

About the Scenarios

What are Scenarios?

Scenarios are a **starting point for community discussion about future choices and tradeoffs**. Each scenario contains a menu of choices that can be isolated or mixed. Scenario planning is a way to:

- Envision and evaluate different possible choices, or “futures,”
- Reflect community ideas given to date,
- Illustrate a range of choices such as adding retail services, public spaces, new housing, improved connections and multi-modal transportation, and new infrastructure,
- Include “puzzle pieces” or choices that can be removed from and/or placed into a different scenario.

The scenarios are thematic in nature, and study potential ideas at several geographic locations out of the floodplain.

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|-----------------------------|--------------------------------|
| 1. Boulder Community Health | 5. Flatiron Industrial Park |
| 2. Walnut East | 6. East of South Boulder Creek |
| 3. 55th and Arapahoe | 7. Recycle Row |
| 4. 55th St. North | 8. Proposed FasTracks Station |

What are “Givens”?

Some aspects of East Arapahoe’s future are already known. Some of these “givens” are listed below and included in the handout.

- Major organizations such as Boulder Community Health, CU’s East Campus, Naropa’s Nalanda Campus, and Ball Aerospace will remain and expand their functions.
- Established residential neighborhoods south of Arapahoe Avenue will remain.
- Recycle Row (i.e. Western and EcoCycle) will continue as an important center of recycling and waste reduction.
- Parks and Open Space, like the Greenways and Sombrero Marsh.
- Flatirons will remain: golf course could change configuration.
- Planning for Regional Bus Rapid Transit (BRT) on Arapahoe, improved connectivity for pedestrian, bicycles, and transit according to the city’s Transportation Master Plan (TMP).
- No new development will occur in the High Hazard and Conveyance Flood Zones.
- Urban services will be provided according to criteria in the Boulder Valley Comprehensive Plan (BVCP).



A: Current Trends



B: Districts



C: Housing Choices



Scenario Evaluation

The planning team is using a GIS modeling tool called Community VIZ to analyze scenarios and how well they meet Boulder’s sustainability goals and reduce impacts:

- Safe Community
- Healthy and Socially Thriving Community
- Livable Community
- Accessible and Connected Community
- Environmentally-Sustainable Community
- Economically-Vital Community

