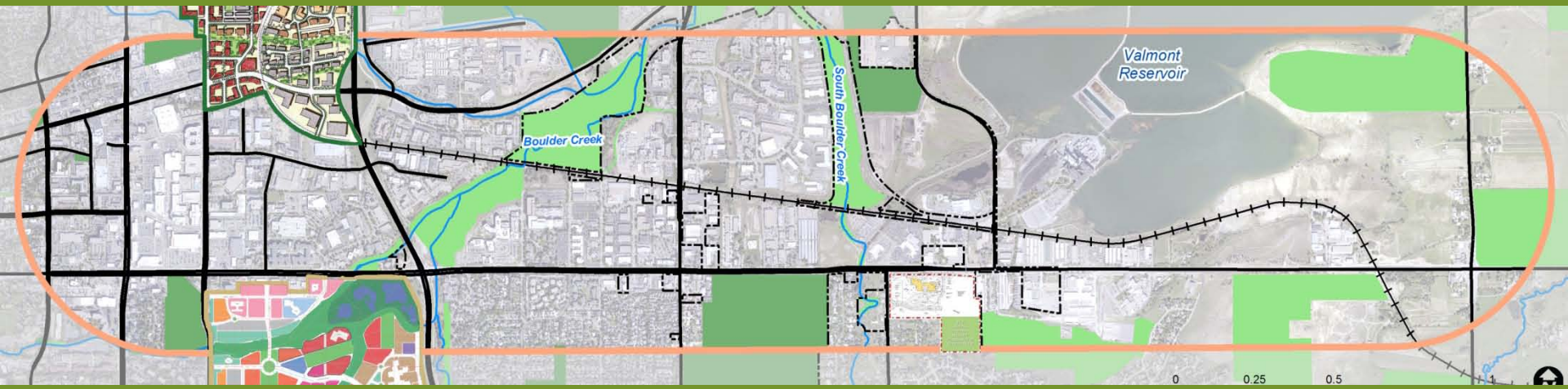
Envision East Arapahoe

City Council Study Session

Oct 27, 2014



www.Envision EastArapahoe.com

Study Session Purpose

1. Share project information and community input
2. Present scenarios for feedback
3. Discuss next steps and timeline

Questions

Does City Council have feedback:

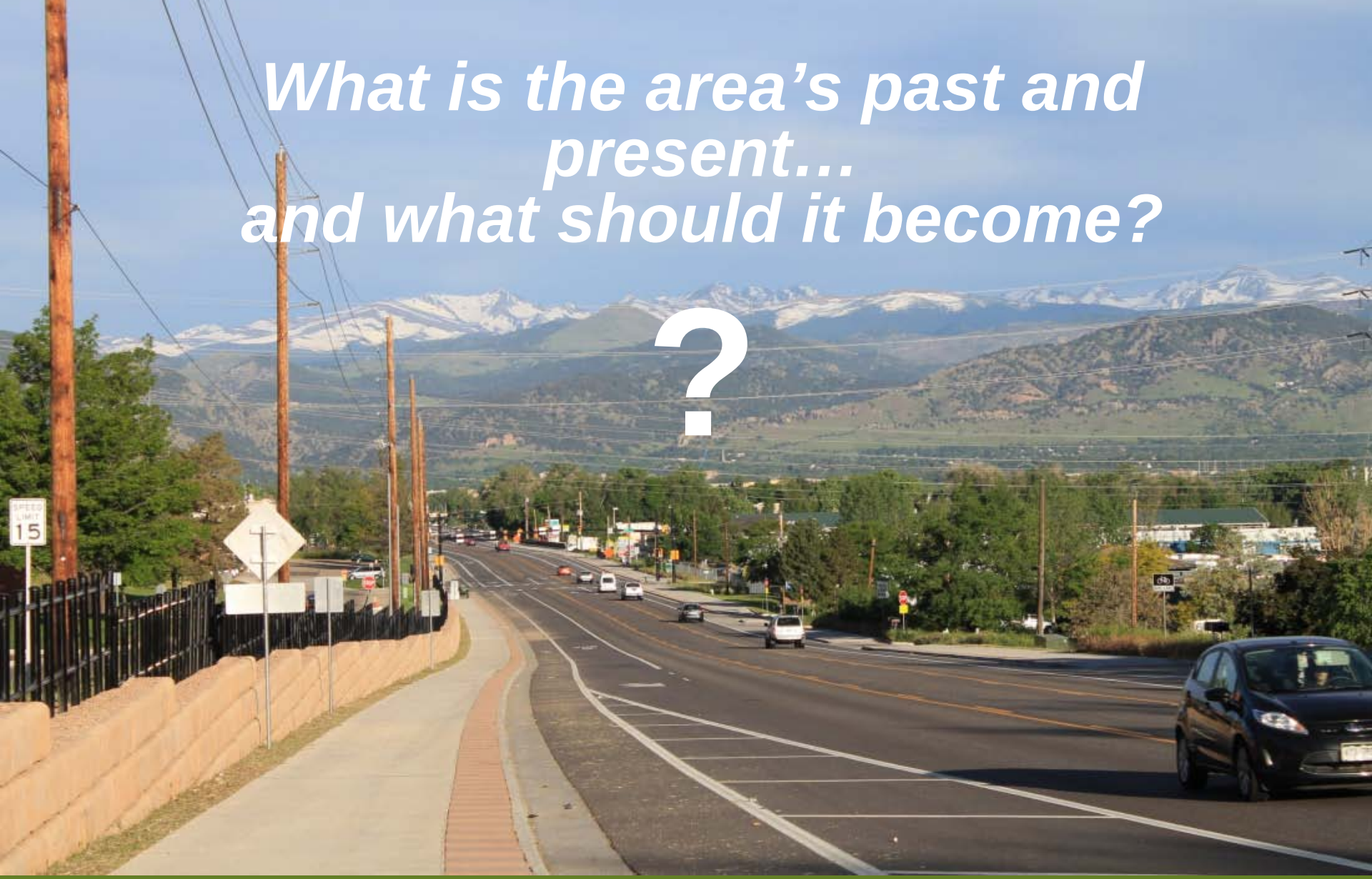
1. To further refine the scenarios?
2. Regarding the project timeline or next steps?

Organizational growth (BCH)

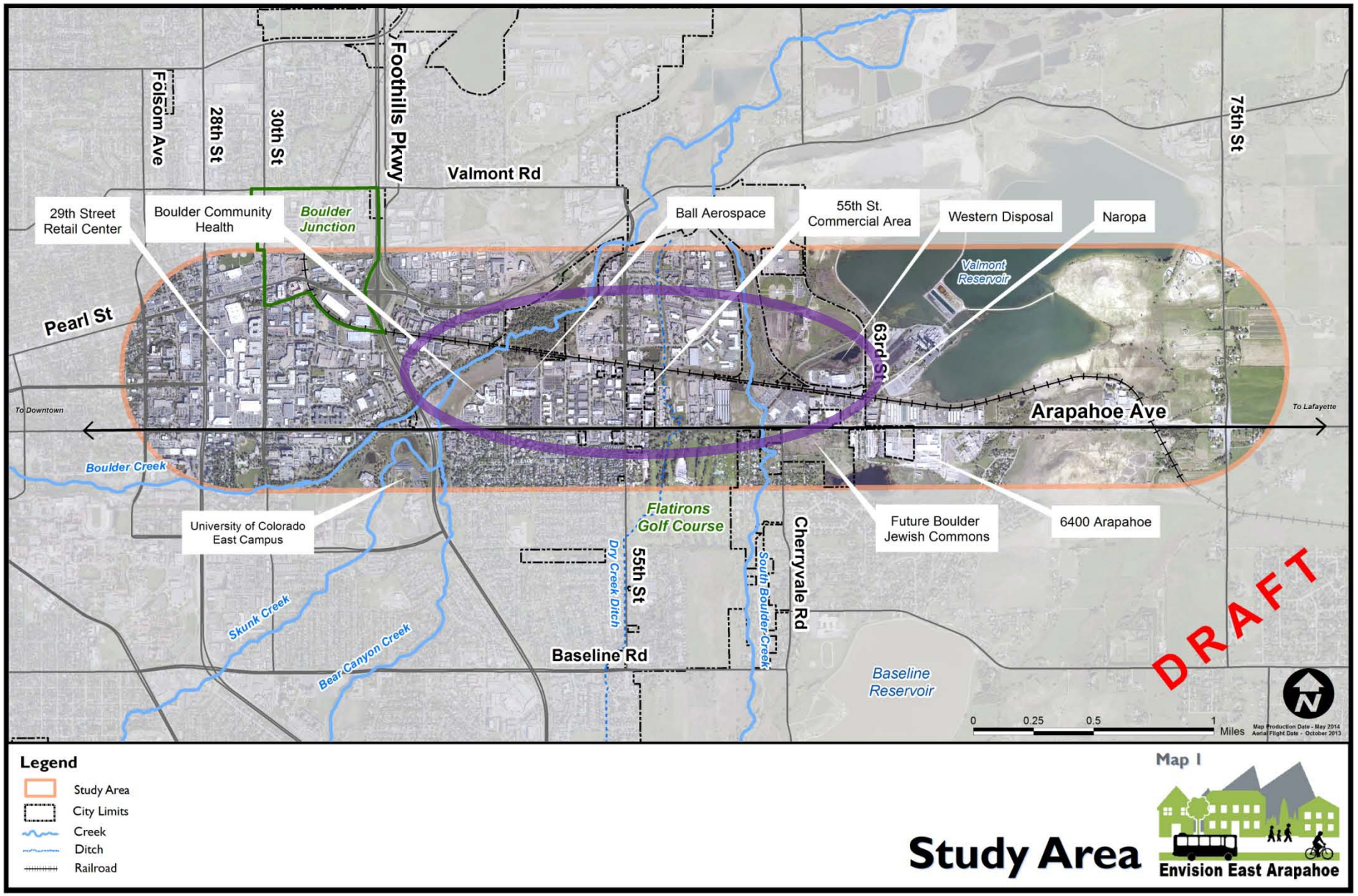
Businesses, Arts

CU East

State Highway 7



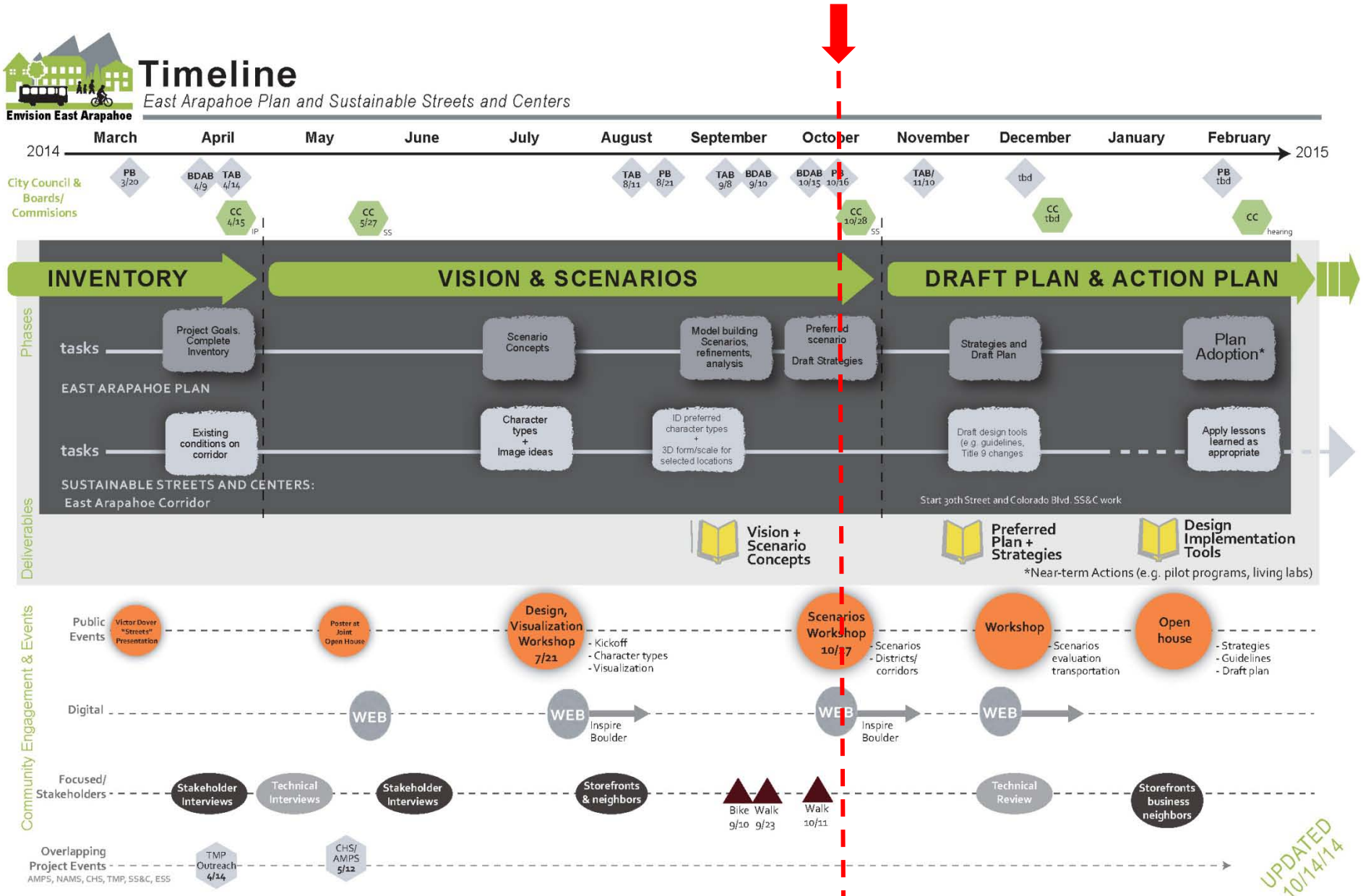
Project Overview


Folsom Ave
28th St
30th St
Foothills Pkwy
Valmont Rd
75th St
29th Street Retail Center
Boulder Community Health
Boulder Junction
Ball Aerospace
55th St. Commercial Area
Western Disposal
Naropa
Valmont Reservoir
Pearl St
63rd St
To Downtown
Arapahoe Ave
To Lafayette
Boulder Creek
University of Colorado East Campus
Flatirons Golf Course
Dry Creek Ditch
55th St
South Boulder Creek
Cherryvale Rd
Future Boulder Jewish Commons
6400 Arapahoe
Skunk Creek
Bear Canyon Creek
Baseline Rd
Baseline Reservoir
DRAFT
0 0.25 0.5 1 Miles
Map Production Date - May 2014
Aerial Flight Date - October 2013
Legend
Study Area
City Limits
Creek
Ditch
Railroad
Map 1
Study Area
Envision East Arapahoe

Project Goals

- A **long-term vision plan**
- Community **engagement** and partnerships
- **Data-informed**
- **Near-term actions** and projects (e.g., site review guidelines, pilot projects, improved sidewalks)

Schedule


Envision East Arapahoe
Timeline
East Arapahoe Plan and Sustainable Streets and Centers
2014
March
April
May
June
July
August
September
October
November
December
January
February
2015
City Council & Boards/ Commisions
PB 3/20
BDAB 4/9
TAB 4/14
CC 4/15 IP
CC 5/27 SS
TAB 8/11
PB 8/21
TAB 9/8
BDAB 9/10
BDAB 10/15
PB 10/16
CC 10/28 SS
TAB/ 11/10
tbd
CC tbd
PB tbd
CC hearing
Phases
INVENTORY
VISION & SCENARIOS
DRAFT PLAN & ACTION PLAN
tasks
Project Goals. Complete Inventory
Scenario Concepts
Model building Scenarios, refinements, analysis
Preferred scenario
Draft Strategies
Strategies and Draft Plan
Plan Adoption*
EAST ARAPAHOE PLAN
tasks
Existing conditions on corridor
Character types + Image ideas
ID preferred character types + 3D form/scale for selected locations
Draft design tools (e.g. guidelines, Title 9 changes
Apply lessons learned as appropriate
SUSTAINABLE STREETS AND CENTERS: East Arapahoe Corridor
Start 30th Street and Colorado Blvd. SS&C work
Deliverables
Vision + Scenario Concepts
Preferred Plan + Strategies
Design Implementation Tools
*Near-term Actions (e.g. pilot programs, living labs)
Community Engagement & Events
Public Events
Victor Dover "Streets" Presentation
Poster at Joint Open House
Design, Visualization Workshop 7/21
- Kickoff
- Character types
- Visualization
Scenarios Workshop 10/27
- Scenarios
- Districts/ corridors
Workshop
- Scenarios evaluation transportation
Open house
- Strategies
- Guidelines
- Draft plan
Digital
WEB
WEB
Inspire Boulder
WEB
Inspire Boulder
WEB
Focused/ Stakeholders
Stakeholder Interviews
Technical Interviews
Stakeholder Interviews
Storefronts & neighbors
Bike 9/10
Walk 9/23
Walk 10/11
Technical Review
Storefronts business neighbors
Overlapping Project Events
AMPS, NAMS, CHS, TMP, SS&C, ESS
TMP Outreach 4/14
CHS/ AMPS 5/12
UPDATED 10/14/14

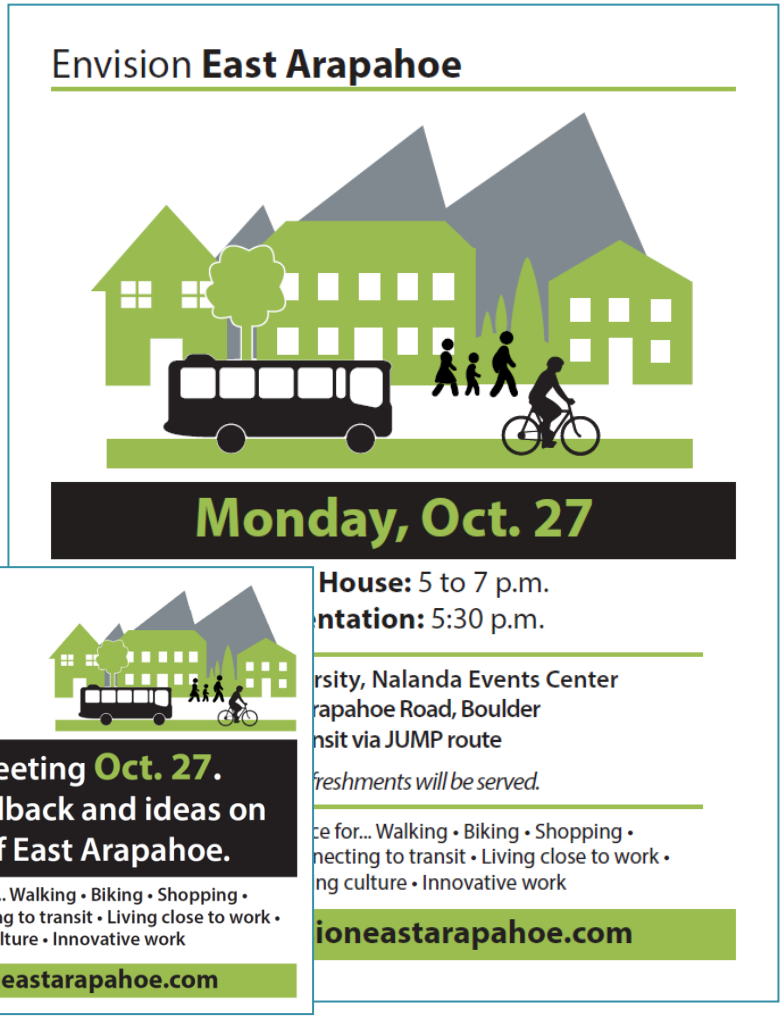
Community Engagement

- Workshops / open houses
- Walk and bike audits
- Interviews
- Web surveys and project info online
- Boards and Commissions (PB, TAB, BDAB)
- City Council

More events planned

Getting Out the Word…

- Direct mail (postcards)
- Posters
- Social media
- Organization networking
- Email – growing Constant Contact list
- Web page
- Media releases (news articles)
- Individual meetings



Coordination / Partnership

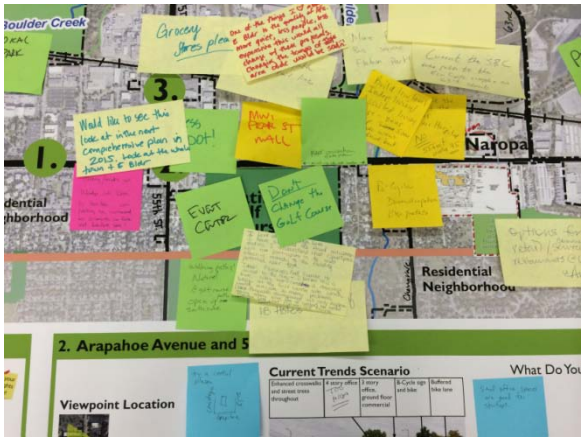
- Boulder County
- CU (East Campus, North Boulder Creek Master Plan)
- Naropa
- Boulder Community Health
- Western / 6400 Arapahoe
- RTD, CDOT
- Neighborhoods/ residents
- Businesses

Community Perspectives

- Wide ranging, from:
  - Put the project on hold, concern about growth
  - Scenarios need to be more bold - test a wider range of options and capacity

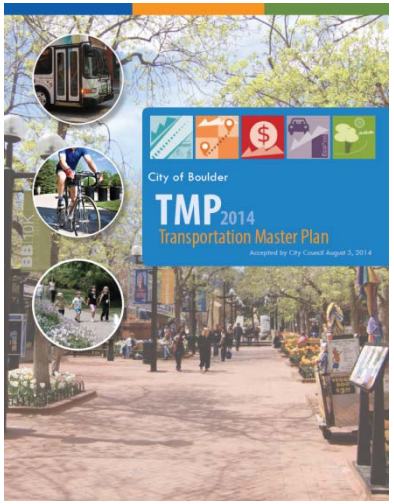
Range of Community Ideas

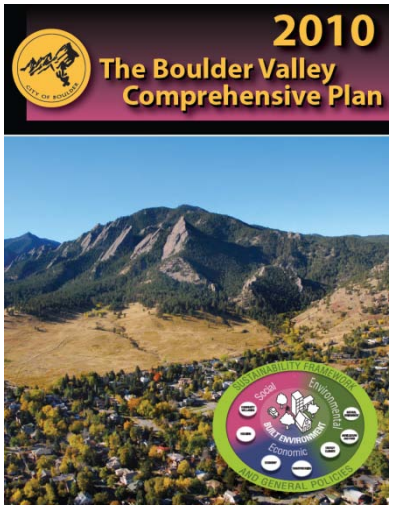
- Need restaurants, shops, and small grocery
- Need better infrastructure (e.g., sewer, sidewalks, bicycle facilities)
- Would like connections to downtown, easier mobility, better transit
- Housing – maybe
- Golf course opportunities
- Support for the arts
- Make area more attractive; maintain views, green space
- Need critical mass of activity
- Concern about growth and big buildings

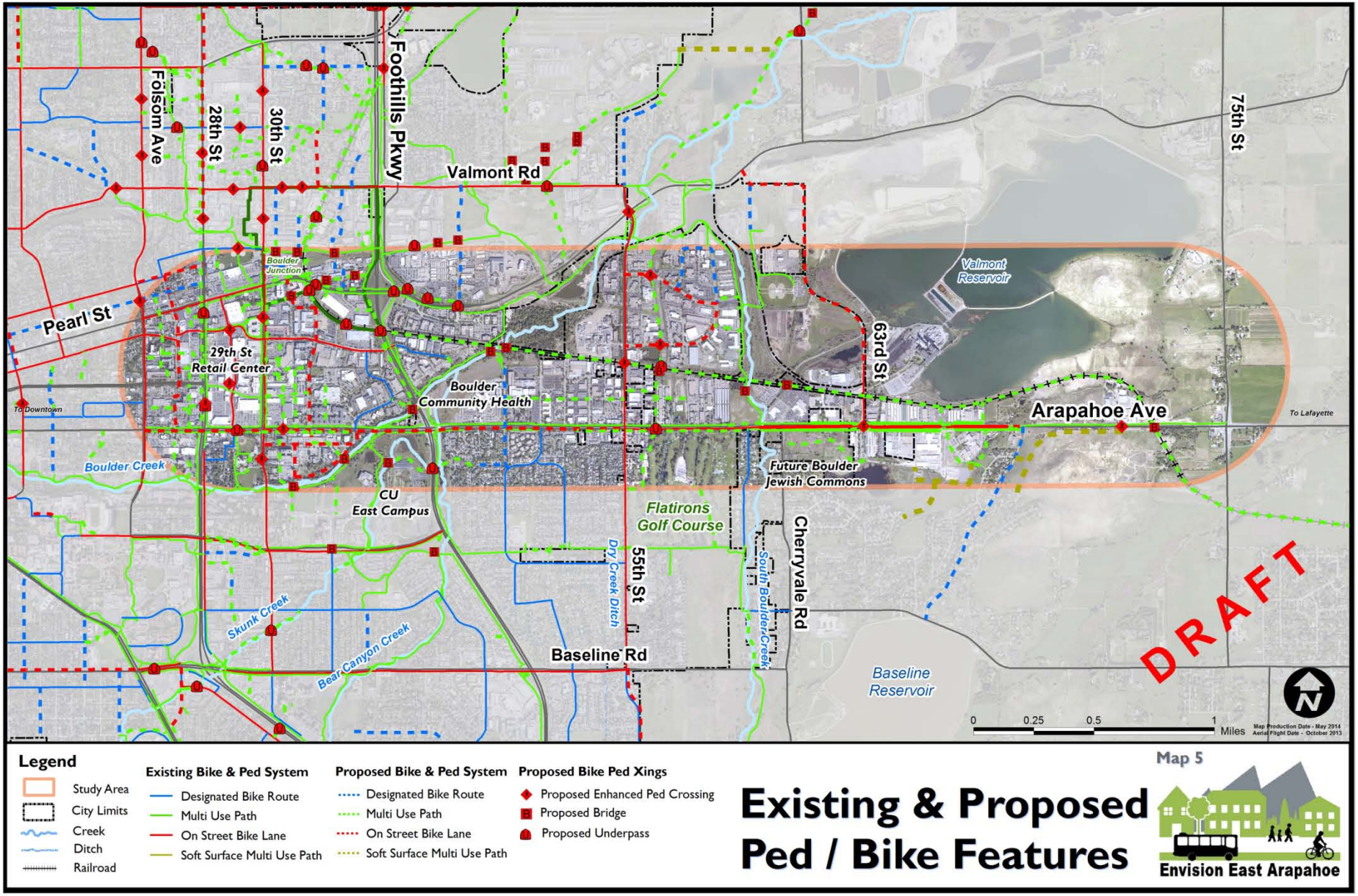


Relationship to Other Plans

- Integrates planning ideas:
  - Land use, urban design, housing, transportation and parking, economic sustainability
- Can feed into the 2015 Comprehensive Plan



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Existing Bike & Ped System
Designated Bike Route
Multi Use Path
On Street Bike Lane
Soft Surface Multi Use Path
Proposed Bike & Ped System
Designated Bike Route
Multi Use Path
On Street Bike Lane
Soft Surface Multi Use Path
Proposed Bike Ped Xings
Proposed Enhanced Ped Crossing
Proposed Bridge
Proposed Underpass
Map 5
Existing & Proposed Ped / Bike Features
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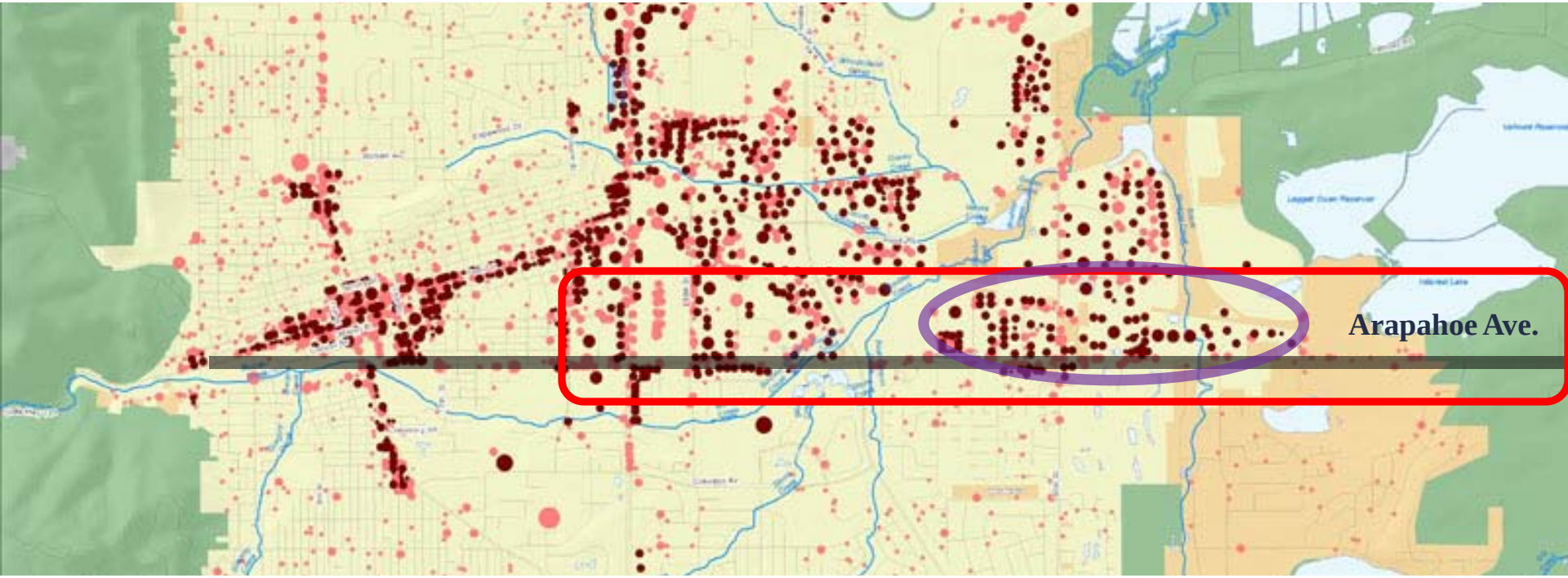
Corridor has projected jobs…

(based on current zoning)



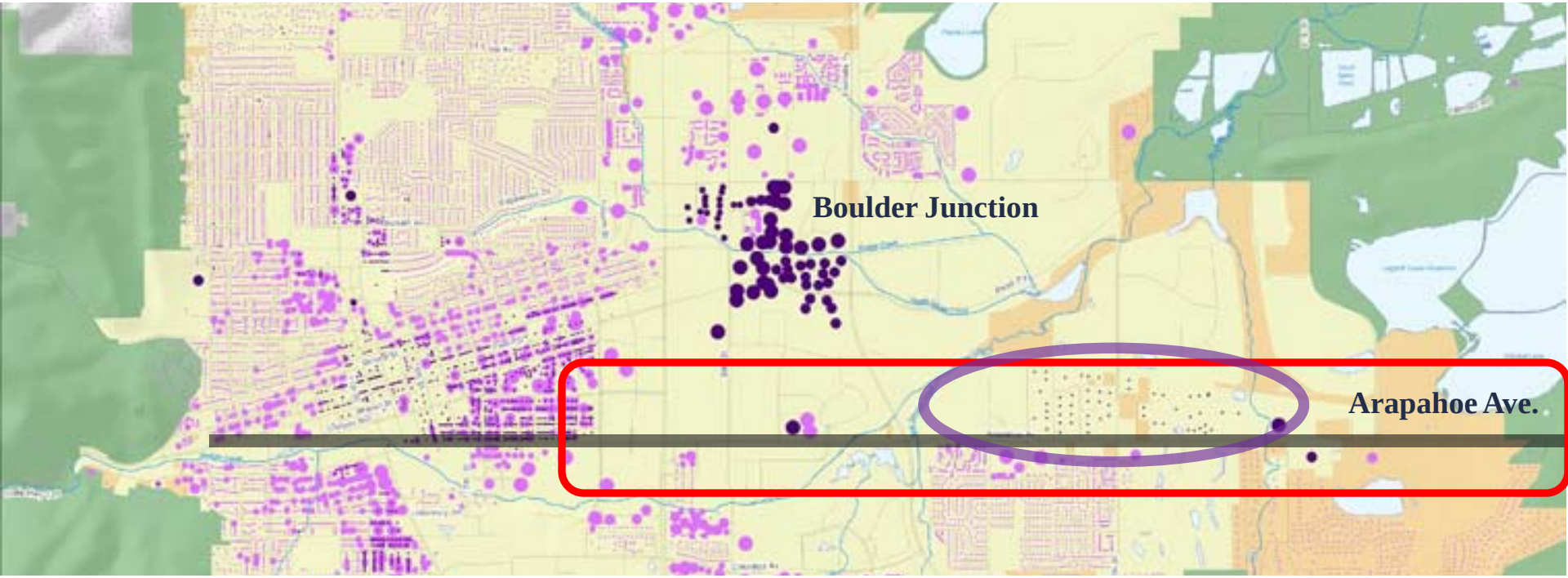
Whole:

Potential: **18,900** Total: 54,300

In focused areas of study:

Potential: **4,300 jobs**

More than projected housing

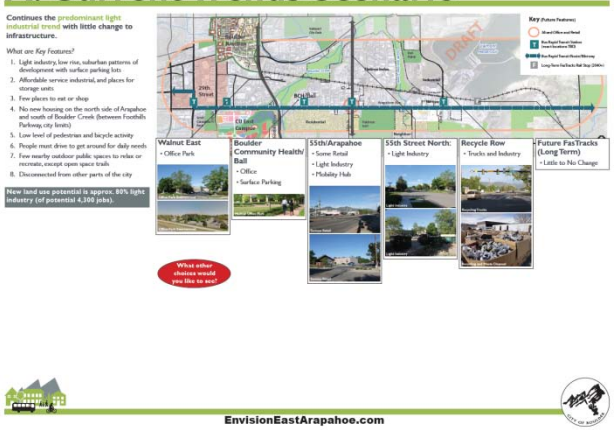


Whole:

Potential: **1,000** Total: 4,200 housing units

In focused areas of study:

Potential: **0 housing units**


A. Current Trends Scenario
Continues the predominant light industrial trend with little change to infrastructure.
What are Key Features?
1. Light industry, low rise, suburban patterns of development with surface parking lots
2. Affordable service industrial, and places for storage units
3. Few places to eat or shop
4. No new housing on the north side of Arapahoe and south of Boulder Creek (between Foothills Parkway, city limits)
5. Low level of pedestrian and bicycle activity
6. People must drive to get around for daily needs
7. Few nearby outdoor public spaces to relax or recreate, except open space trails
8. Disconnected from other parts of the city
New land use potential is approx. 80% light industry (of potential 4,300 jobs).
Key (Future Features)
DRAFT
Walnut East
• Office Park
Boulder Community Health/ Ball
• Office
• Surface Parking
55th/Arapahoe
• Some Retail
• Light Industry
• Mobility Hub
55th Street North:
• Light Industry
Recycle Row
• Trucks and Industry
Future FasTracks (Long Term)
• Little to No Change
What other choices would you like to see?
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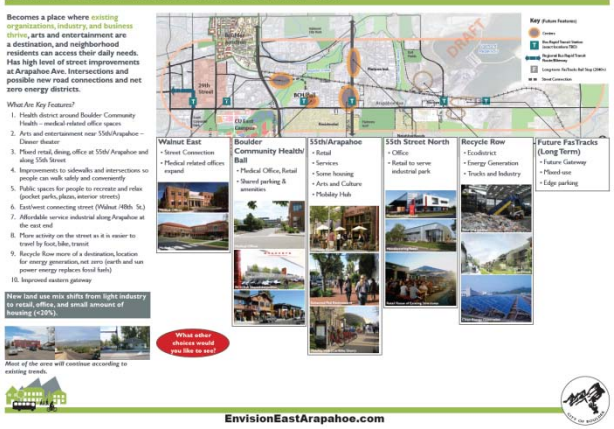
B. Districts Scenario
Becomes a place where existing organizations, industry, and business thrive, arts and entertainment are a destination, and neighborhood residents can access their daily needs. Has high level of street improvements at Arapahoe Ave. Intersections and possible new road connections and net zero energy districts.
What Are Key Features?
1. Health district around Boulder Community Health – medical-related office spaces
2. Arts and entertainment near 55th/Arapahoe – Dinner theater
3. Mixed retail, dining, office at 55th/ Arapahoe and along 55th Street
4. Improvements to sidewalks and intersections so people can walk safely and conveniently
5. Public spaces for people to recreate and relax (pocket parks, plazas, interior streets)
6. East/west connecting street (Walnut /48th St.)
7. Affordable service industrial along Arapahoe at the east end
8. More activity on the street as it is easier to travel by foot, bike, transit
9. Recycle Row more of a destination, location for energy generation, net zero (earth and sun power energy replaces fossil fuels)
10. Improved eastern gateway
New land use mix shifts from light industry to retail, office, and small amount of housing (+20%).
Most of the area will continue according to existing trends.
Key (Future Features)
DRAFT
Walnut East
• Street Connection
• Medical related offices expand
Boulder Community Health/ Ball
• Medical Office, Retail
• Shared parking & amenities
55th/Arapahoe
• Retail
• Services
• Some housing
• Arts and Culture
• Mobility Hub
55th Street North
• Office
• Retail to serve industrial park
Recycle Row
• Ecodistrict
• Energy Generation
• Trucks and Industry
Future FasTracks (Long Term)
• Future Gateway
• Mixed-use
• Edge parking
What other choices would you like to see?
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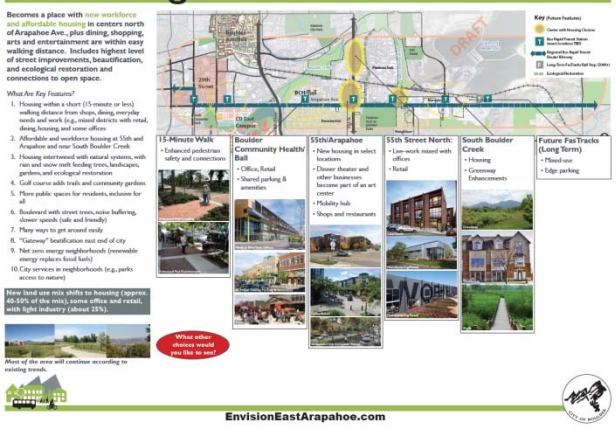

C. Housing Choices Scenario
Becomes a place with new workforce and affordable housing in centers north of Arapahoe Ave., plus dining, shopping, arts and entertainment are within easy walking distance. Includes highest level of street improvements, beautification, and ecological restoration and connections to open space.
What Are Key Features?
1. Housing within a short (15-minute or less) walking distance from shops, dining, everyday needs and work (e.g., mixed districts with retail, dining, housing, and some offices
2. Affordable and workforce housing at 55th and Arapahoe and near South Boulder Creek
3. Housing intertwined with natural systems, with rain and snow melt feeding trees, landscapes, gardens, and ecological restoration
4. Golf course adds trails and community gardens
5. More public spaces for residents, inclusive for all
6. Boulevard with street trees, noise buffering, slower speeds (safe and friendly)
7. Many ways to get around easily
8. "Gateway" beatification east end of city
9. Net zero energy neighborhoods (renewable energy replaces fossil fuels)
10. City services in neighborhoods (e.g., parks access to nature)
New land use mix shifts to housing (approx. 60-65% of the mix), some office and retail, with light industry (about 25%).
Most of the area will continue according to existing trends.
Key (Future Features)
DRAFT
15-Minute Walk
• Enhanced pedestrian safety and connections
Boulder Community Health/ Ball
• Office, Retail
• Shared parking & amenities
55th/Arapahoe
• New housing in select locations
• Dinner theater and other businesses become part of an art center
• Mobility hub
• Shops and restaurants
55th Street North:
• Low-work mixed with offices
• Retail
South Boulder Creek
• Housing
• Greenway Enhancements
Future FasTracks (Long Term)
• Mixed-use
• Edge parking
What other choices would you like to see?
EnvisionEastArapahoe.com

Scenarios

Future Vision

East Boulder and east Arapahoe will be more inclusive, vibrant, resilient, and connected.

Future Vision

East Boulder and east Arapahoe will be more inclusive, vibrant, livable, resilient, and connected. It will be...

***A Healthy, Socially Thriving Place** that:*

- attracts people to vibrant districts (e.g., health, bio/science, creative, learning, recreation, and eco/zero-waste)
- includes and protects existing neighborhoods while offering new housing choices
- offers space and activities that welcome all people who wish to participate

***An Economically Vital Place** that:*

- includes incubator businesses, and attracts ingenuity
- maintains opportunities for affordable business and service industry space
- enables institutions to thrive and offer services to the community for learning, health, and recreation

***A Livable Place** that:*

- reflects its history and cultural assets
- offers nearby high quality amenities and facilities for workers and residents (e.g., restaurants, day care, nearby parks and open space) within a short walk or ride
- offers inviting public spaces and beautiful architecture
- is a positive gateway experience to Boulder's eastern edge

***An Environmentally Sustainable Place** that:*

- protects biodiversity along riparian corridors and promotes nature-friendly design
- promotes waste reduction and recycling
- has reliable utilities and services and promotes resource conservation and renewable energy

***An Accessible, Connected Place** that:*

- provides multiple transportation options so people can move east and west along a street with excellent transit service and Bus Rapid Transit (BRT), bicycle, and pedestrian, and auto options
- improves connections to north and south of Arapahoe, as well as to downtown, the west side of Boulder, and eastern towns

***A Safe Place** that:*

- fosters a climate of safety in homes, businesses, institutions and public spaces
- provides safe and welcoming places for pedestrians and bicycles

To accomplish the vision, it will take:

- ☑ transportation and infrastructure funds -- leveraging local with state, national, private
- ☑ new regulations, standards, or incentives to foster appropriate new development
- ☑ partners working together
- ☑ establishing performance metrics to track how goals are being met over time

DRAFT

Updated Oct. 15 2014

“Givens” Expected for the Future

- Many aspects will remain:
  - Neighborhoods
  - Businesses
  - Organizations
- Avoid floodplain (high hazard, conveyance)
- Not increasing growth; exploring land use tradeoffs

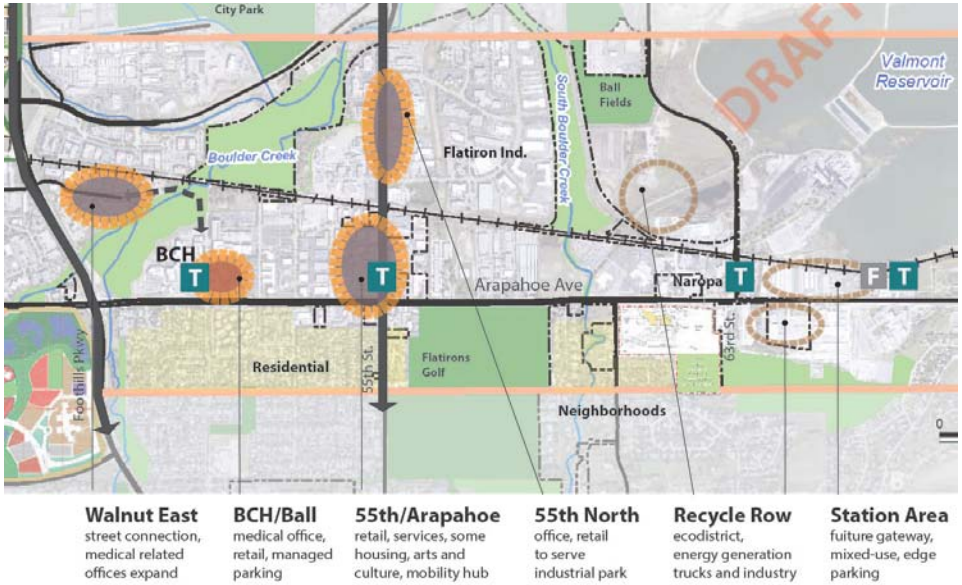
About Scenarios - Assumptions

1. Change can occur with current trends/zoning
2. Current scenario approach does not expand capacity, but model can test ranges
3. Scenarios:
   - A way to first discuss values and ideas
   - Further quantitative analysis underway – next step
   - Allow for iterations

Menu of Choices

“Surgical” Approach/ Focused Areas:

- Walnut East
- BCH/Ball
- 55th / Arapahoe
- 55th Street North
- Recycle Row



Future Scenarios- Different Ideas

Packages = "Menu" of choices, addressing tradeoffs

A - Current Trends

Continues light industrial with little change to infrastructure

B - Districts

A place where existing organizations/ businesses thrive with some shops and restaurants, additional medical offices and housing

C - Housing Choices

Introduces new workforce and affordable housing in select sites, plus dining, shopping arts and entertainment along with higher level of public improvements

Analysis underway

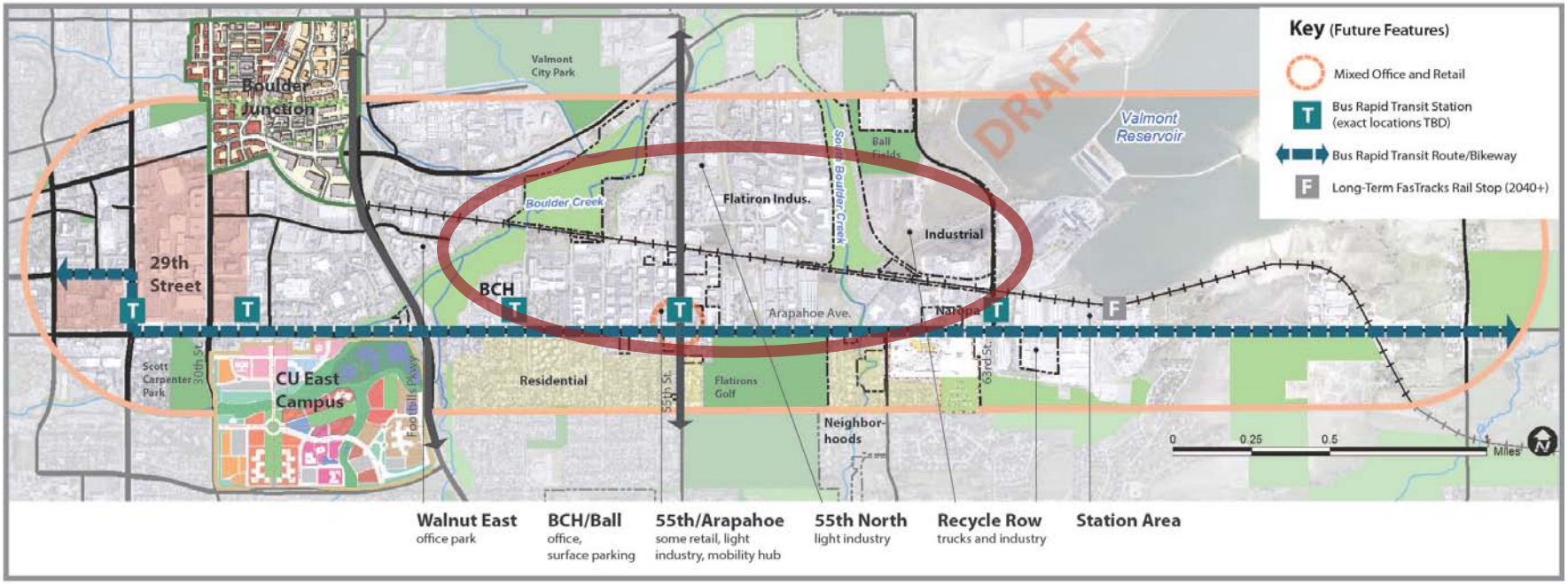
Measure performance toward goals (quantitative and qualitative for December):

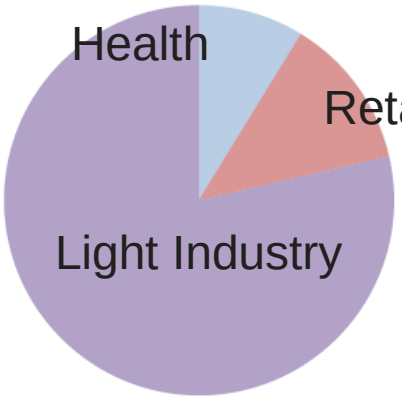
- Safe routes and crossings
- Mix of uses
- Proximity to nature and parks
- Housing mix and affordability
- Energy Use Intensity (EUI) and carbon emissions
- Water and sewer capacity
- Costs/revenue

Will do more Envisioning

- Arapahoe and Commerce
- 55th and Western
- Arapahoe and 55th

A--Current Trends





Future Mix of “New” Land Uses

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55th Street North:
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Recycle Row
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Future FasTracks (Long Term)
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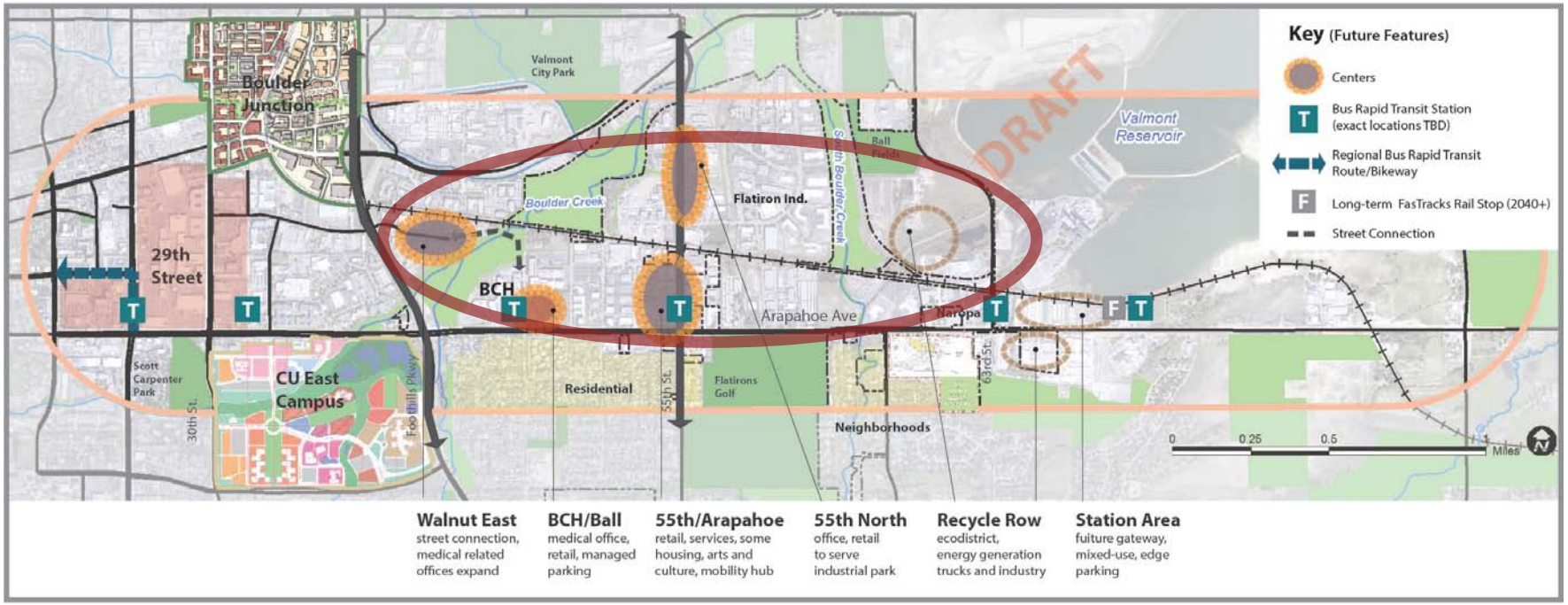
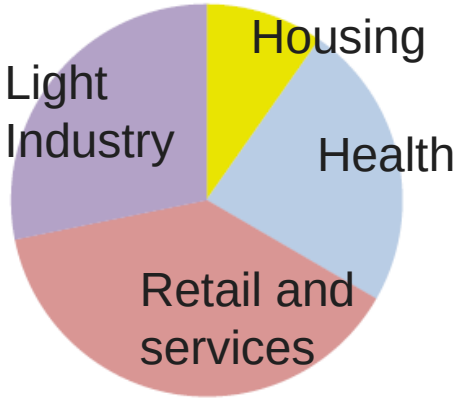
What other choices would you like to see?

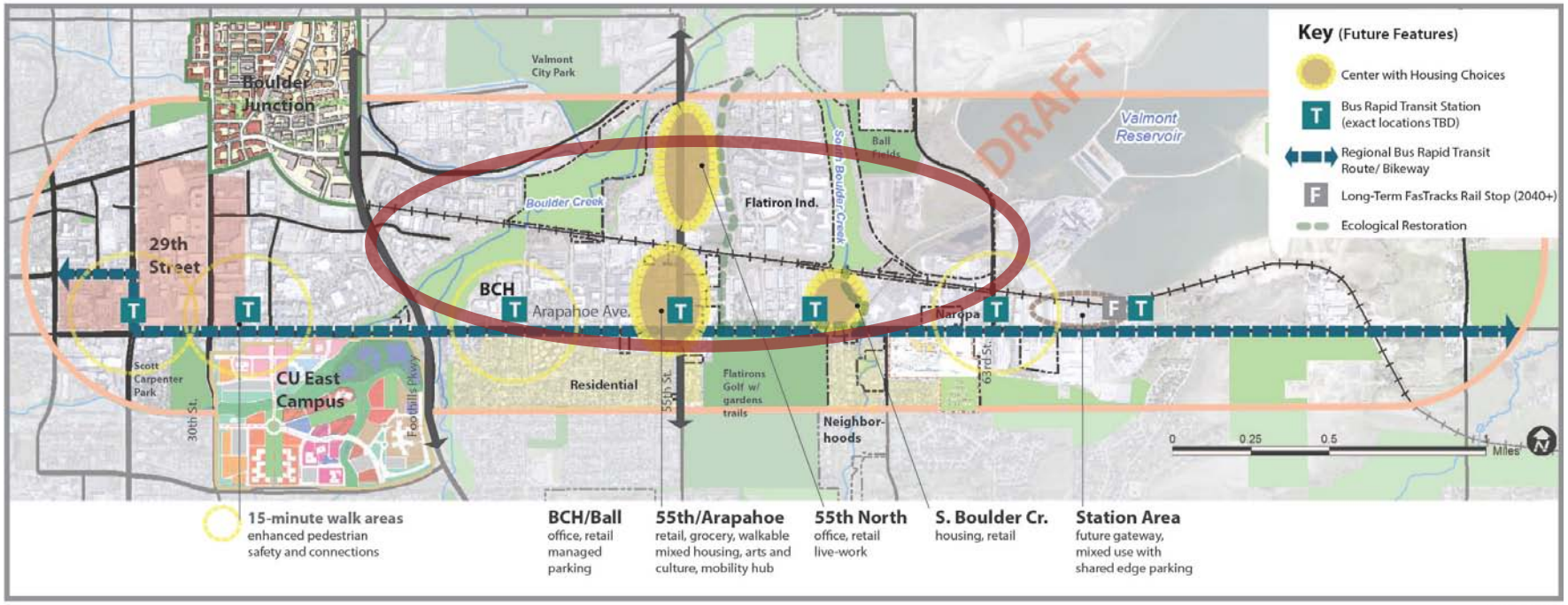
B--Districts

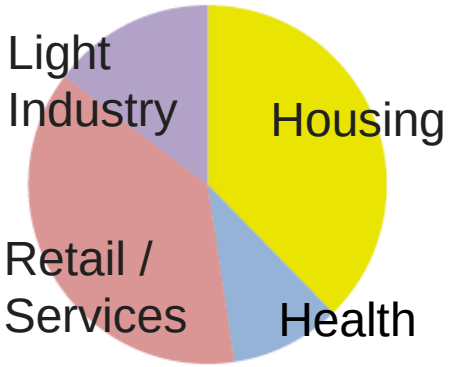




Future Mix of “New” Land Uses

C--Housing Choices





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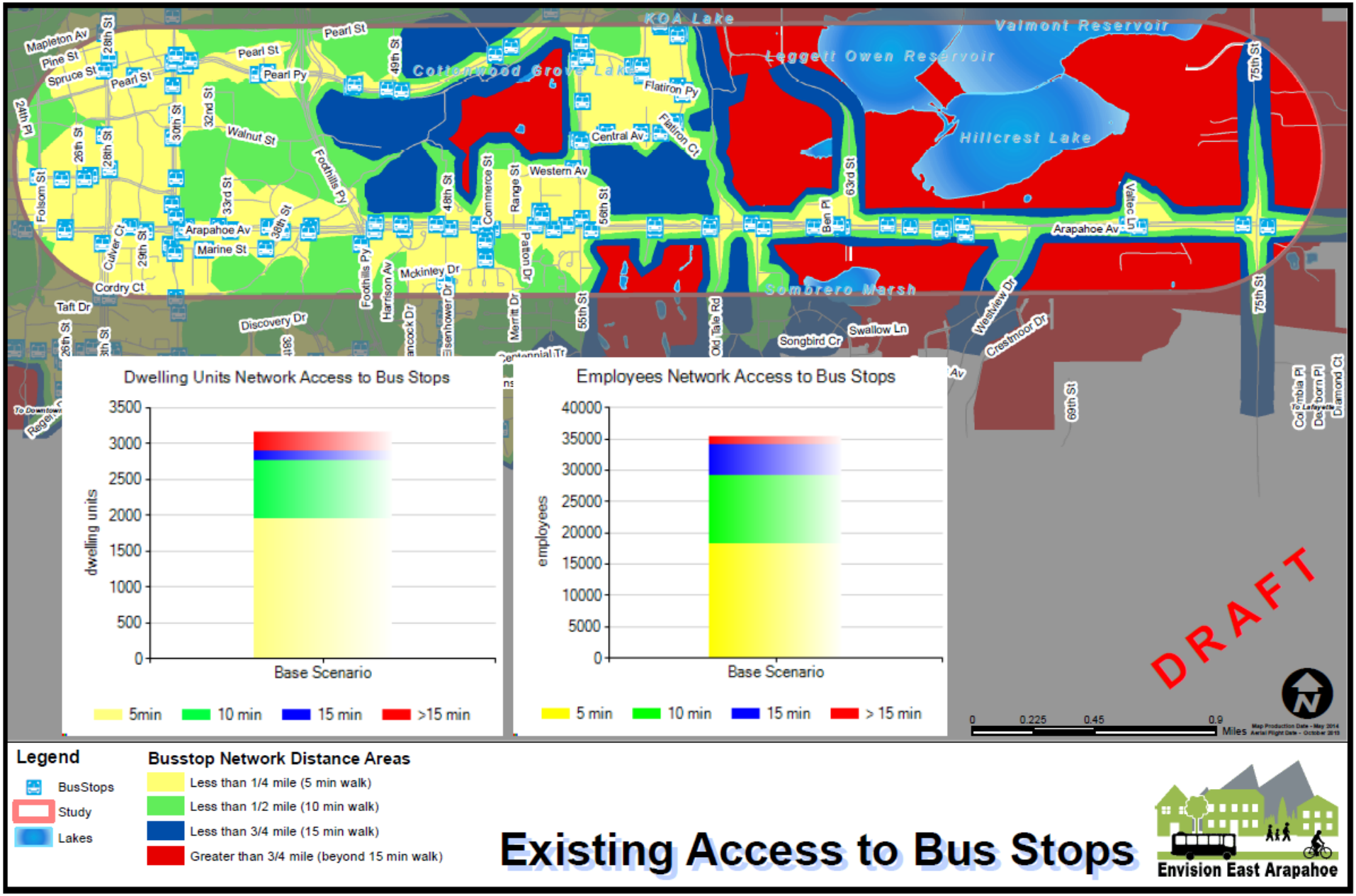

Legend

- BusStops
- Study
- Lakes

Busstop Network Distance Areas

- Less than 1/4 mile (5 min walk)
- Less than 1/2 mile (10 min walk)
- Less than 3/4 mile (15 min walk)
- Greater than 3/4 mile (beyond 15 min walk)

Existing Access to Bus Stops

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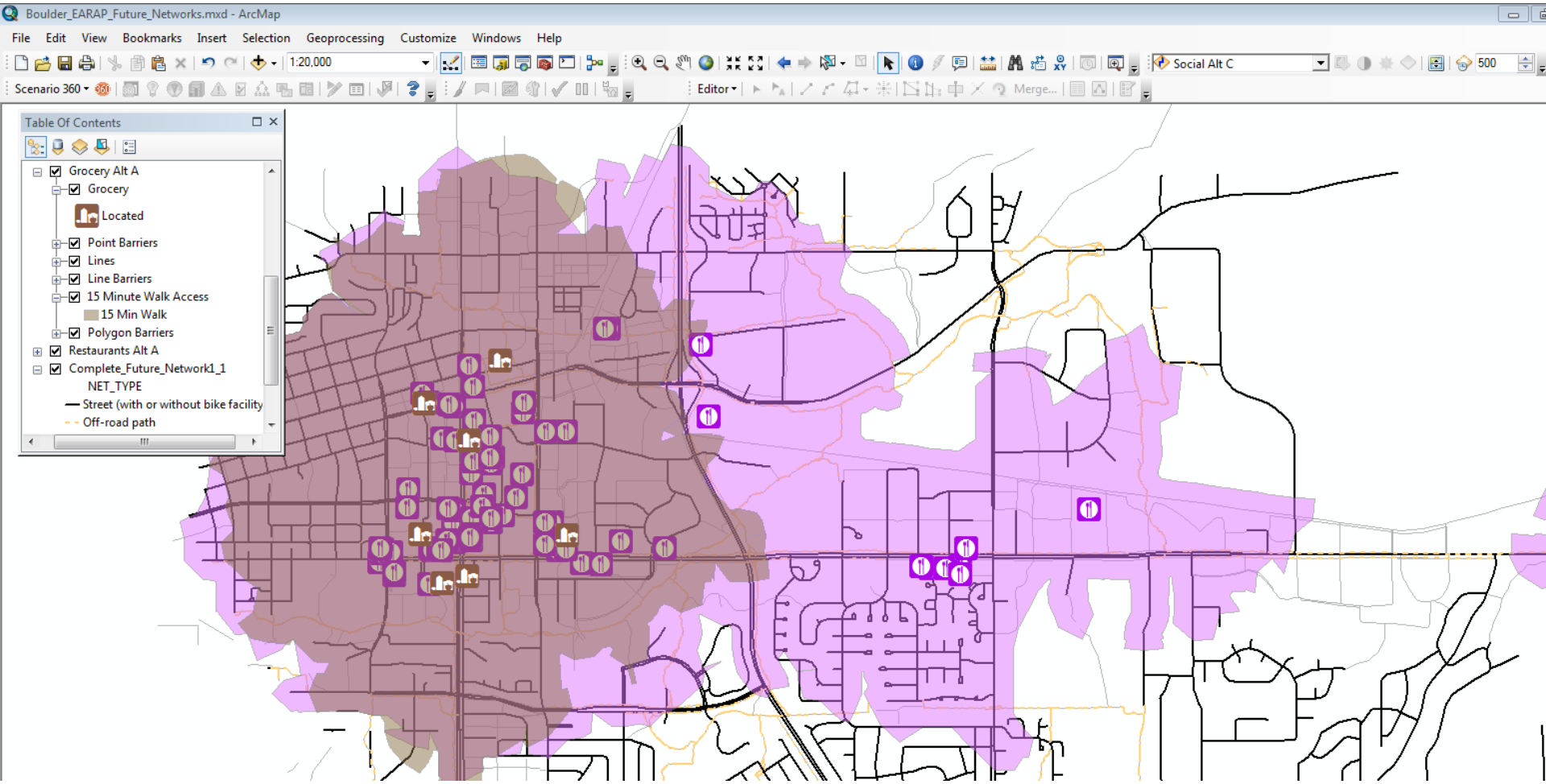
Restaurant + Grocery Access



Transportation: Community Feedback

The City of Boulder has hosted two Walk Audits, one Bike Audit, and one Open House for the Envision East Arapahoe corridor. This is what we have heard from the community about transportation. Please feel free to add more ideas about making it easier for people to get around!

ALL MODES

- More connections for pedestrians, bicyclists, and transit
- Consider 'road diets'
- Signage/wayfinding improvements on multi-use paths and sidewalks
- Increase separation between different modes
- Slower vehicle speeds on Arapahoe
- Explore connecting Walnut to 48th

TRANSIT

- Create bus rapid transit (BRT) in a separate lane with more frequent busses
- Provide more amenities at bus stops (Shelter, benches, lights, wayfinding, bike parking)
- Make the bus stops feel safer
- RTD bus routes service area expansion

BIKE

- Visibility improvements at crossings
- More off-street multi use paths
- Install buffered/protected bike lanes
- Bike improvements on south side of Arapahoe
- Increase bicycle parking at existing businesses
- Improved connection to CU east campus and Naropa

WALK

- Narrower street / mid-street refuge islands
- Better pedestrian paths through large parking lots
- Increase crossings / add mid-block crossings
- Improve pedestrian facilities at commercial area nw of 55th and Arapahoe
- Widen sidewalk on south side of Arapahoe and add more vegetation
- Conestoga and Arapahoe intersection improvements

Other ideas? Please share them here:

EnvisionEastArapahoe.com

Transportation

Transportation: Complete Streets

Transportation: Complete Streets

PROTECTED BIKE LANE

Transportation: Intersections

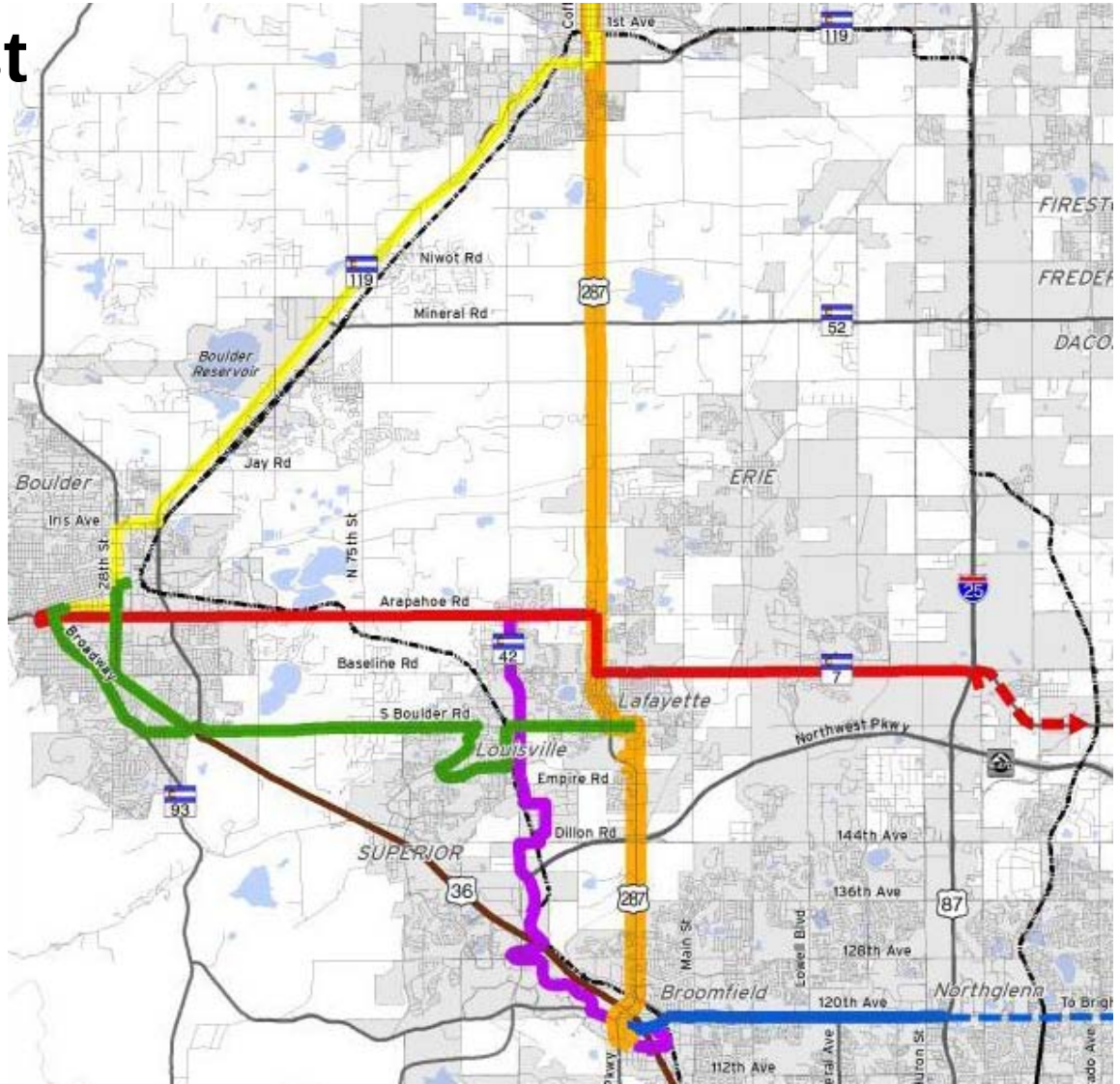
Regional Transportation

RTD's Northwest Area Mobility Study (NAMS)

US36 BRT

Adds BRT corridors:

- **Diagonal/119**
- **Arapahoe/SH7**
- **South Boulder Rd**



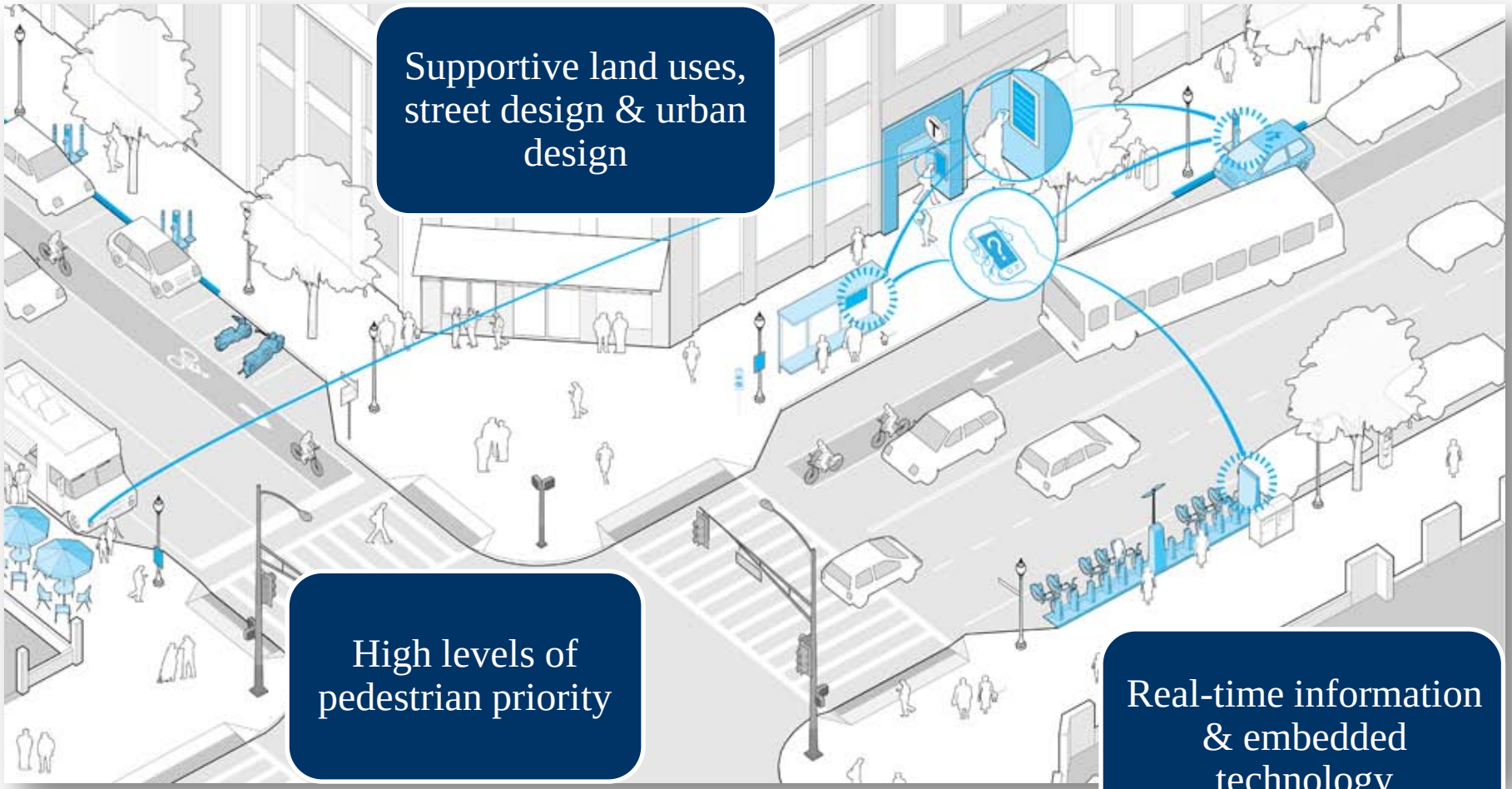
New Options: BRT

Key features include:

- New transit option, faster than the local bus, potential for significant ridership gains
- Branded bus, exclusive lanes, new street features

BUS RAPID TRANSIT

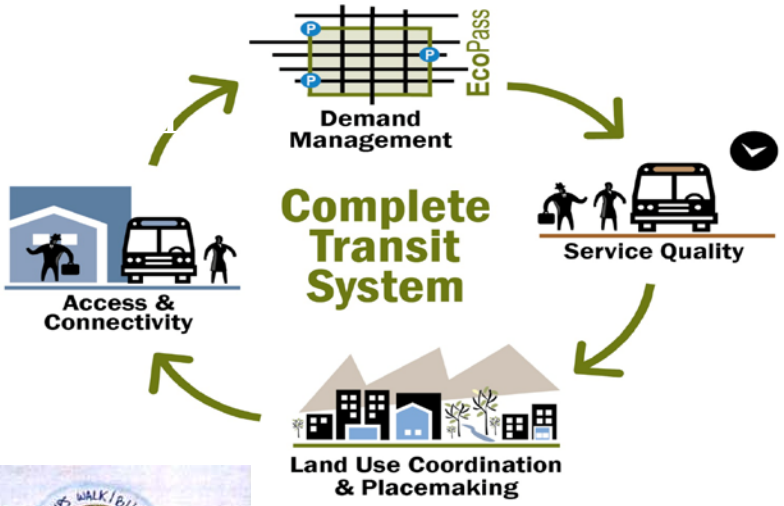
Integrated Mobility & Place

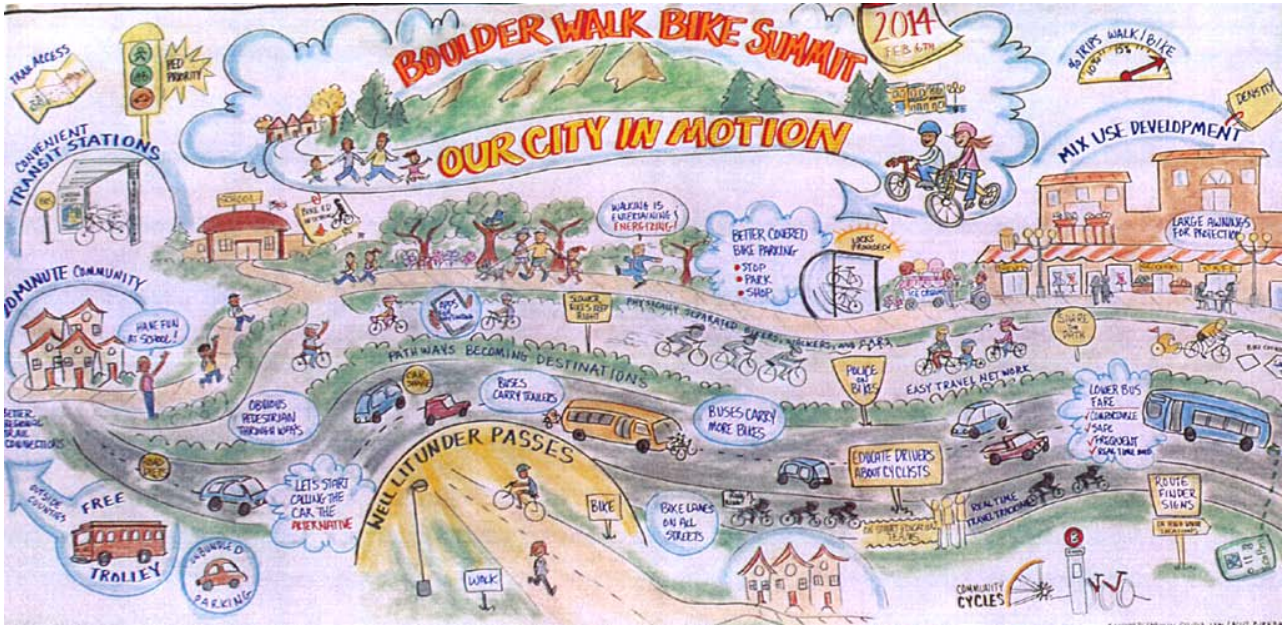


Boston Complete Streets Design Guide

Mobility and Connections

- Transportation Demand Management & Parking Programs



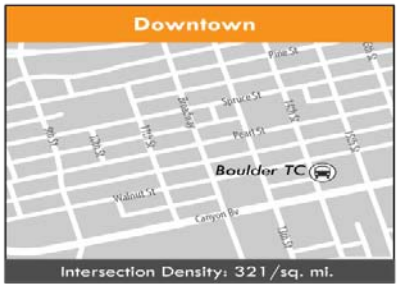


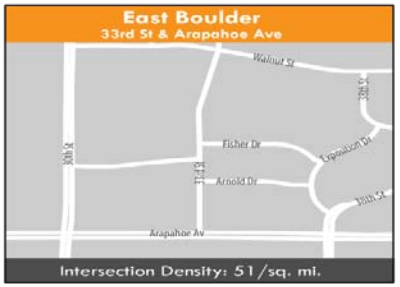
Transportation Analysis

What will we learn?

Understand and explore how the transportation network supports the different land use scenarios including…

- ✓ *Number of projected new trips*
- ✓ *Share of trips by people driving, walking, biking or bus*
- ✓ *Explore future BRT and transit, ecopasses, managed parking, 15 minute neighborhoods (improved connections) and other programs with the different landuse scenarios*
- ✓ *Future traffic volumes*





Next Steps

- Refine scenarios and prepare analysis
- Explore other tools, models
- Dec. 10 – TAB
- Dec.11 - Community workshop
- Feb (tent.) – study session

Questions

Do you have feedback:

1. To further refine the scenarios
2. Regarding the project timeline or next steps?