

Boulder Design Advisory Board Agenda

Wednesday, April 9, 2014
1777 Broadway, West Conference Room
4 – 6 p.m.

The following items will be discussed:

1. [East Arapahoe Planning](#)
2. Update to the Downtown Design Guidelines
3. Design Excellence
4. Farewell to Paul Saporito

For further information on these projects, please contact:

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

MEETING DATE: April 9, 2014

AGENDA TITLE: Staff briefing and BDAB input regarding Envision East Arapahoe: East Arapahoe Plan and Sustainable Streets & Centers—Scope and Approach.

PRESENTERS:

Lesli Ellis, Comprehensive Planning Manager, CP&S
Sam Assefa, Senior Urban Designer, CP&S
Kathleen Bracke, Go Boulder Manager, Public Works Transportation

OBJECTIVE:

Provide an update on the Envision East Arapahoe project and receive feedback from BDAB on the following topics:

1. The scope of work and timeline for 2014
2. Project issues/opportunities and constraints, and
3. Approach and ideas for developing the project vision

BACKGROUND

Project Purpose

During the work plan discussion in January 2013, City Council indicated a desire to conduct a planning effort in the East Arapahoe area, primarily precipitated by the expansion of Boulder Community Hospital and desire to improve the urban form and land use mix, and strategies noted in the Economic Sustainability Strategy (ESS). Additionally, in 2013 the city completed an existing conditions inventory for this corridor, including analysis of the street network and site design characteristics through the Sustainable Streets and Centers (SS&C) project. SS&C focuses on the urban design aspect of the streets and centers/districts to implement the community design/sustainable urban form policy section to the Boulder Valley Comprehensive Plan. The next stage of SS&C has been integrated with the East Arapahoe planning effort and proposed to be called “Envision East Arapahoe.” This effort will define a vision for the corridor’s future, support Arapahoe Avenue’s role as a major transit corridor, lead to appropriate tools to help shape urban form, improve the quality of the street and its centers, and lead to specific near and long term implementation tools such as guidelines or a “pattern book” to be used during project review and/or other possible changes to the land use code.

Each board is being asked to comment and provide feedback about the draft scope of work, project timeline and project approach. Staff will consult with each of the boards as the plan progresses, and other boards as relevant (e.g., Parks and Recreation, District boards).

1. **Planning Board** will provide input as the vision and goals are drafted, as plan options are explored and analyzed, as strategies are developed, and on the draft plan. Planning Board is the approval body for all area plans.

2. **TAB** will provide input on plan goals, analysis and strategies specifically related to transportation policy and planning topics.
3. **BDAB** will provide input on plan option analysis and the draft plan on issues specifically related to urban design.

Study Area

The initial project study area consists of length of East Arapahoe Avenue from Folsom Street to 75th Street and quarter mile wide on the south side and half a mile wide on the north side, incorporating the adjacent industrial areas and enclaves. While it is important to have a larger study area to start, particularly for transportation improvements, the area is over 4.5 miles in length, covers 3,000 acres, and includes approximately 1,900 parcels. Therefore, early in the project it will be important to narrow the focus on particular centers and locations to address design, land use, and mobility “hub” issues.

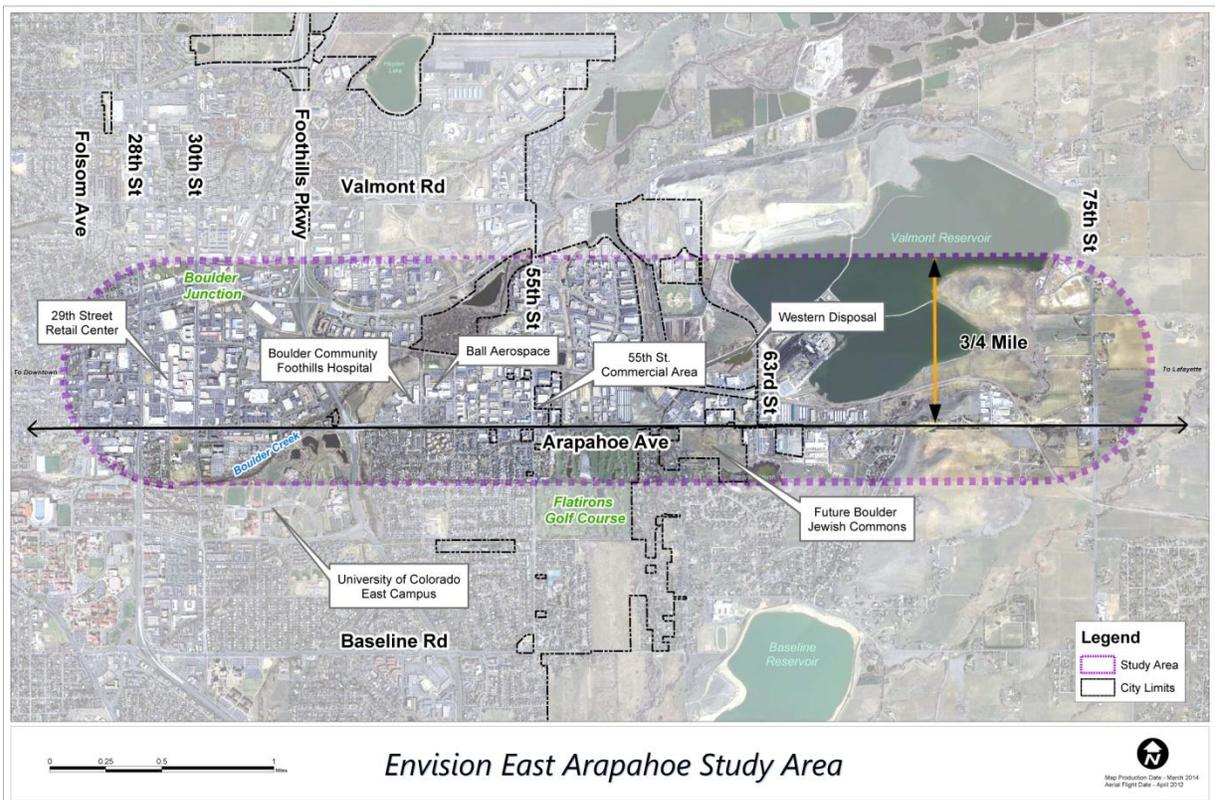


Figure 1: Study Area Draft

Approach

Envision East Arapahoe will model the expedited, focused, and action-oriented planning approach described by City Council and Planning Board with the term “Area Plan Lite.” Staff will work with the community to swiftly produce a **visionary, data-driven plan and set of actions within a year. The plan will demonstrate cross-cutting goals, near-term solutions and longer term actions.**

The plan will contain a vision and a clear set of guiding principles, as well as next steps underpinned by visualization and scenario development. It will not contain the full level of detail that a typical area plan would include. However, the process should

demonstrate how the city can effectively and quickly identify potential redevelopment areas and weigh choices about policy options, services, infrastructure investments, and feasibility.

Scenario development uses indicators or evaluation criteria as the basis for creating and evaluating choices and will allow the community to collaboratively discuss and adjust future scenarios. Indicators might address factors such as:

- redevelopment potential
- carbon emissions
- building energy use
- transportation, multi-modal connectivity, bicycle, pedestrian, and transit access
- housing mix and affordability
- urban design
- water consumption
- parks (or other services or amenities) per capita
- impervious surface
- infrastructure costs and return on investment
- jobs-to-housing ratio

The city has issued a Request for Proposals (RFP) to hire a firm (or firms) that will support the scenario building, analysis, and visualization aspects of the project. A project website has been established www.envisioneatarapahoe.com

Background – Inventory, Issues and Opportunities

A description of issues and opportunities and maps are included as **Attachment A**. Additionally, draft maps illustrating zoning and land use, transportation, natural resources, facilities, and other existing conditions are available [here](#). (The SS&C Phase 1 Inventory work is located [here](#). Staff also is completing resource inventory work, such as a more thorough understanding of redevelopment potential of parcels, ownership patterns, current development proposals, existing zoning and standards (i.e., parking, use standards), service patterns and areas lacking services, and other factors. This information will be available later in April 2014.

Some of the opportunities identified are listed below. The final plan will include recommendations for some or many of these topics, whereas some items may be addressed in the Boulder Valley Comprehensive Plan later. The early stages of the process and engagement and outreach will help further refine the scope of work.

1. Establish a vision for the street (i.e., what type of “complete street”?) and the use and form of the built environment along it (i.e., uses, location of “centers” and their connection? How do people interact and get access?)
2. Retrofit parts of the corridor into more healthy, vertical and horizontal mixed-use, compact and connected place(s) and brand these places.
3. Improve multi-modal transportation including local/regional transit, Bus Rapid Transit (BRT), mobility hub, auto, pedestrian and bicycle connections (especially across Arapahoe Avenue), and align transportation and land use goals.
4. Connect this part of the city more strongly with downtown and other areas (i.e., CU and Boulder Junction) and expand sustainable transportation options for employees and

- residents, through changes to the street and with tools such as EcoPass.
5. Identify places for workforce housing and healthy, walkable, and complete neighborhoods, helping to alleviate Boulder's in-commuter pressure.
 6. Identify locations for hospital growth and adjust to accommodate changes in land use.
 7. Address annexation of unincorporated industrial and residential properties.
 8. Incorporate CU's new vision for East Campus and connections to Arapahoe.
 9. Integrate this project with follow up to the Primary Employer Study and Economic Sustainability Strategy.
 10. Coordinate with flood mitigation planning south of Arapahoe Avenue and on the Flatirons Golf Course.
 11. Identify potential for pocket parks, urban agriculture, increased tree canopy, reduced heat island effect, cultural amenities, food carts, art, etc., and build on cultural and community assets already present.
 12. Reduce carbon emissions, increase energy efficiency and reduce operating costs.
 13. Incorporate low impact development stormwater techniques, improve water conservation and address green infrastructure.

Timeline

Staff has been developing a scope of work and timeline for the project. (See [Attachment B](#).) The project is envisioned as having three major phases: (1) Inventory (*currently underway*), (2) Vision and Scenarios (*April through August*), and (3) Action Planning and Implementation (*September through December*).

Engagement Process and Stakeholders Interviews

The project encompasses a large and varied area of the City of Boulder with many segmented and complex stakeholders, communication and engagement are important to success. Engagement for Envision East Arapahoe will be broad-based, inclusive, transparent, and accessible for all, using some of the successful techniques employed during the Civic Area project. It also will be targeted to the specific businesses and employees, property owners and residents along the street. Parts of the outreach may revolve around day-time events and online/social media techniques.

The stakeholders proposed for interviews are located in [Attachment D](#).

The first major workshop for the public will be in June. It will include design visualization and character preferences. The scenario building workshop will occur later in the summer or early fall. ([Attachment B](#) contains additional information about community engagement.)

JOINT BOARD FEEDBACK FROM DECEMBER 2013

In late December, the Planning Board, Transportation Advisory Board, and the Boulder Design Advisory Board met together to review the first phase of the SS+C Inventory and the approach to the East Arapahoe Project. Following is a summary from that session. The proposed scope of work, timeline, and visioning approach reflects input received.

SS+C Phase I Inventory

- Define a broader vision for project first.
- Phase I report is good, but it is light in some inventory areas and some recommendations are premature.
- Identify "centers" and what needs to be connected. Centers might take many forms and

- scales (i.e., coffee carts or food trucks).
- Reference transportation opportunity -- Arapahoe as a BRT link.
- Note opportunity to coordinate land use patterns with CU.
- Development along the edges of the corridor – along the street.
- Map less tangible items (i.e., cultural assets)
- Link walkability goals of SS+C with other initiatives (i.e., ADU test area)

Approach to East Arapahoe

- Analyze existing zoning, including barriers to desired development patterns, such as excessive surface parking and explore whether rezoning some areas would be appropriate (i.e., rezone perimeters for multi-use and leave the neighborhoods intact OR allow for more residential development, high density between Boulder Junction and CU., OR consider whether residential mixed use may not be feasible in some areas along East Arapahoe.
- Identify opportunities for 20 minute walkable commercial areas.
- Identify/map employment centers, cultural amenities, areas lacking service and multi-modal transportation connections.

Combined Projects' Next Steps

- Issues for East Arapahoe Planning and SS&C are similar – combine.
- Establish the vision first.
- Avoid using labels such as “activity centers.” Branding should be engaging and exciting (i.e., “spines” instead of “corridors,” “Boulevards” instead of “streets”)
- Public engagement important; involve variety of stakeholders (i.e. commuters, employees, etc.).
- Develop tools to help visualize and engage the public, such as 3D representations, pattern books, form-based zoning, visual preference, design guidelines, etc.
- Conduct zoning analysis, especially on East Arapahoe
- Identify low hanging fruit for the short-term as well as longer term visionary items.
- Look at other successful “best practice” examples of street retrofit regionally and nationwide (i.e., Colfax)
- Integrate with 20 min neighborhoods and housing and use Walk Score to identify potential centers.

ADDITIONAL FEEDBACK FROM PLANNING BOARD, MARCH 20, 2014

The Planning Board reviewed this material on March 20, 2014. This memo has been modified to reflect input given. Planning Board also suggested the following ideas in response to the questions in the memo.

The scope of work and timeline for 2014

- The approach generally makes sense.
- It makes sense to make the study area asymmetrical with focus to the north. Also consider the two major riparian corridors and their influence on the study area. It might be more of a triangle than strictly a linear corridor.
- Include some sort of site review tools as part of the outcomes. May need two (or more) sets of guidelines – one more street-facing (along Arapahoe) and one for the interior properties and around riparian areas.
- Early code changes might be part of “early wins”.
- Board members will send additional stakeholder contacts.

Project issues/opportunities and constraints

- Identify what cultural heritage is there and opportunities to identify the authenticity of the area and tie to the history of Boulder.
- Very little of the development is reflective of the riparian corridors; that's a missed opportunity.
- Improving the connections and bicycle network is a priority outcome. Make the area more permeable for bicycles.
- Tired buildings are also an opportunity.
- Avoid sterile street improvements; make sure north and south are not further divided with any RTD improvements. Urban design and landscape are really important to the quality of the street.
- Work with property owners to identify good opportunity projects and stimulate positive change.

Approach and ideas for developing the project vision

- The 3D visualization and visual preference approach will be helpful in crafting the vision.
- The stronger the vision, the more likely it will happen.
- Be clear about the role of Bus Rapid Transit (BRT) along the corridor. A corridor with it (or without) will be very different in nature. Encourage BRT as a catalyst.

Establishing the Vision

Staff will discuss with BDAB what type of inspired vision and type of street and centers East Arapahoe should become. **Attachment C** contains some questions and draft vision ideas for the discussion. Staff is preparing base maps for discussion about character areas.

Board Action Requested

The BDAB is asked to review and provide input on:

1. The scope of work and timeline for 2014
2. Project issues/opportunities and constraints, and
3. Approach and ideas for developing the project vision

Project Next Steps

May 27, 2014	City Council study session regarding issues, draft scope, feedback from workshop, vision (Note: Date may shift to May 22)
Early June 2014	Launch public workshop with speakers and focus on vision/visualization
Summer 2014:	Return to Boards and Commissions to work on scenarios

ATTACHMENTS

A – Issues and Opportunities and Inventory Maps

B – Draft Scope of Work and 2014 Timeline

C – Draft vision ideas

D – Stakeholder list

E – Integrated Time Line for Housing, Planning, Transportation, Access Management and Parking Strategy, and Climate

Attachment A: Envision East Arapahoe – Issues and Opportunities

Work in Progress – 03/28/14

INTRODUCTION

Map Inventory

A link to all maps can be found [here](#).

Map 1: Subcommunity and Area I, II and III Boundaries

Map 2: Land Use

Map 3: Schools, Parks, and Open Space

Map 4: East Arapahoe Area Transportation Network

Map 5: Transit

Map 6: Zoning Districts

Map 7: City 100 Year Floodplain and Regulatory Wetlands

Map 8: Recent Annexation History

Map 9: Transportation Travel Time and Traffic

Other Maps to be added:

- Current Development Activity and Proposals
- Cultural Assets
- Property ownership
- Redevelopment potential
- Walk Score/Neighborhood access maps

ISSUES AND OPPORTUNITIES

The plan scope may be based on some or all of the following issues and opportunities:

1. Area has the Highest Potential for Growth and Change in the City

Issue: Based on existing zoning, East Boulder (north of Arapahoe Avenue) has the highest potential in the city for adding a significant number of new jobs (14,000+) and new residential units in Boulder Junction (1,300+). During the 2010 BVCP update, participants identified this part of East Boulder as the highest priority area to plan for future change. The single-family neighborhoods on the south side of East Arapahoe Avenue less likely to change. (See **Map 6: Zoning Districts**)

Opportunities: The plan process will allow exploration of the land use mix along the corridor to provide for a range of business and housing opportunities, and higher intensities in certain redevelopment locations along Arapahoe Avenue may be appropriate. New neighborhood centers could evolve out of transformative redevelopment plans along or near the corridor. For instance, the commercial center on the north side of 55th Street and Arapahoe Avenue could evolve into a better functioning neighborhood center with a mix of uses and improved access for residents and employees (i.e., improvements to the pedestrian, bike and transit networks

with “main street” nodes off of Arapahoe Ave.). The plan may identify new smaller centers as well.

2. **Area has Potential for Transformational Change to Meet Community Goals for Complete Streets and Walkable Districts/Neighborhoods**

Issue: East Boulder was mostly built post-WWII, when streets and sites were designed primarily around the automobile and planning and zoning promoted superblocks and low density. Consequently, buildings are set back from streets behind large parking lots; and sidewalks, bus stops, and bicycle lanes are secondary both within the right-of-way and on private adjacent lands and do not meet the overall BVCP values and sustainability framework. Designated neighborhood commercial centers (shown at 2-mile+ intervals along the corridor as designated in the BVCP) are not truly mixed use or walkable.

Opportunities: East Boulder, or parts of the corridor along East Arapahoe Avenue, could transform into more healthy, mixed-use, connected place(s) better served by a multi-modal transportation to improve livability and economic vitality while also lowering GHG emissions and achieving other sustainability framework goals. The SS&C analysis identified some of the specific opportunities.

3. **Major Primary Employment Center, but with “Tired” Buildings and Lacking Amenities**

Issue: The 2012 Primary Employer Study identified the East Arapahoe area as one of three centers for primary employers, accounting for 44 percent of the city’s existing primary employers and more than 21,000 jobs.¹ Much of the land along the north side of East Arapahoe is planned and zoned for industrial uses. Preserving land for job centers will be important as the city considers needs for housing and other uses. The study also notes that many of the employers and workers believe the area lacks day-time amenities, such as restaurants, walking trails, and daily retail services. This encourages Single Occupancy Vehicle (SOV) travel both for the work commute and trips during the day to meet these needs. Service Industrial, a critically needed land use in the city, is also located throughout the area.

Opportunities: Incorporate strategies established in the city’s Economic Sustainability Strategy into Envision East Arapahoe where appropriate along the corridor.

4. **The Foothills Campus Hospital will Spur Medical-Related Growth**

Issue: In 2014, Boulder Community Hospital (BCH) Foothills campus is opening new primary and acute care facilities along East Arapahoe Ave. BCH anticipates this will spur relocations of medical and dental offices from the North Broadway area. The city does not know how much demand for space will occur over time but anticipates that initial demand can be absorbed into office parks near the hospital with potential medical office rezoning or redevelopment in the future. The project webpage includes additional background information.

¹ *Primary employers are primary drivers of the city’s economic health. They bring new money into the local economy and export goods and services and they support secondary employers, such as restaurants and banks.*

Opportunity: The plan could identify locations for hospital-related facility growth and necessary adjustments to the land use code.

5. **Area Could Address Housing Needs and Provide New Neighborhoods**

Issue: The Comprehensive Housing Strategy may identify new locations that are appropriate for housing; however, the plan must account for the balance of industrial/employment needs and market demands while creating livable, vital places for residents.

Opportunity: Address possible redevelopment opportunities for new workforce housing and walkable, healthy, complete neighborhoods to alleviate Boulder’s in-commuter pressure and provide more places for Boulder’s workforce to live in closer proximity to work.

6. **CU Expansion Plans: Transportation Master Plan | University of Colorado East Campus Vision and North Boulder Creek Master Plan**

Issue: The University has established a new East Campus Vision to eventually integrate with the main campus through similar densities, facility design, housing, and connections through walking, biking and transit as the primary transportation modes. Additionally, the city and CU are working together on the CU East Campus Connections project to advance “complete streets” and integrate connections between East Campus, Main Campus and Williams Village as well as with adjoining areas of the city. These efforts may identify new and enhanced connections needed for near- and long-term east campus expansion and are included as part of the Transportation Master Plan Update. Funding and expansion will be incremental over a multi-decade horizon. Also, in November 2013, CU began a new master plan for the North Boulder Creek area (45 acre site located south of Arapahoe, between Folsom and 17th Streets).

Opportunity: Incorporate the new vision for East Campus and North Boulder Creek area into the city’s planning efforts, and ensure the university’s work supports the evolving vision of adjacent city neighborhoods and districts. The city will expand its SS&C work in 4th Quarter 2014 to focus on Colorado Boulevard and 30th Street.

7. **Area Lacks Connectivity and has Mobility Barriers between Existing Neighborhoods and Housing, Businesses, Parks, and Other Facilities**

Issue: The street and trail network in the area is based on large blocks and major arterial streets, and is not as well connected or gridded as the west side of Boulder. This is in part due to a number of natural features and built barriers (e.g., Boulder Creek, Railroad, etc.). East Arapahoe Avenue is a state highway and has high speeds, is noisy, and in many places particularly inhospitable to pedestrians and bicyclists to cross or travel along the road. The implementation and funding of new and improved connections will be challenging due to private property issues and existing development. Additionally, neighborhoods south of Arapahoe Avenue are not well connected to the street network, neighborhood centers, or facilities or trails to the north.

Opportunities: The plan can explore and identify improvements and implementation for all modes of travel (i.e., bike, walk, bus, and auto) and modal priority, enhance local and regional transit, support regional Bus Rapid Transit (BRT), and implement access and parking management strategies. The plan should focus on improving mobility options to, through, and

across Arapahoe at frequent intervals while providing safe and convenient connections to key destinations such as Boulder Junction, CU East Campus, Boulder Community Hospital, downtown, 29th Street retail, area and Boulder County areas to the east. Where natural features exist, they represent an opportunity to evaluate whether these should be integrated into the urban design, avoided to protect ecological values as plant and wildlife habitat, or enhanced to improved ecological health.

8. Arapahoe Avenue is a Primary Commuting Corridor to/from East Boulder County

Issue: The Arapahoe corridor is an important east/west transportation corridor for employees working in Boulder and living in adjacent, growing communities like Erie and Lafayette. The vast majority (more than 80 percent) commute via single-occupant vehicles.

Opportunities: The plan can identify how to expand sustainable transportation options or make them more attractive to in-commuters (e.g., bus, bike). Additionally, the plan can consider opportunities such as EcoPass expansion for employees and residents in the area. There is potential for East Arapahoe Avenue to be designated as a future Bus Rapid Transit (BRT) corridor, pending the outcome of the Northwest Area Mobility Study (NAMS) and/or the TMP Update in summer 2014.

9. Area is within Boulder and South Boulder Creek 100-Year Floodplain and has Flood Hazards and Community Valued Wetlands

Issue: Many properties in the area lie within the Boulder and South Boulder Creek 100-year floodplain. The city's interest in prohibiting development in areas of flood hazard and in protecting the community and ecological values of wetlands limits the degree land can be developed for other uses. A number of properties and businesses were affected during the September 2013 floods, and the city is working on floodplain mitigation for South Boulder Creek. Wetlands are a natural resource that lend open space and other community values to the project area.

Opportunities: Understand the constraints and resource opportunities of the area and coordinate with flood mitigation planning, which may include flood mitigation south of Arapahoe Road and coordination with the golf course. (See **Map 7: 100 Year Floodplain and Regulatory Wetlands.**)

10. The Area has a Patchwork of Unincorporated Properties

Issue: On the eastern edge of the study area, properties are a patchwork of incorporated and unincorporated lands. Along East Arapahoe, approximately 40 non-residential properties in Area II are unincorporated and are currently provided city water and sewer service through out-of-city utility agreements. (*Note: The East Arapahoe Area II Study completed in 2013 provides technical analysis on these properties that the county asked the city to evaluate.*) Several properties eligible for annexation and redevelopment have been in contact with the city or have a formal application in review. Additionally, the rural residential properties along Cherryvale Road and Old Tale Road are also a blend of unincorporated/incorporated lands, and many are located in the floodplain. Some have out-of-city utility service, while others have septic and well systems that were damaged substantially during the floods and need replacement, and the city

has been exploring annexation packages with property owners.

Opportunities: The plan may address annexation of developed but unincorporated industrial properties and may address annexation issues related to the residential properties. (See **Map 8: Recent Annexation History**)

11. Area Facilities and Services

A. Limited Parks, Open Space, Trails and Golf

Issues: Boulder's only public 18-hole golf course lies along East Arapahoe Avenue. It is a recreation destination along with the adjacent special event center. The event center is aging and was damaged during the 2013 flood, and some desire to see the facility replaced. The East Arapahoe Area also contains the Stazio athletic fields and Valmont Butte, and is in close proximity to Valmont Community Park, however these facilities are not particularly well connected to neighborhoods or business parks. Although there is not a large amount of OSMP lands in the corridor, much of the open space in the area provides facilities for visitor access and enjoyment (e.g., Boulder Creek and South Boulder Creek Paths). Some other areas are set aside to protect natural resources (Cottonwood Grove, Hospital wetlands/riparian area). (See **Map 3: Schools, Parks, and Open Space.**)

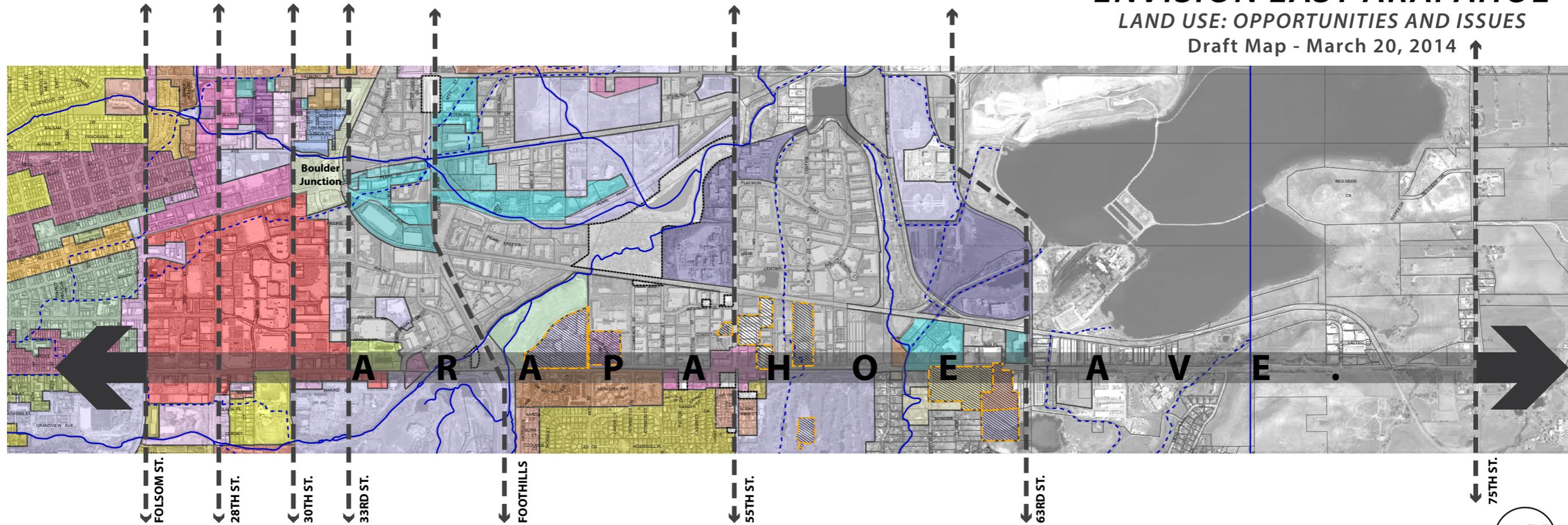
Opportunities: There may be potential for smaller neighborhood or pocket parks to serve employment areas and opportunities for connections between parks and other designations.

- B. **Water and Sewer Service** – The area has a mix of public water and sewer, out of city sewer, as well as some properties with wells and septic systems. More work is necessary to understand the utilities issues in relation to annexation.
- C. **Public Safety** – Service provision for fire, public safety and EMS are addressed through mutual aid agreements in the area. These issues and services should be further analyzed to determine if the current level of service is adequate and whether any underlying issues exist.
- D. **No Schools in East Boulder** – There are no schools north of Arapahoe Avenue and east of Foothills Parkway. This should be considered if new housing is added to the area. (See **Map 3: Schools, Parks, and Open Space.**)
- E. **Other Issues and Opportunities for Possible Analysis** – Energy use, communications, other green infrastructure such as green streets, urban agriculture, eco-districts and other districts, defining gateways and visual character, etc.

ENVISION EAST ARAPAHOE

LAND USE: OPPORTUNITIES AND ISSUES

Draft Map - March 20, 2014



- 1) Retrofit parts of the corridor into more healthy, vertical and horizontal mixed-use, compact and connected place(s) and brand these places.
- 2) Identify places for workforce housing and healthy, walkable, and complete neighborhoods, helping to alleviate Boulder's in-commuter pressure.
- 3) Identify locations for hospital growth and adjust to accommodate changes in land use.

- 4) Address annexation of unincorporated industrial and residential properties.
- 5) Incorporate CU's new vision for East Campus and connections to Arapahoe.
- 6) Integrate this project with follow up to the Primary Employer Study and Economic Sustainability Strategy.
- 7) Coordinate with flood mitigation planning south of Arapahoe Avenue and on the Flatirons Golf Course.
- 8) Identify potential for pocket parks, urban

- 9) Reduce carbon emissions, increase energy efficiency and reduce operating costs.
- 10) Incorporate low impact development stormwater techniques, improve water conservation and address green infrastructure.

OPPORTUNITIES

- 1) Area is in the 100-year flood plain
- 2) Area has a patchwork of unincorporated properties
- 3) Area has "fired" buildings and limited amenities

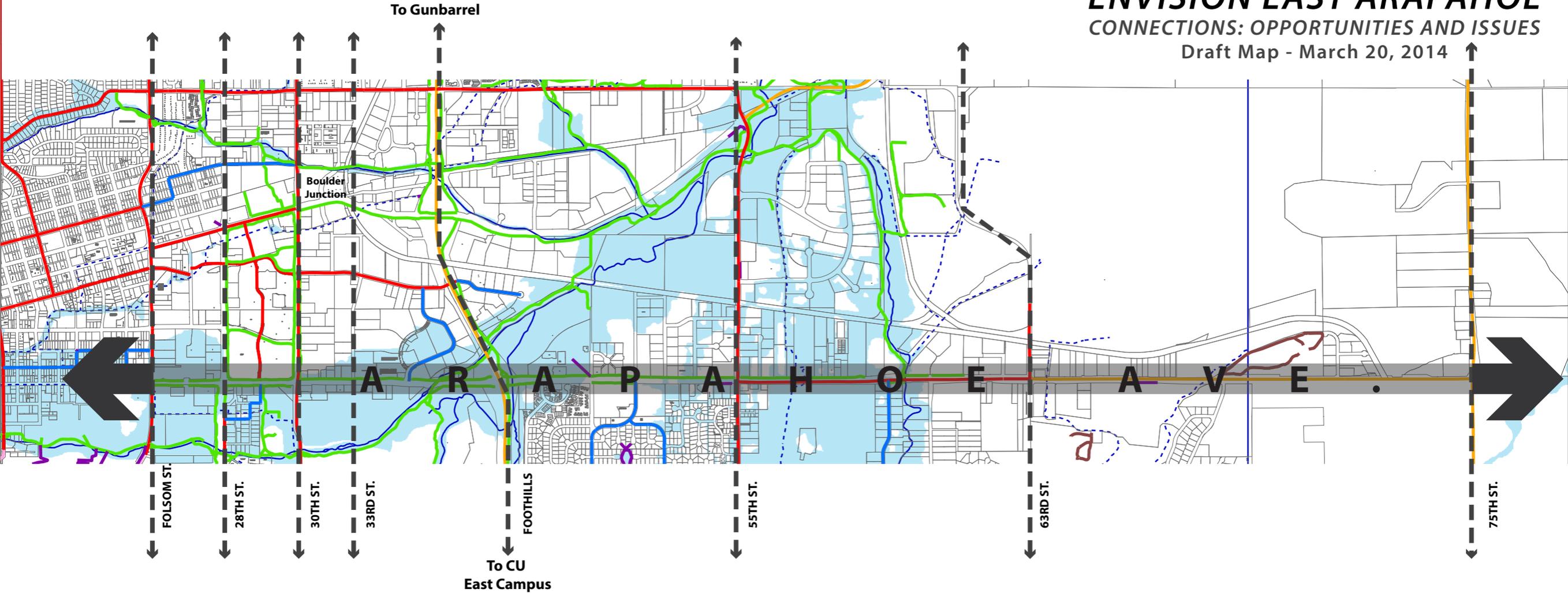
ISSUES

	BC-1	Business - Community 1		RL-2	Residential - Low 2
	BC-2	Business - Community 2		RM-1	Residential - Medium 1
	BCS	Business - Commercial		RM-2	Residential - Medium 2
	BMS	Business - Main Street		RMX-1	Residential - Mixed 1
	BR-1	Business - Regional 1		RR-1	Residential - Rural 1
	BT-1	Business - Transitional 1		MU-3	Mixed Use 3
	BT-2	Business - Transitional 2		MU-4	Mixed Use 4
	MH	Mobile Home		IG	Industrial
	RE	Residential Estate		IM	Industrial - Manufacturing
	RH-1	Residential - High 1		IMS	Industrial - Mixed Services
	RH-2	Residential - High 2		IS-1	Industrial - Service 1
	RH-4	Residential - High 4		IS-2	Industrial - Service 2
	RH-5	Residential - High 5		A	Agricultural
	RH-6	Residential - High 6		P	Public
	RL-1	Residential - Low 1		E	Enclave

ENVISION EAST ARAPAHOE

CONNECTIONS: OPPORTUNITIES AND ISSUES

Draft Map - March 20, 2014



- 1) Establish a vision for the street (i.e., what type of "complete street"?) and the use and form of the built environment along it (i.e., uses, location of "centers" and their connection? How do people interact and get access?)
- 2) Improve multi-modal transportation including local/regional transit, Bus Rapid Transit (BRT), auto, pedestrian and bicycle connections (especially across Arapahoe Avenue), and align transportation and land use goals.
- 3) Connect this part of the city more strongly with downtown and other areas (i.e., CU and Boulder Junction) and expand sustainable transportation options for employees and residents, through changes to the street and with tools such as EcoPass.

OPPORTUNITIES

1. Area is in the 100-year flood plain
2. Area has limited parks, open space and trails
3. Area lacks connectivity and has mobility barriers
4. Area uncomfortable for walking and biking

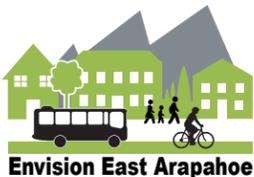
ISSUES

EXISTING TRANSPORTATION CONNECTIONS

- MULTI USE PATH
- ON STREET BIKE LANE
- DESIGNATED BIKE ROUTE
- SIDEWALK CONNECTION
- SOFT SURFACE PEDESTRIAN PATH
- PAVED SHOULDER
- CREEK
- - - DITCH

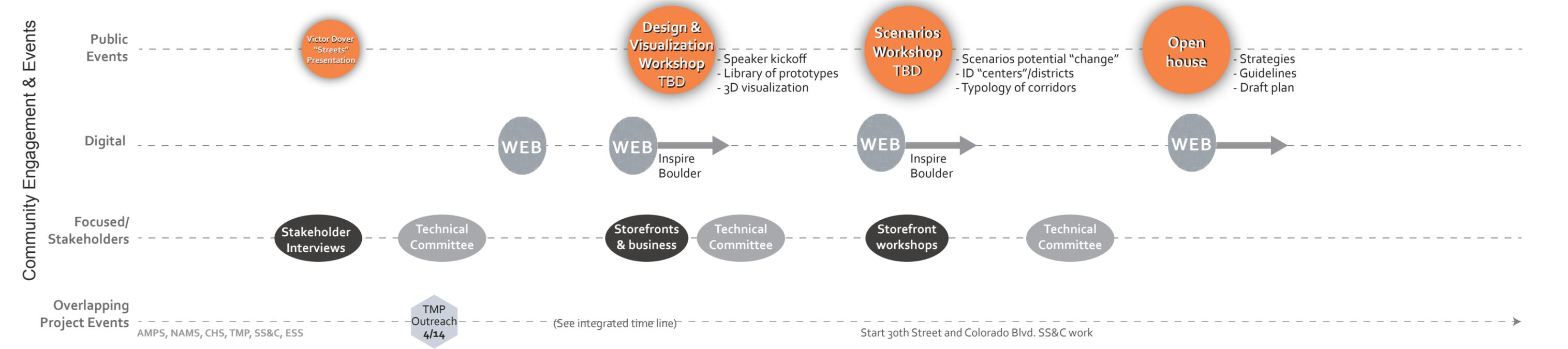
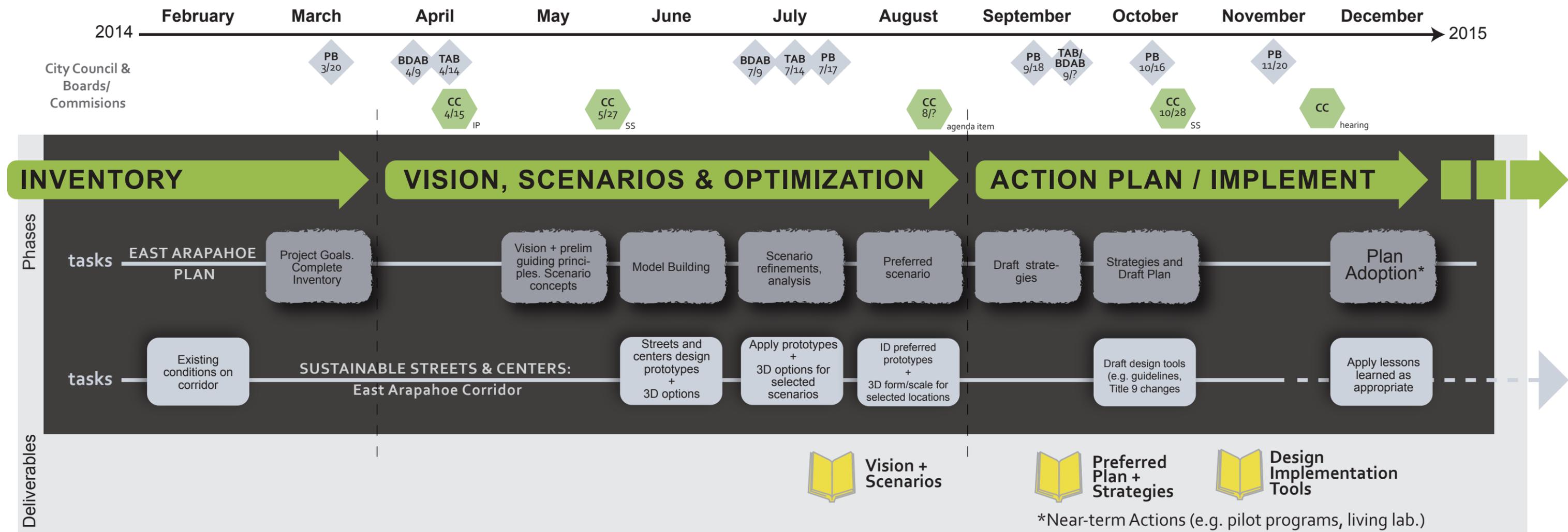


1/4 mile 1/2 mile



ENVISION EAST ARAPAHOE: 2014 Timeline

East Arapahoe and Sustainable Streets & Centers



Attachment C:

Envision East Arapahoe – Transformative Vision Ideas

How do you Envision East Arapahoe? What would make it a great place in 20 years? What would you like to see change in the next few years?

1 - How bold or inspired should East Arapahoe's vision be? *For instance:*

- A. **STATUS QUO+**: Arapahoe Avenue continues as a suburban corridor with an important economic vitality function. The corridor is served by a variety of RTD transit routes with the Jump as the primary route on Arapahoe with good transit ridership. TDM programs (such as ECO pass) are also available to employers in the area. People mostly drive between work and home. Change over time will be shaped by the market. Investment focuses on response to the market and maintenance, not transformation.
- B. **MODERATE**: The corridor and districts for people to work, eat, and live transform around a more complete street with transit that is improved in look and function to connect places and attract higher transit ridership. Moderate investment in infrastructure, transit and TDM programs at selected areas that are most in need of change and improvements. It will take some partnerships and focused planning for selected locations within the area.
- C. **BOLD**: Over time, Arapahoe Avenue transforms to a transit-oriented corridor with amenities for workers and neighborhoods, a mix of land uses, and vibrant people-oriented places. People walk a lot, and live, work, eat, and recreate in complete neighborhoods and districts. A high level of investment occurs in the street and block transformation, BRT boulevard/complete street, mobility hub, expanded TDM programs and infrastructure occurs to support the desired transformation. This approach will require partnerships, programming, comprehensive planning approach and multiple sources of funding.

2 – What kind of transformation is desired – where and for what aim?

- A. What type of “complete” street should East Arapahoe Avenue become?
 - a. How do people move travel along it? Why?
 - b. Is it designed with distinct characteristics according to the desired function as a “through” street or a place people are going “to”?
 - c. Does it have separated bus lanes, bicycle lanes, etc? (BRT?)
 - d. Does it have a lot of landscaping, street trees, and separated medians?
 - e. Is there a mobility hub and where?
 - f. Does it have fiberoptics and other utilities built in? Does it treat stormwater or generate energy?
 - g. Does it have bridges or connections from north to south or are there certain intersections?
- B. What kinds of people-oriented places flank Arapahoe Avenue? Where?
 - a. Where should there be “centers” or destinations along the corridor and what types?

- b. What types of work places, housing, commercial services, institutions are located along the corridor?
- c. What types of public outdoor spaces?
- d. What other activities are people doing here (e.g., recreating, dining, learning, providing child care, viewing art, accessing nature or parks, etc.)?
- C. How does it look overall?
 - a. How do buildings relate to the street?
 - b. What type of place, unified theme(s), height, mix of activities?
 - c. How suburban vs. urban?
 - d. How much public art, culture, and design?

(for instance/Some ideas we've heard....)

A people-oriented place -- to live, work, learn, play, that:

- *continues to be an economic engine supporting business investment, ingenuity, and invention...*
- *attracts people to spend time in and walk in vibrant districts...*
- *includes great neighborhoods with choices in housing and nearby parks, open space, services, and jobs that are within short walk radius...*
- *allows people to move east and west along a boulevard with multiple transportation options, including excellent transit service (BRT?)...*
- *connects easily to downtown and the west side of Boulder...*
- *boasts beautiful architecture and public spaces...*
- *provides safe and welcoming places for pedestrians and bicycles...*
- *has nearby high quality amenities and facilities for businesses and neighborhoods such as restaurants and parks...*
- *has reliable utilities and services...*
- *includes exciting cultural resources and public art...*

SUGGEST IDEAS!!

What are the key character areas (districts/corridors) along East Arapahoe, and how should they take shape? Within each -- what type of:

- Overall character
- land use patterns and types (type, mix, density/intensity)
- transportation and mobility factors (street function, bicycle pedestrian and sidewalks, transit service, street connections)
- housing and neighborhoods
- commercial and industrial development and jobs
- parks, open space, and cultural facilities or resources (location, access, amount, type)
- community identity and livability

- urban services and utilities
- design features
- etc.

Envision East Arapahoe Stakeholders

Draft - 04/01/14

Commercial/Industrial - Employers

Company	Contact
Ball Aerospace	Guy Fromme
Boulder Chamber	John Tayer
Small Business Bureau	Sharon King
Premier Members Credit Union	Branda Abbot
Flatirons Subaru/Acura	Scott Crouch
Flatirons Subaru/Acura	Ann Morris
Fisher Honda/Kia	Craig Fisher
Avery Brewing	Adam Avery
Boulder Valley Credit Union	Michael Shepard
Boulder Dinner Theater	Michael Duran
Daily Camera	Al Manzi
EcoCycle	Marti Matsch
ReSource	Jared D'Arcey
EVOL Foods	Christian Robbilard
Viewpoint Office Park	Brian Shrifrin
Elevations Credit Union	Dennis Paul
Boulder Community Hospital	Ron Secrist
Boulder Community Hospital	Kai Abelkis
Naropa (East Campus)	Todd Kilburn
Boulder Valley School District	Briggs Gamblin
Western Disposal	Frank Bruno
EcoCycle	Allyn Feinburg and Randy Moorman

Residential / Property Managers

The Peloton (Housing)	Regan
Arapahoe East (Boulder Housing Partners)	
Canterwood Apartments	
Fairway Apts. (Thistle Comm. Housing)	
East Foothills Neighborhood Assn.	Shelly Schlender
BHP	Stuart or Betsey?
Peleton	Anne Bueche

Institutions/Agencies - Possible Technical Team

CU - East Campus / Facilities Planning	Phil Simpson
CU - Acting Vice Chancellor?	Steve Thweat
CU - Transportation and Parking Management	Dave Cook
CU - Transportation and Parking Management	David Lieb
RTD	Bill Van Meter
RTD	Chris Quinn
CDOT - Transportation Operations Manager	David Averill
Boulder County - Land use Planning	Dale or Denise
Boulder County - Transportation	Jared Hall (or Scott or George?)