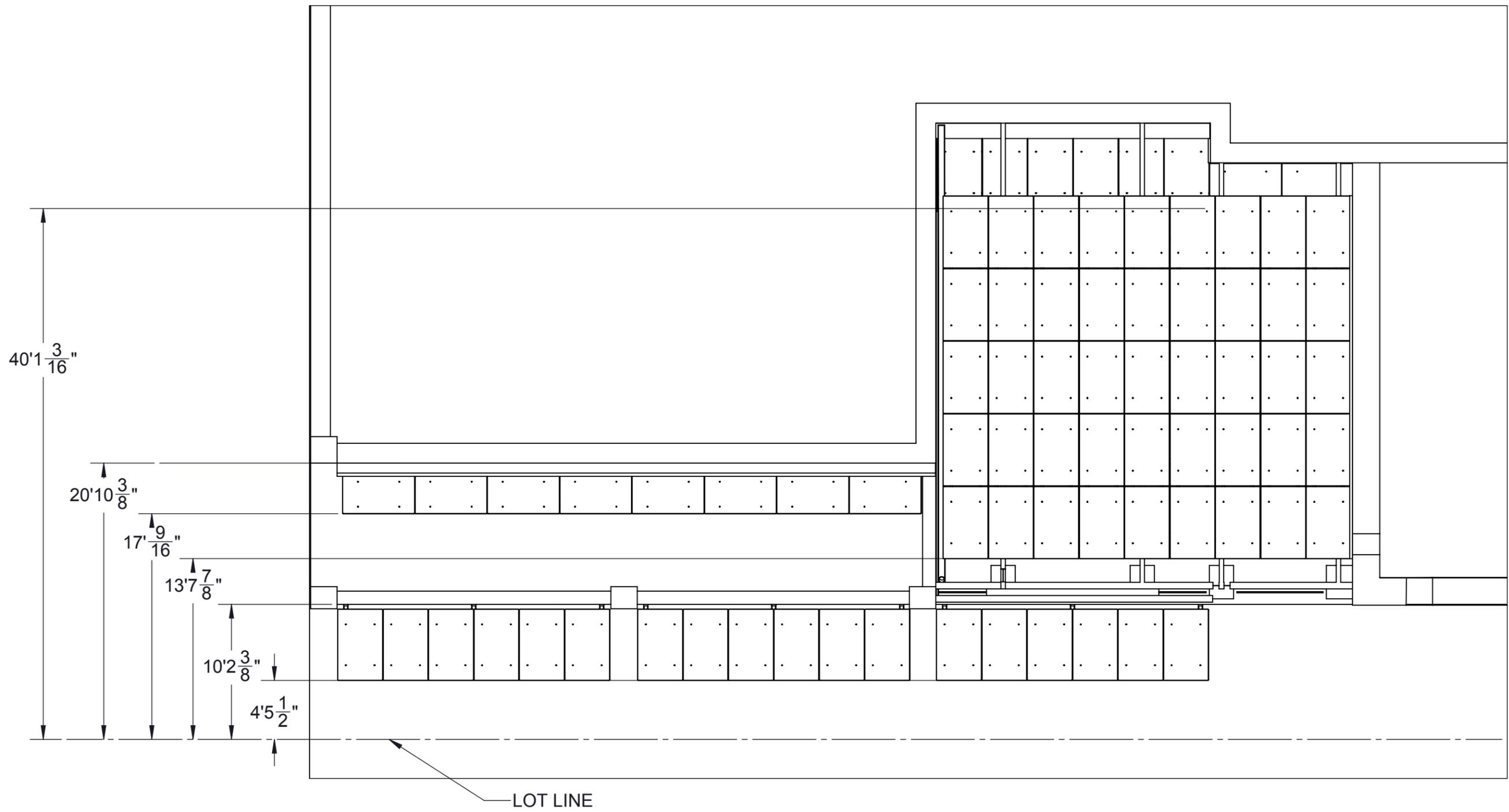
- Legend**
- + FOUND CHISELED CROSS
  - FOUND MONUMENT AS DESCRIBED
  - ⊕ FOUND BRASS TAG AS DESCRIBED
  - ⊙ SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
  - (AM) AS MEASURED AT TIME OF SURVEY
  - (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
  - (TC) AS PER TITLE COMMITMENT
  - (R) AS PER RECORD INFORMATION - LOT LINE ADJUSTMENT (REC #1374622, DECEMBER 20, 1993)
- CONCRETE
  - EDGE OF ASPHALT
  - BRICK
  - FENCE
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  - SANITARY SEWER MANHOLE
  - CLEANOUT
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  - LIGHT POLE
  - OVERHEAD UTILITY LINE
  - UTILITY POLE
  - TELEPHONE RISER
  - GAS METER
  - CENTERLINE
  - BIKE RACK
  - TRANSFORMER

PROPOSED AWNINGS AND CANOPY OVERLAID ON EXISTING SITE SURVEY

ORIGINAL SITE SURVEY RE:

ALTA/ACSM LAND TITLE SURVEY  
 LOT 1, 2, 3 AND A PORTION OF A. WRIGHT'S  
 TOURELLOT & SQUIRES ADDITION, LOCATED  
 IN THE SOUTHEAST QUARTER SECTION  
 25...SHEET 2 OF 2  
 DATED MARCH 1, 2012

**1** FUTURE PROJECT - SITE PLAN  
**G1.2** 1" = 35' - 0"



IBC 2012 TABLE 705.2 COMPLIANCE			
ZONE	FIRE SEPARATION DISTANCE (FSD):	MIN DISTANCE TO FSD LINE:	DISTANCE TO FSD LINE > MIN?:
GROUND FLOOR AWNING 1 AND 2	>5ft	40"	YES
GROUND FLOOR AWNING 3	>5ft	40"	YES
2nd FLOOR CONFERENCE ROOM AND ENTRY AWNING SYSTEM	>5ft	40"	YES
2nd FLOOR PATIO CANOPY	>5ft	40"	YES
3rd FLOOR AWNING	>5ft	40"	YES

TABLE 705.2 MINIMUM DISTANCE OF PROJECTION	
FIRE SEPARATION DISTANCE (FSD)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
0 feet to less than 2 feet	Projections not permitted
2 feet to less than 5 feet	24 inches
5 feet or greater	40 inches

1
G1.3
**FUTURE PROJECT - FSD DETAIL**  
 1/8" = 1' - 0"

**BDAB COMMENTS**

Name: \_\_\_\_\_

**MEETING DATE:** Jan 14, 2014

**ADDRESS:** 929 Pearl Canopy

**DESCRIPTION:** Scope of work includes structural reinforcement of existing awning system, small demolition of section of existing awning, as well as small awning addition.

**APPLICANT:**

**Relevant Guidelines:**

**2.2 Consider the Alignment of Architectural Features and Established Patterns With Neighboring Buildings**

*The alignment of architectural features, from one building to the next, creates visual continuity and establishes a coherent visual context throughout the downtown. While new building forms are expected, building facades should be designed to reinforce these patterns and support downtown’s established visual character...*

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- 
- 

**2.5 Maintain a Human Building Scale, Rather than Monolithic or Monumental Scale**

Avoid large featureless facade surfaces. Facade elements that are familiar to the pedestrian help establish a sense of scale and create visual patterns that link buildings within a block, while allowing individual identity of each building. Smaller scale

- 
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-

## 2.8 Shade Storefront Glass by Appropriate Means

To permit good visibility into storefront windows, and to create pedestrian interest, use awnings or, for buildings with recessed first floors, consider arcades. Note: See Section 6: Extensions into the public right-of-way discussion on revocable lease and allowable dimensions.

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## 5.1 Signs Should be Designed as an Integral Part of The Overall Building Design

### C. Awning Signs:

Awnings should be used to add visual interest to a building, provide shade, and add variety to the streetscape. They should be positioned to emphasize special shapes or details of the facade, to draw attention to the shop entrances or to emphasize a display window. Awning signs may be illustrated with letters or symbols.

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- 

### Additional Comments:

- 
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- 
- 
-

**CITY OF BOULDER  
BOULDER DESIGN ADVISORY BOARD AGENDA ITEM**

**MEETING DATE: January 14, 2015**

**AGENDA TITLE:**

**Envision East Arapahoe Project Update and 3D Character Analysis**

**REQUESTING STAFF:**

David Driskell, Executive Director, Community Planning & Sustainability (CP&S)  
Susan Richstone, Deputy Director, CP&S  
Lesli Ellis, Comprehensive Planning Manager, CP&S  
Kathleen Bracke, GO Boulder Manager, Public Works Transportation  
Sam Assefa, Senior Urban Designer, CP&S  
Jeff Hirt, Planner II, CP&S

**OBJECTIVE:**

Provide an update on the Envision East Arapahoe project and **Urban Design Character Analysis** and receive feedback from the Boulder Design Advisory Board (BDAB) on community input, 3D analysis, and next steps for the project.

## **PURPOSE**

The purpose of this packet is to provide a briefing to the BDAB on the status of the Envision East Arapahoe project, present a draft 3D urban design character analysis, provide a summary of community feedback from the past several months since the last BDAB discussion (Oct. 15, 2014), and obtain the board's input. Next steps in the project include addressing medical office zoning changes, determining how or whether to address potential land use changes as part of this project or in the future, and get feedback to refine project materials in preparation for a public meeting on Feb. 4 and a City Council Study Session on Feb. 24.

## **BACKGROUND**

### **Study Area and Previous Discussions**

In 2014, the City of Boulder launched the Envision East Arapahoe project with the community to develop an integrated land use and transportation plan for the corridor.

BDAB has discussed the project, including project goals, a draft vision, and scenario concepts on Oct. 1, 2014. The project has been intended to result in a community-driven vision plan informed by data and addresses land use, connections, and urban design. It is being coordinated with and testing ideas from other initiatives and community conversations, such as the Transportation Master Plan and action plan and Economic Sustainability Strategy.

A study area map and detailed set of base resource maps and inventory information can be found on the project webpage: [www.EnvisionEastArapahoe.com](http://www.EnvisionEastArapahoe.com). Memos from the last City Council Study Session packet and previous Planning Board agenda items provide additional background:

- [October 28, 2014 City Council Study Session packet](#)
- [Oct. 16, 2014](#)
- [July 31, 2014](#)

- [Mar. 30, 2014](#)

## Project Progress and Timeline

Progress on the project since fall 2014 includes hosting several community events, refining and conducting analysis of scenarios with consideration of technical inputs, board feedback, community ideas, and City Council feedback during the Oct. 28 Study Session.

A revised current project timeline is provided for consideration. (See [Attachment A](#).) Given the wide range of feedback provided over the past several months, other council planning priorities, and related projects such as the Housing Boulder strategy development and the pending Boulder Valley Comprehensive Plan which will address citywide jobs and housing, the directions for the project may shift. Consequently, the city could consider different options to move forward on refining land use choices or delay that portion of the project in order to coordinate with other citywide planning projects. The city would continue to coordinate with the community and local and regional agency partners such as Colorado Department of Transportation, Regional Transportation District, and Boulder County to address transportation needs including access and control and safety issues along the corridor, planning for future transit, and improving local connections. City Council may provide direction during their Jan. 13 Study Session or at their annual retreat on Jan. 23 and 24.

## COMMUNITY ENGAGEMENT PROCESS AND FEEDBACK

### BDAB – Oct. 15, 2014

At the BDAB meeting on Oct. 15, the board discussed the East Arapahoe Project. BDAB's comments are provided in [Attachment B](#).

### Planning Board – Oct. 16, 2014

At the Planning Board meeting on Oct. 16, the board discussed the Envision East Arapahoe project. The board's comments are provided in [Attachment B](#).

### Community Meeting – Oct. 27, 2014

The city held a community meeting to present corridor conditions and findings, present draft scenarios, provide information about possible transportation improvements, and seek feedback and ideas from the public on all of the above. Community comments varied considerably – ranging from interest in seeking greater land use mix north of Arapahoe Ave. to accommodate locally serving retail and services, medical office, and some housing to maintaining existing character and concern about urbanization of the corridor. A full summary of the feedback is provided in [Attachment B](#).

### General Overview of Input

Meeting participants were given the opportunity to provide comments at each Open House Station as well as via a comment form drop box, and online survey version, also provided in [Attachment B](#). Several themes emerged from the comments, as participants provided a wide array of input and ideas and noted the following:

#### *Scenarios/Land Use*

- Some would like to foster additional housing and retail along the corridor, whereas other people do not want new development.
- Affordable light-industrial space for startups is important, as is some amount of service retail.

- Concern about potential scale and massing of new development.
- Pride in “Recycle Row” and its function.
- Support for promoting the arts.
- Live/work is desirable.
- Concerns and questions about the floodplain and relationship to development.

### *Transportation*

- Arapahoe is too wide and speeds are too fast, inhibiting feelings of safety and comfort.
- Traffic congestion is a concern, and intersections don’t function as well as people would like.
- Support for enhanced and more frequent bus service.
- Make bike infrastructure on Arapahoe safer, more connected, and continuous. Expand the bike network and B-cycle system.
- General support for the concept of Bus Rapid Transit (BRT), but need to see more details about how it will function, look and feel, and affect traffic patterns.
- Recently added bus lanes east of 63<sup>rd</sup> are confusing – don’t repeat approach.
- Expand of Ecopasses for homes and businesses in the area.

### **City Council Study Session – Oct. 28, 2014**

Staff presented the project and heard feedback from City Council on Oct. 28, 2014. City Council commented generally and provided input on the scenarios, community engagement, housing, land use design and amenities, and transportation, saying that overall the project is heading in the right direction and that further analysis would help. Council also stated the need to address timely topics such as medical office uses near Boulder Community Health (BCH) as well as transportation safety issues. The detailed summary is provided in [Attachment B](#).

### **Listening Sessions – Nov. and Dec., 2014**

Following the Community Meeting and Study Session in Oct. 2014 and letters and concerns about the project, the city held two neighborhood listening sessions to answer questions and primarily to record ideas, input, and concerns from neighbors and other interested parties. As with the public event on Oct. 27, staff heard a variety of input. Summaries from the two listening sessions are provided in [Attachment B](#).

### **3D Model and Photomorphs**

The community has expressed interest in seeing more 3d model tools to represent potential futures. Staff used scenario outputs from CommunityVIZ GIS software model for a Sketch up and street level photomorph character analysis. These represent projected land uses as sensitive infill and redevelopment in patterns more likely to occur based on market conditions and good urban design principles. Staff would like input from BDAB about how to make the 3d model analysis most effective for this project and for use in other planning work. Staff will present a draft of the 3d analysis that is underway. Sample of the street level character analysis done as photomorphs are provided in [Attachment C](#).

### **NEXT STEPS**

**February 4:** Community workshop at Naropa

**February 24:** City Council Study Session

*Other events, including future Planning Board discussions TBD*

## ATTACHMENTS

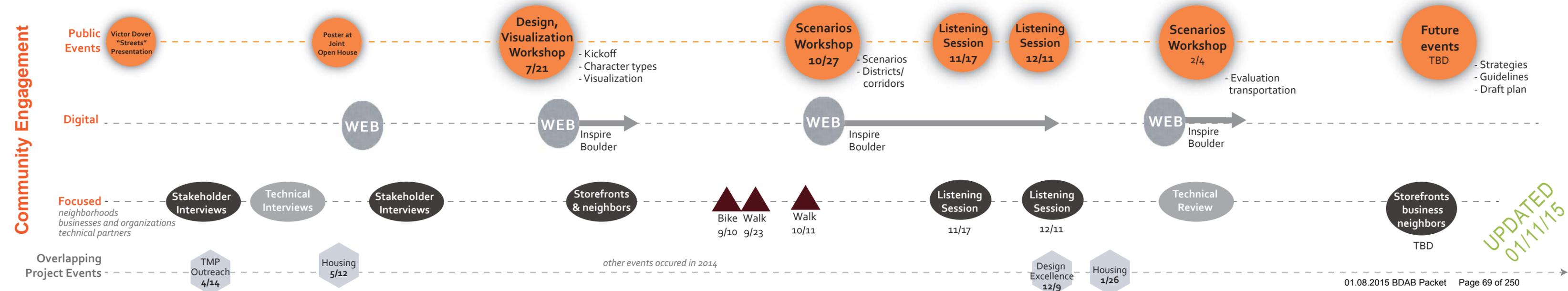
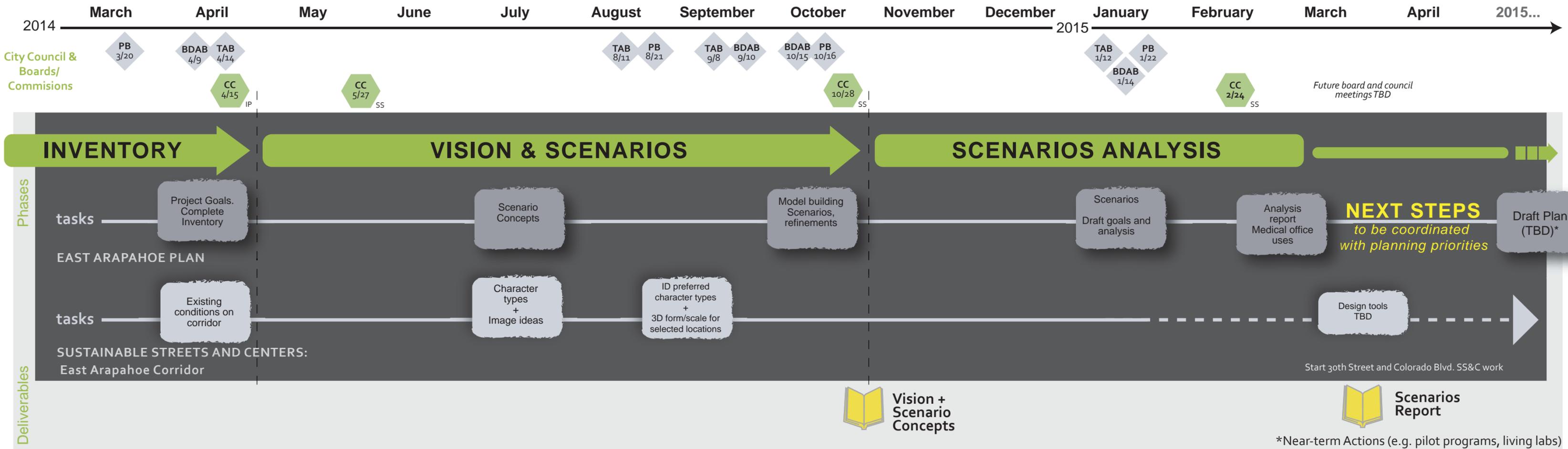
- A. Updated 2015 Timeline**
- B. Summary of Current Community Engagement – Oct. 2014 through Dec. 2014**
  - a. Oct. 15, 2014 BDAB Summary
  - b. Oct. 16, 2014 Planning Board Summary
  - c. Oct. 27, 2014 Public Meeting Summary
  - d. Online survey response (Sept. through Dec. 2014)
  - e. Nov. 17 and Dec. 11 Listening session summaries
  - f. [Link to all other online summaries prior to October 2014](#)
- C. 3D Photomorph Analysis**



# Timeline

East Arapahoe Plan and Sustainable Streets and Centers

Envision East Arapahoe



UPDATED 01/11/15

**CITY OF BOULDER  
BOULDER DESIGN ADVISORY BOARD MINUTES  
October 15, 2014  
1739 Broadway, 401 Conference Room**

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

**BDAB MEMBERS PRESENT:**

David Biek  
Jamison Brown  
Fenno Hoffman, Chair  
Michelle Lee

**BDAB MEMBERS ABSENT:**

Jeff Dawson

**PLANNING BOARD EX-OFFICIO MEMBER PRESENT:**

Bryan Bowen

**STAFF PRESENT:**

Sam Assefa, Senior Urban Designer  
Lesli Ellis, Comprehensive Planning Manager

**1. Envision East Arapahoe Update and Request for Board Feedback**

**L. Ellis** and **S. Assefa** presented the Envision East Arapahoe progress to BDAB and requested their feedback.

**BOARD COMMENTS:**

**F. Hoffman** and **J. Brown** recommended that the areas marked in gray on the map, also referred to as “business as usual” parcels, be included in the larger vision for the area. It is important to maintain a degree of flexibility. Be sensitive to current land owners but provide an inclusive environment so they feel welcome to participate in the plan at a future date. They also raised concerns about the use of “scenarios”. Consider a more nuanced approach; instead of presenting community members with a menu of options, use a layered site analysis approach that addresses different, interconnected social, economic and environmental factors to achieve great placemaking.

**F. Hoffman** recommended that staff provide a larger scale map or diagram to show how this plan will fit into the larger context. He thought that changing Arapahoe into a complex, multi-lane “Boulevard” is necessary to tame traffic speeds without reducing throughput, will be paramount for the success of its redevelopment and accommodate multiple uses. Arapahoe’s

current high speeds and width prevent quality development; neighbors find it overwhelming. Consider the metrics of slowing traffic to improve connections and the quality of the area.

**J. Brown** cautioned that Arapahoe will likely continue to be a busy thoroughfare and uncomfortable pedestrian experience despite improvements. He discouraged residential and pedestrian-oriented commercial developments along the Arapahoe arterial roadway. Internal streets such as the proposed Walnut extension could become walkable neighborhood centers. He felt that the concepts could be bolder in nature; those presented seemed to be variations on a common theme as opposed to presenting different visions or ideas.

**B. Bowen**, the Planning Board Ex-officio member, suggested that staff provide a visualization of Naropa at the corner of 63<sup>rd</sup> and Arapahoe to show that the entire corridor will not be flanked by mixed use typology.

**M. Lee** noted that 55<sup>th</sup> and Commerce scenario looked too finished. Assure that all images presented to the public are at a similar level of development so as to avoid provoking concern.

## **2. Design Excellence Discussion**

### **SUMMARY:**

The board discussed Design Excellence with the goal of formulating a set of recommendations for design guidelines and procedural changes to improve development outcomes in the City of Boulder. Harvey Hine and Rick Epstein were invited to participate in the discussion.

### **BOARD COMMENTS:**

#### **Process:**

- The board discussed possible process-related root causes of some current development trends in Boulder.
  - There was general concern that many buildings in Boulder that have undergone a Site Review process are sub-par.
  - Members attributed poor design to the requirement that designs be subject to input from too many disparate parties: staff, BDAB, Planning Board, neighbors and Council; applicants are often given conflicting opinions resulting in disjointed and diluted designs.
- There was consensus that the process is too unpredictable.
  - Developers must shoulder undue amounts of risk in delays, requests for redesign, related design fees, vague requirements for community benefit and seemingly subjective parameters for height variances.
  - Some members felt that these risks, coupled with the high costs incurred by community benefit requirements, make it difficult for smaller, local developers to work in Boulder. Instead national developers invest in Boulder for the return on investment over the long run; they cannot make profit in the short-term.
  - Some members felt that the Planning Board requests too much community benefit from developers. Developers reduce the quality of design and materials to compensate for the cost of community benefit to make projects pencil out.

- The group discussed the definition of “community benefit”. When defined as a compensation for the presumably negative impacts of non-by-right development, it fails to recognize the benefits of denser development including walkability, transit viability, sprawl reduction and energy efficiency.
  - Members felt that the amount of input solicited throughout the process from staff, boards and neighbors contributes to the lack of predictability in the process. They would like to find a means for giving more clear instruction to applicants and including different parties in appropriate areas of the project. There was general consensus that it is appropriate for neighbors to be involved in some of the higher level planning decisions, but not on the finer points of building design.
  - Examples from Australia were cited in which input for planning projects is sought from neighbors across town, rather than from the communities that are subject of the planning study in order to avoid NIMBY tendencies
- The board discussed BDAB’s role in the Design Review Process.
    - BDAB is tasked with reviewing architecture while Planning Board reviews bulk and mass. Members felt that BDAB should also consider bulk and mass as they go hand in hand with architecture.
    - Some members felt that Planning Board should delegate the interpretation of design guidelines to BDAB to allow for more clarity and predictability. Send projects to BDAB immediately after Concept Review.

**Site Review:**

- Members generally agreed that there are too many triggers for Site Review. The associated costs and uncertainty for delay for some projects are disproportionate to the benefit gained by going through a Site Review.
- Clarify the Use Tables to allow for more by-right buildings.
- Baseline by-right buildings should protect the community from bad design.

**Design Guidelines:**

- There was a general discussion as to whether design guidelines are helpful or a hindrance. It is difficult to draft good guidelines that appropriately apply to all sites but they can provide much more predictability for applicants and outcomes. Consider a strong form-based code in addition to or as an alternative to the existing code.
- Design Guidelines should be a living document. Allow for modifications based on observed outcomes in completed buildings.
- Cities need background buildings and punctuation buildings. Some members felt that the current guidelines are written to make every building a punctuation building. Consider drafting two sets of guidelines and identifying appropriate sites for punctuation buildings.
- The board would prefer to see simpler, quieter buildings with a more restrained palette of materials. Include guidance in the design guidelines about detailing and transitions between materials.
- The Design Guidelines should reflect what the city wants. They are currently the least clear of the review criteria and allow for too much interpretation.
- Don’t make height punitive.
- Define what type of urban form is desired in Boulder.

**Next Steps:**

- Each board member will bring a list of five basic things that “need to be done right” to the next meeting.
- The board will discuss the redlined version of the design guidelines at the next meeting.
- There was a recommendation to hold another joint Planning Board/BDAB meeting after Victor Dover’s visit in December.

**INVITED GUESTS’ COMMENTS:**

- **Rick Epstein** speculated that good architects may not do their best work in Boulder because they are afraid of taking risks.
- There was further speculation that developers may not hire good and more expensive architects for projects in Boulder because they fear that they will be required to pay too much in design fees given the long process and number of requests for redesign.
- The initial goal of BDAB was to prevent poorly designed projects and to provide a conduit of communication between design professionals and the Planning Board. BDAB would help and provide a support system for architects coming before the Planning Board. Not all BDAB members agreed with this assessment.

APPROVED BY

Fenno Hoffman  
Board Chair

11/12/14  
DATE

**CITY OF BOULDER**  
**PLANNING BOARD ACTION MINUTES**  
**October 16, 2014**  
**1777 Broadway, Council Chambers**

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

**PLANNING BOARD MEMBERS PRESENT:**

Aaron Brockett, Chair  
Bryan Bowen  
Crystal Gray  
John Gerstle  
Leonard May  
Liz Payton

**PLANNING BOARD MEMBERS ABSENT:**

John Putnam

**STAFF PRESENT:**

David Driskell, Director of Planning and Development Services  
Susan Richstone, Deputy Director of Planning and Development Services  
Susan Meissner, Administrative Assistant III  
Lesli Ellis, Comprehensive Planning Manager  
Sam Assefa, Senior Urban Designer  
Charles Ferro, Development Review Manager for CP&S  
Sloane Walbert, Planner I  
Jonathan Woodward, Associate Planner  
Jay Sugnet, Project Manager  
Kathleen Bracke, GO Boulder Manager  
Chris Hagelin, Senior Transportation Planner  
Molly Winter, DUHMD Executive Director

**1. CALL TO ORDER**

Chair, **A. Brockett**, declared a quorum at 6:04 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

**3. PUBLIC PARTICIPATION**

**Jan Morzel, 2075 Upland Avenue**, spoke in support of increasing occupancy limits in senior housing, allowing for more cottage housing and ADU/OAUs and additional flexibility in rentals in general. He noted that many people support the changes, but have not come forward publically.

**4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**

- a. Informational Item: Public Access easement vacations for four sidewalk easements and one road construction easement. These easements were previously dedicated to

the City of Boulder to serve the former Golden Buff Motel and EADS Newsstand site at 1725 28th Street. The property is zoned Business Regional 1 (BR-1). Case number is LUR2014-00075.

- b. Call-Up Item: Minor subdivision review, case no. LUR2014-00058, for the creation of a second residential lot at 3242 5th Street. Expires: October 16, 2014.
- c. Call-Up Item: USE REVIEW (LUR2014-00079): Request for a 2,200 square foot retail store with accessory office uses (Smart Beds Boulder). Expires on October 23, 2014.

**C. Ferro, J. Woodward and S. Walbert** answered questions from the board. None of the items were called up.

## **5. PUBLIC HEARING ITEMS**

There were no public hearing items.

## **6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**

### **A. Brief Update on the Comprehensive Housing Strategy**

#### **Staff Presentation:**

**J. Sugnet** presented the item to the board.

#### **Board Questions:**

**J. Sugnet** and **S. Richstone** answered questions from the board.

#### **Board Comments:**

- Explore more flexibility for building OAU's and subdivision of large lots in exchange for historical landmarking (staff is meeting with Landmarks board on 12/3 to discuss other ideas to help achieve historic preservation goals).
- Encourage the creation of smaller homes and the preservation of smaller homes. The preservation of small units may be addressed separately from the creation of small units in the toolkit.
- Cohousing normally increases affordability. Assure that this is reflected in the document.
- Improve the Comprehensive Strategy document's formatting for greater clarity.
- More clearly define the goals; this will make it easier to determine whether they have been achieved.
- Consider looking at revisions to the use tables regarding housing in commercial zones.
- Do more outreach in response to neighbor concerns that higher densities will be allowed in all residential neighborhoods. Let them know that there will be an appropriate process and that not all neighborhoods will be impacted. Note that

changes at the perimeter of neighborhoods are also impactful.

- **C. Gray** noted that there is a mixed message about where higher densities are appropriate. Involve the neighborhoods in the discussion early so everyone understands the dialogue.
- **C. Gray** requested that the CHS process address ADUs/OAUs and tiny homes. The city performed a neighbor survey on ADUs and OAUs in 2012.
- Some neighborhoods are already very organized while others are not. Staff will solicit input from neighborhood working groups and will also reach out to other, less organized neighborhoods.
- **L. May** suggested that the community engagement staff member use conventional and nonconventional means for reaching out to the group.
- Neighborhood issues must be vetted to determine which are the most important. Staff will clarify that only the top priorities can be added to the work plan; this will ensure the most robust planning effort possible.
- The City and Boulder Housing Partners (BHP) are working together to create a permanently affordable and sustainable community at Palo Parkway. It is designated medium density in the BVCP. That zoning will allow for a good range of housing types.
- Assure that BHP has an authentic discussion with the neighborhood and solicits their input.
- Assure that the city is involved in the outreach process before the ownership of the property is transferred.
- Consider the impacts of additional housing on local schools. It is important and good to have economic diversity in each school.
- Board members may send revisions to the CHS to **J. Sugnet** in the next two weeks before the next draft is released to the public on November 20.

## **B. Envision East Arapahoe- Scenarios**

### **Staff Presentation:**

L. Ellis presented the item

### **Board Questions:**

L. Ellis, S. Assefa and S. Richstone answered questions from the board.

**Board Comments:**

- The board acknowledged that medical practices currently located near the old hospital cannot find space to relocate near the new hospital due to zoning restrictions
- What are options for accommodating medical office zoning changes in the area? The near term solution is finding spaces to lease but it seems that few longer term solutions are under consideration.
- There are many spaces for rent along 55<sup>th</sup> Street but that area is not currently zoned to allow medical offices. Consider allowing the medical uses through changes to the use table, use review, or another mechanism such as a zoning overlay.
- The exclusion of office uses from industrial zones was a conscious decision based on concerns of losing true industrial uses in those zones. This will be a topic of conversation during the Envision East Arapahoe process.
- The density along the north side of Arapahoe is very suburban. Consider allowing a different mix of land uses to encourage a more urban style.
- There is room for organic infill in this area without having a significant impact on the city. This area could accommodate a lot of uses and space without tall buildings, and take the burden off of downtown.
- Consider more active park uses in the golf course area. It currently serves a flood mitigation use but could also become more of a neighborhood amenity.
- Devise a way to measure business retention; take care to not push out local business (service commercial).
- Look for solutions for light industrial sites from other places that could be implemented or emulated here.
- Assess if there is a mismatch of business needs and uses. Determine why some buildings are not utilized or what types of spaces are needed that are not provided.
- The current 0.5 FAR limitations preclude redevelopment on some sites. They make redevelopment too expensive, promote a building typology surrounded by parking lots, and deter forward design.
- Up to 80% of employees working along the East Arapahoe corridor live outside of Boulder. As part of the housing study, the city surveyed employees to see how many would consider living in Boulder if there were appropriate workforce housing.
- Residents south of Arapahoe say the largest concerns included traffic in the neighborhood, lack of grocery stores and other amenities, and a lack of comfortable walkable/bikeable options in the area.

- Determine what must be done to foster fifteen minute neighborhoods (e.g., Infrastructure, pocket parks, libraries, and other neighborhood components require critical mass).
- 55<sup>th</sup> and Arapahoe already has the beginnings of a 15 minute neighborhood node. Add housing and retail to support that. Consider the commercial strip to the south of Arapahoe that is zoned BC as well.
- There was some skepticism that the area along 55<sup>th</sup> north of Arapahoe doesn't currently have what it takes to be a 15 minute neighborhood. The linear nature would create more auto-centric developments.
- The location at South Boulder Creek might also not be a great idea unless services are available. New housing should be part of a "critical mass" of housing with services. Shift the area of focus away from Old Tale Road and closer to 63<sup>rd</sup> Street.
- Consider how the two outlying nodes can be planned to avoid creating more auto-centric developments.
- Not everyone wants a higher density neighborhood. The more rural and mature residential neighborhoods should be preserved. New people or residents should be put in areas with services. Artists studios are a good idea.
- BDAB discussed and discouraged the idea of development of contiguous residential developments along a major arterial or BRT corridor; however, the street improvements such as landscaping could mitigate some of the detrimental factors such as noise.
- Consider allowing grocery and other uses by right in those areas.
- The train is an obvious linkage that would pull things together from a transportation standpoint.
- Consider what may happen to the Xcel power plant in the future.
- Use visualizations in key locations. Show views of continuous roadways; the stretch at 63<sup>rd</sup> is another interesting area with Naropa and the Avalon Ballroom. Street level visualizations are preferable to an aerial for giving an idea for the look and feel.
- Also a wider focus around Boulder Community Health and Ball. Consider making the medical district larger to accommodate more medical office uses around the hospital.
- Survey the medical offices at the Broadway campuses to find out how many are thinking of moving and how much space they would need.
- Improve the graphics and legends for the scenario maps.
- The proposed Walnut East street connection could be contentious. The hospital was sensitive to the open space corridor per the public's request.

- If it is to be done, consider a corridor next to the rail tracks; the area is already ecologically degraded.
- Get a more granular understanding of the employees and what options might entice them to live in Boulder. Continue existing survey but focus on employers in that area and see what the needs of the workers are.
- Consider having different height visualizations along Arapahoe per the recent conversations in the community.
- Look at opportunities for small scale connections.
- The board requested to see this again before the end of the year.

#### **A. Update on the Access Management and Parking Strategy (AMPS)**

##### **Staff Presentation:**

**K. Bracke** and **C. Hagelin** presented the item.

##### **Board Comments:**

- The board thanked staff for addressing the TDM issues.
- **L. May** did not think that Boulder's road system had much more capacity. He recommended that the city accommodate day trips but not commuters.
- **J. Gerstle** and **L. May** thought the city should strive for a net zero increase in automobile trips and emissions.
- The remainder of the board members agreed that an aggressive goal was preferable, but felt that net zero was too stringent. Don't make it too difficult for people to get to work; some need to drive.
- Acknowledge that some car trips are necessary for errands, getting to multiple meetings, etc.
- Assure that people feel safe walking and biking.
- The board liked the idea of a community-wide Eco Pass.
- **J. Gerstle** liked the Cambridge enforcement model and thought the escrow account funding for penalties was appealing.
- In exchange for a quantified parking reduction, consider requiring developers to put money in an escrow account for increased enforcement to quell neighborhood fears.
- Simplify neighborhood parking program renewals and provide resources for applicants to help with neighborhood parking plans.

- Consider approaches to TDM Plan enforcement with more teeth to achieve the desired mode share goals. Enforcement monitoring would be beneficial if staff has enough resources; it can be reduced over time if necessary.
- Take care to link incentives with desired outcomes. Do not incentivize the provision of more parking.
- The city needs less parking; assure that the code does not incentivize more.
- Consider basing parking requirements off of a building's square footage as opposed to occupancy.
- Parking requirements should be different for residential and commercial developments.
- Look at finer grained trip generation measurements.
- Board members generally liked the customizable approach to TDM plans for each project.
- Consider utilizing Use Reviews to trigger new TDM plan requirements.
- Attach TDM plans to properties, not to tenants.
- Consider that some businesses can increase their employee count without physically expanding their spaces. This will change the number of trips and parking.
- The board thanked staff for the focused report and clarity.

**C. DEBRIEF MEETING/CALENDAR CHECK**

**D. ADJOURNMENT**

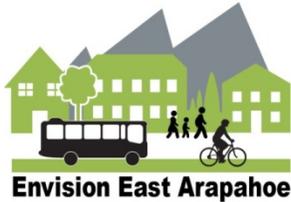
The Planning Board adjourned the meeting at 9:48 p.m.

APPROVED BY



Board Chair

12/9/19  
DATE



## October 27th, 2014 Workshop Summary

**Date:** Monday, October 27th at Naropa's Nalanda Campus, 5 -7 p.m.

**Attendance:** 87

### **Meeting Objectives:**

1. Share/learn new information about the project
2. Review ideas previously generated by the community for choices for the future (e.g., future activities, character, transportation, and other infrastructure)
3. Give community opportunity for feedback regarding future choices

### **Format/Agenda**

The meeting was designed to be collaborative with response and feedback from the community during at open house stations and on a comment form. A 25 minute informational presentation began at 5:30 p.m.

### **Open House Stations:**

1. **Welcome and What to Expect**  
Information about the project, existing conditions maps, project goals, timeline, ways to get and stay involved, and the draft vision
2. **Scenarios for the Future**  
Scenarios, menu of choices, future character, and indicators
3. **Future Transportation Improvements**  
Information about walk, bike, transit, street connections and possible improvements

## **Comment Response Summary**

Meeting participants were given the opportunity to provide comments at each Open House Station as well as via a comment form drop box. Several themes emerged from the comments.

### *Scenarios/Land Use*

- Meeting participants generally seemed to understand the scenarios and provided a wide array of input and ideas.
- Some people believe strongly in fostering additional housing and retail along the corridor, whereas other people do not want new development.
- Many participants noted that affordable light-industrial space for startups is important, as is some amount of service retail.
- People are concerned with the scale and massing of potential new development, including height, building footprints, and bulk.
- People noted pride in "Recycle Row" and it's function.
- Several noted support for promoting the arts in the area.
- Live/work was noted as desirable.

- People also noted ongoing concerns and questions about the floodplain and relationship to development.

#### *Transportation*

- Many people think that Arapahoe is too wide and that speeds are too fast. This inhibits safety and the ability of the corridor to feel safe and pleasant.
- At the same time, many people have expressed concern about traffic congestion. They think that either reducing capacity (removing lanes) or adding additional development will make traffic worse.
- Intersections don't function as well as people would like. They are either unsafe (safety issues pointed out involving all modes), in poor locations, or overly congested.
- Participants expressed support for enhanced and more frequent bus service.
- People would like to see bike infrastructure on Arapahoe made safer, more connected and continuous. The bike network and B-cycle system should be expanded.
- Generally people support the concept of Bus Rapid Transit (BRT), but many would like to see more details about how it will function or affect traffic patterns and get a clearer sense of how it would look or feel. Area residents and employees feel that the recently added bus lanes east of 63<sup>rd</sup> are confusing and don't want to see this approach repeated.
- Many would like to see expansion of Ecopasses for homes and businesses in the area.

## Comment Compilation

### Visualization/Map Comments

#### Arapahoe and Commerce

##### Current Trends

What do you like?

- No buildings over 35 feet

What don't you like?

- MacArthur needs a traffic light
- A 6 lane highway in the middle
- Too much parking
- Suburban Style Development
- Horrific pedestrian condition

##### Districts

What do you like?

- Arts and Culture, Boulder Digital Arts, Video Station, Record Store, - Let's add more!
- 3 story max – housing and commercial, no exceptions

What don't you like?

- Create dense office space with % of space for restaurants. 48<sup>th</sup> through 55<sup>th</sup> and Arapahoe.
- Reduce traffic lanes – 6 is insane
- Pedestrian access from Peloton to King Soopers center needs improvement.

#### Arapahoe and 55th

##### Current Trends

What do you like?

- Small office spaces are good for startups.
- Keep the Cherryvale neighborhood rural.
- Buffered bike lane

What don't you like?

- Speed limit of 45 is too high.
- Speed limit is fine ☺
- The “blighted” area just north of bank on 55<sup>th</sup> and Arapahoe.
- 6-8 lanes of mixed traffic.
- BCH intersections are terrible.
- No regular transport connection Arapahoe to Pearl on 55<sup>th</sup>. Need connection from Pearl to downtown.
- Gridlock already on Arapahoe. Adding more businesses will increase it.
- It's a lousy suburban eye-sore

### **Districts**

What do you like?

- Put nice looking 2 story assisted living component
- BRT center on side
- Buffered bike lane

What don't you like?

- Why does every scenario have a buffer bike lane?
- Because bikes rock ☺
- Buffered bike lanes are ugly – like fingernails on chalk board for eyes. Temporary buffer bollards break and fall into street on Baseline – dangerous. Also get blackened and ugly. Recent study in Boulder by bicycle organization said they are hard to maneuver.
- Don't like 4-story proposals
- Don't put in so much parking, and put it in the back.
- Yes put parking in back
- Bring buildings to the sidewalk/bikeway edge.

### **Housing Choices**

What do you like?

- Keep Cherryvale rural-residential. Designate agricultural district.
- Buffered bike lane
- Mixed-use with residential
- Enhanced crosswalks
- Give no height and setback exceptions
- You won't have people biking or walking as long as you keep building more suburbia!

What don't you like?

- No high-rise housing or commercial or retail.
- Don't like housing 4-5 stories.
- Nothing taller than 2-3 stories.
- 6 Lane highway

## **55<sup>th</sup> and Western**

### **Current Trends**

What do you like?

- That you asked us
- Current industrial looks nice in most places
- Boulder needs an industrial zone.

What don't you like?

- That you won't consider a new paradigm ie prosperity =<growth.
- Need quiet crossing at Railroad.
- "Yes!"

### **Districts**

What do you like?

- Not good for housing
- Mixed use residential/business retail light industry
- Would love a market/grocer in this area
- I second that ^
- Hate the additional housing that will bring more congestion, more cars, more parking lots.
- I like 2 story housing.
- "I don't"
- "I second that"

What don't you like?

- Will need a stop light. Increase traffic time. Impossible to cross 55<sup>th</sup> on foot, bike, or a car.

- All scenarios make commuting in on Arapahoe from Erie, Lafayette, etc VERY difficult. It will not be eliminated by new housing.
- I live in The Meadows neighborhood (between 55<sup>th</sup>, Cherryvale, Baseline and Arapahoe) and we have a real problem with traffic “cutting through” the residential area in order to avoid traffic lights, especially during rush hour. How will the City protect existing residential areas from being impacted by increased traffic?
- “food carts” vs. established restaurants

## **Housing Choices**

What do you like?

- Hard to cross six lane road on foot
- All of it. Why not 3-story residential?
- More housing
- Yes please

What don't you like?

- Not a good place for housing.
- No housing

## **Other Comments/Stickers on Map**

- When adding new underpasses keep overpass option for pedestrians and bikes for when it is dark, flood waters etc. More connections and options.
- Budget for safe crossings so train horns don't go off. I live 1 mile from trains. Been here 25 years now. Can't keep windows open at night – Instead have to have AC on – increases carbon footprint.
- If nothing else, area between East CU and TVAP/Boulder Junction has to be re-zoned to connect huge 2 areas, take advantage of transit, CU population.
- Move proposed transit super stop to 33<sup>rd</sup> (from 30<sup>th</sup>) and to 29<sup>th</sup> (from 28<sup>th</sup>) add stop at hospital.
- Pedestrian/Bike connection from 33<sup>rd</sup> to Boulder Junction.
- BRT stop at 33<sup>rd</sup> (E Campus entrance).
- This is a safe area (Residential Neighborhood SE of Foothills and Arapahoe). Please don't add more concrete here – also, we need a light at MacArthur and Arapahoe. We can't get out safely.
- Hospital grew bigger than we were told.
- Medical park (North of Ball).

- No housing here please. Clean up retail already there.
- More retail on north side of Arapahoe west of 55<sup>th</sup>.
- Better pedestrian crossing at 55<sup>th</sup> and Arapahoe = more accessibility for residents to south. Underpass?
- Grocery stores please
- Would like to see this looked at in the next Comprehensive Plan in 2015. Look at the whole town and South Boulder.
- Less pot!
- Parking/access at Wendy's at lunch is terrible... can parking lots be connected through to neighboring lots? (Enterprise Car Rental and AutoParts store).
- More retail and food choices near 55<sup>th</sup> and Arapahoe and to the north of 55<sup>th</sup> by office park.
- Events center at golf course.
- Walking paths! Nature at golf course. Open up south side.
- Mini Pearl St. Mall
- Don't change the golf course.
- Do not put residential next to a train crossing, do you know what a train sounds like?
- Try a central plaza.
- One of the things I love about East Boulder is the quality of life. More quiet, less people, less expensive. This would all change with new projects. Changing the tempo of this area code would be sad.
- Build a bike path along the rail line.
- Keep Flatirons 18-holes
- I live at \*\*\*\* Lodge Lane. I have attended the flood mitigation studies. I understand that open space will not participate in the most effective remedy to the flooding potential near 55<sup>th</sup>. Idea: Flatirons Golf Course is owned by the city – I believe this is true. Why not create a drainage basin at the Golf Course site which would mitigate so many problems (East Arapahoe development will only displace many acre feet of water). We need Flatiron Lake, not Flatiron Golf Course.
- Improve transit access between US 36 and East Arapahoe.
- Direct access for families to Douglas School from neighborhoods south of Arapahoe.
- Trail Connections
- Land available for arts campus. 6-8 usable acres located along transit route at Anderson Ranch/Snowmass at Valmont Butte.
- Studio Arts Campus near ballparks
- More frequent bus service to Flatiron Park!
- Connect the SBC bike path to the Eco Cycle complex on 63<sup>rd</sup> Street.
- Build low level independent living/assisted living near hospital. Some people won't drive but will use the van at the center. NO 55 ft. only 35 ft.

- B-Cycle down Arapahoe bike paths
- Keep a better entrance greenways.
- Missing bike/pedestrian path (East of Cherryvale).
- Keep industrial no to housing along creek.
- Park (Xcel Power Plant).
- Options for retail/commercial services restaurants at 63<sup>rd</sup> and Arapahoe.
- Commuters from Erie, Lafayette, etc? You are choking them and it is already bad.
- Visualize 63<sup>rd</sup> and Arapahoe.
- I like everything the way it currently is. My neighborhood is rural and I like that!
- Add more about arts
- Road diet!
- There is no way to make a pleasant place when you have a 6-lane highway running through it.
- Even with the MUP on the north side, if you are biking west to east there are so many driveways and everyone is pulling out looking the other way at traffic.
- Art district
- Call out Avalon Ballroom on maps, community resource and opportunity to expand for higher demand for dancing and restaurant adjacent to site.
- Arts and education district and link with dinner theater (Naropa and Avalon)
- Provide bike share at Avalon and at Dinner Theater
- Link dancing/arts with public health
- Participation! Exercise!
- Late night transit!
- 63<sup>rd</sup> and Arapahoe – clean up with landscaping and enforce setback requirements.
- 63<sup>rd</sup> and Arapahoe education and participatory arts (dance)
- Overall: reduce housing/jobs imbalance. Use zoning to move the area towards greater mobility, less subsidy, more energy sustainability etc. Growth pays its own way.

## **Scenarios Board Comments**

### **About the Scenarios**

- Think about regional connectivity to East County and Broomfield
- Recycle Row a model for State and Country
- Thousands of car commuters from the east – nothing will change this
- Not true – we can change for parking and for congestion-demand based tolls etc.

- Is the Community VIZ data and meta data available in a standard format? Or is it proprietary? That allows citizens and 3<sup>rd</sup> parties to do their own modeling and fit to their own models.

#### **Scenario A**

- Kudos to city for realizing the state of change and opportunities
- Terrible access currently to Walnut East
- Plus other medical uses. Good pairing. Jobs – where will they all live?
- Keep service retail and light industry in Boulder
- Don't count of this do improved bus operations/service leading up to BRT "BART" options are scary to suburban mentality
- "Low Level of Pedestrian and Bike activity" – This is incorrect; there are lots of folks walking and riding bikes
- We are happy, lots of places to relax
- The ball fields, bike park, golf course are not that far. Easy to bike to.
- Food trucks for current offices
- Lunch spots. Day care. Services like dry clean
- Keep service retail
- Find a way to continue to allow light industrial

#### **Scenario B**

- Walnut to Arapahoe connection is great!
- Arts integrated with other activity
- Housing yes!
- No housing!
- Public spaces will be needed to support residential infill
- Medical offices ok
- Take advantage of current industrial parking lots to redo add pocket parks, quiet areas, food trucks
- No housing, this is a rural area
- Keep 4 story limit
- Transit, easy connections from South without going through downtown
- Mobility hubs – yes! Shelter at bus stops. Crossings at bus stops
- Have pedestrian crossings as frequently as driveway cutouts.
- Continue to support "recycle row"
- Fix bus priority lane signage so SOVs don't get tickets

## Scenario C

- 55<sup>th</sup>/Western/Cherryvale all need investment
- (BCH) Key employer with employees who will walk and ride the bus – need restaurants so they don't have to drive to meals
- Medical Office Example is Ugly
- Find a way to keep small businesses
- Potential “design” district where you can buy tile, carpet etc. No place to do this in Boulder! Losing tax \$\$
- I think without housing there will be an even more significant traffic problem
- More housing will bring more traffic if you keep on the trends of too much parking, not making any places people can walk and bike and change the character!
- Speed limit too high. Lower from 45.
- No more giant parking lots!
- Bury parking for new housing
- Connect pathways and mixed use to sidewalks and bus stops
- Net energy neighborhoods that are 15-minute neighborhoods.
- Lots of opportunity to walk/connect to local streets along 55<sup>th</sup>. Arapahoe needs multi-modal/pedestrian investment
- Partner with private development and require in new developments
- Medical office example is “ugly” (X2)
- Monolithic look is not good, not Boulder
- Totally logical place for this call n ride instead of fixed-route on 55<sup>th</sup>? Connections at Boulder Health/Foothills
- North/South connections needed between Boulder Junction and south and across RR tracks north of BCH
- Need protected bike-lanes on 55<sup>th</sup>
- New housing is an economic/income opportunity
- This land will become much more valuable – keep BTH in corridors and create other cultural opportunities
- Apartments, mix of size
- Preserve views of Flatirons
- Buys area for open space instead of housing
- 35' is okay
- More bike parking
- Design guidelines
- Like the idea of live/work

## Transportation Comments

### Community Feedback Poster

- Slow vehicle speeds on Arapahoe
- Encourage BRT, biking and walking
- Simply plowing the multi-use paths beyond 55<sup>th</sup> would be a big help for bike access year-round!
- Install buffered bike lanes/bike improvements on the south side of Arapahoe
- East Arapahoe is a perfect place to place serious bikeways, bus only lanes etc. It is way too wide for cars through much of the study area, and goes from **too** narrow to **too** wide.
- Move people not cars
- Slower travel speeds will help
- 3 mile limit for most riders. Turning cars are the major danger
- Intersection@ MacArthur and Arapahoe traffic signal requested.
- More Ecopass! Should be neighborhood based
- Multi-use paths along creek and behind golf course are good ways to access Boulder
- Continuity in Arapahoe for bikes
- More bike connected in area
- For sure! South side of Arapahoe nobody looks right to turn right going “wrong way“ down Arapahoe is dangerous.
- More B-cycle along/bicycle connections - Folsom to 65<sup>th</sup> and father east
- Consider building 15min neighborhoods
- Plow bike path east of Cherryvale! Implement Ecopass. Area Ecopass would be a backup for cyclists who can't use bike lanes in the winter
- Existing neighborhoods enhance. Peloton for example – 15-20 min neighborhood
- Hard to get to 63<sup>rd</sup> and Arapahoe from Longmont via bus right now
- Vegetation blocking sight distance on Arapahoe. Careful!
- Needs big reduction in surface parking. It's a major impediment to pedestrians and bikes
- Concerned about accidents @ Conestoga and Arapahoe.

### New Options Poster

- Yes! As long as it slows SOV access on Arapahoe
- BRT is key to connections to East Boulder, Broomfield and N I-25 rail transfer
- Great addition – more transit, better; more transportation is better
- Bikes need to be part of BRT
- AB (to DIA) @Boulder Junction

## Transportation Connections Poster

- Add bike station at 38<sup>th</sup> and Arapahoe
- Add B-cycle station in Flatirons Industrial Park by OZO and Upslope
- Modify existing infrastructure to connect current businesses/homes/transit
- 33<sup>rd</sup> connection upgrades to access need to consider neighborhoods
- Get rid of left turns that don't have green arrows. Too dangerous
- Add more bike parking @ RTD stops
- Love the idea of being able to walk to businesses and restaurants with 15-minute from everywhere in the study area
- Confusing lane arrangement with bus-only, bike, turn lanes from Cherryvale to Westview. Simplify!
- BVSD is a good bus station for this community (63<sup>rd</sup>/Westview)
- Add housing neighborhood

## Transportation Analysis Poster

- Modify and designate for pedestrians and bikers
- More density and connectivity between existing businesses and homes
- More Ecopass access would be great
- Better signage for multi-use paths (X2)
- Ecopass for all! City of Boulder
- Stripe all driveway cut outs to alert drivers to bike/walk crossing

## MindMixer Feedback Through 11/17/14

### Topic Name: What's your vision for east Arapahoe?

**Idea Title: I strongly prefer that any new buildings be limited to 3 stories**

Idea Detail: I believe that the views of the foothills should remain as unobstructed as possible. Also that any new buildings should be set back fairly far from the sidewalk for aesthetic purposes.

Idea Author: David M C

Number of Seconds 0

Number of Points 28

Number of Comments 3

Comment 1: This is one of the ugliest streets in Boulder I don't think there is a single aspect of it that should be preserved. Deep setbacks with parking lots are the ugliest pattern of development I can imagine. | By Jim M

Comment 2: I just returned from hiking the Teller Lake trail and the view as you top the hill heading west around 70th or so is spectacular. However, as you get closer in around Cherryvale to the west there really isn't that great of a view and it is easy to see because Arapahoe is so wide. Boulders 55 foot height limit came about because that is roughly the size of mature trees and the trees are what limit the view. There is nothing wrong with nodes of

four story buildings, but O agree the cookie cutter architectural is pretty bad. | By David B  
Comment 3: I agree with the set back suggestion, and would like to limit the height to 2 stories for the new vibrant East Arapahoe. The much applauded Boulder Junction with its canyons of apartments and pavement does not look like progress to me. Please do not allow this sort of compromise dictate the future appearance of our lovely town. And please do not replicate these architectural mishaps on East Arapahoe. | By Susan B

**Idea Title: East Arapahoe does not need any more Storage Units**

Idea Detail: It's my understanding that developers have been trying to add more housing along Arapahoe for the past 6years or so , for what ever reason it isn't happening.

It has come to my attention that the property across the street from the golf course will now be more "Storage units" because of difficulties for housing approvals.

Is this the cities idea of Envision East Arapahoe, is this what we want across the our golf course? It seems we would want people across the street, being able to use this facility that  
1

seems to me under utilized.

Don't let these last large parcels of land slip away on Arapahoe to more of this type of use, they will be gone for decades.

Idea Author: craig F

Number of Seconds 0

Number of Points 24

Number of Comments 0

**Idea Title: Make Arapahoe safer for bicyclists--protected bike lanes**

Idea Detail: The multi-use path along Arapahoe east of Foothills often has poor visibility from the road and/or side streets. It does not feel safe traveling at bicycle speeds near intersections. Protected bike lanes similar to those on Baseline near Williams Village would make the road safer and more accessible to bicyclists.

Idea Author: Bob P

Number of Seconds 0

Number of Points 15

Number of Comments 0

**Idea Title: Better connected shopping areas with fewer strip malls**

Idea Detail: There are several strip malls along this corridor that are not well connected for bikes or cars and feel outdated. I think there must be another format that would serve our community better.

Idea Author: Lieschen G

Number of Seconds 0

Number of Points 14

Number of Comments 1

2

Comment 1: Strip malls were made to be torn down, rezone East Arapahoe to 5 stories and the strip malls will change "format".

| By Jim M

**Idea Title: Bus service up 55th for residents who live south of golf course.**

Idea Detail: Bus service is hard to use when it's more than 1/2 mile to the nearest bus line.

Idea Author: Laine G

Number of Seconds 0

Number of Points 14

Number of Comments 0

**Idea Title: Make East Arapahoe a boulevard from 55th to 75th street**

Idea Detail: Not that Boulder is Paris, but boulevards distinguish a city's arteries. Even more so with trees

Idea Author: Stanley G  
Number of Seconds 0  
Number of Points 11  
Number of Comments 0

**Idea Title: Lets not repeat the mistakes of Boulder Junction**

Idea Detail: I do not want to see endless 4 story apartments buildings, turning Arapahoe into another "Pearl Canyon". I think the south side of Arapahoe should be left much as it is from 38th St. west to 75th. The north side from Conestoga to S. Bldr. Creek is ready for some redevelopment into mixed use, especially east of 55th St. The idea of buses running down the middle of Arapahoe similar to Denver's 16th St. seems totally unrealistic, given that there will still be auto traffic on Arapahoe. Busses crossing the auto lanes to the curb will further congest the traffic flow. Do not install useless 8 ft. wide sidewalks as was done between Folsom & 28th St., and east of 63rd St. Integrate the bike lanes into the sides of the auto lanes. Bicyclist using sidewalks do not pay attention to turning autos. In any case, I rarely see

3  
pedestrians or bicyclists any where along Arapahoe.

Idea Author: Archie S  
Number of Seconds 0  
Number of Points 11  
Number of Comments 1

Comment 1: The southeast corner of 55th and Arapahoe is the perfect spot for low impact dense multi use redevelopment. It is surrounded by the golf course, has fire station and there is already a large apartment complex. The existing uses are generally old single family homes that have been converted to businesses.

Bus rapid transit on an arterial street is not at all like the 16th St. Mall shuttles. BRT isn't slow and doesn't stop every block. The BRT busses wouldn't cross to the curb, they would stop at stations in the median and the passengers would cross the street as pedestrians. Staff has obviously not done an acceptable job of explaining this concept to the general public. | By David B

**Idea Title: Build car-free housing for Boulder residents without cars.**

Idea Detail: Thousands of people in Boulder do not own cars yet they are forced to pay for parking when they purchase or rent housing. Mixed use housing should be built in East Arapahoe offering the option of units without bundled parking, allowing car owners to pay for the parking they use, and allowing people without cars to avoid paying for parking they don't use.

Idea Author: Tom V  
Number of Seconds 0  
Number of Points 10  
Number of Comments 0

**Idea Title: Add cheap artists/makers warehouse rentals to Resource 2000 yard**

Idea Detail: Marijuana grow operations are driving up the costs for warehouse spaces. Artists, inventors, and makers are being forced to rent workshop spaces in far away places like Denver and Golden. I think it would be nice to add a large warehouse to that empty field at the Resource 2000 yard. It could be subdivided into many smaller studio spaces to be rented out.

4  
It could have a separate access so it could be used outside of Resource 2000 hours. During Resource 2000 open hours, the artists and makers could grab cheap materials! There could be a special display/purchase area in Resource 2000 highlighting the best creations. We need more spaces to create!

Idea Author: W E  
Number of Seconds 0  
Number of Points 9

Number of Comments 2

Comment 1: Especially for students. | By Felicia F

Comment 2: Great idea. Keep artists in Boulder. | By Felicia F

**Idea Title: Build car-free housing, to Boulder residents who don't own cars.**

Idea Detail: Thousands of Boulder residents do not own cars, yet they are forced to pay for mandated parking in the buildings they purchase or rent. How regressive to force everybody to pay for parking whether or not they use it. In East Arapahoe new mixed used development should have covered bike parking and any automobile parking paid for only by those who use it.

Idea Author: Tom V

Number of Seconds 0

Number of Points 8

Number of Comments 0

**Idea Title: What's wrong with the way things are?**

Idea Detail: If I wanted to live in town, I would. More development means more air pollution, more noise pollution, more light pollution, more traffic, more people - all things I wish to avoid living east of 55th St. Who asked the city council to make changes in the first place? These changes, not enhancements, will directly and adversely affect my life. Will it do that for any of the city council members promoting this?

5

Idea Author: Andrew J

Number of Seconds 0

Number of Points 7

Number of Comments 2

Comment 1: Ah yes. I have mine so please roll up the streets behind me and hermetically seal my sanctuary. I've lived here for 35 years back when Boulder was still building single family sprawl housing like Meadow Glen, Country Meadows, Shanahan Ridge, etc. In that time the Denver metro area has doubled in population and so has Boulder. The only constant in life is change. We need to decide how to best manage that change. | By David B

Comment 2: It need better streetscaping to welcome people to Boulder. | By Felicia F

**Idea Title: East Arapahoe..A place to restore and replenish**

Idea Detail: Perhaps there is also the opportunity to create a small native botanic garden as part of the Golf Course Flood water mitigation project, a sculpture garden or public art venue.. Or a walkable Labarynth? An educational Water garden that stresses the importance of conservation of our resources. Create affordable artist studio space on east Arapahoe. Perhaps Naropa could advise on a public meditation center...

The recent "calming" of traffic along Cherryvale should be kept in mind while developing ideas for this area. Clearly the residents of this residential neighborhood would like to retain the quiet peaceful nature of this once semi-rural area of Boulder County!

Idea Author: Susan B

Number of Seconds 0

Number of Points 7

Number of Comments 0

**Idea Title: Add middle income housing that appeals to families**

Idea Detail: But design and implement in such a way to not drive out light industry. Land uses should be integrated and diverse.

6

Idea Author: Deryn W

Number of Seconds 0

Number of Points 6

Number of Comments 0

**Idea Title: Wildflowers and nature**

Idea Detail: I moved to the east side because it was calm and I could view wildlife. Now I have a huge hospital across the street from me and I can't get out on Arapahoe without risking my life due to all the traffic. Please, no more traffic, no more cheap, squeezed together, compact housing. Give us dog parks, walking paths and other opportunities to connect with nature. No more cement and congestion. There are plenty of restaurants and stores in Boulder. We can go there when we need to shop or want to eat out. There's lots of new housing in town. Let's not turn into Los Angeles.

Idea Author: Kathy S

Number of Seconds 0

Number of Points 6

Number of Comments 1

Comment 1: There should be a category in the ratings for "I don't like it." I am not really neutral at all, I disagree. The hospital will continue to grow as more of us get older and have more health problems. Hospitals also are large employers of modest wage positions that could benefit greatly from affordable housing nearby, even if they chose to drive a mile or two rather than walk, bike or bus. | By David B

**Idea Title: Road updates east of Cherryvale**

Idea Detail: Now that the city has spent a huge amount of money re-doing the road east of Cherryvale, how about letting people use it in a more efficient fashion? Get rid of the bus lanes, it needs to be four lanes east of 63rd. The eastbound "turn only" at 63rd goes nowhere, while access to the ReSource Yard and the Ed Center is no easier than it was prior to reconstruction. MAKE THE ROAD FOUR LANES OUT TO 75TH . Choking it down to two lanes at 63rd is a ridiculous way to manage traffic.

7

Idea Author: Jeff P

Number of Seconds 0

Number of Points 5

Number of Comments 0

**Idea Title: Arapahoe Ave. tunnel with paths, wildlife corridor, etc. above**

Idea Detail: Put Arapahoe Ave. underground (through a tunnel) for at least a few hundred feet, preferably near 55th St., and put walkways, a bike path, a wildlife corridor, gathering places, greenery, art installations, etc. on top to serve as a connection between areas north and south of Arapahoe Ave. and to serve as an anchor for a destination spot for the area.

Idea Author: Don P

Number of Seconds 0

Number of Points 3

Number of Comments 1

Comment 1: Bad idea. This would be a senseless waste of money | By David B

**Idea Title: Build sustainable, complete, bike/walk friendly areas in Boulder**

Idea Detail: Increased density is very effective at preserving natural resources globally. Dwellers of dense, urban environments use less energy and resources on average than those in less dense environments. See <http://tinyurl.com/lynnces> for evidence. In a democratic society, all citizens should be able to choose to live in Boulder, not just "those who arrived first". The best kind of density is "self-sufficient" density where dwellers can meet most of their needs for commerce, entertainment, food, etc within a walkable distance.

Therefore I suggest that East Arapahoe be developed with this in mind. Specifically, create mixed-use development that allows residential, office, retail/restaurant all within very close proximity. Increased density is a positive as long as new residents don't have to drive to other areas of Boulder to fulfill their needs/wants. Zone East Arapahoe appropriately and don't compromise this with developers just to foster development. Zone it and they will come.

Idea Author: tim N

8

Number of Seconds 0

Number of Points 3

Number of Comments 0

**Idea Title: Better bike and pedestrian access along Arapahoe**

Idea Detail: I hate biking along Arapahoe, and avoid it despite the number of great places that have popped up recently (Wild Woods, Bru, etc.).

- Bike paths are poorly labelled
- Sidewalks only exist in some places and can be quite narrow even when they do exist
- There are a LOT of driveways with cars entering and exiting

My few experiences as a pedestrian along Arapahoe aren't much better. Businesses are quite far apart, sidewalks come and go, and bus stops aren't aligned with businesses (try getting to Avery by bus).

\* I'd love to see bike routes that are clearly marked and protected from traffic.

\* Make sidewalks wider and make sure they're continuous along the length of the street.

\* Add additional bus stops so pedestrians don't have to walk so far to reach restaurants and other businesses.

Idea Author: Jackson F

Number of Seconds 0

Number of Points 2

Number of Comments 0

**Idea Title: Rezone the whole corridor to 5 stories**

Idea Detail: There isn't really a nice building on the entirety of East Arapahoe and Boulder needs to grow somewhere...Arapahoe has good connectivity to major highways and services and big building won't block anybody's views of the hills.

Idea Author: Jim M

9

Number of Seconds 0

Number of Comments 0

**Idea Title: Can we bring back the Pearl Trolley**

Idea Detail: Given Boulder Junction on Pearl, can we run a trolley from this East Arapahoe into downtown for all the employees who travel by transit to Boulder everyday.

Idea Author: Ryan M

Number of Seconds 0

Number of Comments 0

**Idea Title: No more Supersizing Boulder! No more height exemptions!**

Idea Detail: We can't go back from the ugly 55ft cement soviet block housing of Boulder Junction. Do repeat that mistake along Arapahoe.

Traffic is already maxed out on this road. Adding thousands of more jobs and residents will just throw it into complete gridlock. This "New Urbanism" trend doesn't work for Boulder. Let Denver have it.

No more 55ft Exemptions. No more setback back exemptions. No more cement paths counting as green space. We don't want another wall of tall buildings.

Listen to the citizens of Boulder, not the outside Developers!

Idea Author: Stephen H

Number of Seconds 0

Number of Comments 0

**Idea Title: Go slowly. What we have works pretty well.**

Idea Detail: City staff's current view of what might be good in 5 or 10 years may be correct -- or may be entirely misplaced. I don't want to see the East Arapahoe corridor micromanaged now

for the next decades. If there are slight changes, that's fine, but go slowly.

Idea Author: Brad P

10

Number of Seconds 0

Number of Comments 0

**Idea Title: More commercial enterprises, e.g. small grocery, restaurants...**

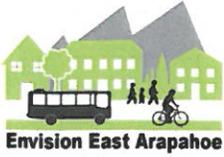
Idea Detail: East Boulder would benefit from a small grocery market (think Ideal) located near 55th and Arapahoe. This would leverage the coffee shops, small restaurants, and other shops beginning to surface in the area. The recent expansion of the Boulder Community Hospital will provide the customers necessary to support such a community. The current East Boulder neighborhood is stale and would benefit from some revitalization.

Idea Author: Mark M

Number of Seconds 0

Number of Comments 0

11



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

<p>What should remain?</p>	<p>What should change?          BUILD RESIDENTIAL HOUSING</p>
----------------------------	---

2—How would you improve the draft Vision Statement?

BUILD RESIDENTIAL HOUSING & INCREASE CAPACITY FOR VEHICLES / COMMUTERS

3—What ideas would you suggest for transportation enhancements and improving mobility?

WITH THE AMOUNT OF SERVICE JOBS IN BOULDER, VEHICLE COMMUTERS NEED BETTER ACCESS. MASS TRANSIT WILL NOT WORK FOR COMMUTER COMMUTE IN.

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

<p>Like</p>	<p>Dislike and would change or add</p>
-------------	--

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

<p>Like</p>	<p>Dislike and would change or add</p>
-------------	--

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

<p>Like</p>	<p>Dislike and would change or add</p>
-------------	--

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 ☹️ = dislike

**Comments and Ideas:**

**For the future, I would like to see:**

More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )	😊 🗿 ☹️	
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )	😊 😐 🗿	FISHER AUTO EXISTS
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )	🗿 😐 ☹️	
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )	😊 🗿 ☹️	
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )	🗿 😐 ☹️	
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )	😊 🗿 ☹️	
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )	🗿 😐 ☹️	
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )	🗿 😐 ☹️	
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )	😊 🗿 ☹️	
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )	🗿 😐 ☹️	
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )	😊 😐 🗿	
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )	😊 🗿 ☹️	
Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit	😊 🗿 ☹️	

What other choices or ideas would you like to see?

2 Big Questions: ① Who will pay for all the infrastructure & ~~the~~ services?  
 ② Will levels of service for all city facilities + school district be improved, stay the same, or get worse?



**Oct. 27, 2014 Workshop – Comment Form**

Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

Service businesses, now that they have been kicked out of the 30th + Pearl area

What should change?

new development should be severely limited, & all new development should pay to maintain levels of service for all city services & facilities

2—How would you improve the draft Vision Statement?

add costs & who will pay, add numbers (jobs, pop) that could be built all along the whole corridor

3—What ideas would you suggest for transportation enhancements and improving mobility?

Free E&O Passes paid by parking fees or other user fees

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Keeps service businesses, minimal new impacts you could achieve this by down zoning, & not getting the 19,000 new jobs.

Dislike and would change or add

limit heights

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

Dislike and would change or add

I don't like building to street in these areas, destroys views, makes everything constrained

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Most of the jobs are filled w/ OOT in-commuters, unless you limit job growth, the traffic congestion will just get worse & worse.

Dislike and would change or add

without limiting overall jobs all this housing has no overall benefit; it's a bandaid on ~~the~~ a serious wound.

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

☺ = like  
 ☹ = neutral  
 ☹ = dislike

**Comments and Ideas:**

**For the future, I would like to see:**

More light industry north of Arapahoe Avenue  
 (Current Trends scenario)

☺ ✓ ☹

Have you heard of "down zoning"?

Affordable space for necessary services (e.g., car repair)  
 (Current Trends and Districts scenarios)

✓ ☹ ☹

Boulder Community Health with nearby places for medical-related offices and small retail  
 (Districts scenario)

✓ ☹ ☹

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (Districts scenario)

☹ ✓ ☹

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (Districts scenario)

☹ ☹ ☹

Improvements to sidewalks and intersections  
 (Districts and Housing Choices scenarios)

☹ ✓ ☹

Place for energy generation, recycling, eco-district  
 (Districts scenario)

☹ ✓ ☹

we already have it

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (Housing Choices scenario)

☹ ☹ ✓

More people walking and riding bicycles – make it safe and convenient  
 (Districts and Housing Choices scenarios)

✓ ☹ ☹

but totally unrelated to District & Housing

Some new affordable, workforce housing north of Arapahoe Ave.  
 (Housing Choices scenario)

☹ ☹ ✓

That might be ok. IF you would stop job growth

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (Housing Choices scenario)

✓ ☹ ☹

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (Housing Choices scenario)

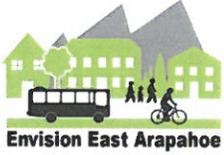
✓ ☹ ☹

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit

☹ ☹ ✓

Just will create more traffic jams, UNLESS you limit job growth!

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

most of what is there on W. Side of 55th and Flatiron Industrial Park, Levee Industrial

What should change?

2—How would you improve the draft Vision Statement?

don't try to make East Arapahoe more urban leave the area N. of Arapahoe industrial,

3—What ideas would you suggest for transportation enhancements and improving mobility?

better bike paths & safer crossings

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

pretty much of —

Dislike and would change or add

just clear up a few of the less attractive areas

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

continued use as business area  
changes to add more possible medical offices around hospital

Dislike and would change or add

don't like buildings too close to sidewalks  
don't like too much height  
add more green spaces

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

nothing —

Dislike and would change or add

do not want housing — save for business growth 50 years from now — housing will still not be affordable unless subsidized & either  
--- Over way will not meet the need for the type of housing we need the most —

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

<b>For the future, I would like to see:</b>	= like = neutral = dislike	<b>Comments and Ideas:</b>
More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )		
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )		
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )		
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )		
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )		
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )		
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )		
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )		
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )		
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )		
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )		<i>don't want current golf course to be changed</i>
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )		
Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit		

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

What should change?

— fewer giant parking lots  
 — more ped / bike connections  
 — more housing; green space

2—How would you improve the draft Vision Statement?

need to renew

3—What ideas would you suggest for transportation enhancements and improving mobility?

stripe all sidewalks at curbs/cutouts/driveways; spray marked paths

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Dislike and would change or add

don't just leave as is

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

Dislike and would change or add

Like

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Dislike and would change or add

Like

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 😞 = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*)

😊 😐 😞  
 (The smiley face is circled)

Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*)

😊 😐 😞  
 (The smiley face is circled)

Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*)

😊 😐 😞  
 (The smiley face is circled)

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*)

😊 😐 😞 ?  
 (The smiley face is circled)

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*)

😊 😐 😞  
 (The smiley face is circled)

Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*)

😊 😐 😞  
 (The smiley face is circled) H.V. rhyg.

Place for energy generation, recycling, eco-district  
 (*Districts scenario*)

😊 😐 😞  
 (The smiley face is circled)

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*)

😊 😐 😞  
 (The smiley face is circled)

More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*)

😊 😐 😞  
 (The smiley face is circled)

Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*)

😊 😐 😞  
 (The smiley face is circled)

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*)

😊 😐 😞  
 (The smiley face is circled)

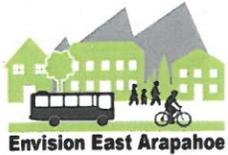
Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*)

😊 😐 😞  
 (The smiley face is circled)

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit

😊 😐 😞  
 (The smiley face is circled)

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

This area is a business engine for Boulder. Reasonable rent for startups. Look how breweries + coffee have taken hold.

What should change?

Arapahoe is very intimidating with 6 lanes, 45 mph speed limit, long blocks. It is a major transportation corridor but not ped or bike friendly.

2—How would you improve the draft Vision Statement?

Don't understand the word "inclusive". Who is being excluded?  
 In many ways ~~is~~ the area is "cheaper" than the rest of Boulder from a cost perspective.

3—What ideas would you suggest for transportation enhancements and improving mobility?

Linking area via transit to Boulder Junction would be great. Look for way to connect Pearl to Arapahoe via bike/ped path between hospital + 55<sup>th</sup> with bridge/bike path.

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

It's vibrant and driven by free enterprise/business model.

Dislike and would change or add

Transportation concepts are straight out of ~~1950~~ 1970's. There is a lot of room to improve things for peds/bikes/bus riders

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

Great concept. 15 minute walk is nice way to connect. What would a tech worker or hospital visitor, or BUSA employee need at lunch hour?

Dislike and would change or add

Adding housing might be interesting experiment but I don't want to live way out there. I would drive into downtown.

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Too Radical. Don't like

Dislike and would change or add

Doesn't make sense

--- Over ---

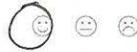
**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

☺ = like  
 ☹ = neutral  
 ☹ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*)



Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*)



Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*)



A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*)



Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*)



Like a lot

Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*)



Place for energy generation, recycling, eco-district  
 (*Districts scenario*)



Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*)



More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*)



Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*)



Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*)



Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*)



Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit



What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

general mixed use  
atmosphere

What should change?

more retail, food, grocery  
and better flow to get  
commuters out of town faster

2—How would you improve the draft Vision Statement?

More business centric focus

3—What ideas would you suggest for transportation enhancements and improving mobility?

more rapid connector routes for the business dense  
areas such as Flatirons Park. More lanes of 7  
to get out of town commuters out of the way

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Dislike and would change or add

change is needed

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

business focus

Dislike and would change or add

Better transport + retail  
closer to businesses, not just  
on arapahoe,

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Dislike and would change or add

Business need places to  
grow, there is plenty of  
housing already

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

☺ = like  
 😐 = neutral  
 ☹ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*)

☹ ☺ ☹ mire is needed

Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*)

☺ ☹ ☹ it would be nice but not a must have

Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*)

☹ ☺ ☹ ease of access for people

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*)

☹ ☺ ☹ ease congestion on arapahoe

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*)

☹ ☺ ☹ very much needed, especially on 55<sup>th</sup>

Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*)

☹ ☺ ☹

Place for energy generation, recycling, eco-district  
 (*Districts scenario*)

☺ ☺ ☹ not needed, already have elsewhere & close

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*)

☺ ☺ ☹ housing on 55<sup>th</sup> is a bad idea, too industrial & the train

More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*)

☹ ☺ ☹ more & faster bus routes to where people work, not just up & down arapahoe

Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*)

☺ ☺ ☹ Bad place for housing

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*)

☺ ☹ ☹ could go either way

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*)

☺ ☹ ☹ why just for residents?

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit

☹ ☺ ☹ as long as there is more lanes & better traffic flow

What other choices or ideas would you like to see?

more business focused



# Oct. 27, 2014 Workshop – Comment Form

Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?	What should change?
Keep some industrial areas	More Restaurants.

2—How would you improve the draft Vision Statement?

Don't include 55 ft, zero setback Buildings.

3—What ideas would you suggest for transportation enhancements and improving mobility?

I bike alot, but don't live the mixed use path next to a 6 lane road. Too much cross traffic.

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like	Dislike and would change or add
Seems OK.	More Restaurants.

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like	Dislike and would change or add
More Businesses = More Traffic.	Limit new office space.

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like	Dislike and would change or add
Can add some housing without making it as ugly as Boulder Junction, Needs some styling inline with Boulder, not all square, ugly Buildings.	

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

<b>For the future, I would like to see:</b>	☺ = like 😐 = neutral ☹ = dislike	<b>Comments and Ideas:</b>
More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )	☺ ☹ ☹	
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )	☺ ☹ ☹	
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )	☹ ☺ ☹	
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )	☹ ☹ ☹	
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )	☹ ☹ ☹	Small! Not another Boulder Junction
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )	☹ ☹ ☹	
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )	☺ ☹ ☹	
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )	☹ ☹ ☹	Small
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )	☹ ☹ ☹	Good Luck. With the traffic on Arap, it's really dangerous to bike.
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )	☹ ☹ ☹	
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )	☺ ☹ ☹	Make the entire Golf course a park.
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )	☺ ☹ ☹	
Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit	☹ ☹ ☹	It's Always going to be a major traffic jam getting to /from Boulder
What other choices or ideas would you like to see?		



# Oct. 27, 2014 Workshop – Comment Form

Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

Avalon Ballrooms -growing!  
Participatory dance!  
Evening/late night transit

What should change?

2—How would you improve the draft Vision Statement?

Growth pay own way

3—What ideas would you suggest for transportation enhancements and improving mobility?

Congestion-based pricing for commuters  
& parking

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Dislike and would change or add

needs more variety  
B or C better

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

Mixed use

Dislike and would change or add

Combine/  
trade off  
B and C

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Mixed use

Dislike and would change or add

Mixed use  
reduce jobs/  
housing  
imbalance

\$ make growth,  
especially jobs  
growth pay its  
own way.

more mixed use

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

<b>For the future, I would like to see:</b>	☺ = like 😐 = neutral ☹ = dislike	<b>Comments and Ideas:</b>
More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )	☺ ☐ ☹	
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )	☺ ☐ ☹	
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )	☺ ☐ ☹	
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )	☺ ☐ ☹	
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )	☺ ☐ ☹	
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )	☺ ☐ ☹	
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )	☺ ☐ ☹	
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )	☺ ☐ ☹	
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )	☺ ☐ ☹	
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )	☺ ☐ ☹	
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )	☺ ☐ ☹	
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )	☺ ☐ ☹	
Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit	☺ ☐ ☹	

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

green space

What should change?

- more shops and restaurants  
- bike lanes  
- more parks

2—How would you improve the draft Vision Statement?

3—What ideas would you suggest for transportation enhancements and improving mobility?

hub idea is a good one

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Does not beautify the area  
services still limited

Dislike and would change or add

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

Dislike and would change or add

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Dislike and would change or add

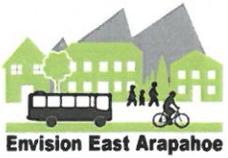
--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

<b>For the future, I would like to see:</b>	= like = neutral = dislike	<b>Comments and Ideas:</b>
More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )		
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )		
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )		
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )		
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )		
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )		
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )		more it out of town
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )		
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )		
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )		
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )		As long as it stays green why not give access to more people
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )		huge!
Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit		Love!

What other choices or ideas would you like to see?

I think you should work on the BRT + some of the bike improvements that  
now + come back to the land use when you are ready to zone/propose density that  
will support biking/walking/transit the TMP.



# Oct. 27, 2014 Workshop – Comment Form

Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain? Nothing	What should change? The suburban style development + the 6 lane hwy
--------------------------------	--

2—How would you improve the draft Vision Statement?

You are not being bold enough, If the time is not ready to do a bolder plan now, wait. Don't stick us with a lame suburban wasteland plan for the next 20yrs.

3—What ideas would you suggest for transportation enhancements and improving mobility?

Road diet  
You can't make a liveable place with a 6 lane hwy down the middle

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like Nothing	Dislike and would change or add <del>Nothing</del> Driveway, road, parking + 1 story bldgns.
-----------------	---

What do you like or dislike about the ideas presented in Scenario B: Districts?

Dislike and would change or add Not Bold enough
--

What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Dislike and would change or add Don't build more suburbia because you are afraid to bring up doing anything else,
--

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

☺ = like  
 😐 = neutral  
 ☹ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (Current Trends scenario)

☺ ☹ ☹

There does need to be some light industrial but with less parking

Affordable space for necessary services (e.g., car repair)  
 (Current Trends and Districts scenarios)

☺ ☹ ☹

Don't let this be the storage space entry to Boulder

Boulder Community Health with nearby places for medical-related offices and small retail  
 (Districts scenario)

☺ ☹ ☹

yes

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (Districts scenario)

☺ ☹ ☹

yes- Road diet

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (Districts scenario)

☺ ☹ ☹

Improvements to sidewalks and intersections  
 (Districts and Housing Choices scenarios)

☺ ☹ ☹

complete trail connection on N. side Ar.

Place for energy generation, recycling, eco-district  
 (Districts scenario)

☺ ☹ ☹

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (Housing Choices scenario)

☺ ☹ ☹

It needs to be dense enough so people have place to walk to + interesting

More people walking and riding bicycles – make it safe and convenient  
 (Districts and Housing Choices scenarios)

☺ ☹ ☹

yes - same as above! you don't get biking + walking w/o

Some new affordable, workforce housing north of Arapahoe Ave.  
 (Housing Choices scenario)

☺ ☹ ☹

more housing peoples scaled

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (Housing Choices scenario)

☺ ☹ ☹

Golf courses are bad land use places to walk + bike to

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (Housing Choices scenario)

☺ ☹ ☹

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit

☺ ☹ ☹

What other choices or ideas would you like to see?

Everyone wants walking, biking + transit but unless you are willing to propose dense, close, interesting places to walk + bike to, you won't

How did you find out about this meeting? Notice from Staff

Contact info (optional) Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Get that. Because you chose not to take a bold approach it is kind of worthless - you will never get there. Either get some political will or drop it + come back later



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

What should change?

**SENSE OF PLACE**

2—How would you improve the draft Vision Statement?

DONT LIKE THE FUTURE GIVENS # 8  
RETENTION WALL?

3—What ideas would you suggest for transportation enhancements and improving mobility?

**BRT**

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Dislike and would change or add

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

**6**

Dislike and would change or add

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Dislike and would change or add

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

☺ = like  
 😐 = neutral  
 ☹ = dislike

**Comments and Ideas:**

**For the future, I would like to see:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*) ☺ ☹ ☹

Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*) ☺ ☹ ☹

Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*) ☺ ☹ ☹

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*) ☺ ☹ ☹

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*) ☺ ☹ ☹

Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*) ☺ ☹ ☹

Place for energy generation, recycling, eco-district  
 (*Districts scenario*) ☺ ☺ ☹

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*) ☺ ☺ ☹

More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*) ☺ ☹ ☹

Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*) ☺ ☹ ☹

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*) ☺ ☹ ☹

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*) ☺ ☹ ☹

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit  
 ☺ ☹ ☹

What other choices or ideas would you like to see?

BRT

BRT

2



# Oct. 27, 2014 Workshop – Comment Form

Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

<p><i>What should remain?</i></p> <p>Affordable Retail - thrift shops light industry</p>	<p><i>What should change?</i></p> <p>less big business Remove smoke stacks from Power plant</p>
--	---

2—How would you improve the draft Vision Statement?

3—What ideas would you suggest for transportation enhancements and improving mobility?

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

<p><i>Like</i></p>	<p><i>Dislike and would change or add</i></p> <p>No restaurants, no retail doesn't create a "district"</p>
--------------------	--

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

<p><i>Like</i></p> <p>really like 55<sup>th</sup> of Arapahoe district</p>	<p><i>Dislike and would change or add</i></p>
--	---

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

<p><i>Like</i></p> <p>Same as B - like 55<sup>th</sup> of Arapahoe district Thoughtful mix of retail residential</p>	<p><i>Dislike and would change or add</i></p> <p>Don't like residential north end of 55<sup>th</sup> - too far from focus of district - keep it on Arapahoe</p>
--	---

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

<b>For the future, I would like to see:</b>	☺ = like 😐 = neutral ☹ = dislike	<b>Comments and Ideas:</b>
More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )	☺ ☐ ☹	
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )	☺ ☐ ☹	
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )	☺ ☐ ☹	
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )	☐ ☺ ☹	
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )	☺ ☐ ☹	
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )	☺ ☐ ☹	
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )	☐ ☺ ☹	
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )	☐ ☺ ☹	
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )	☺ ☐ ☹	
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )	☐ ☐ ☹	
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )	☺ ☐ ☹	
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )	☺ ☐ ☹	
Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit	☺ ☐ ☹	

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

What should change?

We need more RTD ROUTES  
SO THERE IS LESS TRAFFIC HEADING  
IN and OUT OF TOWN

2—How would you improve the draft Vision Statement?

3—What ideas would you suggest for transportation enhancements and improving mobility?

WORK W/ RTD OR ROUTES COMING IN AND OUT OF THE BOULDER  
JUNCTION

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

~~CHANGE~~

Dislike and would change or add

DONT LIKE

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

I LIKE THIS BUT NEED  
MORE ROUTES AROUND  
PEARL EAST AND FLATIRON  
PARK

Dislike and would change or add

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

We need housing but we  
need routes so people  
can live and work IN EAST  
BOULDER

Dislike and would change or add

~~USE~~

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

☺ = like  
 😐 = neutral  
 ☹ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*)



Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*)



Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*)



A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*)



Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*)



Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*)



Place for energy generation, recycling, eco-district  
 (*Districts scenario*)



Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*)



More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*)



Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*)



Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*)



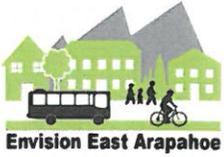
Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*)



Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit



What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

**Envision East Arapahoe** Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

<i>What should remain?</i>	<i>What should change?</i>
----------------------------	----------------------------

2—How would you improve the draft **Vision Statement**?

3—What ideas would you suggest for **transportation enhancements and improving mobility**?

4—Do you have comments about the **future choices** (i.e., scenarios)? *(Note: The back side contains the “menu” of ideas)*

A. What do you like or dislike about the ideas presented in **Scenario A: Current Trends**?

<i>Like</i>	<i>Dislike and would change or add</i>
-------------	--

B. What do you like or dislike about the ideas presented in **Scenario B: Districts**?

<i>Like</i>	<i>Dislike and would change or add</i>
-------------	--

C. What do you like or dislike about the ideas presented in **Scenario C: Housing Choices**?

<i>Like</i>	<i>Dislike and would change or add</i>
-------------	--

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

<b>For the future, I would like to see:</b>	☺ = like 😐 = neutral ☹ = dislike	<b>Comments and Ideas:</b>
More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )	☹ ☹ ☹	
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )	☹ ☹ ☹	
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )	☹ ☹ ☹	
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )	☺ ☹ ☹	
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )	☹ ☹ ☹	
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )	☺ ☹ ☹	
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )	☹ ☹ ☹	
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )	☺ ☹ ☹	
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )	☺ ☹ ☹	
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )	☺ ☹ ☹	No buildings over 2-3 stories!!! The scenario playing out at Pearl & Arap. is a nightmare!
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )	☺ ☹ ☹	
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )	☹ ☹ ☹	
Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit	☹ ☹ ☹	

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe *Please provide your ideas.*

1—What are your general comments and ideas for the future of the East Arapahoe area?

<p><i>What should remain?</i></p>	<p><i>What should change?</i></p>
-----------------------------------	-----------------------------------

2—How would you improve the draft **Vision Statement**?

3—What ideas would you suggest for **transportation enhancements and improving mobility**?

*Increase sensible rapid transit & public transportation  
increase bike friendly environment*

4—Do you have comments about the **future choices** (i.e., scenarios)? *(Note: The back side contains the “menu” of ideas)*

A. What do you like or dislike about the ideas presented in **Scenario A: Current Trends**?

<p><i>Like</i></p>	<p><i>Dislike and would change or add</i></p>
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B. What do you like or dislike about the ideas presented in **Scenario B: Districts**?

<p><i>Like</i></p>	<p><i>Dislike and would change or add</i></p>
--------------------	---

C. What do you like or dislike about the ideas presented in **Scenario C: Housing Choices**?

<p><i>Like</i></p>	<p><i>Dislike and would change or add</i></p> <p><i>no additional housing if it in <u>any</u> way resembles Pearl St (east of 30th)</i></p>
--------------------	---

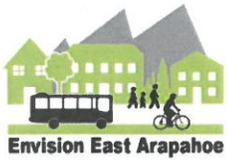
--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

<b>For the future, I would like to see:</b>	☺ = like 😐 = neutral ☹ = dislike	<b>Comments and Ideas:</b>
More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )	☺ ☹ ☹	
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )	☺ ☹ ☹	
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )	☺ ☹ ☹	
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )	☺ ☹ ☹	
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )	☺ ☹ ☹	THE HIGH DENSITY NEW CONSTRUCTION ALONG PEARL (EAST OF 30th) OPENED EYES. THIS TYPE OF DEVELOPMENT IS UNACCEPTABLE ALONG ARAP. ETC.
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )	☺ ☹ ☹	
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )	☺ ☹ ☹	
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )	☺ ☹ ☹	
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )	☺ ☹ ☹	
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )	☺ ☹ ☹	→ HIGH DENSITY PROBABLY THEREFORE UNACCEPTABLE
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )	☺ ☹ ☹	
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )	☺ ☹ ☹	
Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit	☺ ☹ ☹	

What other choices or ideas would you like to see?

A comprehensive question(s) to RESIDENTS OF BOULDER, BOULDER COUNTY, LAFAYETTE, LOUISVILLE (As separate entities) to determine appetite for "growth"



# Oct. 27, 2014 Workshop – Comment Form

Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

<p>What should remain?</p> <p>appreciate the proactive Comprehensive Plan for East Arapahoe development</p>	<p>What should change?</p>
---	----------------------------

2—How would you improve the draft Vision Statement?

3—What ideas would you suggest for transportation enhancements and improving mobility?

specific plans/ details regarding  
parking and connectivity - cars

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

<p>Like</p>	<p>Dislike and would change or add</p> <p>afraid that no plan for area would result in hodge-podge of buildings</p>
-------------	---

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

<p>Like</p> <p>like the concepts presented - good variety -</p>	<p>Dislike and would change or add</p>
---	--

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

<p>Like</p>	<p>Dislike and would change or add</p> <p>How dense will the 53 Arapahoe housing be?</p>
-------------	--

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

<b>For the future, I would like to see:</b>	<input checked="" type="radio"/> = like <input type="radio"/> = neutral <input type="radio"/> = dislike	<b>Comments and Ideas:</b>
More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>	
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>	
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>	
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>	definite need!
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>	
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>	
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>	
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )	<input checked="" type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	housing needs to be less dense than what is at Boulder Junction
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	also need planned parking for older population
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>	not too dense
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>	
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>	
Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>	

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

Keep a height limit of 4 stories

What should change?

2—How would you improve the draft Vision Statement?

3—What ideas would you suggest for transportation enhancements and improving mobility?

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Dislike and would change or add

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

Mixed commercial with restaurants.

Dislike and would change or add

Don't force Eco-Pass on people that will not use it.

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Dislike and would change or add

Dangerous housing next to train tracks.

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 ☹️ = dislike

**Comments and Ideas:**

**For the future, I would like to see:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*)

😊 😐 ☹️

Dense office space w/ parking

Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*)

😊 😐 ☹️

Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*)

😊 😐 ☹️

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*)

😊 😐 ☹️

Small shops, dining, offices, and ~~some~~ apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*)

😊 😐 ☹️

Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*)

😊 😐 ☹️

Traffic light at MacArthur.  
 Improved sidewalk MacArthur to 48<sup>th</sup> on Southside Arapahoe

Place for energy generation, recycling, eco-district  
 (*Districts scenario*)

😊 😐 ☹️

Small shops, dining, offices, and ~~business~~ north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*)

😊 😐 ☹️

More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*)

😊 😐 ☹️

Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*)

😊 😐 ☹️

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*)

😊 😐 ☹️

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*)

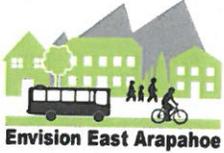
😊 😐 ☹️

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit

😊 😐 ☹️

Current buses are fine, we don't need a BRT lane.

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

FOCUS ON HIGH PAYING JOB  
SECTOR

What should change?

BETTER TRANSIT - e.g. REGULAR  
BUS SERVICE, SAFER BIKE/WALK  
MORE SHOPS/SERVICES - FOOD,  
DRY CLEANERS, DAY CARE  
CLEAN UP LOOK OF LIGHT INDUSTRIAL

2—How would you improve the draft Vision Statement?

3—What ideas would you suggest for transportation enhancements and improving mobility?

BRT GOOD, LOW NOISE LOW POLLUTING  
SLOWER CAR SPEEDS, SAFER BIKING/WALKING

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Dislike and would change or add

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

LOOKS GREAT W/ MORE TREES,  
PEDESTRIAN FRIENDLY AREAS, PARKS

Dislike and would change or add

DON'T GO TOO FAR WITH  
HEIGHT/DENSITY.

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Dislike and would change or add

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

<b>For the future, I would like to see:</b>	= like = neutral = dislike	<b>Comments and Ideas:</b>
More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )		
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )		
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )		
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )		
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )		
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )		
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )		
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )		
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )		
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )		
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )		
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )		
Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit		

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

What should change?

Glad to see the planning boards are looking at a comprehensive plan to handle growth well.

2—How would you improve the draft Vision Statement?

3—What ideas would you suggest for transportation enhancements and improving mobility?

Consider all age populations and in addition to parking spots for bikes, etc. provide adequate parking for cars.

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Dislike and would change or add

No, it needs planning.

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

Dislike and would change or add

Favor

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Dislike and would change or add

Not sure

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 ☹️ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (Current Trends scenario)

😊 😐 ☹️

Affordable space for necessary services (e.g., car repair)  
 (Current Trends and Districts scenarios)

☹️ ~~😊~~ ☹️

Boulder Community Health with nearby places for medical-related offices and small retail  
 (Districts scenario)

👍 😐 ☹️

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (Districts scenario)

👍 😐 ☹️

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (Districts scenario)

👍 😐 ☹️

*Take a picture of the apt built on 30<sup>th</sup> Pearl and VOW, never to replicate this on Arapahoe or any place else in Boulder.*

Improvements to sidewalks and intersections  
 (Districts and Housing Choices scenarios)

👍 😐 ☹️

Place for energy generation, recycling, eco-district  
 (Districts scenario)

👍 😐 ☹️

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (Housing Choices scenario)

👍 😐 ☹️

More people walking and riding bicycles – make it safe and convenient  
 (Districts and Housing Choices scenarios)

👍 😐 ☹️

*Yes, but make sure you provide parking for cars.*

Some new affordable, workforce housing north of Arapahoe Ave.  
 (Housing Choices scenario)

😊 😐 ☹️

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (Housing Choices scenario)

👍 😐 ☹️

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (Housing Choices scenario)

👍 😐 ☹️

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit

👍 😐 ☹️

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

The rural neighborhoods

What should change?

Nothing  
All your changes bring increased congestion - IN THE FLOOD PLAIN

2—How would you improve the draft Vision Statement?

Let Boulder be rural along Arapahoe

3—What ideas would you suggest for transportation enhancements and improving mobility?

Your ideas bring lots of congestion —  
leave us alone!

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

No new housing

Dislike and would change or add

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

Dislike and would change or add

Retail - don't need it!  
Recycling center already exists!  
No additional housing

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Dislike and would change or add

HATE THIS OPTION!  
This is a rural neighborhood!!!  
This option bring PEOPLE  
CARS + PARKING LOTS

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 ☹️ = dislike

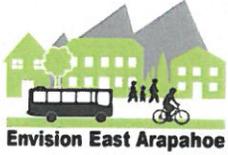
**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue (Current Trends scenario)	😊 😐 <del>☹️</del>	Light industry is better than housing.
Affordable space for necessary services (e.g., car repair) (Current Trends and Districts scenarios)	😊 😐 <del>☹️</del>	We already have car repair
Boulder Community Health with nearby places for medical-related offices and small retail (Districts scenario)	😊 <del>☹️</del> 😐	
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) (Districts scenario)	😊 😐 <del>☹️</del>	
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. (Districts scenario)	😊 <del>☹️</del> 😐	
Improvements to sidewalks and intersections (Districts and Housing Choices scenarios)	😊 😐 ☹️	IT IS FINE TO improve sidewalks, but NOT if it means OPTION C !! or B!
Place for energy generation, recycling, eco-district (Districts scenario)	😊 😐 <del>☹️</del>	
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods (Housing Choices scenario)	😊 😐 <del>☹️</del>	
More people walking and riding bicycles – make it safe and convenient (Districts and Housing Choices scenarios)	😊 😐 ☹️	We already have lots of people walking + riding bicycles
Some new affordable, workforce housing north of Arapahoe Ave. (Housing Choices scenario)	😊 😐 <del>☹️</del>	
Flatiron Golf has new trails and community gardens, in addition to golf course (Housing Choices scenario)	😊 😐 <del>☹️</del>	Leave The golf course alone
Ecological restoration along ditches and near creeks; better access to nature for current and future residents (Housing Choices scenario)	😊 😐 <del>☹️</del>	
Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit	😊 😐 ☹️	This is a nice idea, but NOT if it means high rise development

What other choices or ideas would you like to see?

I live on one acre of land on Old Tale, just 3 houses from Arapahoe - I would like to see parks, but definitely NOT high rise housing on Arapahoe -



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

<p><i>What should remain?</i> Light industry uses are good, but can actually be integrated with higher density + residential. I'd love to live in a place where people are making things.</p>	<p><i>What should change?</i> NEED MORE PEOPLE. Sticking w/ the ~4300 jobs/residents is TOTALLY USELESS, and makes this whole exercise a waste of everyone's time.</p>
---	--

2—How would you improve the draft Vision Statement?

maintaining current use intensity is incompatible w/ most of the Vision. "Socially Thriving", "Livable" "sustainable" "safe" "connected". Good luck. It's a freeway surrounded by parking craters.

3—What ideas would you suggest for transportation enhancements and improving mobility?

slow traffic on Arapahoe down! virtually impossible to cross now. Make it easier. Real BRT!

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

<p><i>Like</i> basically nothing. This development pattern is why the US is fat, broke, and dependent on oil.</p>	<p><i>Dislike and would change or add</i> If we can't fix the land use intensity out here, just STOP. Get the BRT in and leave the area alone rather than waste</p>
---	---

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

<p><i>Like</i></p>	<p><i>Dislike and would change or add</i> a bunch of time to make a lousy plan. Maybe focus on the area between TVAP + East CU.</p>
--------------------	---

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

<p><i>Like</i> mix of uses would be better, but not much.</p>	<p><i>Dislike and would change or add</i> add 10,000 to 30,000 more jobs/people.</p>
---	--

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 ☹️ = dislike

**Comments and Ideas:**

**For the future, I would like to see:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*)

😊 😐 ☹️ good if intensified

Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*)

😊 😐 ☹️ We can provide these amenities so much more space efficiently.

Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*)

😊 😐 ☹️

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*)

😊 😐 ☹️ yes! break up the impermeable super blocks!

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*)

😊 😐 ☹️

Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*)

😊 😐 ☹️

Place for energy generation, recycling, eco-district  
 (*Districts scenario*)

😊 😐 ☹️

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*)

😊 😐 ☹️

**NONE OF THESE MAKE SENSE W/O MUCH HIGHER LAND USE INTENSITY**

More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*)

😊 😐 ☹️

Not going to happen w/o increasing intensity a bunch.

Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*)

😊 😐 ☹️

how about 10,000 dwelling units?

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*)

😊 😐 ☹️

I hate golf courses.

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*)

😊 😐 ☹️

Sure. Keep the greenways green, don't build in high hazard zones. Pub.

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit

😊 😐 ☹️

What's the point if we don't allow lots more people and activity to inhabit the area?

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

**Envision East Arapahoe** *Please provide your ideas.*

1—What are your general comments and ideas for the future of the East Arapahoe area?

<i>What should remain?</i>	<i>What should change?</i>
----------------------------	----------------------------

2—How would you improve the draft **Vision Statement**?

3—What ideas would you suggest for **transportation enhancements and improving mobility**?

4—Do you have comments about the **future choices** (i.e., scenarios)? *(Note: The back side contains the “menu” of ideas)*

A. What do you like or dislike about the ideas presented in **Scenario A: Current Trends**?

<i>Like</i>	<i>Dislike and would change or add</i>
-------------	--

B. What do you like or dislike about the ideas presented in **Scenario B: Districts**?

<i>Like</i>	<i>Dislike and would change or add</i>
-------------	--

C. What do you like or dislike about the ideas presented in **Scenario C: Housing Choices**?

<i>Like</i>	<i>Dislike and would change or add</i>
-------------	--

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 ☹️ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (Current Trends scenario)

😊 😐 ☹️

have to accommodate  
 somewhere have been good  
 neighbor

Affordable space for necessary services (e.g., car  
 repair) (Current Trends and Districts scenarios)

😊 😐 ☹️

Boulder Community Health with nearby places for  
 medical-related offices and small retail  
 (Districts scenario)

😊 😐 ☹️

good paying jobs  
 environmental steward

A new east/west connecting street (i.e., Walnut/48<sup>th</sup>  
 Street) (Districts scenario)

😊 😐 ☹️

never thought about it

Small shops, dining, offices and some apartments  
 north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (Districts scenario)

✖️ ✖️ 😐 😐 ☹️

demographic wld support  
 shopping & dining

Improvements to sidewalks and intersections  
 (Districts and Housing Choices scenarios)

😊 😐 ☹️

desperately needed

Place for energy generation, recycling, eco-district  
 (Districts scenario)

😊 😐 ☹️

nature these  
 uses

Small shops, dining, offices, and housing north of  
 Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly  
 neighborhoods (Housing Choices scenario)

😊 😐 ☹️

More people walking and riding bicycles – make it  
 safe and convenient (Districts and Housing Choices  
 scenarios)

😊 😐 ☹️

Some new affordable, workforce housing north of  
 Arapahoe Ave. (Housing Choices scenario)

😊 😐 ☹️

Flatiron Golf has new trails and community gardens,  
 in addition to golf course (Housing Choices scenario)

😊 😐 ☹️

Ecological restoration along ditches and near creeks;  
 better access to nature for current and future  
 residents (Housing Choices scenario)

😊 😐 ☹️

Arapahoe Ave. becomes a safe and attractive  
 "boulevard" with street trees, noise buffering, safe  
 speeds and transit

😊 😐 ☹️

It's still a key arterial, and  
 st. Need to accommodate  
 all modes

What other choices or ideas would you like to see?

what I think is missing is explaining to existing residents how  
 the evolution of Arapahoe can positively impact them

make linkage to how families will benefit from  
 transit / infill / densification



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

opportunities for startup businesses to incubate their biz plan in an affordable space, especially for businesses associated with Recycle Row

What should change?

Alternative transportation and amenities for area workforce improvements would be great

2—How would you improve the draft Vision Statement?

It's all there – what gets cut as we move forward is the key.

3—What ideas would you suggest for transportation enhancements and improving mobility?

Bike Share, finishing the connections between bike paths and walkways

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

affordable warehouse space

Dislike and would change or add

no neighborhood feel, not pretty, east county car commuting puts pressure on all modes of transport in the neighborhood

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

better amenities for area workforce

Dislike and would change or add

any planned development necessarily increases rental rates

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

at some point a developer will try to put in housing, so very important to plan it.

Dislike and would change or add

would need to really prioritize affordable warehouse rent, perhaps like affordable housing program. How that works with market forces like pot grow operators I'm not sure!

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 ☹️ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )	😊 😐 ☹️	more isn't necessarily as important as affordable space for new biz incubation
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )	😊 😐 ☹️	
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )	😊 😐 ☹️	
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )	😊 😐 ☹️	not sure this is worth messing with S. Boulder Creek greenway
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )	😊 😐 ☹️	
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )	😊 😐 ☹️	
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )	😊 😐 ☹️	Prioritize the services of Recycle Row, including expansion
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )	😊 😐 ☹️	I think this would significantly increase warehouse lease rates
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )	😊 😐 ☹️	
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )	😊 😐 ☹️	If housing is added, it should prioritize housing for the area workforce
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )	😊 😐 ☹️	interesting idea ...
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )	😊 😐 ☹️	
Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit	😊 😐 ☹️	

What other choices or ideas would you like to see?

Simple improvements such as plowing the multi-use path east of 55<sup>th</sup> and working on bike and ped connectors would help a lot.



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

<p>What should remain?</p> <p>LOW HEIGHT OF BLDGS. NO 55' BUILDINGS. KEEP VIEWS.</p>	<p>What should change?</p>
--	----------------------------

2—How would you improve the draft Vision Statement?

3—What ideas would you suggest for transportation enhancements and improving mobility?

Have most of the transportation designs in place before all of the housing.

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

<p>Like</p>	<p>Dislike and would change or add</p>
-------------	--

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

<p>Like</p>	<p>Dislike and would change or add</p>
-------------	--

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

<p>Like</p>	<p>Dislike and would change or add</p>
-------------	--

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

☺ = like  
 😐 = neutral  
 ☹ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (Current Trends scenario)

☺ ☹ ☹

Affordable space for necessary services (e.g., car repair)  
 (Current Trends and Districts scenarios)

☺ ☹ ☹

Boulder Community Health with nearby places for medical-related offices and small retail  
 (Districts scenario)

☺ ☹ ☹

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (Districts scenario)

☺ ☹ ☹

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (Districts scenario)

☺ ☹ ☹

SOME APARTMENTS - NO BIG  
 55' COMPLEXES.

Improvements to sidewalks and intersections  
 (Districts and Housing Choices scenarios)

☺ ☹ ☹

Place for energy generation, recycling, eco-district  
 (Districts scenario)

☺ ☹ ☹

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (Housing Choices scenario)

☺ ☹ ☹

~~Housing~~ Housing NOT 55' HIGH.  
 KEEP TO 35' WITH SETBACKS.

More people walking and riding bicycles – make it safe and convenient  
 (Districts and Housing Choices scenarios)

☺ ☹ ☹

Probably won't really happen.  
 People need cars.

Some new affordable, workforce housing north of Arapahoe Ave.  
 (Housing Choices scenario)

☺ ☹ ☹

Developers will just build expensive places & give \$ to the city for affordable somewhere else.

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (Housing Choices scenario)

☺ ☹ ☹

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (Housing Choices scenario)

☺ ☹ ☹

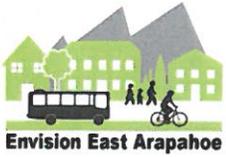
Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit

☺ ☹ ☹

WHAT ABOUT COMMUTERS FROM EAST OF BOULDER? THEY USE ARAPAHOE.

What other choices or ideas would you like to see?

HOLD ON THIS UNTIL THE COMPREHENSIVE PLAN IS DONE.



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

What should change?

less pot

2—How would you improve the draft Vision Statement?

It's too broad

3—What ideas would you suggest for transportation enhancements and improving mobility?

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

people can still buy houses with land that don't start @ \$1M. It's more affordable for Boulder

Dislike and would change or add

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

my favorite option

Dislike and would change or add

make it a special trip to E Blvd - not more housing

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Dislike and would change or add

It makes me nervous w/ existing traffic issues

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

☺ = like  
 ☹ = neutral  
 ☹ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (Current Trends scenario)

☺ ☹ ☹

Affordable space for necessary services (e.g., car repair)  
 (Current Trends and Districts scenarios)

☹ ☹ ☹

Boulder Community Health with nearby places for medical-related offices and small retail  
 (Districts scenario)

☺ ☹ ☹

needs more food options

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (Districts scenario)

☺ ☹ ☹

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (Districts scenario)

☹ ☹ ☹

Improvements to sidewalks and intersections  
 (Districts and Housing Choices scenarios)

☹ ☹ ☹

Place for energy generation, recycling, eco-district  
 (Districts scenario)

☹ ☹ ☹

enough of those already

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (Housing Choices scenario)

☹ ☹ ☹

More people walking and riding bicycles – make it safe and convenient  
 (Districts and Housing Choices scenarios)

☹ ☹ ☹

Some new affordable, workforce housing north of Arapahoe Ave.  
 (Housing Choices scenario)

☹ ☹ ☹

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (Housing Choices scenario)

☹ ☹ ☹

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (Housing Choices scenario)

☹ ☹ ☹

flood mitigation would be my first choice

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit

☹ ☹ ☹

What other choices or ideas would you like to see?

I'm concerned this whole development will snowball into another sub city & the roads can't handle it.



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Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

What should change?

hard edge for development @ east edge of city.  
should be very clear when you have entered Boulder

2—How would you improve the draft Vision Statement?

3—What ideas would you suggest for transportation enhancements and improving mobility?

make any new side streets in the area narrow — like in downtown/the Hill  
no 50' curb to curb side streets. reduce setbacks, make the buildings form an outdoor room

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

not much.

Dislike and would change or add

It stinks for biking

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

Dislike and would change or add

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Dislike and would change or add

More housing

--- Over ---

I support some mixed these two options

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

☺ = like  
 ☹ = neutral  
 ☹ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (Current Trends scenario) ☺ ☹ ☹ but w/ less surface P

Affordable space for necessary services (e.g., car repair)  
 (Current Trends and Districts scenarios) ☺ ☹ ☹

Boulder Community Health with nearby places for medical-related offices and small retail  
 (Districts scenario) ☹ ☹ ☹ but w/ less parking

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (Districts scenario) ☺ ☹ ☹ YES YES YES

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (Districts scenario) ☺ ☹ ☹

Improvements to sidewalks and intersections  
 (Districts and Housing Choices scenarios) ☺ ☹ ☹ Yes Yes Yes

Place for energy generation, recycling, eco-district  
 (Districts scenario) ☹ ☹ ☹

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (Housing Choices scenario) ☺ ☹ ☹

More people walking and riding bicycles – make it safe and convenient  
 (Districts and Housing Choices scenarios) ☺ ☹ ☹

Some new affordable, workforce housing north of Arapahoe Ave.  
 (Housing Choices scenario) ☺ ☹ ☹

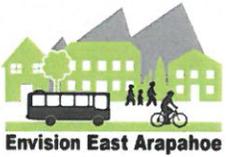
Flatiron Golf has new trails and community gardens, in addition to golf course  
 (Housing Choices scenario) ☺ ☹ ☹ but get rid of Golf course

turn into Sports Fields

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (Housing Choices scenario) ☺ ☹ ☹

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit  
 ☺ ☹ ☹

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?	What should change?
Do Not Bring in big buildings Keep this as a transition of low density, low height buildings →	

2—How would you improve the draft Vision Statement?

NO BRT  
 NO Big Buildings

3—What ideas would you suggest for transportation enhancements and improving mobility?

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like	Dislike and would change or add
I like Keeping things as is. Maybe add a few 2-3 story office Bldgs & A couple of restaurants	

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like	Dislike and would change or add
Deceptive - Planning Board member said - "Don't do visuals with 55ft Buildings that will only upset the public	

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like	Dislike and would change or add
Outrageous - I don't want to live in a Jetson City	

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 ☹️ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*)

☹️ 😐 😊

Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*)

😊 ☹️ 😐

Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*)

☹️ 😐 😊

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*)

😊 😐 ☹️

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*)

😊 😐 ☹️

Don't lump together Dining, offices, small shops OK but no more housing  
 No yellow flashing lights

Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*)

😊 ☹️ 😐

Place for energy generation, recycling, eco-district  
 (*Districts scenario*)

😊 ☹️ 😐

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*)

😊 😐 ☹️

Don't lump

More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*)

😊 ☹️ 😐

Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*)

😊 😐 ☹️

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*)

😊 ☹️ 😐

They just put 2,000,000 into 58 in ideas - Not changing golf course

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*)

☹️ 😐 😊

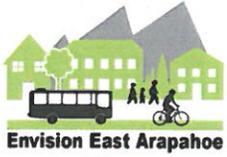
Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit

😊 😐 😊

NO trees Keep View of Mts. Won't be attractive with Bart down the middle

What other choices or ideas would you like to see?

Allow public to speak at these meetgs. Planning Dept Does there sell why not allow residents to speak!!



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

Golf Course ALL 18 holes -  
 A water retention isn't the answer - the water flowing under Arapahoe to creek is needed

What should change?

A park and low density housing and a small number shops -  
Nothing over 3 stories

2—How would you improve the draft Vision Statement?

VERY AGAINST Flatirons  
 Having ANY FLOOD MITIGATION!!!

3—What ideas would you suggest for transportation enhancements and improving mobility?

Better side walks / Bike lane options

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Dislike and would change or add

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

Dislike and would change or add

No change to Flatirons golf course  
especially Flood Mitigation

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

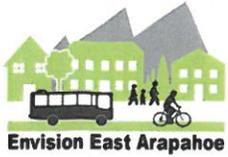
Dislike and would change or add

No Building over 3 stories

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

<b>For the future, I would like to see:</b>		<b>Comments and Ideas:</b>
	😊 = like 😐 = neutral ☹️ = dislike	
More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3 story limit
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<i>What other choices or ideas would you like to see?</i>		



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe *Please provide your ideas.*

1—What are your general comments and ideas for the future of the East Arapahoe area?

<i>What should remain?</i>	<i>What should change?</i>
----------------------------	----------------------------

2—How would you improve the draft **Vision Statement**?

3—What ideas would you suggest for **transportation enhancements and improving mobility**?

4—Do you have comments about the **future choices** (i.e., scenarios)? *(Note: The back side contains the “menu” of ideas)*

A. What do you like or dislike about the ideas presented in **Scenario A: Current Trends**?

<i>Like</i>	<i>Dislike and would change or add</i>
-------------	--

B. What do you like or dislike about the ideas presented in **Scenario B: Districts**?

<i>Like</i>	<i>Dislike and would change or add</i>
-------------	--

C. What do you like or dislike about the ideas presented in **Scenario C: Housing Choices**?

<i>Like</i> <i>It allows for the community's future needs. -Timing can remain flexible &amp; adapt to shifts.</i>	<i>Dislike and would change or add</i>
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--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 ☹️ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*)

😊 😐 ☹️

Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*)

😊 😐 ☹️

Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*)

😊 😐 ☹️ *Vitality important for community future health needs*

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*)

😊 😐 ☹️

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*)

😊 😐 ☹️

Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*)

😊 😐 ☹️

Place for energy generation, recycling, eco-district  
 (*Districts scenario*)

😊 😐 ☹️

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*)

😊 😐 ☹️

More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*)

😊 😐 ☹️

Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*)

😊 😐 ☹️ *Housing displaces on commuting*

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*)

😊 😐 ☹️

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*)

😊 😐 ☹️

Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit

😊 😐 ☹️

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

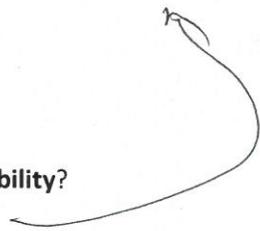
Envision East Arapahoe *Please provide your ideas.*

1—What are your general comments and ideas for the future of the East Arapahoe area?

<p><i>What should remain?</i></p>	<p><i>What should change?</i></p> <p>NEED NORTH - SOUTH  <del>CONNECTION</del> PEDESTRIAN / BIKE          CONNECTION FROM E. ARAP          TO BOULDER JUNCTION          (IN ADDITION TO 30TH)</p>
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2—How would you improve the draft **Vision Statement**?

3—What ideas would you suggest for **transportation enhancements and improving mobility**?



4—Do you have comments about the **future choices** (i.e., scenarios)? *(Note: The back side contains the “menu” of ideas)*

A. What do you like or dislike about the ideas presented in **Scenario A: Current Trends**?

<p><i>Like</i></p>	<p><i>Dislike and would change or add</i></p>
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B. What do you like or dislike about the ideas presented in **Scenario B: Districts**?

<p><i>Like</i></p>	<p><i>Dislike and would change or add</i></p>
--------------------	---

C. What do you like or dislike about the ideas presented in **Scenario C: Housing Choices**?

<p><i>Like</i></p>	<p><i>Dislike and would change or add</i></p>
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--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 😞 = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )	🗑️ 😐 😞	
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )	🗑️ 😐 😞	
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )	😊 🗑️ 😞	
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )	😊 🗑️ 😞	?
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )	🗑️ 😐 😞	
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )	🗑️ 😐 😞	
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )	😊 🗑️ 😞	
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )	😊 🗑️ 😞	
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )	🗑️ 😐 😞	
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )	🗑️ 😐 😞	
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )	🗑️ 😐 😞	
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )	🗑️ 😐 😞	
Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit	🗑️ 😐 😞	

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

What should change?

Less surface parking.

2—How would you improve the draft Vision Statement?

3—What ideas would you suggest for transportation enhancements and improving mobility?

Protected bike lane on Arapahoe + traffic calming / lower speed limits.

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Dislike and would change or add

Too suburban, not dense enough.  
No emphasis on walkable neighborhoods.  
Too reliant on driving.

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

Dislike and would change or add

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Emphasis on 15 min neighborhoods!  
Less reliance on cars would probably reduce Arapahoe traffic.  
More parks!  
This is the best plan. ☺

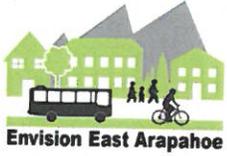
Dislike and would change or add

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

<b>For the future, I would like to see:</b>	☺ = like 😐 = neutral ☹ = dislike	<b>Comments and Ideas:</b>
More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )	☺ ✗ ☹	
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )	☺ ✗ ☹	Would be nice to de-emphasize surface parking for new things. Area around Subaru/Acura for example is terrible.
Boulder Community Health with nearby places for medical-related offices and <u>small retail</u> ( <i>Districts scenario</i> )	✗ ☺ ☹	
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )	✗ ☺ ☹	
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )	✗ ☺ ☹	More housing density! More people to walk to all these wonderful things!
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )	✗ ☺ ☹	Wide sidewalks that accommodate bikes everywhere would be great if there's not going to be an on-street bike lane.
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )	✗ ☺ ☹	
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )	✗ ☺ ☹	Better walkable neighborhoods <sup>would fix</sup> <del>nothing</del> #1 thing I dislike about this area. Need to be able to walk to groceries, drug stores, etc.
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )	✗ ☺ ☹	
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )	✗ ☺ ☹	I'd love more density in general. More density = more people to support walkable neighborhoods.
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )	✗ ☺ ☹	
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )	✗ ☺ ☹	
Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit	✗ ☺ ☹	2 lanes + bike lane would be wonderful!

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

~~EA~~

What should change?

BRT Corridor

2—How would you improve the draft Vision Statement?

3—What ideas would you suggest for transportation enhancements and improving mobility?

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Dislike and would change or add

Inefficient use of land  
poor connectivity

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

more diverse/mixed land uses  
more restaurants/retail will decrease  
number of trips to 29th for lunch  
this will help lessen traffic in a  
congested area

Dislike and would change or add

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

more housing within city, reduces  
N-commutes + VMT

Dislike and would change or add

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 ☹️ = dislike

**Comments and Ideas:**

**For the future, I would like to see:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*)      😊 😐 ☹️

Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*)      😊 😐 ☹️

Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*)      😊 😐 ☹️

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*)      😊 😐 ☹️

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*)      😊 😐 ☹️

Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*)      😊 😐 ☹️

Place for energy generation, recycling, eco-district  
 (*Districts scenario*)      😊 😐 ☹️

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*)      😊 😐 ☹️

More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*)      😊 😐 ☹️

Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*)      😊 😐 ☹️

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*)      😊 😐 ☹️      This would make for more efficient use of the land

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*)      😊 😐 ☹️

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit      😊 😐 ☹️

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

It should remain a major  
 entry into the city from the east  
 as Lafayette, Erie, Fremont, etc. are  
 integrated into the work.

What should change?

BRT + greater walkability  
 55th St. or Cypress needs  
 better bus service.

2—How would you improve the draft Vision Statement?

Major poles are the parking lot in back of bank on 55th + Arapahoe  
 (New site) Some restaurants may be coming in but it looks  
 so ready for improvements. That new site is slighted.

3—What ideas would you suggest for transportation enhancements and improving mobility?

1. Reduce speed limit to 40
2. Remove stop sign on 47th - Improve light sync with BRT
3. ↑ transit + walkability

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

If Nanopa ↑ its campus +  
 makes it more aesthetically  
 appealing. That would be great but  
 no control over the University

Dislike and would change or add

May appear organized but as an  
 approach Houston-style zoning  
 which is not good

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

The concept of "districts" is  
 a good one

Dislike and would change or add

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Diversity of housing

Dislike and would change or add

Prefer concept of "districts"  
 better

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 ☹️ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*)

😊  ☹️

light industry can be very sophisticated and innovative

Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*)

😊 😐 ☹️

Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*)

☹️ 😐 ☹️

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*)

☹️ 😐 ☹️

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*)

☹️ 😐 ☹️

Height levels of bldgs are critical

Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*)

☹️ 😐 ☹️

Place for energy generation, recycling, eco-district  
 (*Districts scenario*)

☹️ 😐 ☹️

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*)

☹️ 😐 ☹️

More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*)

☹️ 😐 ☹️

Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*)

😊  ☹️

Hopefully not in huge building up to sidewalk like Boulder Jct.

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*)

😊 😐 ☹️

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*)

☹️ 😐 ☹️

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit

😊  ☹️

It should of course be safe + attractive - "blvd." may make the street less useful

What other choices or ideas would you like to see?

There are some mistakes, i.e. scale of building, scale of architecture in Boulder Jct. That it would be advisable to learn from and avoid



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

What should change?

More arts organizations, to complement Boulder Digital Arts, video station, pro photo rental

2—How would you improve the draft Vision Statement?

3—What ideas would you suggest for transportation enhancements and improving mobility?

more pedestrian crosswalks for Ball employees, etc. to cross Arapahoe safely

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Dislike and would change or add

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

Dislike and would change or add

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

Dislike and would change or add

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

☺ = like  
 😐 = neutral  
 ☹ = dislike

**Comments and Ideas:**

**For the future, I would like to see:**

More light industry north of Arapahoe Avenue ( <i>Current Trends scenario</i> )	☺ ☐ ☹
Affordable space for necessary services (e.g., car repair) ( <i>Current Trends and Districts scenarios</i> )	☺ ☐ ☹
Boulder Community Health with nearby places for medical-related offices and small retail ( <i>Districts scenario</i> )	☺ ☐ ☹
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) ( <i>Districts scenario</i> )	☐ ☺ ☹
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. ( <i>Districts scenario</i> )	☺ ☐ ☹
Improvements to sidewalks and intersections ( <i>Districts and Housing Choices scenarios</i> )	☺ ☐ ☹
Place for energy generation, recycling, eco-district ( <i>Districts scenario</i> )	☐ ☐ ☺
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods ( <i>Housing Choices scenario</i> )	☺ ☐ ☹
More people walking and riding bicycles – make it safe and convenient ( <i>Districts and Housing Choices scenarios</i> )	☺ ☐ ☹
Some new affordable, workforce housing north of Arapahoe Ave. ( <i>Housing Choices scenario</i> )	☐ ☺ ☹
Flatiron Golf has new trails and community gardens, in addition to golf course ( <i>Housing Choices scenario</i> )	☺ ☐ ☹
Ecological restoration along ditches and near creeks; better access to nature for current and future residents ( <i>Housing Choices scenario</i> )	☐ ☺ ☹
Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit	☺ ☐ ☹

What other choices or ideas would you like to see?

More arts + cultural organizations



# Oct. 27, 2014 Workshop – Comment Form

**Envision East Arapahoe** Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

*What should remain?*

*What should change?*

2—How would you improve the draft **Vision Statement**?

3—What ideas would you suggest for **transportation enhancements and improving mobility**?

4—Do you have comments about the **future choices** (i.e., scenarios)? *(Note: The back side contains the “menu” of ideas)*

A. What do you like or dislike about the ideas presented in **Scenario A: Current Trends**?

*Like*

*Dislike and would change or add*

B. What do you like or dislike about the ideas presented in **Scenario B: Districts**?

*Like*

*Dislike and would change or add*

C. What do you like or dislike about the ideas presented in **Scenario C: Housing Choices**?

*Like*

*Dislike and would change or add*

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

☺ = like  
 😐 = neutral  
 ☹ = dislike

**Comments and Ideas:**

**For the future, I would like to see:**

More light industry north of Arapahoe Avenue (Current Trends scenario)	☺ ☹ ☹
Affordable space for necessary services (e.g., car repair) (Current Trends and Districts scenarios)	☺ ☹ ☹
Boulder Community Health with nearby places for medical-related offices and small retail (Districts scenario)	☺ ☹ ☹
A new east/west connecting street (i.e., Walnut/48 <sup>th</sup> Street) (Districts scenario)	☺ ☹ ☹
Small shops, dining, offices and some apartments north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. (Districts scenario)	☺ ☹ ☹
Improvements to sidewalks and intersections (Districts and Housing Choices scenarios)	☺ ☹ ☹
Place for energy generation, recycling, eco-district (Districts scenario)	☺ ☹ ☹
Small shops, dining, offices, and housing north of Arapahoe at 55 <sup>th</sup> , along 55 <sup>th</sup> St. in walk-friendly neighborhoods (Housing Choices scenario)	☺ ☹ ☹
More people walking and riding bicycles – make it safe and convenient (Districts and Housing Choices scenarios)	☺ ☹ ☹
Some new affordable, workforce housing north of Arapahoe Ave. (Housing Choices scenario)	☺ ☹ ☹
Flatiron Golf has new trails and community gardens, in addition to golf course (Housing Choices scenario)	☺ ☹ ☹
Ecological restoration along ditches and near creeks; better access to nature for current and future residents (Housing Choices scenario)	☺ ☹ ☹
Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit	☺ ☹ ☹

**Beth Supports**

- 1) Medical zoning as a primary use in the corridor. to Walnut - providing another access to BcHo
- 2) Connection of 48th St. to the corridor
- 3) More commercial + housing options in the corridor
- 4) Enhanced walking, biking, transit opportunities in the corridor.
- 5) Open to Joint Campus opportunities with Ball Corp. → truck allowed in the area near hospital.
- 6) Fixed in the area near hospital.

Glad to participate!

What other choices or ideas would you like to see?



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe *Please provide your ideas.*

1—What are your general comments and ideas for the future of the East Arapahoe area?

<p>What should remain?</p>	<p>What should change?</p> <p><i>Connections and features to make walking + cycling safer and more convenient for visitors and residents.</i></p>
----------------------------	---

2—How would you improve the draft **Vision Statement**?

*2) Add a shared-use path parallel to the BNSF rail line.*

3—What ideas would you suggest for **transportation enhancements and improving mobility**?

*1) Bicycle and limited stop express service of the JUMP would provide versatile options to travel along and beyond Arapahoe Avenue.*

4—Do you have comments about the **future choices** (i.e., scenarios)? (Note: The back side contains the “menu” of ideas)

A. What do you like or dislike about the ideas presented in **Scenario A: Current Trends**?

<p>Like</p>	<p>Dislike and would change or add</p>
-------------	--

B. What do you like or dislike about the ideas presented in **Scenario B: Districts**?

<p>Like</p>	<p>Dislike and would change or add</p>
-------------	--

C. What do you like or dislike about the ideas presented in **Scenario C: Housing Choices**?

<p>Like</p>	<p>Dislike and would change or add</p>
-------------	--

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

☺ = like  
 ☹ = neutral  
 ☹ = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*)

☺ ☹ ☹

Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*)

☺ ☹ ☹

Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*)

☺ ☺ ☹

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*)

☺ ☹ ☹

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*)

☺ ☹ ☹

Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*)

☺ ☹ ☹

Essential!

Place for energy generation, recycling, eco-district  
 (*Districts scenario*)

☺ ☹ ☹

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*)

☺ ☹ ☹

More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*)

☺ ☹ ☹

Most essential!

Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*)

☺ ☺ ☹

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*)

☺ ☺ ☹

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*)

☺ ☹ ☹

Arapahoe Ave. becomes a safe and attractive "boulevard" with street trees, noise buffering, safe speeds and transit

☺ ☹ ☹

What other choices or ideas would you like to see?

- A) Bike sharing installed in strategic locations for making short trips along and outside the Arapahoe corridor.
- B) Express RTD bus routes with key stops on Arapahoe.



# Oct. 27, 2014 Workshop – Comment Form

Envision East Arapahoe Please provide your ideas.

1—What are your general comments and ideas for the future of the East Arapahoe area?

What should remain?

KEEP TRAFFIC LANES AS IS - DO NOT ADD LANES / EXCEPT BIKE COMMUTING LANES

What should change?

ESTABLISH A CONNECTION BTWN. ARAPAHOE AVE. and PEARL STREET - CLOSE TO BOTH.

2—How would you improve the draft Vision Statement?

MINIMIZE ADDITIONAL RESIDENTIAL UNITS... EXCEPT IMMEDIATELY ADJAZENT TO ARAPAHOE.

3—What ideas would you suggest for transportation enhancements and improving mobility?

SEE #1 ABOVE

4—Do you have comments about the future choices (i.e., scenarios)? (Note: The back side contains the "menu" of ideas)

A. What do you like or dislike about the ideas presented in Scenario A: Current Trends?

Like

Dislike and would change or add

B. What do you like or dislike about the ideas presented in Scenario B: Districts?

Like

ENTRANCE 55TH NEIGHBORHOOD CENTER

Dislike and would change or add

C. What do you like or dislike about the ideas presented in Scenario C: Housing Choices?

Like

EMPLOYEE HOUSING IS GOOD!

Dislike and would change or add

--- Over ---

**MENU OF IDEAS: Please tell us what you like or dislike about the ideas in the future scenarios.**

😊 = like  
 😐 = neutral  
 😞 = dislike

**For the future, I would like to see:**

**Comments and Ideas:**

More light industry north of Arapahoe Avenue  
 (*Current Trends scenario*)

😊 😐 😞

Affordable space for necessary services (e.g., car repair)  
 (*Current Trends and Districts scenarios*)

😊 😐 😞

Boulder Community Health with nearby places for medical-related offices and small retail  
 (*Districts scenario*)

😊 😐 😞

A new east/west connecting street (i.e., Walnut/48<sup>th</sup> Street)  
 (*Districts scenario*)

😊 😐 😞

AT BCH / BAW BROTHERS

Small shops, dining, offices and some apartments north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St.  
 (*Districts scenario*)

😊 😐 😞

Improvements to sidewalks and intersections  
 (*Districts and Housing Choices scenarios*)

😊 😐 😞

Place for energy generation, recycling, eco-district  
 (*Districts scenario*)

😊 😐 😞

Small shops, dining, offices, and housing north of Arapahoe at 55<sup>th</sup>, along 55<sup>th</sup> St. in walk-friendly neighborhoods  
 (*Housing Choices scenario*)

😊 😐 😞

More people walking and riding bicycles – make it safe and convenient  
 (*Districts and Housing Choices scenarios*)

😊 😐 😞

Some new affordable, workforce housing north of Arapahoe Ave.  
 (*Housing Choices scenario*)

😊 😐 😞

Flatiron Golf has new trails and community gardens, in addition to golf course  
 (*Housing Choices scenario*)

😊 😐 😞

Ecological restoration along ditches and near creeks; better access to nature for current and future residents  
 (*Housing Choices scenario*)

😊 😐 😞

Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit

😊 😐 😞

What other choices or ideas would you like to see?



## **Envision East Arapahoe**

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### **Survey Results**

Oct. 15, 2014 to Dec. 31, 2014

[envisioneatarapahoe.com](http://envisioneatarapahoe.com)

# Survey (Online and Print)

Below are the results from the survey that was distributed during the public workshops and listening sessions. A link to the online version of the print survey (with identical questions) was placed on the project website and distributed via email.

## Question 1

(Answered: 79, Skipped: 28)

What should remain?

Question 1: Response	
1	Golf course, office and industrial uses.
2	Anything that's there now and is contributing to the community
3	Flatirons Golf Course!!!!!!
4	Open space, trails, small residential streets.
5	Perhaps everything if that is what the current residents choose.
6	hospital; Ball; Vo-Tech; multi-use bike path
7	You need to leave things alone until a definitive purpose can be defined. Nothing developed thus far provides the opportunity for home purchase. You are changing the demographics of this community building a dense load of rental properties and enriching investor/developers. You are ruining the character of Boulder and eliminating community.
8	Existing mixed use walking/bicycle trails are adequate. No new underpasses (crossing Foothills parkway south of Valmont) are needed. There are a sufficient number now and many existing underpasses (Arapahoe and Foothills pkwy for example) are prone to frequent flooding.
9	Service industrial is important. Greenways and open spaces should be kept and enhanced - better connected
10	Keep traffic lanes as is - do not add lanes/ except bike commuting lanes
11	It should remain a major entry into the city from the east and Lafayette, Erie, etc.
12	Golf Course ALL 18 holes - a water retention isn't the answer - the water flowing under Arapahoe to creek is needed
13	Do not bring in big buildings. Keep this as a transition of low density, low height buildings.
14	Low height of bldg's. No 55' buildings. Keep views!
15	Opportunities for startup businesses to incubate their biz plan in an affordable space, especially for businesses associated with Recycle Row.
16	Light industry uses are good but can actually be integrated with higher density residential. I'd love to live in a place where people are making things.
17	The rural neighborhoods.
18	Good to see the planning boards are looking at a comprehensive plan to handle growth well.
19	Focus on high paying job sector.
20	Keep a height limit of 4 stories.
21	The golf course
22	The existing natural areas, along the creek and the drainage sloughs. And existing industrial uses are fine.
23	Golf course and the businesses that are there now.
24	Affordable retail - thrift shops, light industry
25	Nothing
26	Green Space

Question 1: Response	
27	Avalon Ballrooms - growing! Participatory dance! Evening/late night transit
28	Keep some industrial areas
29	General mixed use atmosphere
30	This area is a business engine for Boulder. Reasonable rent for start ups. Look how breweries and coffee have taken hold.
31	Service businesses, now that they have been kicked out of the 30th and Pearl area.
32	Most of what is there on W. side of 55th and Flatiron Industrial Park. Service Industrial
33	Appreciate the proactive Comprehensive Plan for East Arapahoe development.
34	The existing housing and neighborhoods
35	multi-use path, bus service, b-cycle stations
36	This is one of the main thoroughfares into Boulder from the East. It must remain so but how to make it more pedestrian and bike friendly? Restaurants and food establishments are the only vibrant area around the major intersection of 55th and Arapahoe. It's hard to get into and park at lunch time. This type of retail needs to expand along this corridor. Strip mall to the west of this area is not intensively frequented.
37	This is one of the main thoroughfares into Boulder from the East. It must remain so but how to make it more pedestrian and bike friendly? Restaurants and food establishments are the only vibrant area around the major intersection of 55th and Arapahoe. It's hard to get into and park at lunch time. This type of retail needs to expand along this corridor. Strip mall to the west of this area is not intensively frequented.
38	Light industrial sites. Boulder needs to have them somewhere.
39	Boulder Dinner Theater, appreciation of the more rural aspects of surrounding community
40	The Golf Course
41	some light industrial
42	"This entire area needs to be designated a ""Quiet Zone." The train crossing intersections have gates. That should be sufficient.
43	local business, residential neighborhoods, schools This is a strong family neighborhood!
44	Boulder Dinner Theater Low cost industrial space
45	~Quiet neighborhoods and family feel ~
46	Quality employment and living structures and places such as Foothills Hospital, Riverbend, Viewpoint, Naropa, Flatirons golf course, neighborhoods to south of Arapahoe, apartments and condos, Boulder Dinner Theater, Ball Bros, limited size and waste generation of recycling row, CU Research park, pleasing and comfortable and grounds at Jewish Community Center property, open space at and around Sombrero marsh.
47	Small businesses and services for people who work and/or already live along Arapahoe Ave east of Foothills Parkway.
48	new pubs and new dining options that have recently opened along Arapahoe, as well as some that have been there awhile, such as Ozo and Snarf's. Dated red brick buildings should get a face-lift.
49	The current mixture of small manufacturing and retail in the areas around Conestoga and east to Naropa should remain. We can't keep driving those businesses out of Boulder. We don't need high density housing east of 55th, especially if it looks like North Boulder or Pearl Street east of 30th with tall buildings built right up to the sidewalk. If the car dealers want to remain, they should have that choice. Don't drive them off with new restrictive zoning, or cause them to sell with new permissive zoning that would make it so attractive to sell to dense residential developers that they move out. If you want incubator businesses, you need to allow the ""not beautiful"" architecture to remain. Do keep setbacks from the sidewalk-- Peloton is tight but at least not on the sidewalk like Broadway north of Violet. It is not the city's job to provide shopping or restaurants. Let the marketplace do that. Most, if not all of the the flood plain/open space at the golf course should remain.
50	Everything

Question 1: Response	
51	The present configuration.
52	I like east Arapahoe the way it is, rural and quiet!!!
53	I like having space for restaurants like Basta, Fate, and Bru and love having Ozo (would like to have more coffee shops and restaurants). I don't love all of the strip malls they are housed in, but I do feel like they should get first choice of the new commercial space. I want more of a neighborhood feel in that area, as more and more homes and apartments will be built along Arapahoe. I like mixed use spaces like the Peloton and the new apartments going in downtown on Pearl Street (and near 30th and Pearl). I think the bike path needs to connect better to the area, so have a dedicated off-street bike path on Arapahoe and/or make the bike path on Pennsylvania connect all the way through to the path that goes under 55th.
54	Good mix of residential and commercial. Limit commercial on side-streets off of Arapahoe
55	It's hard to say. Love access to Boulder Creek Path and other biketrails, but they are good for recreation. I love Arapahoe Animal, Dinner Theater, sometimes go to PICA's and the liquor store, but have to drive, too far of a walk, and would not bike. More community oriented, places for kids to visit, but do not enjoy walking along Arapahoe, too much busy traffic, not really safe for little ones, noisy, dirty, car exhaust.
56	Flexibility of business development.
57	Most of the present structures should remain.
58	The service industrial uses that serve Boulder residents should remain. The peaceful winding streets with green lawns and nice office buildings should also remain.
59	Existing wetlands, waterway lands and then to expand their environmental health and well-being.
60	The hospital, breweries, and Ozo
61	Boulder's height restrictions on buildings; some light industrial; Jump bus route
62	Multiple use paths
63	Leave the single-family housing south of the street alone and focus on the corridor and areas north of the street.
64	Diversity, <b>all old trees</b>
65	Give consideration to existing homes in this area and property values Flatirons golf course Shopping, restaurants, gas, grocery, recycling
66	The street as it is. No median which would take away the views. No increased density which would add too much traffic to the cities streets.
67	Community feel. Rural Character. Small Farms.
68	Green Spaces.
69	Leave all current zoning in place - DO NOT BUILD ANOTHER URBAN, MIXED-USE MONSTROSITY LIKE BOULDER JUNCTION!!! Leave remaining one story business buildings as-is and let this neighborhood remain a comfortable place to live
70	everything that is currently within height guidelines
71	Local businesses, the golf course.
72	Major employers (Boulder Health, Ball). Give Peloton a chance to succeed. Existing employment in Flatiron business park located off 55th. Humane Society on 55th. Emerging public facilities (sheriff, coroner). Interior design/home products small businesses (tile, carpet, lighting). Education nodes. Recycle row. Some light manufacturing, existing lower rent office facilities to accommodate a mix of commerce and industry.
73	Access to multiuse path, low rooflines, low density of development. We chose to live in this area for its lack of congestion and relative quiet. We do not want those attributes to go away.
74	Golf Course
75	Large employers, business park, CU East, service businesses, mature trees.
76	It's fine as it is. Boulder has too many five story, highly dense buildings. Enough.

Question 1: Response	
77	Green and open space, but permit growth through increased density The rural-residential character of neighborhoods east of golf course and south of Arapahoe The two lane configuration of Cherryvale and Westview
78	There are a number of small businesses in the area from auto to breweries etc. that it would be nice to keep, but allow them to enhance their options, e.g. zoning currently restricts those microbreweries in the industrial zone from also preparing food. There are some house remodel stores - perhaps allow these types to cluster to be able to visit a variety of specialized businesses supporting remodeling/design (capco is there, thurstons kitchen used to be around, there's a flooring place near the dinner theater, etc.
79	A good mix of housing and business

## Question 2

(Answered: 87, Skipped: 20)

What should change?

Question 2: Responses	
1	Upgrades to the streetscape, signalize at 57th. Low impact residential.
2	There needs to be some affordable living in the area. Not affordable per Boulder's standards, but per neighboring counties. I work in Boulder and in no way can afford to live there (unless I want a slumlord for a landlord - been there, done that.)
3	Access to the area via bike paths and sidewalks.
4	Eliminate or isolate the high speed roads. Side streets should be redesigned using bicycles as the primary design vehicle. Parking and turning areas must accommodate bicycles and pedestrians
5	I think the people who live in each area ought to have a final vote on whether or not they wish to change their neighborhood.
6	anything else, especially buildings with set-backs and parking along Arapahoe; better multi-use path on south side of Arapahoe between Parkway and 55th
7	Considering the best interests of investor/developers over the current tax payer base and community members well being.
8	Include separate bicycle lanes along Arapahoe. Extend existing sidewalks on both sides of Arapahoe to at least 63rd St, and consider extending to 75th St.
9	Overall land use pattern. More connections! Break up the super blocks and create new, quaint, memorable streets and places.
10	Establish a connection between Arapahoe Ave. and Pearl Street. Close to BCH
11	Connection and features to make walking and cycling safer and more convenient for visitors and residents.
12	More arts organizations, to complement Boulder Digital Arts, Video Station, Pro Photo Rental
13	BRT and great walk-ability. 55th or Cypress needs better bus service.
14	BRT corridor
15	Less surface parking
16	Need north-south pedestrian/bike connection from East Arapahoe to Boulder Junction (In addition to 30th)
17	A park and low density housing and a small number shops - Nothing over 3 stories.
18	Hard edge for development at east edge of city. Should be very clear when you have entered Boulder.
19	Less pot.
20	Alternative transportation and amenities for area workforce improvements would be great.

Question 2: Responses	
21	NEED MORE PEOPLE. Sticking with the ~4300 jobs/residents is TOTALLY USELESS and makes this whole exercise a waste of everyone's time.
22	Nothing. All your changes bring increased congestion - in the floodplain.
23	Better transit especially regular bus service, safer bike/walk, more shops/services - food, dry cleaners, day care, clean up look of light industrial.
24	We need more RTD routes so there is less traffic heading in and out of town.
25	The industrial areas
26	Pretty much everything else! The street, the coarse separation of land uses, the building form, the street grid (meaning there should be one). Overall, it's a terrible street currently, so much more should be thrown out than kept.
27	The area lacks a grocery store, parks and retail shops. Affordable restaurants and cafés would be nice. The one there are sometimes crowded.
28	Less big business. Remove smoke stacks from Power Plant.
29	Sense of Place
30	The suburban style development and the 6 lane highway. I think you should work on the BRT and some of the bike improvements now and come back to the land use when you are ready to zone/propose density that will support biking/walking/transit and the TMP.
31	more shops and restaurants, bike lanes, more parks
32	More restaurants.
33	More retail, food, grocery and better flow to get commuters out of town faster.
34	Arapahoe is very intimidating with 6 lanes, 45mph speed limit, long blocks. It is a major transportation corridor but not ped or bike friendly.
35	New development should be severely limited, and all new development should pay to maintain levels of service for all city services and facilities.
36	Fewer giant parking lots. More ped/bike connections. More housing; green space.
37	Build residential housing.
38	add passing lane for motor vehicles, cars
39	More small local restaurants and local markets like Alfalfas and a drugstore
40	narrow lanes, provide bus only lanes, install a centerline rail line to transit center and regional bus route hubs. increase business frontage. provide protected bike lane in addition to multi use path.
41	I would love to see an area more like the Broadway and Alpine area. It's walkable to go to market, out for a meal or coffee, etc. There's a mix of housing within this zone too. How to make the Arapahoe Ave. frontage a more appealing place for people to shop and hang out. The shopping center where Wine Merchant is located used to be dead and now it's just hopping.
42	I would love to see an area more like the Broadway and Alpine area. It's walkable to go to market, out for a meal or coffee, etc. There's a mix of housing within this zone too. How to make the Arapahoe Ave. frontage a more appealing place for people to shop and hang out. The shopping center where Wine Merchant is located used to be dead and now it's just hopping.
43	Add additional housing for residents. Not large Single Family Homes but compact, high density neighborhoods that include a mixture of SFH, retail, live-work, townhomes, and affordable units. Develop along Arapaho to create a nice looking street with buildings pulled up to the sidewalk. Make Arapahoe pedestrian friendly and make it somewhere people actually want to walk (or bike) on.
44	We need more regular bus service - not another years long construction project to put in a BART. We have enough traffic issues already, and people out here use cars. It is what it is - not going to change, so that needs to be taken into consideration and accommodated.
45	The strip malls will lead to decay; they should be replaced with mixed used housing that can accommodate many of the lower income workers who work in nearby areas, like the hospital.

Question 2: Responses	
46	Golf course should become a lake park for flood retention. Lake to be surrounded by affordable housing and mixed uses.
47	horrible auto centric & sprawl design
48	This entire area needs to be designated a "Quiet Zone." Trains should pass along this corridor quietly. Each intersection has gates.
49	Like any neighborhood, it's no fun to discuss the type of people that start migrating in when an area changes. With the expansion of the hospital, hopefully this neighborhood does not become the next destination for homeless and transients. Unfortunately we have a handful of pot shops too so hopefully that is regulated as well and doesn't expand unnecessarily as an economic drive in the area.
50	Pull down ugly smokestack...beautify the area...mitigate traffic congestion as traffick heads into and out of town from 75th
51	More housing, fewer office
52	Traffic patterns to divert onto main arteries and off of residential streets such as Cherryvale for safety and ease of travel. A clean up of run down areas and a refurbishment of those worth saving. Safer and better pedestrian and cycling paths along Arapahoe
53	Car dealerships, tacky signs for collision repair, auto sales, fast food restaurants and stores of various kinds, no expansion of self storage facilities, stretches of 28th Street type feeling, high speed vehicle traffic, push industrial uses out or to inconspicuous, already industrial areas north of Arapahoe.
54	Corrent ideas about making the Arapahoe corridor into a apartment house strip or into an area for other high density housing. This would only produce another typical U.S. strip city which is exactly what Boulder should avoid.
55	More bike paths and better connection to the rest of Boulder
56	The feel right now leans too much toward "light industrial," and is kind of ugly. I'm not voting any particular businesses out, but a nice median with trees, extended bike path or lane for safer bike travel along Arapahoe (going west-east), for a start. Any new buildings should be low, no more than 3 story. And the architecture should have some character, not just brick/cement tenement blocks as we're seeing spring up elsewhere in Boulder.
57	Better bike paths. Better flood plain management.
58	Nothing
59	Nothing. No additional commercial or housing.
60	I would love to get rid of the dated strip malls and industrial buildings. I also want to get rid of storage facilities--I think those bring down the property value of the surrounding homes. I think that developers that are trying to build business parks need to also include space for coffee shops, restaurants, open space/parks, etc to make sure their buildings are desirable to work in and live near. There needs to be a bike path and a open space/park area incorporated into the new construction.
61	Limit # of marijuana distributors; better speed control in residential side streets (i.e. Patton and Merritt); NO South turn lane onto Patton from W Bound Arapahoe; no parking on Patton Drive in front of Humane Society Thrift Store
62	Not sure if East Arapahoe has enough neighborhoods that easily access much along Arapahoe without using a car. Too much is paved already. Need more greenery, trees, soften the experience. Retain as much natural space as possible. A fresh grocer would be nice, but hard for them to compete with bigger stores. another coffee/tea shop. Please avoid chain fast food. Remember that 6 months of the year biking may not be possible in Boulder for the young and old, and those running errands or having children.
63	Safe bike access across the corridor for commuting and local trips.
64	There needs to be more office space for doctors and other health care providers so they do not have to waste time and increase traffic driving back and forth across Boulder from their current offices to the Foothills Hospital.
65	Some of the lower cost businesses adjacent to Arapahoe and adjacent to 55th Street should upgrade the landscaping and at least the front side of their buildings. Some of the bicycle and pedestrian crossings could be made better, safer.

Question 2: Responses	
66	Move businesses that are in existing wetland areas and floodways that could be better used and restored to natural areas for plants and animals and peaceful places for people to visit nature. Link these corridors so animals and people can connect without the need to cross roads when possible.
67	I would love for the industrial feel to change. As is, there are lots of empty office buildings that make the space feel abandoned. I would love for arapahoe to become more walkable with shops and restaurants and parks.
68	Add more bus lanes; widen sidewalks in areas where they are now very narrow; trim trees so walks don't stay so icy in snow; reduce speed limit west of Foothills
69	Better landscaping especially at intersection of Arapahoe and Foothills. Put power lines underground. Perhaps narrowing to 4 lanes until east of Foothills and have green way on sides or between lanes.
70	I like the idea of Scenario C with housing and a more vibrant community friendly area. Light industry is boring but important for jobs.
71	Use form-based zoning to define the look of the street, keeping all development under the 55-ft limit. Require a diversity of styles and heights, even within a development, to avoid the monolithic look of the Peleton and Boulder Junction. Build true Dutch-style cycle tracks that physically separate people driving, biking, and walking from each other. Build intersections according to Dutch standards too! Break up the superblocks north of Arapahoe. Remove zoning regulations in currently light-industrial areas and use the form-based code to govern the look. Stop micro-managing zoning and let the market work! Eliminate all parking requirements and again, let supply and demand determine how much gets built. Build a TRUE center-running BRT route connecting with Louisville, removing a lane of traffic in each direction to accomplish this.
72	Connectedness pedestrian bridge, more defined civic centers, public art or prominent landscaping; reinforce and support cultural presence of Boulder Dinner Theater and Avalon, for example more continuous programming for Avalon, provide complimentary functions and opportunities for attractive and safe hanging out spot. Examples: a roof garden, a fountain, a cafe; shallow pond for toy boats a seasonal festival, outdoor music (Thorne Institute)
73	Improve consistency of look. Get rid of abandoned dated eyesore buildings. Makeover to buildings that look old, dated, and dilapidated such as the strip of shops across the street from the Peleton where the Aquatic store is, jimmy johns, etc. Arapahoe is a main artery of Boulder where people get an impression of the city. It would look better with some trees.
74	We need more residential owner housing. Townhomes and condominiums that are 900 sq ft to 1800 sq ft. Spaces that allow for home gardening. If there are appropriate spaces in which new homes could be built this should be allowed. Reasonably priced commercial spaces should stay available for the entrepreneurs looking for this type of space. We should not build large new high rise commercial buildings because there are already too many commuters into boulder and because the best asset this town has is its views as people live, work, and drive through here.
75	Complete sidewalks on at least one side of the street. New bridge under Arapahoe at Old Tale that will not cause flood water to backup. More complete range of business services (grocery, pharmacy, restaurant, etc). Safer for pedestrians and cyclists. Bus pullouts. Train stop. Farmer's Market with convenient parking.
76	The look and feel of the giant suburban arterials. Make them memorable boulevards.
77	Improve Arapahoe Rd. for bikes and buses. The notion that its an "opportunity" to cram more business and residential units into this space is nothing other than a thinly-veiled attempt for developers to cash in without bearing any of the negative impact that will have on Boulder residents - traffic, crammed open spaces, a loss of the small, urban town feel that has drawn current residents to Boulder to begin with. Zane Selvans says, "I would like to think that we would want to urbanize some of these corridors." Well, Zane. WE DON'T!!!
78	no changes to height restrictions, one should not allow builders/developers to buy out of the current height restrictions. That is insane.
79	Need a turn light at Arapahoe and Conestoga Street - Ozo shopping center. Safety issues.

Question 2: Responses	
80	Pedestrian environment is pretty bad - need safe crossings and accommodations for bikes on street. In the short term the speed limit should be reduced from 45 MPH west of 55th with current density and mix of uses. Bus service frequency should be increased and further roadway queue jumps and bus priority locations.
81	Would like to see power plant decommissioned and all power lines buried.
82	Not the Golf Course
83	Housing options, dense walk-able neighborhoods, excellent bike and transit services, more entertainment venues, restaurants, public gathering places, intricate network of multi-use paths, accommodation for reasonable auto traffic (shared streets), inclusionary up-zoning development...
84	Your plans. There are too many people in Boulder. Why am I on a water budget if you've got water for all these people?
85	Road diet on Arapahoe! More non-motorized routes running north-south More retail and work destinations with mixed size, price residential
86	Be nice to have more neighborhood areas that have cafes, restaurants, stores, and access to transit. If the speed limit were reduced, it would make it more pedestrian and bike friendly (although what would be the impact on the commuters going out this way? Getting more public transit along the corridor would be good) and a lower speed limit would allow us to have NEV's to get into Boulder itself (currently, both arapahoe and Baseline are 40mph).
87	More transportation options including bus routes and bike stations/trails. Also more frequent options to downtown from streets other than Arapahoe. Also more focus on fast casual restaurants to serve the businesses.

### Question 3

(Answered: 50, Skipped: 57)

How would you improve the draft Vision Statement?

Question 3: Responses	
1	I would like a prime focus on maintaining open sight lines. No massive Pearl Street Wall options. Projects need to provide adequate on-site parking!!
2	I don't have any suggestions, but I think it would be helpful if more people were aware of the proposal so more could get involved. I only know because I work for a business in the area.
3	The current vision element about biking and walking is extremely weak. "provides safe and welcoming places for pedestrians and bicycles" This sounds like the same segregation policy that has allowed cars to be the only design vehicle for too long. Roads belong to all people, not just those in cars. All roads must be designed with bicycles and pedestrians in mind. Car traffic is a dangerous industrial process to be calmed, separated, and restricted - or better yet, eliminated! Any city improvement project must fit into the long-term goal of making Boulder car-free!
4	This statement is written by folks who enjoy upgrades, newness and change. I would allow the people who live in these neighborhoods to draft their own vision statement.
5	East Boulder has a large residential community. The vision changes the current quality of life in the area and reduces it to a business, retail and public areas. Again the focus of this vision is tipped toward best interests of investors and ignores the quiet, peaceful and convenient aspects of the area.
6	Minimize additional residential units. Except immediately adjacent to Arapahoe.
7	Major places are the parking lot in front of bank on 55th and Arapahoe (nw side) some restaurants may be (illegible) but it looks so ready for improvements. Think now
8	VERY against Flatirons housing ANY flood mitigation.
9	No BRT. No big buildings.

Question 3: Responses	
10	It's too broad.
11	It's all there - what gets cut as we move forward is key.
12	Maintaining current use intensity is incompatible with most of the vision "socially thriving," "livable," "sustainable," "Safe," "connected." Good luck. It's a freeway surrounded by parking craters.
13	Let Boulder be rural along Arapahoe
14	It's too restrictive to try to preserve affordable service industry space. Let's let the market determine where is the best place for service (and other) industry uses. We shouldn't be presupposing BRT. Don't enshrine conclusions in the vision statement! Strictly speaking, there already are bicycle, pedestrian, and auto options. They're just not very good. The goal should be a great street for walking and biking, and we should include specific, numerical goals, e.g., for mode share along the street.
15	I don't know what the vision statement is. In light of development happening in other parts of town I think I should be worried.
16	Don't like the future gives #8 retention wall?
17	You are not being bold enough. If the time is not ready to do a bolder plan now, wait. Don't stick us with a lame suburban wasteland and plan for the next 20 years.
18	Growth pay own way.
19	Don't include 55ft, zero setback buildings.
20	More business centric focus.
21	Don't understand the word "inclusive." Who is being excluded? In many ways the area is "cheaper" than the rest of Boulder from a cost perspective.
22	Add costs and who will pay, add numbers (jobs, pop) that could be built all along the whole corridor. 2 big questions: 1 who will pay for all the infrastructure and services? 2 will levels of service for all city facilities and school districts be improved, stay the same, or get worse?
23	Need to review
24	Don't try to make East Arapahoe more urban. Leave the area N. of Arapahoe industrial
25	Build residential housing and increase capacity for vehicles/commuters
26	I think it looks great if a bit lofty.
27	NA
28	It's all the same stuff we hear in Boulder all the time. What are we really getting? We have most of what you say there now, except reliable public transit. More housing will just mean more traffic congestion and parking issues. I would also like to know you will solicit LOCAL developers if you proceed. Not folks from other states that have no stake in what happens here after they build/rent/sell.
29	East Arapaho needs a bold new design that envisions a place where moderate income people can afford to live and there are services for them in a compact urban design.
30	The entire area should be designated a "Quiet Zone."
31	Be sure to keep things low (height of buildings) and local.
32	Less jargon clearer text
33	Put more emphasis on Scenario 3, and reduce emphasis on industrial uses in Scenario 2 and rthe Current Trends
34	Require that any development adhere to a strict 55 ft height limit. Require that any buildings adhere to a 35 ft setback form all public sidewalks and bicycle trails. Downtown Boulder should be the local "attraction center". Therefor avoid all concepts that purport to develop east Arapahoe Ave.into another "vibrant shopping area".
35	I haven't seen it.
36	Statements such as: "offer space that welcomes people" should be the private sector's job. The City can do that on transportation facilities that it owns and operates, but don't force that on the private sector.
37	I'd axe it. I do not think East Arapaho should be developed at the expense of existing neighborhoods.

Question 3: Responses	
38	I have no idea what the draft Vision Statement is, and I cannot find it on the website. I like the idea of mixing the current B & C scenarios. I prefer scenario B, but know that there also needs to be some additional housing built.
39	Emphasize mix of residents - East Arapahoe has lots of families as well as multi-unit developments; maintaining this balance and NOT skewing it too far to one or the other would be a detriment to the neighborhood
40	You should repeat the Vision Statement for reference here, haven't read it in a few weeks.
41	I have to re-read it. I do not like anything related to making this area vibrant! Vibrant belongs downtown. This was once a beautiful area, and to the extent possible that should be restored. It should be a quiet peaceful area where the industrial uses provide good jobs, attract the high tech businesses, and they in turn can attract good employees.
42	Should focus less on zoning and use and more on the look--form based coding!
43	provide definitions. for example, what is a district? how do districts overlap? Do they have centers? what is the scale?
44	Speak more plainly. State pros/cons for each scenario. State funding and costs for each scenario.
45	Not sure. It is vague.
46	Set the bar beyond a standard development model such that the project will be emulated and considered innovative.
47	Stop trying to "improve" the area by developing the living tar out of it, and instead realize that is has already accomplished the goal of becoming a mixed-zoning area with terrific residential, suburban neighborhoods, several established and extremely well-liked business (Snarf's, Video Station, Pica's, etc.)...several Boulder-affordable office buildings, an accessible medical campus, and a buffer/transition area between the already overbuilt 29th street mall area (which now stretches more or less to Foothills) and the open space which we so dearly value.
48	Haven't studied it yet.
49	The draft vision statement says nothing about protecting the quality of life of existing residents of the East Arapahoe neighborhood, nor does it refer to prioritizing the wishes of the people who live in this neighborhood NOW above those of the people who want to develop the neighborhood for their own profit.
50	Way too timid. Get aggressive in bringing density to this area of the city.

## Question 4

(Answered: 74, Skipped: 33)

What ideas would you suggest for transportation enhancements and improving mobility?

Question 4: Responses	
1	Be realistic about the need for auto transportation for young and old citizens. Improve the the quality of the medians. Do not hinder the free flow of traffic.
2	Please no more road construction. We've had enough of that already.

Question 4: Responses	
3	It's hard to list them all. 1. Make more bikeable roads. For instance, why is the speed limit 35 on 55th st S. of Arapahoe, when there are 25 mph speed bumps? Make the speed limit 25 for this whole stretch and make it a ""bike boulevard."" Cars can take Foothills, or go bike speed on 55th. 2. Eliminate 1 of 3 lanes on Arapahoe and reduce the speed limit to 35 mph. Expand pedestrian and bike space and reduce the number of turns available to cars - which are just conflict points with bikes and peds. Separate cars from liveable spaces with bike lanes, trees, etc... 3. Separate buses from bike traffic - buses may be the most dangerous thing on the roads to bikes. 4. Expand trail widths to allow more traffic. Post signs on trails about keeping to the right side of the trail, keeping dogs on leashes, and traveling single file. 5. Build WAY MORE overpasses and underpasses in the vicinity of foothills pkwy, Arapahoe, and any other high speed motorway. Build such over/underpasses at bus stops. 6. Rezone and otherwise encourage businesses to put their store fronts facing large sidewalks along Arapahoe with parking in rear. Make Arapahoe a street for people, not cars. 7. Build electronic toll collectors (like NW Parkway/E470) and charge drivers for the use of Arapahoe. 8. Eliminate "nature preserves" in the city. Parks should be designed for humans or eliminated, otherwise they just act as barriers that require car-based transportation to get past. 9. Eliminate unnecessary ""islands"" in streets, which narrow lanes, waste space, and force traffic into bike lanes. For instance, the islands on 55th street crowd cars into the bike lanes. The islands on Arapahoe make the street wider without providing any benefit to cars, bikes, or peds.
4	Arapahoe is congested. Any new development will only add to the congestion. You can offer public transportation, but that does not mean anybody will find a reason to use it.
5	anything that enhances bike and public transit comes at the expense of an already crowded vehicular access into Boulder and exit from Boulder, especially during rush hour
6	Many people in this area are elderly or families. While many ride bikes or walk most do not use bikes as a form a transportation. You need to define what the purpose of this vision accomplishes and who it serves. Arapahoe was just "redone" at great expense and constricted access in order to put in a bike lane and sidewalk for some unknown reason - capacity was not increased, no one rides their bikes on Arapahoe but comes down Baseline. Now you're proposing a mulligan on a tax payer "enhancement" that didn't work??!!
7	improve or provide along-side road bicycle lanes on major routes (e.g. Arapahoe, Valmont).
8	More neighborhood side streets.
9	see #1 above
10	1) Bicycle and limited stop (illegible) service of the JUMP would provide versatile options to travel along and beyond Arapahoe Avenue.
11	More pedestrian crosswalks for Ball employees, etc. to cross Arapahoe safely.
12	Reduce speed limit to 40. Remove stop light on 47th - improve light BCH. Increase transit
13	Protected bike lane on Arapahoe and traffic calming/lower speed limits.
14	Better sidewalks/bike lane options
15	Make any new side streets in the area narrow - like in downtown/the Hill. No 50' curb to curb side streets. Reduce setbacks, make the buildings form an outdoor room.
16	Have most of the transportation designs in place before all of the housing.
17	Bike share, finishing the connectors between bike paths and walkways.
18	Slow traffic on Arapahoe down! Virtually impossible to cross now. Make it easier. Real BRT!
19	Your ideas bring lots of congestion - leave us alone!
20	Consider all age populations and in addition to parking spots for bikes, etc. Provide adequate parking for CARS.
21	BRT good, low noise, low polluting, slower car speeds, safer biking/walking.
22	Increase sensible rapid transit and public transportation. Increase bike friendly environment.
23	Work with RTD on routes coming in and out of the Boulder Junction.
24	More bike paths

Question 4: Responses	
25	First and foremost, get over the notion that we have to have vast capacity for automobiles. And get beyond the notion that we're going to get a great street, with lots of people walking and biking, if it's still primarily designed to move lots of cars. That's not going to happen. It's never happened. A great street can only occur if we really stop prioritizing cars. Saying we're not prioritizing cars isn't enough. We have to really do it.
26	Better bike lanes.
27	BRT
28	Road diet. You can't make a livable place with a 6 lane hwy down the middle.
29	hub idea is a good one
30	Congestion-based pricing for commuters and parking
31	I bike a lot, but don't like the mixed use path next to a 6 lane road. Too much cross traffic.
32	More rapid connector routes for the business dense areas such as Flatirons Park. More lanes of 7 to get out of town commuters out of the way.
33	Linking area via transit to Boulder Junction would be great. Look for way to connect Pearl to Arapahoe via bike/ped path between hospital and 55th with bridge/bike path.
34	Free eco passes paid by parking fees or other user fees.
35	Stripe all sidewalks at cutouts/driveways.
36	Better bike paths and safer crossings.
37	With the amount of service jobs in Boulder, vehicle commuters need better access. Mass transit will not (illegible) for commuters coming in.
38	Specific plans/details regarding parking availability - cars.
39	add passing lane for cars
40	Improve left hand turns from the neighborhoods to the south onto Arapahoe Ave. Very long waits at the lights at 48th St and Eisenhower
41	The speed of the cars along Arapahoe and 55th are just too fast to make biking and walking fun. There needs to be more off-road access for bikers and pedestrians. However, with this being a main thoroughfare connecting to East County, have to make sure a bottleneck doesn't develop.
42	Make it difficult for cars to drive fast on Arapahoe. Include a separate bus lane with a protected lane for cyclists. Utilize the Bound line to create T.O.D. and make it easier for people to take the bus than to drive. Increase frequency and routes of Bound to make it easy to get to Pearl Street and CU. Include street trees and convenient pedestrian crossing medians and signals.
43	MORE REGULAR RTD SERVICE - not just on Arapahoe, but on Baseline (to assure the whole area is properly served). Also, if you want to encourage biking, you'll need more than 2 hooks for bikes on the front of RTD busses that are already full by the time they get to our neighborhood from Lafayette/Louisville.
44	complete bike and ped connections. make more local roads. traffic calm arapahoe
45	This entire area should be designated a "Quiet Zone."
46	Instead of the large RTD buses coming through the neighborhood, I would use smaller, quieter buses to reduce noise and pollution.
47	Improved bus service with outside curb lane restricted to buses, bikes and turning vehicles
48	traffic calming features, improved trails and paths for pedestrians and bicyclists, enhanced shuttle bus service like Denver's 16th St. mall with less frequent service and fewer buses linking Arapahoe fro Folsom St. to 75th St.

Question 4: Responses	
49	We, as a forward looking community, need to accept the reality that more transportation is not always a benefit. Increased mobility is what has encouraged the workforce inflow glut that we now have. The Arapahoe corridor cannot be enlarged without sacrificing even more of the amenities that attracted most of us to Boulder. There will always be those who, coming from more crowded urban areas, cannot see or appreciate to openness that is so precious to many of us who settled along the east Arapahoe corridor. Somehow, we must come to realize the unended growth is not only unsightly but, even, unhealthy for us all.
50	There is already quite a bit of parking, but perhaps it could be made more accessible once new buildings are built or existing buildings are modified. It would be nice to have safe bike travel along the Arapahoe corridor. If buses ran later in the evening on weekends (and this is true throughout Boulder), that would support any bars/restaurants that might open here, as people don't have to pay for a cab or worry about driving home after drinking.
51	Better connection from 48th to Pearl. Improve Pearl/Valmont east of 55th.
52	Boulder has tried without much success to encourage public transportation. The City's ultimate response has been to widen the major traffic arteries -- thus allowing more cars and more traffic. Not a good solution for the neighborhoods bordering these city highways. On the other hand, I don't have any good solutions to offer.
53	I detest the idea of fast tracks and a train blowing its whistle 70 times a day. Put in light rail on 36.
54	A better bike/pedestrian path would be needed. I'm not sure of the current RTD schedule/route in that area so I can't speak to that, but it might make sense to have some route that goes from Table Mesa park n ride to that area of Arapahoe (maybe along 55th) and then from Arapahoe & 55th the bus would drive down Arapahoe to downtown Boulder.
55	Improved bike lane access between 44th and Cherryvale; Easier way to use public transportation to get from East Arapahoe neighborhoods E of Foothills to Table Mesa Park N Ride (would make it easier for commuters to Denver); more family friendly parks/open space, E of 44th Street
56	Please, please no bus lane down the middle of Arapahoe. Current busses are almost always empty. Timing of the Traffic light coordination and better management of cars would improve the safety for the current few pedestrians and bike commuters. The ingress and egress of traffic from the gas station on the east side of 55th is dangerous. Drivers often cut/cross between lanes on 55th. Also, bikes often use sidewalks and cross and cross with the pedestrian lights and then switch to the bike lane. It is impossible to anticipate where they are going. Also bikers come behind cars in right turn lanes, bikers are going straight, very hard to watch behind and beside when turning. And since you asked!...the right turn lane going south at 55th and Arapahoe is confusing where there are suddenly two left turn lanes, confusing to know which lane for going straight. I've seen many cars confusedly and suddenly changing lanes.
57	There is already good mobility, lots of bike paths, wide sidewalks. We don't need checkerboard narrow blocks.
58	Outlying parking structures to encourage use of busses / trains / bikes, walking, multiuser paths. Look into the cost of making an ECO-PASS available to all who live in Boulder City limits and a special Pass for all those who live in Boulder County. The current program that is limited to blocks of homes around town is very limiting for those of us who don't have the time to coordinate another group of homes. Would it really cost much to have an assessment tax on each home for ECO-Transportation? I've often times envisioned individual's and families to "Sponsor" other individual's and families for a one year period. The purpose is to help these individuals / families to use bikes-buses-walking routs around town. The sponsor would help them to choose the proper equipment (such as bikes / trailers / bags) for going to the stores, helping kids get to school, options for getting to work. The Sponsor would accompany them on their initial rides / travel until they are comfortable with going on their own. I feel a years commitment helps to teach the variations for the four seasons we experience in Boulder. Then the Sponsored individual or family would sponsor someone their second year or sooner if they are confident and really succeeding.
59	Better sidewalks and bike lanes
60	Dedicated bike lanes or widen multi-use paths on all of Arapahoe; more bus-only lanes; earlier Jump buses on weekends;

Question 4: Responses	
61	Connecting this area to Boulder with frequent bus/rail service would be terrific. We drive a lot now. Only time with bike is down the bike path to Boulder. Faster to go down Arapahoe but street is very busy and dangerous.
62	See earlier answer.
63	attractive and comfortable bus stop shelters. connect places with a zip line (?) withing a district...
64	The obvious question that everyone asks is what was the point of the construction on Arapahoe if it wasn't made into 2 lanes each way at least to 75th St. It is already a congested route. Add more bike paths to connect Arapahoe to downtown Boulder without going on streets.
65	Bike trails are always helpful wherever they can be incorporated into the city plans.
66	Train stop to Denver. Focus on pedestrians, cyclists and mass transit.
67	Separated bus and bike lanes with more landscaping. Reduce ROW for autos.
68	Improve the road with bike lanes, and bus pull-out lanes to improve traffic. No need to create a bus diamond lane. That's overkill and only increases road expenses, and forces established business and neighborhoods to deal with set back issues, etc.
69	See previous response. Work with RTD to evaluate the success of bus service on Foothills Parkway, keep healthy local bus routes such as 206. Consider non-fixed route service as a way to move people in adjacent neighborhoods to transit nodes (Via is not going to be able to do all the lifting as we age).
70	Curb cuts at all intersections to improve mobility of wheelchair-bound residents and visitors.
71	See #1
72	Stop packing this place with more apartments and putting more people on the road.
73	Increase the JUMP type service. Also, some larger rapid transit out to lafayette - can we get some of those commuters to not have to come down arapahoe, by having some large park'n'rides out by 75th. Extra bike and pedestrian access is nice, but if arapahoe stays at the fast 6 lanes (or even fast 4 lanes), how about a quieter street (or bike ways) running parallel to arapahoe, but a block or two to the north?
74	More lanes on the road to ease congestion. More bike access (both paths and b-cycle). More frequent bus routes to downtown and other hubs from streets other than Arapahoe.

## Question 5

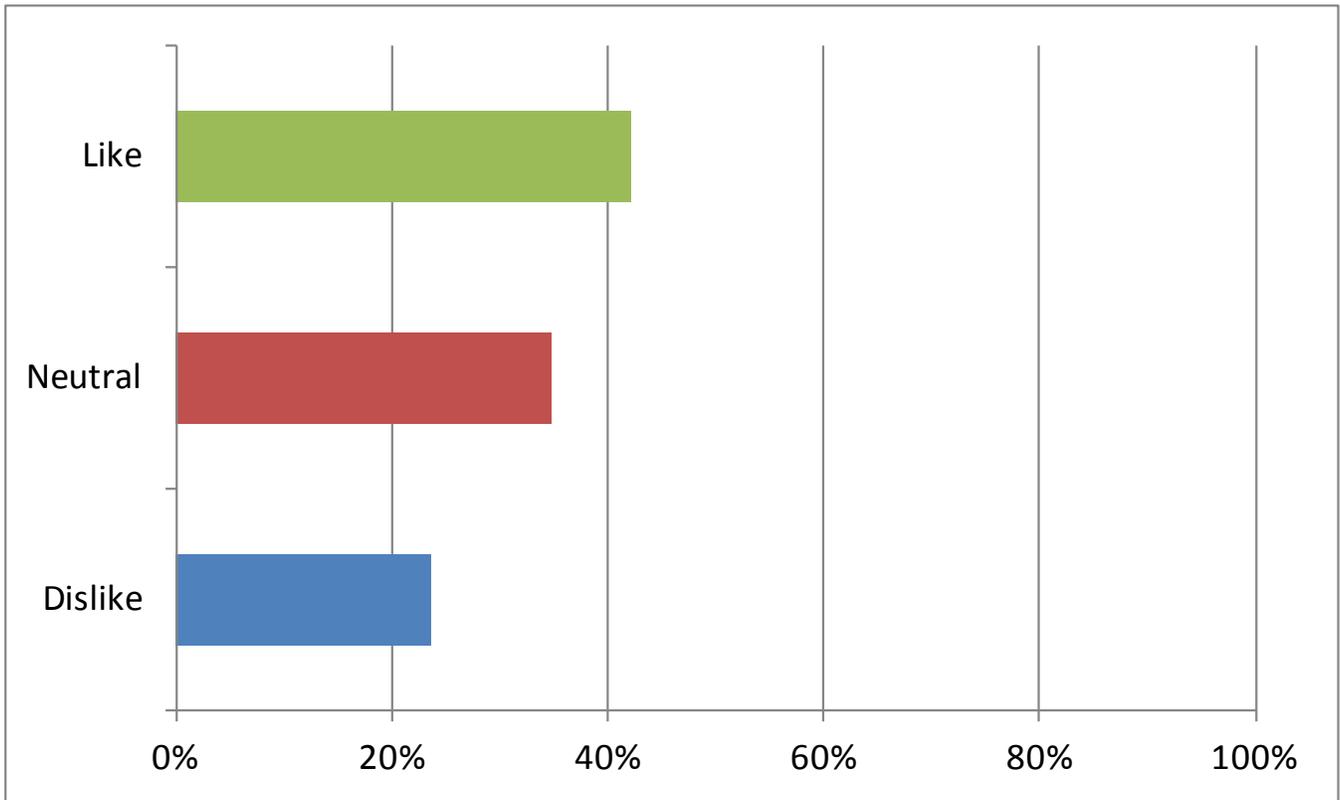
(Answered: 91, Skipped: 16)

Menu of Ideas: Please tell us what you like or dislike about the ideas in the future scenarios.

Question 5: Responses	
1	what about a connecting pedestrian bridge from CU's East Campus between 30th and Parkway? this would enhance viability of small businesses on Arapahoe
2	Most of these items are currently in place - it would seem spending tax payer dollars to "decorate" what is already in place doesn't seem cost effective. Currently 55th Street is so busy it takes current residents forever to get out onto Baseline or 55th in the mornings and evenings. Your proposals will just increase current traffic problems. Many people commuting to the industrial park on 55th come from outside Boulder - I don't see them riding bikes (despite the new bike lane on 36...)
3	A) Bike sharing installed in strategic locations for making short trips along and outside the Arapahoe corridor. B) Express RTD bus routes with key stops on Arapahoe.
4	BCH Supports - 1) Medical Zoning as a primary use in the corridor. 2) Connection of 48th St. to Walnut - providing another access to BCH. 3) More commercial and housing options in the corridor. 4) Enhanced walking, biking, transit opportunities in the corridor. 5) Open to joint campus opportunities with Ball Corp. 6) Food truck allowances in the area near hospital. Glad to participate!
5	More arts and cultural organizations
6	Do NOT change the golf course. It provides a lovely place to be, serves many seniors and should not be changed. You cannot take away every east west street that provides quick, easy access out of the city. Pearl is now congested, Arapahoe should not be.
7	Most of these sound great, though details matter a lot. E.g., what is an "improved intersection"? Is it improved to move cars through faster? Or is it narrower, safer, and easier to walk across (from one streetfront door to another across the street)?
8	BRT
9	The area drained by South Boulder Creek was the hardest hit in the flood of 2013. Careful planning will have to be made for all of this area, especially along the lowest lying areas. I would love to see ecological restoration of waterways, but I wouldn't want to see much building along these areas.
10	This is a terrible survey. Too vague, so some of my answers are probably inaccurate. For instance: I'm pro-recycling, but another facility out here? We already have EcoCycle.... And more apartments? What does that mean? Where? More people biking? SURE. But I don't want to force the issue by making driving/parking difficult. And what does "attractive boulevard" mean? If it's what I see going up in Boulder right now, NO. The way these questions are obviously guided to elicit answers that support the current "vision" statement is offensive, and results should be under question.
11	Most important is much more affordable housing.
12	There should be more new retail and services and housing in more places, not just 55th
13	The entire Corridor needs to be declared a "Quiet Zone." There are gates at the intersections for the trains. This is really a backward moving idea if noise reduction is not the first priority.
14	Any new building: #1, #3, #5, #8, #10 should remain in the city restrictions of height regulation and not go above (i.e.) east Pearl construction
15	Anything that is done to bring more living space and more people to the area is a problem.

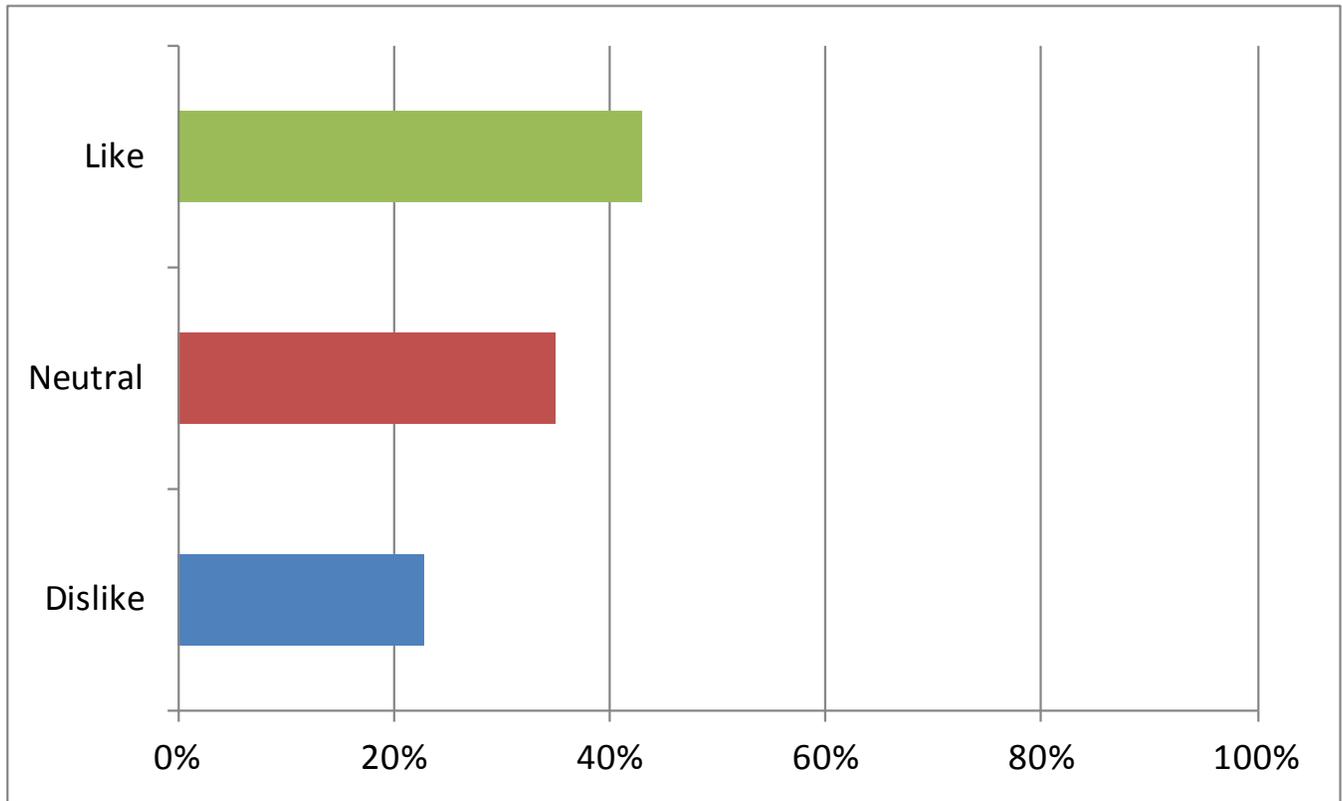
Question 5: Responses	
16	From scenario B I really like the 55th/Arapahoe idea (Retail, Services, Some housing, Arts and Culture, Mobility Hub) and the 55th Street North (Retail to serve industrial park). From scenario C I really like the 15-minute Walk (Enhanced pedestrian safety and connections), 55th/Arapahoe (New housing in select locations, Dinner theater and other businesses become part of an art center, Mobility hub, Shops and restaurants--this sounds very similar to scenario B), and the housing choices. I think having mixed use housing instead of just industrial parks would be a nice way to bring a community to that area while still allowing businesses to have space. It would need to be done well so that the housing remains desirable for the people living there.
17	Concerned about additional housing. Can the current streets support more traffic? Really don't want to see more lanes on Arapahoe.
18	I have marked "dislike" for a number of these ideas (5,8, 10) because I do not trust the City of Boulder to implement them well. I worry about additional big, ugly, and overly tall apartment buildings similar to those which have now destroyed the environment in the area around Pearl and 30th. If we are worried about car trips generated by the residents of these behemoths, let's just build a convenient bike path from "Pearl City" to the hospital and other businesses on Arapahoe. Many people, you must know, do not want to live extremely close to their places of work because they prefer variety in their lives. In addition, many of those who start out in apartments, will eventually want to move to their own houses. What will happen to housing prices when these people want to leave their apartments to secure more living space?
19	Workforce housing of the type we need, for families, will not happen, and this is no longer an appropriate location, if it ever was.
20	Your page only allows survey respondents to select one item they like, one they find neutral, and one they dislike. I hope this isn't an intentional way to limit responses and narrow the scope of feedback that the "Envision East Arapahoe" people don't want to hear.
21	Construct the remaining cross-section of Pearl Parkway to increase east-west roadway choices.
22	Why am I not able to select more options above?? I DISLIKE all options that expand development for housing, industry, energy generation, recycling, medical or retail. I only like the ideas for ecological restoration and better nature access.
23	I hate city council and planning and will do everything in my power to vote current city council out. You're all a bunch of greedy assholes.
24	More frequent bus routes. Better traffic flow on Arapahoe.

# 1) More light industry north of Arapahoe Avenue (Current Trends scenario)



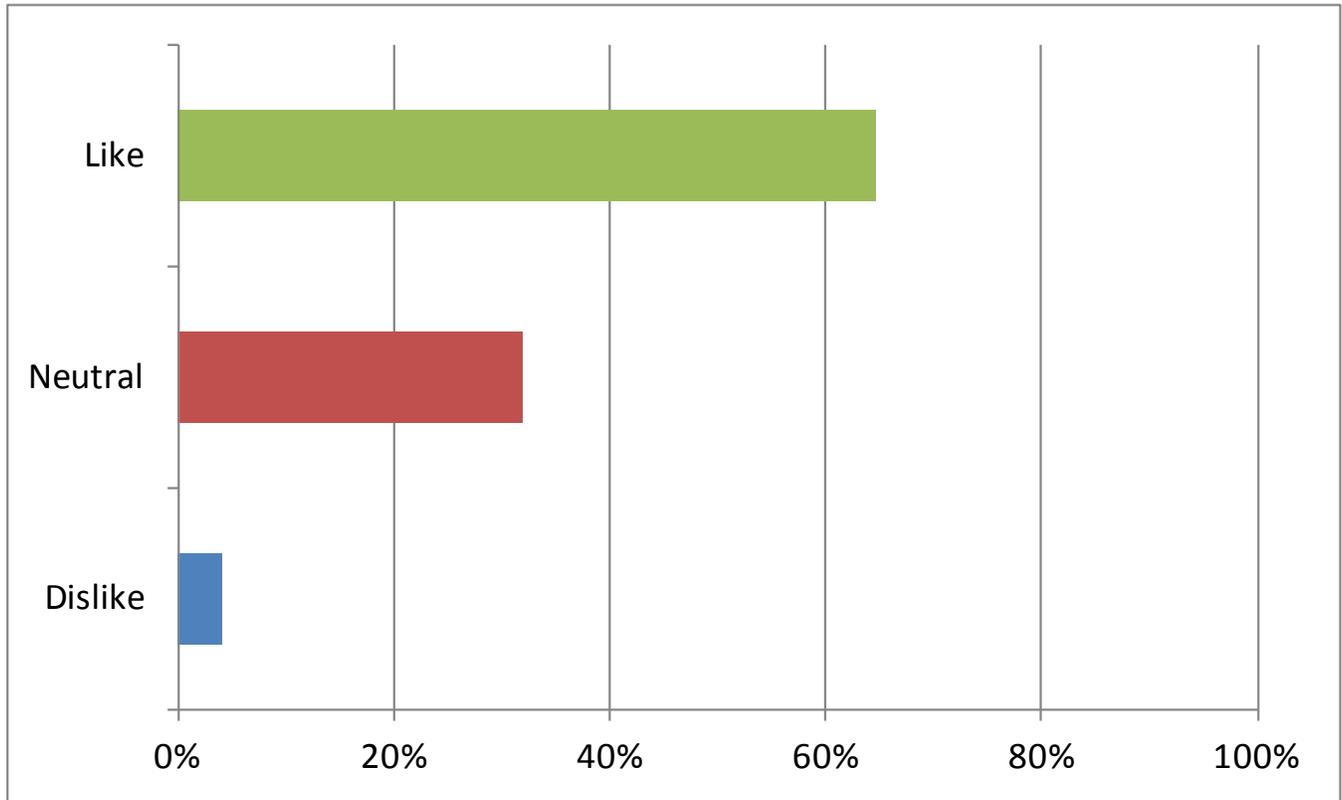
	Like	Neutral	Dislike	Total
	<b>41.98%</b>	<b>34.57%</b>	<b>23.46%</b>	
	34	28	19	81
Comments				
1	But with less surface parking.			
2	More isn't necessarily as important as affordable space for new biz incubation.			
3	Have to accommodate somewhere have been good neighbors.			
4	Good if intensified			
5	Light industry is better than HOUSING.			
6	Dense office space w/parking.			
7	There does need to be some light industrial but with less parking.			
8	More is needed.			
9	Have you heard of downzoning?			

## 2) Affordable space for necessary services (e.g., car repair) (Current Trends and Districts scenarios)



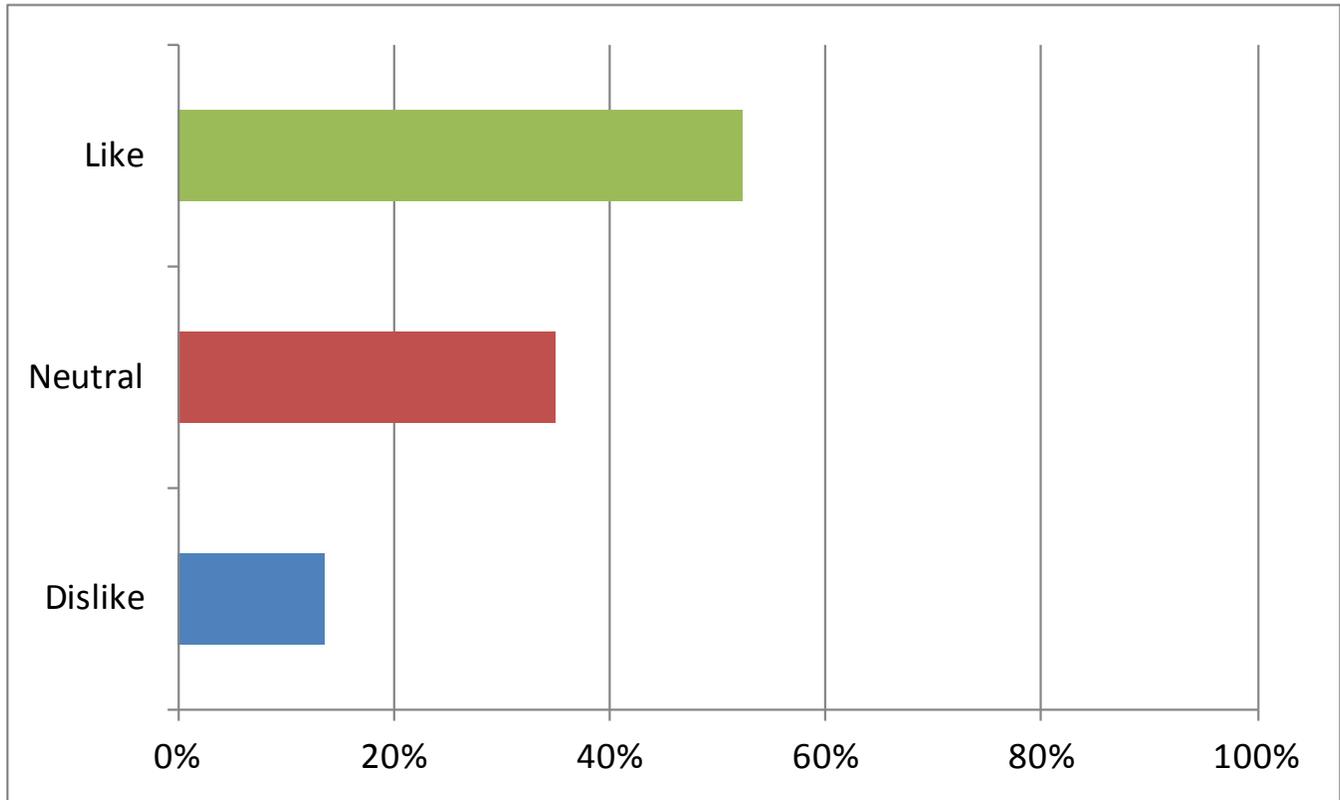
	Like	Neutral	Dislike	Total
	41.98%	34.57%	23.46%	
	34	28	19	81
Comments				
1	Would be nice to de-emphasize surface parking for these things. Area around subaru/acrua for example is terrible.			
2	We can provide these amenities much more space efficiently.			
3	We already have car repair.			
4	Don't let this be the parking storage space entry to Boulder.			
5	It would be nice but not a must have.			
6	Fisher Auto Exists			

### 3) Boulder Community Health with nearby places for medical-related offices and small retail (Districts scenario)



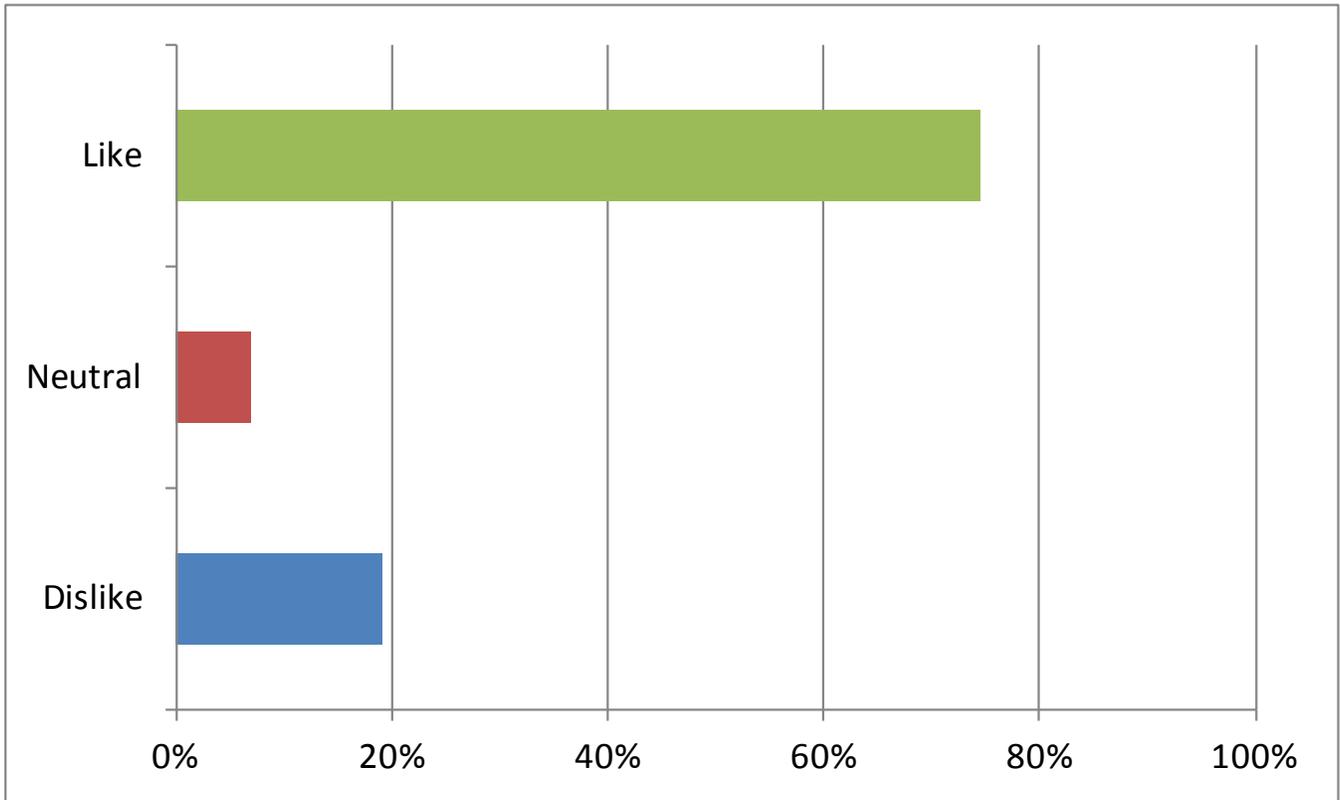
	Like	Neutral	Dislike	Total
	64.47%	31.58%	3.95%	
	49	24	3	76
Comments				
1	But with less surface parking.			
2	Needs more food options.			
3	Good paying jobs and environmental stewards.			
4	Yes.			
5	Ease of access for people.			

#### 4) A new east/west connecting street (i.e., Walnut/48th Street) (Districts scenario)



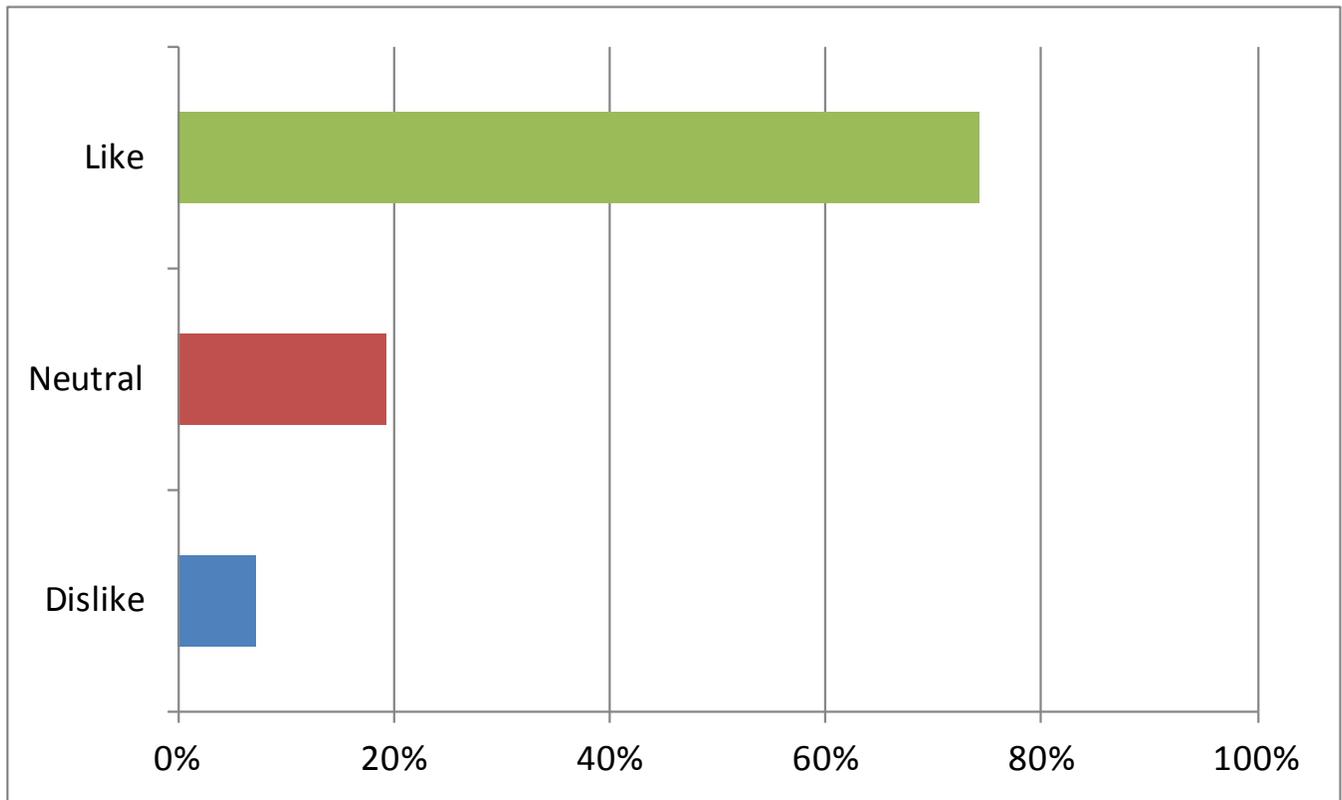
Like	Neutral	Dislike	Total
52.00%	34.67%	13.33%	
39	26	10	75
Comments			
1	No more car-centered streets! Walnut is a calm, dead end street with planned trail connection. It is an ideal candidate for and east-west bicycle boulevard, not another dangerous car street! Walnut near downtown is already close to being a bicycle boulevard, with 25 mph speed limit and car dead-end at Folsom. This design should continue as far east as possible, with more bike-friendly improvements!		
2	YES YES YES		
3	Not sure this is worth messing with S. Boulder Creek Greenway.		
4	Never thought about that.		
5	Yes! break up the impermeable super blocks!		
6	Yes - Road Diet		
7	Ease congestion on Arapahoe.		
8	Definite need!		

## 5) Small shops, dining, offices and some apartments north of Arapahoe at 55th, along 55th St. (Districts scenario)



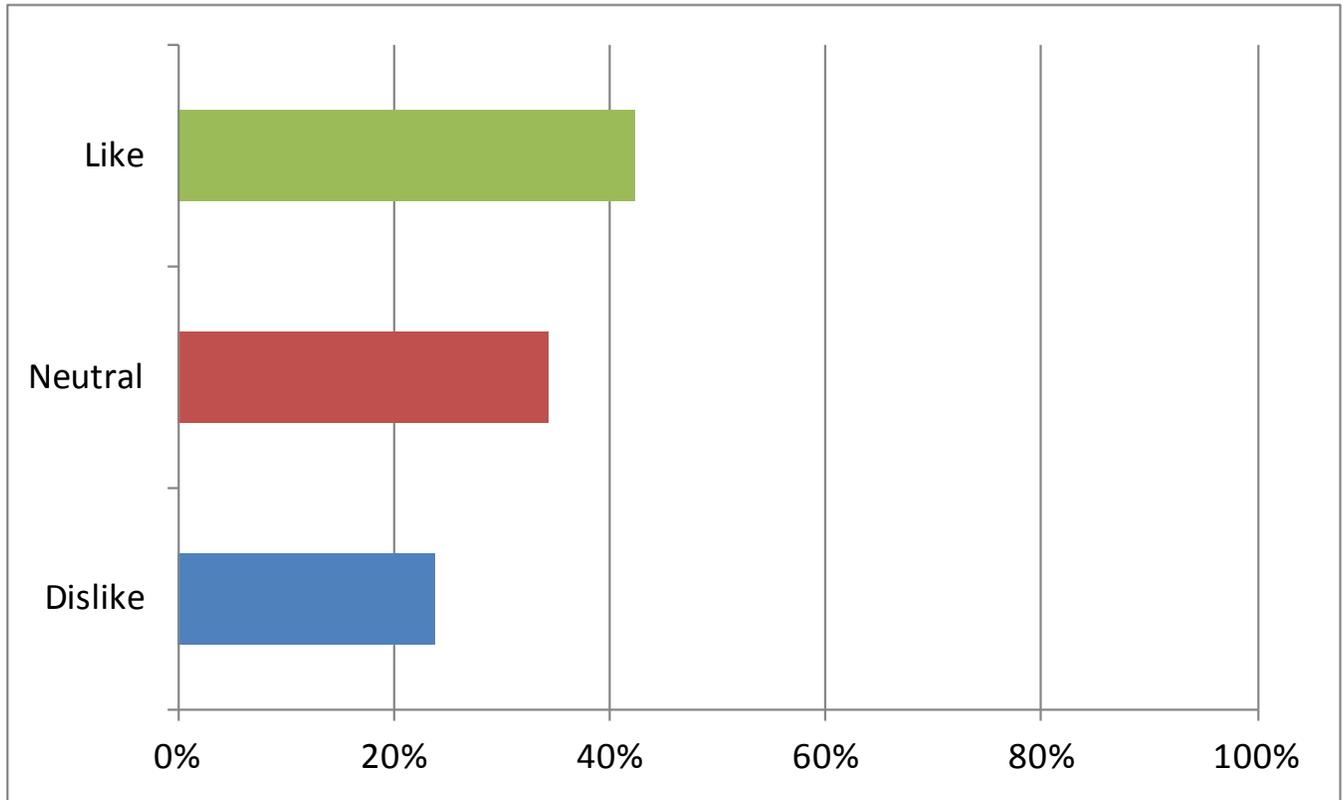
	Like	Neutral	Dislike	Total
	74.32%	6.76%	18.92%	
	55	5	14	74
Comments				
1	more housing density! more people to walk to all these wonderful things!			
2	Don't lump together dining, offices, small shops ok but no more housing. No flashing yellow lights.			
3	Some apartments - no big 55' complexes.			
4	Demographic would support dining and shopping.			
5	None of these make sense without much higher land use intensity.			
6	Take a picture of the apt built on 30th and Pearl and VOW never to replicate this on Arapahoe or any place else in Boulder.			
7	The high density new construction along Pearl (East of 30th) opened eyes. This type of development is unacceptable along Arapahoe.			
8	Small! not another Boulder Junction.			
9	Very much needed especially on 55th.			
10	Like a lot			

## 6) Improvements to sidewalks and intersections (Districts and Housing Choices scenarios)



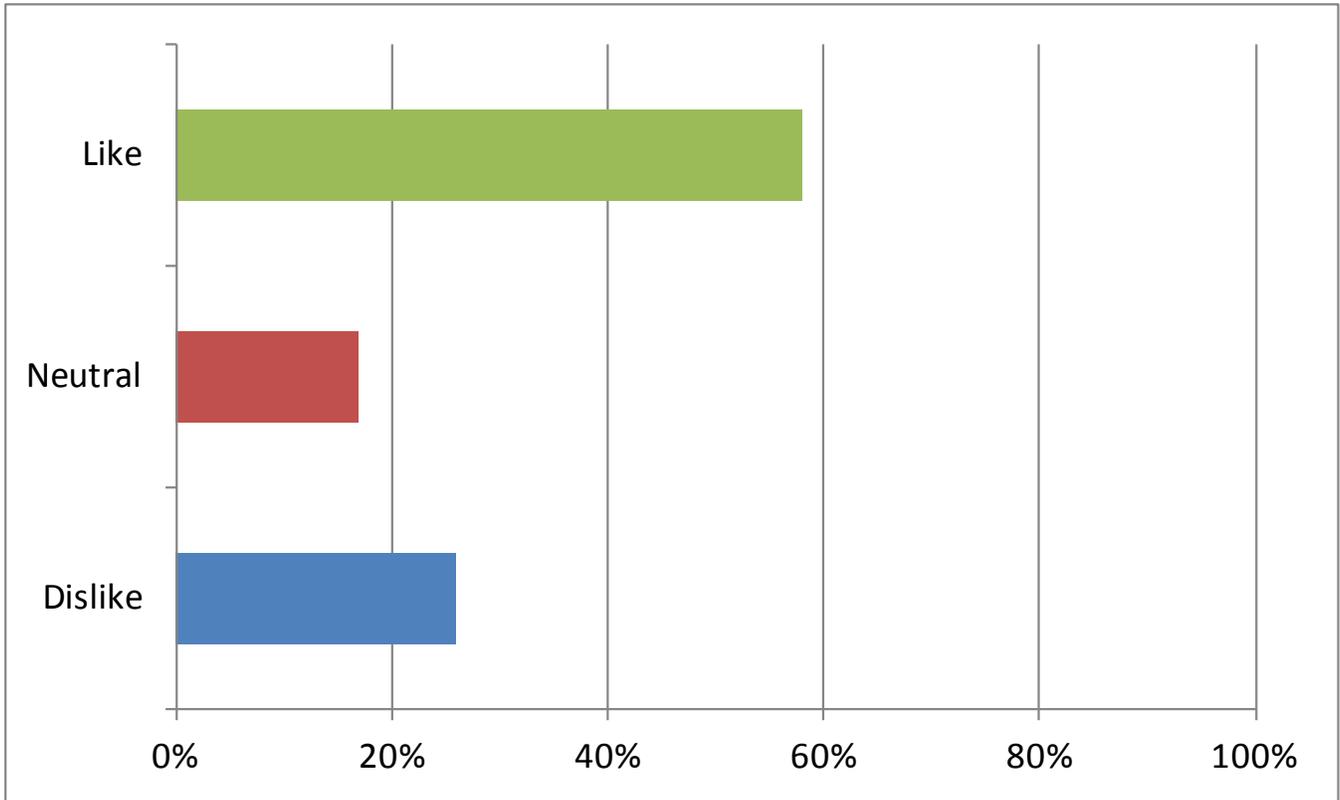
	Like	Neutral	Dislike	Total
	73.97%	19.18%	6.85%	
	54	14	5	73
Comments				
1	Essential!			
2	Wide sidewalks that accommodate bikes everywhere would be great if there's not going to be an on-street bike lane.			
3	YES YES YES			
4	Desperately needed.			
5	None of these make sense without much higher land use intensity.			
6	It is fine to improve sidewalks but not if it means option C!! or B!!			
7	Traffic light at MacArthur. Improved sidewalk MacArthur to 48th on South Side of Arapahoe.			
8	Complete trail connection N. side of Arapahoe.			

## 7) Place for energy generation, recycling, eco-district (Districts scenario)



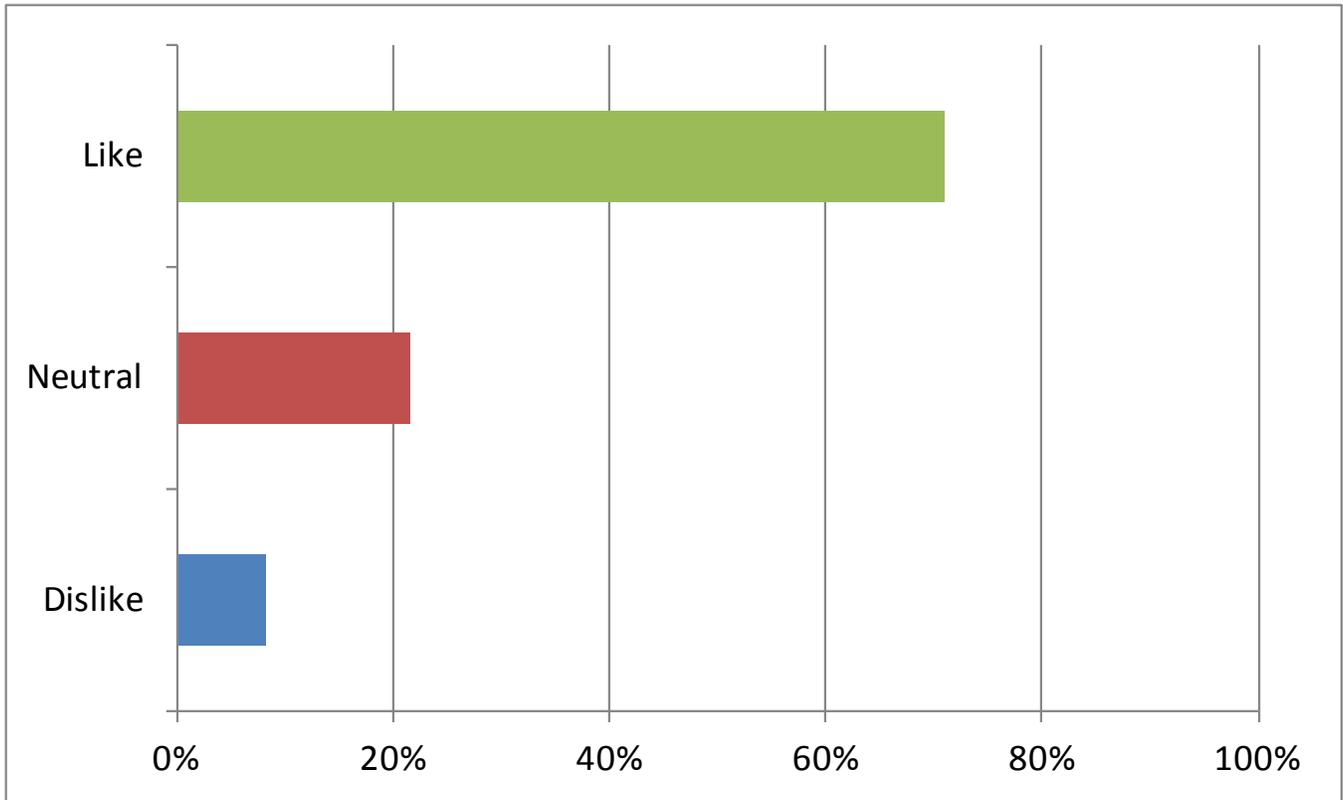
	Like	Neutral	Dislike	Total
	42.11%	34.21%	23.68%	
	32	26	18	76
Comments				
1	Enough of those already.			
2	Prioritize the services of Recycle Row including expansion.			
3	Nurture these uses.			
4	None of these make sense without much higher land use intensity.			
5	Move it out of town			
6	not needed, already have elsewhere and close.			
7	We already have it			

**8) Small shops, dining, offices, and housing north of Arapahoe at 55th, along 55th St. in walk-friendly neighborhoods (Housing Choices scenario)**



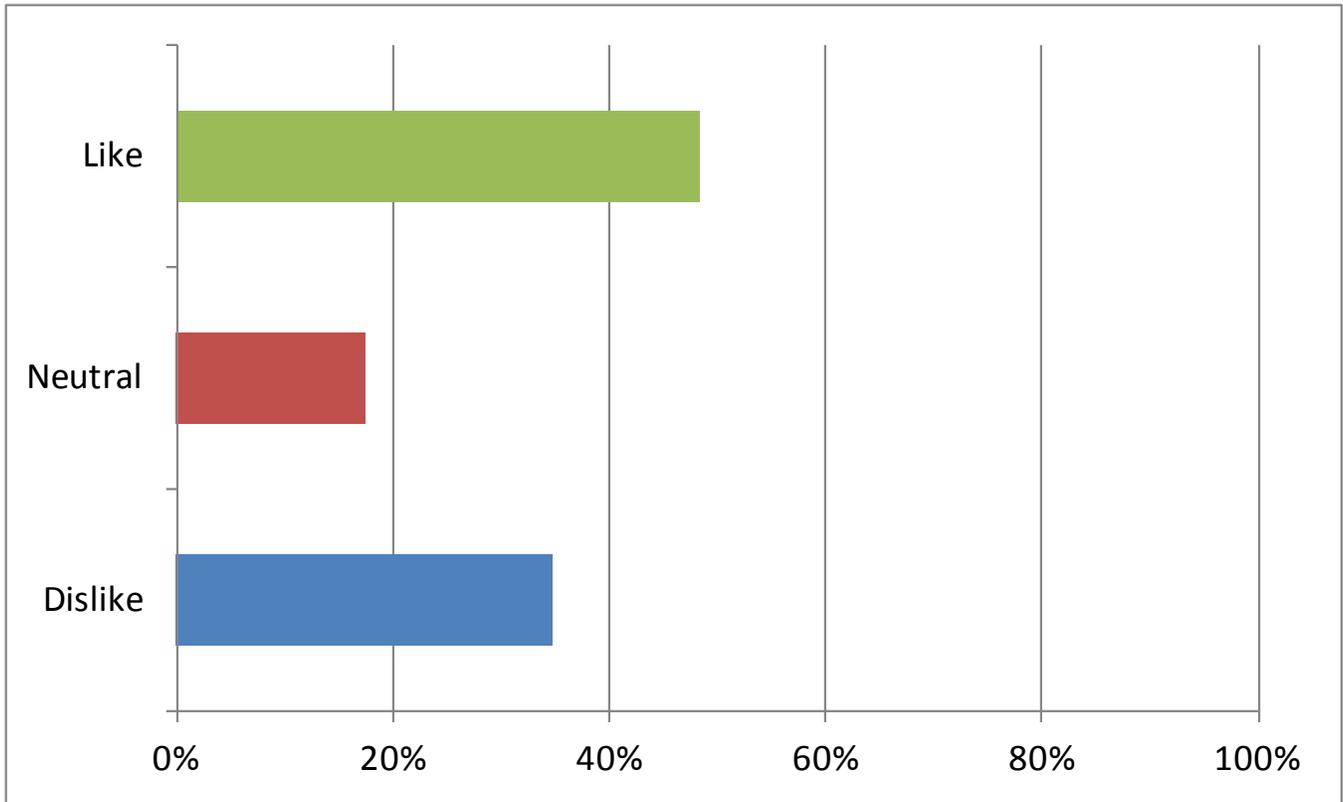
Like	Neutral	Dislike	Total
57.69%	16.67%	25.64%	78
45	13	20	
Comments			
1	Better walkable neighborhoods would fix #1 thing I dislike about this area. Need to be able to walk to groceries, stores, etc.		
2	Housing not 55' high. Keep to 35' with setbacks.		
3	I think this would significantly increase warehouse lease rates.		
4	None of these make sense without much higher land use intensity.		
5	It needs to be dense enough so people have place to walk to and interesting.		
6	Small.		
7	housing on 55th is a bad idea, too industrial and the train.		
8	housing needs to be less dense than what is at Boulder Junction		

## 9) More people walking and riding bicycles – make it safe and convenient (Districts and Housing Choices scenarios)



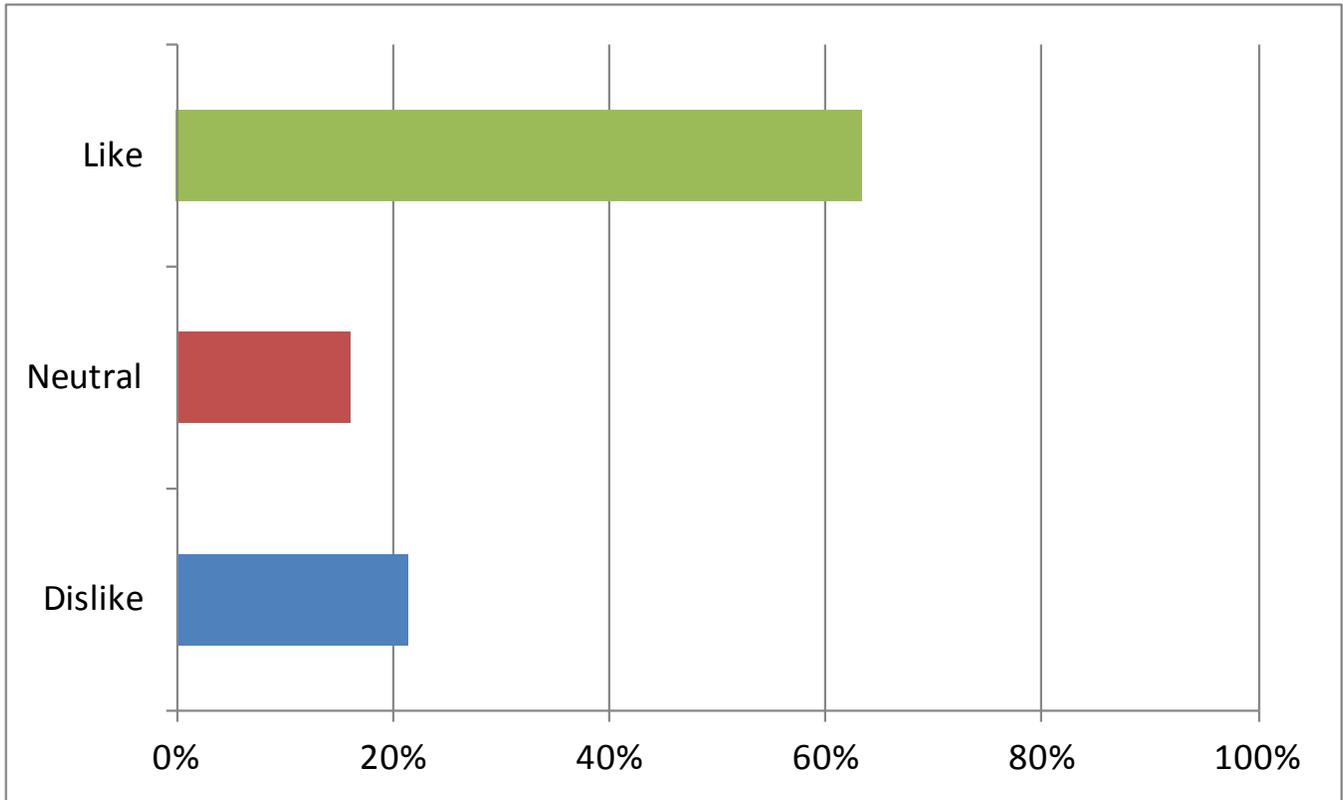
	Like	Neutral	Dislike	Total
	70.67%	21.33%	8.00%	
	53	16	6	75
Comments				
1	Most essential!			
2	Probably won't happen. People need cars.			
3	Not going to happen without increasing intensity a bunch.			
4	We already have lots of people walking and riding bicycles.			
5	Yes, but make sure you provide parking for cars.			
6	Yes - same as above, you don't get biking and walking w/o more housing.			
7	Good luck. With traffic on Arapahoe, its really dangerous to bike.			
8	more and faster bus routes to where people work, not just up and down Arapahoe.			
9	But totally unrelated to districts and housing.			
10	Also need planned parking for older population			

## 10) Some new affordable, workforce housing north of Arapahoe Ave. (Housing Choices scenario)



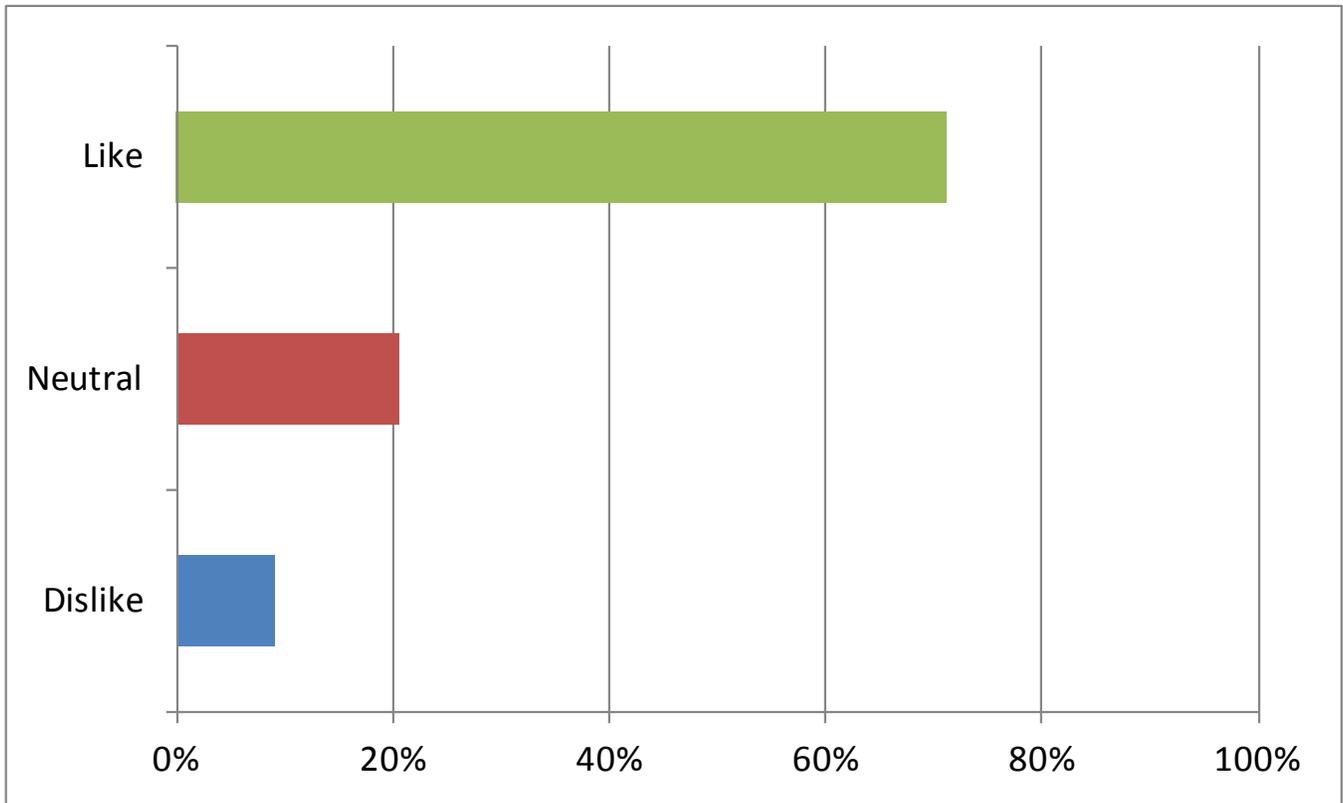
	Like	Neutral	Dislike	Total
	48.15%	17.28%	34.57%	
	39	14	28	81
Comments				
1	I'd love more density in general. More density - more people to support walkable neighborhoods.			
2	Developers will just build expensive places and give money to the city for affordable somewhere else.			
3	If housing is added, it should prioritize housing for the area workforce.			
4	How about 10,000 dwelling units?			
5	High density probably, therefore unacceptable. A comprehensive question to the residents of Boulder, Boulder County, Lafayette, Louisville (as separate entities) to determine appetite for "growth."			
6	NO buildings over 2-3 stories!!! The scenario playing out at Pearl and Arap. is a nightmare!			
7	Bad place for housing.			
8	That might be ok. If you would STOP job growth.			
9	Not too dense			

## 11) Flatiron Golf has new trails and community gardens, in addition to golf course (Housing Choices scenario)



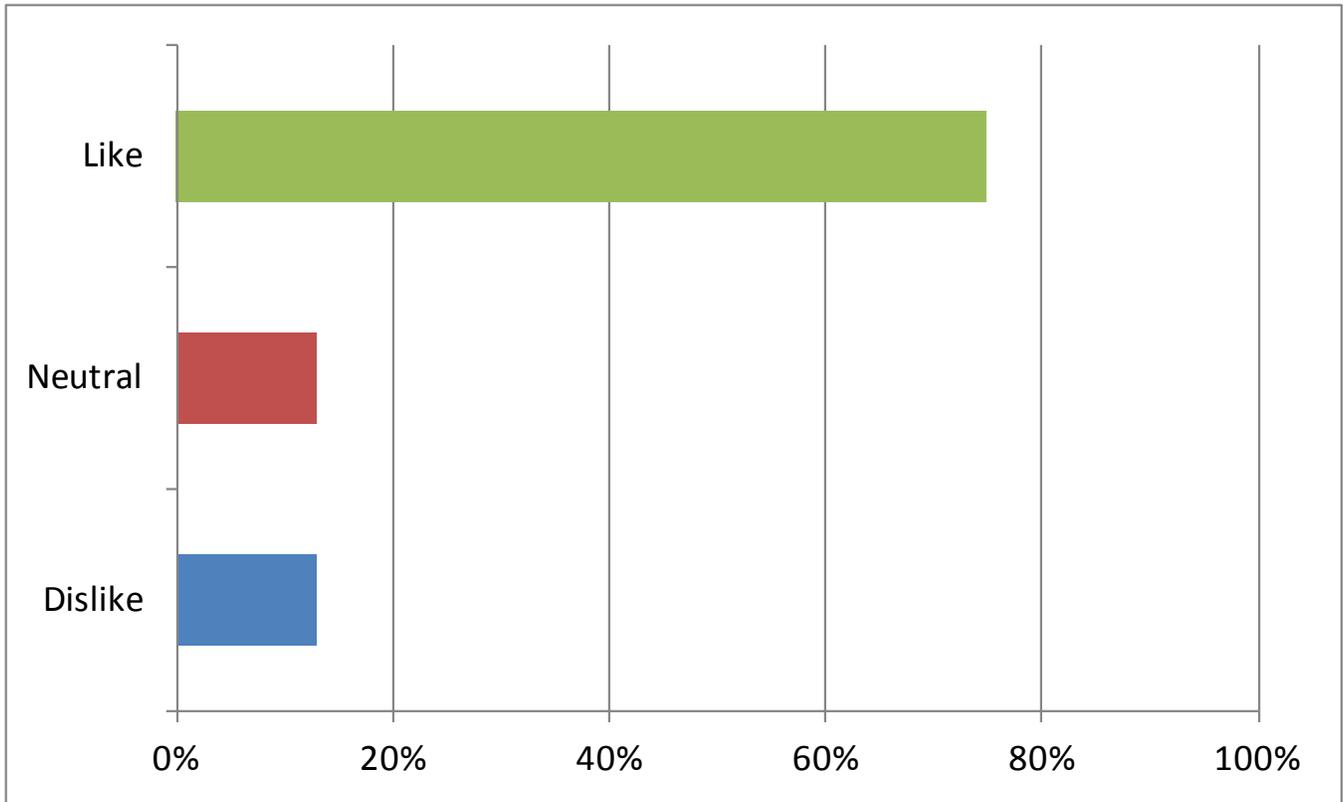
	Like	Neutral	Dislike	Total
	63.16%	15.79%	21.05%	
	48	12	16	76
Comments				
1	This would make for more efficient use of land.			
2	They just put 2,000,000 into sprinklers - not changing golf course.			
3	But get rid of golf course - turn into sports fields.			
4	Interesting idea. Simple improvements such as plowing the multi-use path east of 55th and working on bike and ped connections would help a lot.			
5	I hate golf courses.			
6	Leave the golf course alone.			
7	Golf courses are bad land use.			
8	as long as it stays green why not give access to more people?			
9	Make the entire golf course a park.			
10	Could go eitherway.			
11	Don't want current golf course to be changed.			

## 12) Ecological restoration along ditches and near creeks; better access to nature for current and future residents (Housing Choices scenario)



Like	Neutral	Dislike	Total
70.89%	20.25%	8.86%	79
56	16	7	
Comments			
1	Flood mitigation would be my first choice. I'm concerned this whole development will snowball into another sub city and the (illegible) can't handle it.		
2	Sure. keep the greenways green. Don't build in high hazard zones. puh.		
3	What's the point if we don't allow lots more people and activity in the area?		
4	Huge!		
5	Why just for residents?		

### 13) Arapahoe Ave. becomes a safe and attractive “boulevard” with street trees, noise buffering, safe speeds and transit



Like	Neutral	Dislike	Total
74.68%	12.66%	12.66%	
59	10	10	79
Comments			
1	2 lanes + bike lane would be wonderful!		
2	NO trees. Keep view of MTS. Won't be attractive with BART down the middle.		
3	What about commuters from east of Boulder? They use Arapahoe. Hold on this until the comprehensive plan is done.		
4	It's still a key arterial and SH. Need to accomodate all modes. What I think is missing is explaining to existing residents how the evolution of Arapahoe can positively impact them. Make linkage to how families will benefit from transit/infill/densification.		
5	This is a nice idea but NOT if it means high rise development. I live on one acre of land on Old tale, just 3 houses from Arapahoe - I would like to see parks, but definitely not high rise housing on Arapahoe.		
6	Current buses are fine. We don't need BRT lane.		
7	LOVE!		
8	It's always going to be a major traffic jam getting to/from Boulder.		
9	As long as there is more lanes and better traffic flow.		
10	Just will create more traffic jams, unless you limit job growth!		

## Question 6

(Answered: 41, Skipped: 66)

Scenario A: Current Trends -- What do you like about the ideas presented?

Question 6: Responses	
1	Providing more retail and service options.
2	not much, other than I won't have to deal with additional traffic congestion if nothing changes
3	East boulder is an employment hub. Don't disrupt this, jobs are important!
4	I understand the hospital's request to change zoning for their medical personnel. I think the people who live in that neighborhood ought to have final vote about whether or not to allow such a change.
5	I like the focus on pedestrians; right now, it is not the sort of street where pedestrians would choose to linger or, even, use. Likewise I'm comfortable riding my bike from the Boulder Creek path to the hospital, but would hesitate venturing further afield. I know that serious bike commuters feel safer on Base Line than on Arapahoe, but it means going a mile out of their way.
6	I don't like your ideas because they lack a clear purpose and many of their elements are not feasible/realistic assumptions.
7	If Naropa increases its campus and makes it more aesthetically appealing, that would be great.
8	I like keeping things as is. Maybe add a few 2-3 story office buildings, a couple of restaurants.
9	not much
10	People can still buy houses with land that don't start at \$1Mil. It's more "affordable" for Boulder.
11	Affordable warehouse space
12	Basically nothing. This development pattern is why the US is fat, broke, and dependent on oil.
13	No new housing
14	No, it needs planning
15	It doesn't make things worse.
16	?
17	Nothing
18	Does not beautify the area. services stay limited.
19	Seems ok
20	It's vibrant and driven by free enterprise/business model.
21	Keeps service businesses, minimize new impacts. You could achieve this by downzoning, and not getting the 19,000 new jobs.
22	Don't just leave as is.
23	Pretty much ok.
24	I think some businesses will need to stay in this area, as affordable locations to relocate within Boulder are minimal. Boulder already has a reputation of not being business friendly, so it's important to balance this aspect too. I think there can be some creative thinking on how to incorporate some of the more light industrial businesses within this plan.
25	Some more amenities, introducing more green space to new/remodled potential industrial/housing areas. Also, the idea of safer biking. It's hard out here.
26	not much
27	Noise buffering design in keeping with a sense of charm for the neighborhood
28	We need low cost places for startups and services like auto repair
29	No new housing on the north side of Arapahoe and south of Boulder Creek (between Foothills Parkway, city limits. Affordable service industrial and places for storage units
30	The affordable light industrial is important and will be driven out if the City is not careful.

Question 6: Responses	
31	Nothing that brings more noise and people.
32	NOTHING. This is the worst scenario and I do not like it.
33	Wish I could figure out how to get back to see the model referred to
34	You have not really given us enough information to enable us to know what the area would look like if current trends continue. The one current trend that is observable is the self storage warehouses. There is apparently a great need for them or they would not be so profitable. They are not a problem in that they do not generated much traffic, or crime, or other social problems. They seem to be well kept and reasonable landscaped.
35	As for new housing areas: I'd like to see homes with "food" gardens and plants that support the natural wildlife of the area. Limit areas of "grass" that requires mowing and weed killers. I'd also like to see community parks / areas where kids can be kids and build forts etc., play in water. How about natural walk ways vs. always having cement sidewalks?
36	need to be coordinated with the future "givens"
37	Convenience and access to some light industry and services.
38	Great plan
39	Not a big increase in density or rising rooflines
40	Boulder need to keep/increase it's industrial sector
41	Keeping it attractive to small business.

## Question 7

(Answered: 44, Skipped: 63)

Scenario A: Current Trends -- What do you dislike and would change or add?

Question 7: Responses	
1	No high density housing!
2	More transit solutions for in-commuters. Get workers out of their cars! Bus rapid transit is needed, but will require solutions from the places commuters start from - they all are going to the same place, they just need a common starting point.Keep people out of their cars by promoting restaurants, shops, services, etc... near the employment centers.
3	I dislike any ideas that are not welcomed by the people who live in the affected neighborhoods. In my neighborhood, none of my neighbors are happy with this project.
4	Be careful not to create a wall of tall, fancy buildings at the expense of affordable spaces for places like Independent Motors. A Peleton fortress definitely holds no appeal.
5	I would go back to the drawing board on your dense urban design. Most of us were not attracted to the area because it was dense - we moved here from dense areas with many amenities. We moved here for the small town quirkiness and community of Boulder - your "vision" ends that character.
6	May appear organic but can approach houston-ztyle zoning which is not good.
7	Inefficient use of land. Poor connectivity.
8	Too suburban, not dense enough. No emphasis on walkable neighborhoods. Too reliant on driving.
9	it stinks for biking
10	No neighborhood feel, not pretty, east county car community puts pressure on all modes of transport in the neighborhood.
11	If we can't fix the land use intensity out here, just STOP. Get the BRT in and leave the area alone rather than waste a bunch of time to make a lousy plan. May focus on the area between TVAP and East CU.

Question 7: Responses	
12	Don't go too far with height/density.
13	Don't Like
14	No change to golf course. No neighborhood. Sops. It is nice being a residential area
15	It also doesn't really make things better.
16	?
17	no restaurants, no retail, doesn't create a "district"
18	Driveway, road, parking and 1 story buildings.
19	Needs more variety. B or C Better
20	More residential
21	Change is needed.
22	Transportation concepts are straight out of the 1970s. There is a lot of room to improve things for peds/bikes/bus riders.
23	Limit height.
24	Just clean up a few of the less attractive areas.
25	Afraid that no plan for area would result in hodgepodge of buildings.
26	The way to businesses are set up, it makes the corridor sterile and unattractive as a place to go to shop or hang out.
27	LESS DENSITY. The density experiment isn't working. More housing doesn't mean more affordable housing, unless the affordable bit is SPECIFIED. Just allowing developers to plunk the affordable "folks" in the ugly buildings further from transportation, or to buy out, isn't OK. We need to change some State law to address that, I know, but it should be done. We will need more setbacks for more lanes/turn-lanes to truly address traffic congestion, and we MUST start lobbying RTD for more reliable, frequent bus service NOW (and succeeding in that effort!)
28	it is a waste of expensive land to keep this suburban design.
29	The entire project needs to address noise pollution.
30	possibility of big buildings
31	Too much employment
32	Unplanned patterns of development with large parking lots.
33	A new bridge/road to connect to Pearl near 48th would help.
34	We do not need more noise or congestion.
35	Honestly I would scrap this whole idea and do a combo of scenario B & C.
36	Merely fix the landscaping and facades of some of the older buildings and parking lots facing the street. Don't redevelop to higher intensities.
37	it is not either vibrant or pedestrian friendly right now. lack of human scale, services and amenities
38	Dislike that there are abandoned buildings and/or old, dated buildings. Many need a makeover.
39	nothing
40	The Peloton is less than 2 miles away and is not fully occupied. We don't need more condos/apartment buildings.
41	Ecological restoration, better connections between multiuse paths
42	Everything. We don't need more apartments in Boulder.
43	Too car-dominated, make Arapahoe way more of a complete street ... plus non-motorized routes to and from
44	Remains a scattered industrial zone that's not really serving local neighborhoods (beyond the current services). No real transit and not pleasant for biking or walking. It's an isolated area - more suburbia than town.

## Question 8

(Answered: 41, Skipped: 66)

Scenario B: Districts -- What do you like about the ideas presented?

Question 8: Responses	
1	Overall, I would support the goals
2	more places to eat
3	Let the neighborhoods decide whether they want any changes.
4	Nothing.
5	Enhance 55th Neighborhood center
6	The concept of "districts" is a good one.
7	More diverse mixed land uses, more restaurants/retail will decrease number of drives for lunch. This will help lessen traffic in a congested area.
8	Deceptive - planning board member said - "Don't do visuals with 55 ft buildings that will only upset the public"
9	I support some mix of B and C
10	My favorite option
11	Better amenities for area workforce.
12	looks great with more trees, pedestrian friendly areas, parks
13	Mixed commercial with restaurants.
14	I like this but need more routes around Pearl East and Flatiron Park.
15	It adds the new Walnut/48th St, and aspires to some other modest changes.
16	.?
17	Really like 55th and Arapahoe district.
18	6
19	Mixed use
20	More business = More traffic
21	Business focus.
22	Great concept. 15 minute walk is nice way to connect. What would a tech worker or hospital visitor, or BVSD employee need at lunch hour?
23	Like
24	Continued use as business area. Changes to add more possible medical offices around hospital.
25	Like the concepts presented - good variety.
26	I think this is a very attractive plan. I like how the various aspects are integrated to make the corridor more attractive.
27	I missed A-B-C - sorry - will have to look again. My previous comments were my overall impression from how I understand the project so far.
28	it's ok. not bold enough
29	Adds a night time population to support things like restaurants
30	Increased professional office space associated with Boulder Community Health center. Improvements to sidewalks, intersections, so people can walk safely and conveniently. Affordable service industrial along Arapahoe at the east end
31	Pocket parks and plazas should be the decision of the developer land owner--unless the City wants to buy the land.
32	Nothing.

Question 8: Responses	
33	Love the 55th/Arapahoe ideas (Retail, Services, Some housing, Arts and Culture, Mobility Hub). I also like the north 55th idea of having retail to serve the industrial parks.
34	The fact that this area would be preserved for income producing businesses.
35	boulevards with retail and restaurants.
36	ecodistricts and enhanced streetscape - sound good.
37	Retail, shops, restaurants, improved intersections, some recycling services, improved overall look of Arapahoe such as trees, noise buffering.
38	Poor excuse to let developers begin having at it and making money by cramming more into an already too dense Boulder, and by insisting that every square inch of space be developed to max "potential" which I translate as "max ROI on <given developer's> investment". Developer's ROI is not the same as return to the community, and at this point in Boulder's history I'd argue it's actually the antithesis
39	I like the key features presented. I would be interested in hearing more specifics about housing in this scenario - density, target income.
40	mprovements to sidewalks and intersections
41	This begins to think about neighborhoods.

## Question 9

(Answered: 32, Skipped: 75)

Scenario B: Districts -- What do you dislike and would change or add?

Question 9: Responses	
1	Recycling was forced on the Count yresidents and is not a desired use on Arapahoe.
2	no more industrial
3	Too much of one thing in one place - is this the same zoning trap the separates housing from shops and restaurants and leads to car traffic?
4	I think this project has moved far too quickly, and is rapidly moving out of logical thinking. Why can't the neighborhoods decide for themselves?
5	Start over.
6	no change to Flatirons Golf Course especially flood mitigation.
7	Make it a special trip to East Boulder - not more housing
8	Any planned development necessarily increases rental rates.
9	Retail - don't need it! Recycling center already exists! No additional housing
10	Don't go too far with height/density.
11	Don't force eco-pass on people that will not use it.
12	It's still much too timid.
13	.?
14	Not bold enough
15	Combine/trade off B and C.
16	Limit new office space.
17	Better transport and retail closer to businesses, not just on Arapahoe.
18	Adding housing might be interesting experiment but I don't want to live way out there. I would drive into downtown.
19	I don't like building to street in these areas, destroy views, makes everything constrained.

Question 9: Responses	
20	Don't like buildings too close to sidewalks. Don't like too much height. Add more green spaces.
21	I don't know if there are too many types of districts. Traffic backup to get into the hospital area going east and Arapahoe is really bad now. Adding more offices, at least on that side of the street, could make the problem worse.
22	make it more bold and visionary
23	Too much emphasis on taking away traffic lanes on Arapahoe
24	Adding mixed retail, dining, office along 55th Street would severely damage the current residential character of 55th St south of Arapahoe. Adding an east/west connecting street (Walnut /48th St.) would exacerbate the current traffic problem; such an addition would be a detriment to the character of Arapahoe rather than an improvement.
25	We don't need an arts and entertainment district focus.
26	The roads cannot take anymore congestion.
27	Wouldn't want the services mentioned in the 55th/Arapahoe to be things like car repair, storage, etc... Those types of businesses bring down property value and it would make the new housing going into that area less desirable which would drive down prices and then people would care less about their properties.
28	what is the intensity of new development? what would be the phasing for the development? are you planning on pilot projects?
29	Dislike affordable housing especially any buildings over the 55' height limit.
30	Put the plan in the shredder.
31	I like this scenario.
32	Increase in density, more traffic, addition of more housing, growth of Recycle Row. It seems a near-necessity in this plan that higher buildings will be added - MAJOR negative.

## Question 10

(Answered: 47, Skipped: 60)

Scenario C: Housing Choices -- What do you like about the ideas presented?

Question 10: Responses	
1	Convenient retail and service. Roadway beautification.
2	affordable, closer housing
3	Walking streets with mixed shops and high density residential - this could be exciting!
4	I can't think of a thing.
5	affordable housing near transit centers makes sense
6	Nothing - another ugly, common development for rich college students or investors doesn't build community.
7	Good idea. Affordable housing in Boulder will never again be single family... we need a LOT more apartments and townhome style residential units.
8	Employee housing is good!
9	Diversity and housing
10	More housing within city, reduces in-commuters and VMT
11	Emphasis on 15 min neighborhoods! Less reliance on cars would probably reduce Arapahoe traffic! More parks! This is the best plan. :-)
12	It plans for the community's future needs - timing can remain flexible and adapt to shifts.
13	Outrageous - I don't want to live in a Jetson City.

Question 10: Responses	
14	I support some mix of B and C
15	At some point a developer will try to put in housing, so very important to plan for it.
16	Mix of uses would be better, but not much
17	Not sure
18	We need housing but we need routes so people can live and work in East Boulder.
19	No affordable housing
20	It's getting better. It adds much-needed housing.
21	??
22	Same as B - Like 55th and Arapahoe district. Thoughtful mix of retail residential
23	Mixed use
24	Can add some housing without making it as ugly as Boulder Junction. Needs some styling inline with Boulder, not all square, ugly buildings.
25	Too radical. Don't like
26	Most of the jobs are filled w/oout in-commuters. Unless you limit job growth, traffic congestion will just get worse and worse.
27	Like
28	Nothing
29	I like a mix of housing and it's crucial to expand the city's affordable housing stock.
30	See previous.
31	not enough
32	Adding some dense housing close to jobs and reducing the land available for more job growth
33	Added trails and amenities to the Flatirons Golf Course. Gateway beatification at the east end of city would be an attractive addition
34	Boulevard with buffering.
35	Do not put anymore housing on east Arapahoe, the road cannot take anymore congestion.
36	This may be my favorite scenario. I like the 55th/Arapahoe ideas with New housing in select locations, the Dinner theater and other businesses become part of an art center, Mobility hub, Shops and restaurants and the ideas for the North 55th Street (Live-work mixed with offices, Retail to support the people living there and the businesses). I also like the idea of the greenway enhancements to the South Boulder Creek area.
37	Nothing.
38	good mix
39	all look good
40	is it representative of New Urbanism? this seems to pay more attention to relationship of buildings to the street.
41	Bike paths, trails
42	A horrible idea to allow developers to cash in, under a thinly-veiled guise of "affordable housing" and "worker housing". If this is really the case, then why does Boulder allow developers, like those downtown, to provide "cash in lieu" of affordable units when it's all said and done. That is nothing other than crass political positioning to try and force through their development projects and enrich developers at the expense of the community.
43	I need more detail to weigh in on this. I do think redevelopment at 55th is a good idea. I think this is a good opportunity to provide options for people living in East Boulder County and are "daytimers" - time to phase the term in-commuters out of our vocabulary and move on to embrace the people that we employ and benefit from the sales tax they contribute that funds the amenities valued. I think Live/work units and additional moderate/workforce housing would be good additions.
44	Boulevard with trees/buffering

Question 10: Responses	
45	Best of the three but still way too timid. Waste of staff resources.
46	Everything. We do not need more apartments in Boulder. We don't need to use taxpayer money to support more people coming to Boulder on our dime.
47	I like this scenario the most

## Question 11

(Answered: 45, Skipped: 62)

Scenario C: Housing Choices -- What do you dislike and would change or add?

Question 11: Responses	
1	Workforce housing= high density. Roads will become overcrowded, parking will be far short of needs.
2	slower speeds sound like more traffic issues
3	More housing will only generate more cars, more parking, more traffic unless things are developed as exclusively NON CAR. DO NOT BUILD PARKING. DO NOT ADD TRAFFIC OR TURN LANES. MAKE ROOM FOR PEOPLE, NOT CARS.
4	Leave "flatiron golf" out of your plan. You don't even know what it is called, let alone the history of the site and its status as a recreational site, do some research.
5	Arapahoe is already over crowded. No high density housing. No high density housing anyplace along this corridor. Save those ideas for the center of town.
6	would people really find housing along 55th appealing? traffic is pretty awful for people who live on 55th south of Arapahoe, despite mitigation gestures
7	Demand for the Peleton sure was a great success - why are we continuing with a plan that no one liked.
8	high-density does not necessarily mean Texas-Doughnut style monoliths, even if that's what developers want to build. Look at Europe or places like Colonial America for examples of high-density development with much more human-scaled buildings forms.
9	Prefer concept of "districts" better.
10	No buildings over 3 stories.
11	More Housing
12	It makes me nervous with existing traffic issues.
13	Would need to really prioritize affordable warehouse rent, perhaps like affordable housing program. how that works with market forces like pot grow operations I'm not sure!
14	add 10,000 to 30,000 more jobs/people.
15	HATE THIS OPTION! This is a rural neighborhood!! This option brings PEOPLE CARS AND PARKING LOTS
16	Don't go too far with height/density.
17	Dangerous housing next to train tracks.
18	No additional housing if it in any way resembles Pearl St. (East of 30th)
19	No affordable housing
20	This should also include the Walnut/48th St. connection, as well as a network of many more connections (at least for pedestrians). It should also radically calm Arapahoe and 55th Streets, so that all the new residents can really walk or bike places. We don't want to just add more people in a place where they'll still have to drive in order to feel safe and comfortable getting around.
21	?
22	don't like residential north end of 55th. Too far from focus of district. Keep it on Arapahoe.

Question 11: Responses	
23	Don't build more suburbia because you are afraid to bring up doing anything else.
24	mixed use reduce jobs/housing imbalance. Make growth especially jobs growth PAY ITS OWN WAY.
25	Businesses need places to grow. There is plenty of housing already.
26	Doesn't make sense
27	Without limiting overall jobs all this housing has no overall benefit; its a bandaid on a serious wound.
28	Do not want housing - save for business growth 50 years from now - housing will still not be affordable unless subsidized and either way will not meet the need for the type of housing we need the most.
29	How dense will the 55th and Arapahoe housing be?
30	N/A
31	if we don't build housing for middle income folks in this area, there will be no place for them and Boulder will be just a bunch of rich people, a small % in affordable housing and everyone else driving in from far-flung places. If the city squanders this opportunity in one of the few places left to provide middle income housing, the middle will be lost and no middle income people makes for a lousy community.
32	The general sameness of the housing choices and the fact they all seem to be rental
33	Adding high density housing to the east Arapahoe corridor. Such development would only exacerbate the congestion that is driving the current planning. How can housing along this major transportation route be an improvement if the problem is already too much traffic? Adding retail, dining and housing will only contribute to the diminished attractiveness and use of downtown Boulder; hardly a benefit to downtown vitality.
34	Drop the net zero energy neighborhoods.
35	I do not want to see more housing in an area that seriously flooded nor do i want that many more cars to add to the already congested Arapaho.
36	No moreover housing!
37	I'm a little worried about adding too much housing in the South Boulder Creek area, so would have to see that in more detail. Wouldn't want it to be too developed, but if it was a good mix of housing, park, open space, and commuter trails I think it would be nice. Maybe have a bit of retail & restaurants in there as well.
38	I do not like the Housing Choices scenario even if I like some of the things in it. The terminology re workforce housing is both vague and misleading. There is no possibility of market rate family housing at a low enough density that families will actually live there will be developed. We don't really need more high density apartments, even for entry level high tech workers. This area would need its own set of parks and other amenities, and the small amount of desirable housing that could be created does not justify the City's investment in this infrastructure. There are flood issues in most of this area, and elevating the land will only add to flooding woes upstream. There is only so much need for this mixed use, live/work thing, and it seems like everything else being built in Boulder, it just brings more of the young singles who need a place to live until they establish a career, move up the career ladder, start a family and then move to family suitable housing. It does nothing but increase the population of Boulder without providing housing for mid-level employees. It uses up the remaining industrial land that we will need to keep Boulder economically viable in another 50 years.
39	I like homes that are built on what we are learning today about energy efficiency. Building codes may need to change. Biomass interiors with "insulation" on the exterior... like we and animals have. Active and passive solar gains. Heat pumps vs. heating from fossil fuels. Food gardens vs. lawns. Natural path surfaces vs. cement / asphalt. Community parks where the kids can build forts and play in water. Natural vegetation that supports the native animals and animal migrations. Build neighborhoods that keep the cars on the "outskirts" vs. in individual garages. Hand carts can be used to move supplies around.
40	just need to maintain balance. what is an anchor retail? I would like to maintain the scale of the neighborhood.
41	Dislike affordable housing especially any buildings over the 55' height limit.
42	Put the thing in the shredder, pour some gas on it, and light a match.
43	The Peloton is less than 2 miles away and is not fully occupied. We don't need more apartments/condos.

Question 11: Responses	
44	Addition of a lot of housing, which will increase traffic and noise and will irrevocably change the neighborhood. Those of us who live here now, LIKE IT THIS WAY. We chose to live here because we don't want to live somewhere developed. We do not want a lot of change!
45	Best of the three but still way too timid. Waste of staff resources.

## Question 12

(Answered: 54, Skipped: 53)

How did you find out about this workshop?

Question 12: Responses	
1	Newspaper
2	my boss emailed it to me
3	A listserve
4	did not attend
5	Nothing
6	Through a neighbor
7	Postcard
8	Email List
9	Postcard
10	Email
11	Judy
12	Friend
13	Email
14	Newspapers, Neighbors
15	TAB
16	Neighbor
17	Neighborhood web site
18	Post card mail
19	Friend
20	Good - informative
21	Neighbor
22	Email
23	Email
24	Everyone wants walking, biking, and transit but unless you are willing to propose dense, close interesting places to walk and bike to, you won't get that. Because you chose not to take a bold approach it is kind of worthless - you will never get there. Either get some political will or drop it and come back later.
25	Online
26	City
27	Friend
28	on email.
29	Neighbor
30	Website
31	Better Boulder

Question 12: Responses	
32	Email
33	Concerned neighbors.
34	email
35	It was e-mailed to me.
36	city employee
37	I'm on email list
38	Notice in the Boulder Daily Camera. Also,e-mail contact from a friend
39	Friend
40	City website. Sorry, I don't trust the City enough to give you my contact information. You'll just have to hack Home Depot if you want it.
41	Neighborhood organization.
42	Live near the area & my HOA sent out an email about the project.
43	A neighbor informed me.
44	web site, email
45	E-mail
46	email
47	email
48	Subscribed to the mailing list
49	Originally from the City's website, then I signed for the project updates via email.
50	News
51	Neighbors and newspaper invitations to open house and previous walk audits.
52	Neighborhood newsgroup
53	I pay attention.
54	email



## **Topic Name: What's your vision for east Arapahoe?**

### **Idea Title: I strongly prefer that any new buildings be limited to 3 stories**

Idea Detail: I believe that the views of the foothills should remain as unobstructed as possible. Also that any new buildings should be set back fairly far from the sidewalk for aesthetic purposes.

Idea Author: David M C

Number of Seconds 0

Number of Points 33

Number of Comments 3

Comment 1: This is one of the ugliest streets in Boulder I don't think there is a single aspect of it that should be preserved. Deep setbacks with parking lots are the ugliest pattern of development I can imagine. | By Jim M

Comment 2: I just returned from hiking the Teller Lake trail and the view as you top the hill heading west around 70th or so is spectacular. However, as you get closer in around Cherryvale to the west there really isn't that great of a view and it is easy to see because Arapahoe is so wide. Boulders 55 foot height limit came about because that is roughly the size of mature trees and the trees are what limit the view. There is nothing wrong with nodes of four story buildings, but O agree the cookie cutter architectural is pretty bad. | By David B

Comment 3: I agree with the set back suggestion, and would like to limit the height to 2 stories for the new vibrant East Arapahoe. The much applauded Boulder Junction with its canyons of apartments and pavement does not look like progress to me. Please do not allow this sort of compromise dictate the future appearance of our lovely town. And please do not replicate these architectural mishaps on East Arapahoe. | By Susan B

### **Idea Title: East Arapahoe does not need any more Storage Units**

Idea Detail: It's my understanding that developers have been trying to add more housing along Arapahoe for the past 6years or so , for what ever reason it isn't happening.

It has come to my attention that the property across the street from the golf course will now be more "Storage units" because of difficulties for housing approvals.

Is this the cities idea of Envision East Arapahoe, is this what we want across the our golf course? It seems we would want people across the street, being able to use this facility that



seems to me under utilized.

Don't let these last large parcels of land slip away on Arapahoe to more of this type of use, they will be gone for decades.

Idea Author: craig F

Number of Seconds 0

Number of Points 29

Number of Comments 0

**Idea Title: Make Arapahoe safer for bicyclists--protected bike lanes**

Idea Detail: The multi-use path along Arapahoe east of Foothills often has poor visibility from the road and/or side streets. It does not feel safe traveling at bicycle speeds near intersections. Protected bike lanes similar to those on Baseline near Williams Village would make the road safer and more accessible to bicyclists.

Idea Author: Bob P

Number of Seconds 0

Number of Points 26

Number of Comments 1

Comment 1: When cyclists are forced on the sidewalk it is very difficult for them to see vehicles and for the vehicles to see them. Whenever I bike down the north side of East Arapahoe I assume I'm going to be hit at every intersection, not because anyone is doing anything wrong, simply because those of us on two and four wheels can't see each other very well. Multi-use paths are fantastic but have no business being placed along a road with turning cars.

I know of someone who was east bound turning left on to 48th but had to stop mid intersection because there was a cyclist on the multi use path legitimately crossing 48th st. The driver was hit by an oncoming car and issued a ticket. The ticket was later rescinded because the police admitted there was "no way the driver could have seen the cyclist." The Arapahoe multi-use path is not safe for anyone. | By Zach S

**Idea Title: Better connected shopping areas with fewer strip malls**



Idea Detail: There are several strip malls along this corridor that are not well connected for bikes or cars and feel outdated. I think there must be another format that would serve our community better.

Idea Author: Lieschen G

Number of Seconds 0

Number of Points 20

Number of Comments 1

Comment 1: Strip malls were made to be torn down, rezone East Arapahoe to 5 stories and the strip malls will change "format".

| By Jim M

**Idea Title: Build car-free housing for Boulder residents without cars.**

Idea Detail: Thousands of people in Boulder do not own cars yet they are forced to pay for parking when they purchase or rent housing. Mixed use housing should be built in East Arapahoe offering the option of units without bundled parking, allowing car owners to pay for the parking they use, and allowing people without cars to avoid paying for parking they don't use.

Idea Author: Tom V

Number of Seconds 0

Number of Points 15

Number of Comments 0

**Idea Title: Bus service up 55th for residents who live south of golf course.**

Idea Detail: Bus service is hard to use when it's more than 1/2 mile to the nearest bus line.

Idea Author: Laine G

Number of Seconds 0

Number of Points 14



Number of Comments 0

**Idea Title: Make East Arapahoe a boulevard from 55th to 75th street**

Idea Detail: Not that Boulder is Paris, but boulevards distinguish a city's arteries. Even more so with trees

Idea Author: Stanley G

Number of Seconds 0

Number of Points 13

Number of Comments 0

**Idea Title: Build car-free housing, to Boulder residents who don't own cars.**

Idea Detail: Thousands of Boulder residents do not own cars, yet they are forced to pay for mandated parking in the buildings they purchase or rent. How regressive to force everybody to pay for parking whether or not they use it. In East Arapahoe new mixed used development should have covered bike parking and any automobile parking paid for only by those who use it.

Idea Author: Tom V

Number of Seconds 0

Number of Points 13

Number of Comments 0

**Idea Title: What's wrong with the way things are?**

Idea Detail: If I wanted to live in town, I would. More development means more air pollution, more noise pollution, more light pollution, more traffic, more people - all things I wish to avoid living east of 55th St. Who asked the city council to make changes in the first place? These changes, not enhancements, will directly and adversely affect my life. Will it do that for any of the city council members promoting this?

Idea Author: Andrew J



Number of Seconds 0

Number of Points 12

Number of Comments 3

Comment 1: I agree with Andrew's original post. There's nothing wrong with our neighborhood. Please stop trying to "improve" it. | By Rachel B

Comment 2: Ah yes. I have mine so please roll up the streets behind me and hermetically seal my sanctuary. I've lived here for 35 years back when Boulder was still building single family sprawl housing like Meadow Glen, Country Meadows, Shanahan Ridge, etc. In that time the Denver metro area has doubled in population and so has Boulder. The only constant in life is change. We need to decide how to best manage that change. | By David B

Comment 3: It need better streetscaping to welcome people to Boulder. | By Felicia F

**Idea Title: Lets not repeat the mistakes of Boulder Junction**

Idea Detail: I do not want to see endless 4 story apartments buildings, turning Arapahoe into another "Pearl Canyon". I think the south side of Arapahoe should be left much as it is from 38th St. west to 75th. The north side from Conestoga to S. Bldr. Creek is ready for some re-development into mixed use, especially east of 55th St. The idea of buses running down the middle of Arapahoe similar to Denver's 16th St. seems totally unrealistic, given that there will still be auto traffic on Arapahoe. Busses crossing the auto lanes to the curb will further congest the traffic flow. Do not install useless 8 ft. wide sidewalks as was done between Folsom & 28th St., and east of 63rd St. Integrate the bike lanes into the sides of the auto lanes. Bicyclist using sidewalks do not pay attention to turning autos. In any case, I rarely see pedestrians or bicyclists any where along Arapahoe.

Idea Author: Archie S

Number of Seconds 0

Number of Points 12

Number of Comments 2

Comment 1: I largely agree with the original post. I don't feel that staff hasn't done a good job explaining the bus concept; I think many of us simply don't see the need for expanded bus



traffic, which would not be necessary unless high-density housing was added to the area, which many of us do not support. | By Rachel B

Comment 2: The southeast corner of 55th and Arapahoe is the perfect spot for low impact dense multi use redevelopment. It is surrounded by the golf course, has fire station and there is already a large apartment complex. The existing uses are generally old single family homes that have been converted to businesses.

Bus rapid transit on an arterial street is not at all like the 16th St. Mall shuttles. BRT isn't slow and doesn't stop every block. The BRT busses wouldn't cross to the curb, they would stop at stations in the median and the passengers would cross the street as pedestrians. Staff has obviously not done an acceptable job of explaining this concept to the general public. | By David B

**Idea Title: East Arapahoe..A place to restore and replenish**

Idea Detail: Perhaps there is also the opportunity to create a small native botanic garden as part of the Golf Course Flood water mitigation project, a sculpture garden or public art venue.. Or a walkable Labarynth? An educational Water garden that stresses the importance of conservation of our resources. Create affordable artist studio space on east Arapahoe. Perhaps Naropa could advise on a public meditation center... The recent "calming" of traffic along Cherryvale should be kept in mind while developing ideas for this area. Clearly the residents of this residential neighborhood would like to retain the quiet peaceful nature of this once semi-rural area of Boulder County!

Idea Author: Susan B

Number of Seconds 0

Number of Points 12

Number of Comments 0

**Idea Title: Wildflowers and nature**

Idea Detail: I moved to the east side because it was calm and I could view wildlife. Now I have a huge hospital across the street from me and I can't get out on Arapahoe without risking my life due to all the traffic. Please, no more traffic, no more cheap, squeezed together, compact housing. Give us dog parks, walking paths and other opportunities to connect with nature. No more cement and congestion. There are plenty of restaurants and stores in Boulder. We can go there when we need to shop or want to eat out. There's lots of new housing in town. Let's not turn into Los Angeles.



Idea Author: Kathy S

Number of Seconds 0

Number of Points 12

Number of Comments 1

Comment 1: There should be a category in the ratings for "I don't like it." I am not really neutral at all, I disagree. The hospital will continue to grow as more of us get older and have more health problems. Hospitals also are large employers of modest wage positions that could benefit greatly from affordable housing nearby, even if they chose to drive a mile or two rather than walk, bike or bus. | By David B

**Idea Title: Add middle income housing that appeals to families**

Idea Detail: But design and implement in such a way to not drive out light industry. Land uses should be integrated and diverse.

Idea Author: Deryn W

Number of Seconds 0

Number of Points 11

Number of Comments 0

**Idea Title: Add cheap artists/makers warehouse rentals to Resource 2000 yard**

Idea Detail: Marijuana grow operations are driving up the costs for warehouse spaces. Artists, inventors, and makers are being forced to rent workshop spaces in far away places like Denver and Golden. I think it would be nice to add a large warehouse to that empty field at the Resource 2000 yard. It could be subdivided into many smaller studio spaces to be rented out. It could have a separate access so it could be used outside of Resource 2000 hours. During Resource 2000 open hours, the artists and makers could grab cheap materials! There could be a special display/purchase area in Resource 2000 highlighting the best creations. We need more spaces to create!

Idea Author: W E



Number of Seconds 0

Number of Points 11

Number of Comments 2

Comment 1: Especially for students. | By Felicia F

Comment 2: Great idea. Keep artists in Boulder. | By Felicia F

**Idea Title: Arapahoe Ave. tunnel with paths, wildlife corridor, etc. above**

Idea Detail: Put Arapahoe Ave. underground (through a tunnel) for at least a few hundred feet, preferably near 55th St., and put walkways, a bike path, a wildlife corridor, gathering places, greenery, art installations, etc. on top to serve as a connection between areas north and south of Arapahoe Ave. and to serve as an anchor for a destination spot for the area.

Idea Author: Don P

Number of Seconds 0

Number of Points 10

Number of Comments 1

Comment 1: Bad idea. This would be a senseless waste of money | By David B

**Idea Title: Respect the wishes of the area residents**

Idea Detail: May residents of the small neighborhoods east of 55th, Old Tale Road, the Reserve and Simmons Drive, among others, are happy with our peaceful part of town and have NO desire for a 'vibrant' new landscape that includes more development, traffic, housing or other major changes. Our light industrial neighbors are largely good neighbors and we do not want to see them displaced. We are concerned about flood preparation and mitigation, but do not wish to see the golf course torn down. Please don't force YOUR vision on those of us who already live in the area. Thank you.

Idea Author: Rachel B

Number of Seconds 0



Number of Points 8

Number of Comments 0

**Idea Title: Better bike and pedestrian access along Arapahoe**

Idea Detail: I hate biking along Arapahoe, and avoid it despite the number of great places that have popped up recently (Wild Woods, Bru, etc.).

- Bike paths are poorly labelled
- Sidewalks only exist in some places and can be quite narrow even when they do exist
- There are a LOT of driveways with cars entering and exiting

My few experiences as a pedestrian along Arapahoe aren't much better. Businesses are quite far apart, sidewalks come and go, and bus stops aren't aligned with businesses (try getting to Avery by bus).

- \* I'd love to see bike routes that are clearly marked and protected from traffic.
- \* Make sidewalks wider and make sure they're continuous along the length of the street.
- \* Add additional bus stops so pedestrians don't have to walk so far to reach restaurants and other businesses.

Idea Author: Jackson F

Number of Seconds 0

Number of Points 8

Number of Comments 0

**Idea Title: I would like to see some public art!**

Idea Detail: It seems like in all of these Envision plans around Boulder/Louisville a creative component is missing. If there is anything that can inspire and engage the public it is art. I believe we can create installations that involve the community and bring a level of curiosity and pride to the area.

Idea Author: Dawn D

Number of Seconds 0



Number of Points 8

Number of Comments 0

**Idea Title: Can we bring back the Pearl Trolley**

Idea Detail: Given Boulder Junction on Pearl, can we run a trolley from this East Arapahoe into downtown for all the employees who travel by transit to Boulder everyday.

Idea Author: Ryan M

Number of Seconds 0

Number of Points 8

Number of Comments 0

**Idea Title: Go slowly. What we have works pretty well.**

Idea Detail: City staff's current view of what might be good in 5 or 10 years may be correct -- or may be entirely misplaced. I don't want to see the East Arapahoe corridor micromanaged now for the next decades. If there are slight changes, that's fine, but go slowly.

Idea Author: Brad P

Number of Seconds 0

Number of Points 8

Number of Comments 0

**Idea Title: Build sustainable, complete, bike/walk friendly areas in Boulder**

Idea Detail: Increased density is very effective at preserving natural resources globally. Dwellers of dense, urban environments use less energy and resources on average than those in less dense environments. See <http://tinyurl.com/lynnces> for evidence. In a democratic society, all citizens should be able to choose to live in Boulder, not just "those who arrived first". The best kind of density is "self-sufficient" density where dwellers can meet most of their needs for commerce, entertainment, food, etc within a walkable distance.

Therefore I suggest that East Arapahoe be developed with this in mind. Specifically, create



mixed-use development that allows residential, office, retail/restaurant all within very close proximity. Increased density is a positive as long as new residents don't have to drive to other areas of Boulder to fulfill their needs/wants. Zone East Arapahoe appropriately and don't compromise this with developers just to foster development. Zone it and they will come.

Idea Author: tim N

Number of Seconds 0

Number of Points 8

Number of Comments 1

Comment 1: I respectfully disagree. The current residents, many of whom chose the quiet area east of Arapahoe specifically because it was not a dense, urban environment are not just 'those who arrived first' - they are the lifeblood of the current community. If we don't want high-density, we should not have it forced on us simply to please a bunch of people who don't live here...and to make the developers rich. | By Rachel B

**Idea Title: Road updates east of Cherryvale**

Idea Detail: Now that the city has spent a huge amount of money re-doing the road east of Cherryvale, how about letting people use it in a more efficient fashion? Get rid of the bus lanes, it needs to be four lanes east of 63rd. The eastbound "turn only" at 63rd goes nowhere, while access to the ReSource Yard and the Ed Center is no easier than it was prior to reconstruction. MAKE THE ROAD FOUR LANES OUT TO 75TH . Choking it down to two lanes at 63rd is a ridiculous way to manage traffic.

Idea Author: Jeff P

Number of Seconds 0

Number of Points 7

Number of Comments 0

**Idea Title: More commercial enterprises, e.g. small grocery, restaurants...**

Idea Detail: East Boulder would benefit from a small grocery market (think Ideal) located near 55th and Arapahoe. This would leverage the coffee shops, small restaurants, and other shops beginning to surface in the area. The recent expansion of the Boulder Community Hospital will



provide the customers necessary to support such a community. The current East Boulder neighborhood is stale and would benefit from some revitalization.

Idea Author: Mark M

Number of Seconds 0

Number of Points 7

Number of Comments 0

**Idea Title: Rezone the whole corridor to 5 stories**

Idea Detail: There isn't really a nice building on the entirety of East Arapahoe and Boulder needs to grow somewhere...Arapahoe has good connectivity to major highways and services and big building won't block anybodies views of the hills.

Idea Author: Jim M

Number of Seconds 0

Number of Points 4

Number of Comments 0

**Idea Title: No more Supersizing Boulder! No more height exemptions!**

Idea Detail: We can't go back from the ugly 55ft cement soviet block housing of Boulder Junction. Do repeat that mistake along Arapahoe.

Traffic is already maxed out on this road. Adding thousands of more jobs and residents will just throw it into complete gridlock. This "New Urbanism" trend doesn't work for Boulder. Let Denver have it.

No more 55ft Exemptions. No more setback back exemptions. No more cement paths counting as green space. We don't want another wall of tall buildings.

Listen to the citizens of Boulder, not the outside Developers!

Idea Author: Stephen H

Number of Seconds 0



Number of Points 4

Number of Comments 0

**Idea Title: We already are plenty connected, resilient and vibrant!**

Idea Detail: Our neighborhood is wonderful the way it is. What we don't need is high-density housing and business out here. We chose to live here because it isn't like downtown Boulder. Please don't build more of the same -- more 5-story apartments and "mixed-use" developments. That would be sadly counter to the uniquely quiet, rural feeling of this neighborhood.

Idea Author: Leah B

Number of Seconds 0

Number of Points 4

Number of Comments 0

**Idea Title: Easy public transport route to the Table Mesa PnR**

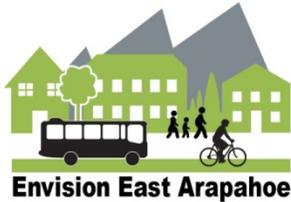
Idea Detail: its pretty difficult to get to the TM PnR to take the DIA bus. Also increasing the frequency of the JUMP would help

Idea Author: Karen C

Number of Seconds 0

Number of Points 3

Number of Comments 0



## Nov. 17, 2014 Listening Session Summary

**Date:** Monday, Nov. 17 at Naropa's Nalanda Campus, 5 -7 p.m.

**Attendance:** 23

### Meeting Objectives:

- For city staff to listen, answer questions, and provide information to community members about all aspects of the Envision East Arapahoe project. **Format/Agenda**

### Format/Agenda

1. Welcome, quick description of format (informal) – 5 minute overview
2. Staff introductions
3. Project purpose, origin, and basic facts
4. Full group Q&A
5. Breakout group conversations

### Full Group Q&A

- Why didn't the city coordinate with CDOT work on East Arapahoe?
- RTD Fast Track Station at 63<sup>rd</sup>?
- Cherryvale traffic plans?
- Why not collaborate with county on the planning?
- What's the plan for the power plant?
- Sewer status at 55<sup>th</sup> and Arapahoe?
- Can zoning change include "no 5 story buildings"?

### Table Conversations

- Great neighborhood as it is
  - More traffic, construction etc problematic
  - Roads currently for commuting
  - Like empty retail – limit traffic
  - North-south (55<sup>th</sup> humps should be taken out)
  - Transportation – infrastructure not sufficient
- Excited about potential and ability to age in place
  - New restaurants, retail, hospital (jobs+)
  - 30<sup>th</sup> and Pearl – learn from it

- Long term resident seen city grow
  - Why do we need restaurants here? Plenty downtown
  - In commuters – traffic on Cherryvale
  - Against mass transit/widening of Cherryvale
  - Light industrial should expand – strong economy, low traffic
  - Keep high buildings out – preserve view corridor
  - 90' setback/front yards impacted on Cherryvale
- Rural Character +
  - Seen other communities change
  - Boulder will grow – must manage growth
  - Project creating growth or managing?
    - Up and in instead of out (traffic concerns)
  - Don't let Cherryvale intersect with Arapahoe
  - Industry/business good, but doesn't identify as own neighborhood
  - Supports transportation and land use planning
  - County should be present
- History – development of Boulder
  - Traffic has increased tremendously
  - Highway 7 – main route to Denver
  - Arapahoe and Foothills main mistake was not to put in an overpass
  - Stop putting up obstructions to traffic flow
  - 1971 growth management
  - Jobs/housing imbalance
  - Need moratorium to stop growth in Boulder (like Uni Hill)
- Concerned about shutting door now
  - Stopping growth has implications – it will still change, we should manage growth
  - Each person has own story of when they moved to Boulder
  - Concerned about no middle class
- Want more amenities near 55<sup>th</sup> and Arapahoe
  - Walkable, close proximity
  - Disappointed by lack of amenities
  - Height/density not required for business growth
  - Area is affordable now
- Timing is appropriate
  - Currently car-centric
  - More housing
  - Different character areas should be kept
- Concerned with big buildings, zoning exemptions and traffic
- Rush hour traffic – add people problematic (in commuters)
- Build for 20,000 in commuters – take into account families
- Not everyone should get to live in Boulder

- SE corner of 55<sup>th</sup> and Baseline – stucco, affordable housing – nice
  - Small housing appropriate
  - Table Mesa Asst Living (46<sup>th</sup>) – nice looking (not like Pearl Pkwy and Peloton)
  - Urban Open Space – a great amenity
  - Build at Valmont
- BRT – have an image of 40 people in one bus
- Don't call them incommuters, instead "daytimers" (teachers, firemen, etc)
- Change is inevitable
- Crime map – creeping east, but mostly not here – low density
- Flood – dam at RR tracks
- High ground water
- 25yr flood in Sept. 2013
- Population increase for each scenario (not just housing units)
  - People will always drive
  - Building housing for incommuters will not solve problems
- Consider resources that will be needed for community center and senior center.
- Neighborhood centers
  - Not pleasant to walk
  - Ex. Louisville Downtown; dinner theater is an amenity, neighborhood community resource but needs refurbishing to be more welcoming
  - Parks, shopping with public art
  - Theater is a dead space for pedestrians; could it be integrated into surrounding development?
- Concerns with BRT not being where jobs are – transit ideas not well formed yet.
  - Boulder Community Health – there are many jobs; looking for more transportation options to/from BCH and want more destinations to go nearby
  - Interest in Boulder B-cycle; especially to link to transit/BRT
  - Could link transit to jobs and other destinations
  - Need B-cycle at job sites too
- Concern with safety biking on East Arapahoe and same concerns on 55<sup>th</sup> – will not work for most cyclists.
  - Desire for underpasses
  - Confusion for cyclists and pedestrians. People making unsafe decisions on where to walk and bike. Need better facilities.
- Coordination needed with Recycle Row and improve access to this area. Zero waste plan.
  - Establish Recycle Row as a "place"
- Do not want a trade off – if want better facilities, then have to accept more development and traffic and higher buildings. Shouldn't be a choice between the two
  - Not want to destroy neighborhoods to have better facilities
  - Like it now and anything new will increase traffic
  - Prefer neighborhoods stay the same and have better facilities

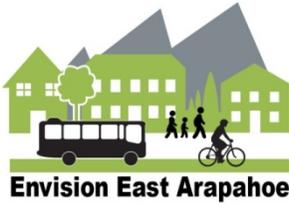
- Do not make it look like 30<sup>th</sup> and Pearl, looks like a concrete jungle – no green, canyons of buildings
  - Do not want to block views of mtns along East Arapahoe
- Want to know what amenities that businesses/employees want
- Not to bring in new people but serve people who are already there
- Lots of light industrial now – need more mixed use for area
- Want to keep area and neighborhood rural, doesn't need to be more welcoming
  - Do not want more construction on East Arapahoe – cause more headaches
  - Do not go over 3 stories
- Embrace open space and community gardens
- Separate zoning causes more traffic – if more mixed use, then could drive less
- Arapahoe is barrier so what is on north doesn't feel like part of neighborhood and want more places to walk to south of Arapahoe so don't need to cross.
  - Safety concerns getting on and off of Arapahoe, sight distance is blocked by landscaping, poles @McArthur and Arapahoe, drivers not stopping for pedestrians and bikes @FH and Arapahoe
- BCH and Ball don't block views because of setback
- BCH needs more medical office in area
  - Business Park would like to be able to offer medical office
  - Business park would welcome more retail and better access/circulation by walk, bike, and transit
- More housing/affordable housing
- If there were more amenities and Hop type bus within area to serve local businesses, then there would be less traffic/fewer cars on road
- Experience from Lakewood, hospitals do bring desire for more uses such as apartments, hotels, doctor offices => lots of change will happen and can be good
  - People who work in Boulder/corridor would like to live here and would desire higher density housing
- Need to keep in mind length of EEA corridor and could have different uses in different parts of corridor
- Would like to see less traffic
  - Could reduce traffic by more public transit
- Care less about what is in the building; care more about what they look like
- Like that no street lights and no sidewalks
  - Keep rural feel on east end of corridor
- Why does the corridor extend to 75<sup>th</sup>?
- Idea for multimodal station on east edge of corridor to intercept people before come into corridor and provide options to bus/bike in

## How Could We Engage Better?

- Neighborhood town hall – email group
- January is too soon
- FTE neighborhood liaison
- come into existing neighborhood
- Next door – Google
- CU – Partner; grad students and instructors
- Employees
- HOAs
- Would like info cards on project to hand out to neighbors
- Need to get word out earlier
- Emails come out from County and City = joint emails
- Want county representation with mailings and meetings
- Some think public process works and some don't
- More transparency to build trust
- Promote design excellence event
- Different events focus on different pieces of corridor
- Daytime meetings for “daytime residents”

## Comment Forms

- Connect East Boulder – Flatiron Park east and west via public transportation, e.g. Jump/Hop
- Invite amenities, (e.g., food to East Boulder accessible via public transportation)
- Encourage the development of retail use to provide amenities to the 55<sup>th</sup> street corridor
- Rezoning allowing more professional services (e.g. medical services as an amenity to the hundreds of employees working in IG zoning)
- Find a balance with change
- Need complete streets
- Retail/restaurants to support east county
- Live/work – even if folks drive, they don't have to drive as far
- Stop demonizing “In-commuters” they are important members of our community that work hard in our schools, grocery stores, medical services. Let's call them “daytimers”
- One bus carries 40 people – how many less cars can there be?
- Where is the county? You state the city and county are working closely together – I doubt that is true
- I have lived in this area almost 40 years – I like it just the way it is – why mess with it?
- I live on 1 acre of land. I like the rural feel. If I wanted all sorts of shopping, I would live someplace else
- I feel this project has already been imagined – now, the city is going through the motions of making it happen whether we want it or not.



## Dec. 11, 2014 Listening Session Summary

**Date:** Thursday, Dec. 11 at Twenty-Ninth Street Community Room, 5 -7 p.m.

**Attendance:** 33

### Meeting Objectives:

- For city staff to listen, answer questions, and provide information to community members about all aspects of the Envision East Arapahoe project.

### Format/Agenda

1. Welcome, quick description of format (informal) – 5 minute overview
2. Staff introductions
3. Project purpose, origin, and basic facts
4. Full group Q&A
5. Breakout group conversations

### Full Group Q&A

- Bike path connection shown on the connections plan – what is the status of these connections
- Project timeline
- Council meeting in Feb. – it's purpose
- Is the plan already set; has council already picked a preferred option?
- BRT and RTD's plans for regional transportation

### Table Conversations

Table 1

- Flatiron Park employees would like more retail options and more transportation options along the corridor
- Zoning should attract small businesses/be more affordable than downtown.
- Need more robust public transportation to reduce the need to commute.
- Relaxation of zoning in Flatiron Park to allow mixed use for employees to walk to.
- There have been attempts to allow other uses and it was the economics that impacted success.
- There's a demand that's not allowed by zoning.

- Black Belly restaurant has been a success and the housing population is already dense enough to support it.
- Last-mile connections would be good. B-cycle is great.
- Would like to see more housing in the area.
- More biking - needs to be safer and more accessible.
- Bike path on the golf course side.
- Better last-mile connection North-South from transit stops (i.e. Pearl East and Flatiron Park).
- Would like to see housing in the corridor and transportation options to support residents and employees.
- Similar to North Broadway - walkability and infill development.
- Housing north of Arapahoe is necessary but south of Arapahoe is already dense.
- 55th and Arapahoe (SE) needs redevelopment - there's potential there.
- Mixed use housing/town houses is a great idea.
- Restaurants/retail to walk to north of Arapahoe
  - Need pedestrian infrastructure.
  - Trouble crossing (to go North) at 55th and Arapahoe.
- Need a better pedestrian experience.
- Traffic at the hospital - need better traffic control there.
- Would like to see city create a complete pedestrian experience - not just pieces.
- Industrial services (i.e. car service shop) is nice to have walking distance from home but wouldn't mind seeing auto dealerships leave.
- Signal priority for buses.
- Easier for people to commute to the corridor through transit options.
- Flood concerns along Arapahoe.

Table 2

- A lot of traffic on Arapahoe
- Worst fear is a canyon of big buildings.
  - Blocks views of mountains.
  - Do not like buildings too close to the road.
  - Tree lined boulevard a plus.
- Sidewalks on Arapahoe are very bad - especially on the south - not continuous.
- Underground utilities desired - utility poles
- Sewers in the area need to be addressed.
- Do not take car lanes away for bikes.
- Boulder Chamber supports the idea of 15-20 minute neighborhoods.
- Traffic in Wendys/Ozo/Liquor Store parking lot is quite heavy - not easy to walk to, both crossing Arapahoe and walking in parking lot.
- MacArthur left turn onto Arapahoe is difficult and dangerous.

- Train whistles are very loud and disturbing with windows open at night.
- Independent living facility would be desirable in the area.
- Some people's physical abilities restrict them to cars only.
- Two lanes in and out of Boulder on Arapahoe creates a bottleneck for commuters leaving town.
- Concerned about BRT on Arapahoe
  - ROW may not be wide enough. Where will it go?
  - RTD's plan still seems very unclear.
  - Park-n-Ride near 75th desirable.
  - RTD should not create more bottlenecks - find a way to get commuters all the way in to town.
- New CDOT improvements east of 63rd did not make things better.
- Area is lacking restaurants.
  - disagreement, there are already restaurants.
- Partner with area landowners to improve landscape, look and feel.
- Current buildings house small businesses - what will happen to them?
  - Could totally change the feel of the area.
- Concern about large housing north of Arapahoe near railroad tracks.
- Golf course? Is housing planned here?
  - Set this aside entirely for parks and recreation.
- Do not like "affordable housing" that is not truly affordable
  - Upper middle/high end, not for families.
  - No net gain for the community.
- East Arapahoe has low crime - worried what could happen with a lot of new development
- New buildings unlikely to go between existing ones - likely to replace existing buildings.
- Naropa would like to plan for the future with minimal impact - would like students to be able to walk during the day.
- Crossing Arapahoe has become very difficult.
- The more people who ride bikes = the less who will drive cars.
- You cannot currently bike on Arapahoe - many gaps in the bike network.

### Table 3

- 2 year project at Arapahoe and 63<sup>rd</sup> created a bottleneck.
- Plan to improve or alleviate the gridlock?
- Concerned about traffic because Arapahoe is still congested and will remain so even under the no change scenario.
- Transportation is an issue but you can't build your way out of it
- NW Mobility study?
- CDOT study state route 7? What happens around 287?
- Process? Who makes the decision? Living document?

- Response: Council decides but they take community feedback; more of a vision plan, more flexible because this is not within our control, land use changes will likely be more incremental may need to revisit plan if trends change.
- Concerned over conversation about widening of Arapahoe – would be against every city and county plan.
- Does the BRT have dedicated lanes?
- Hard to discuss because corridor is so different from Folsom to 75<sup>th</sup>.
- Concerned about connectivity for bikes along the whole corridor.
- Arapahoe is difficult for cyclists – high speed traffic.
- Xcel energy plant closing at some point?
- Can this be broken into bite size pieces? Transportation all together makes sense, but land use is unique to areas.
- Volume on Cherryvale is huge – make local traffic only? Would be more pedestrian bike friendly; like no streetlights/no sidewalks – gives the street a rural character.
- Cut off to through traffic?
- Flatirons Park – everyone arrives in AM, leaves at noon, comes back, leaves again at 5; more restaurants or transit within park would be good but zoning doesn't allow.
- B-cycles in Flatiron Park?
- Concerned about height of buildings
- Restaurants are good.
- Flatiron Park Deli is the one restaurant in the park.
- Closest grocery store? Safeway on Foothills, King Soopers at 30<sup>th</sup>
- Concerned about transportation demand and induced demand from new development; county and city should think about induced demand.
- Concerned about light pollution. 2018 – all light fixtures must be replaced by this time – includes car lots; development done right might improve quality of life in existing neighborhoods and for employment.
- CU East connection along 33<sup>rd</sup> very circuitous, not walkable. Should have more direct routes.
- Should have/enable development at urban/human scale.
- Need to find a way to make smaller parcels.
- If Boulder Junction parcels were smaller, taller, we'd have less of a fight.
- How much can we extract from developers?
- Smaller units. More affordable. No more impact fees.
- Will transit village be served by transit? RTD connection.
- Arapahoe and Foothills intersection. Any plans to change?
- This meeting is more productive.
- Council at meetings.
- Thinking in decades might seem big but that is the legacy we are building on. Plan for the long term. Eg. 2040 train. Open space. Not like Colorado Springs.
- Cohousing artists currently part of Louisville.

# Envision East Arapahoe 3D-Analysis

DRAFT

# DRAFT 55<sup>th</sup> & Arapahoe Looking East Today



# DRAFT 55<sup>th</sup> & Arapahoe Looking East Scenario A : Current Trends



# DRAFT 55<sup>th</sup> & Arapahoe Looking East Scenario B: Districts



# DRAFT 55<sup>th</sup> & Arapahoe Looking East Scenario C: Housing Choices



# 55<sup>th</sup> & Arapahoe Looking North West

DRAFT

Today



# 55<sup>th</sup> & Arapahoe Looking North West

DRAFT

## Scenario A : Current Trends



# 55<sup>th</sup> & Arapahoe Looking North West

**DRAFT**

## Scenario B: Districts



# 55<sup>th</sup> & Arapahoe Looking North West

## DRAFT Scenario C: Housing Choices



# Arapahoe & Commerce Looking North/West

# DRAFT

# Today



# Arapahoe & Commerce Looking North/West

DRAFT

## Scenario A : Current Trends



# Arapahoe & Commerce Looking North/West

## DRAFT Scenario B: Districts



DRAFT

# Commerce St. Looking North Today



DRAFT

# Commerce St. Looking North Scenario A : Current Trends



DRAFT

# Commerce St. Looking North Scenario B: Districts

