

55th and Arapahoe Station Area Master Plan (STAMP)

East Boulder Working Group Briefing Packet

2020/09/23 Meeting

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Intent:

The following information should be reviewed prior to the East Boulder Working Group (EBWG) meeting to be held on September 23, 2020. The presentation at that meeting will review these topics briefly, but a large portion of the meeting will be devoted to 1) Learning about Transit Oriented Development and 2) Discussing the Project as a group (see the 'Primer Questions' below). This briefing packet includes the following to prepare for that discussion:

- STAMP Overview and Purpose
- Draft Study Area
- High-Level Schedule
- Discussion Questions

STAMP Overview and Purpose:

55th & Arapahoe Station Area Master Plan is a general area that was identified through the completed phases of the East Boulder Subcommunity planning process as a catalytic site. As both a catalytic site and area identified by adopted city plans (such as the Boulder Valley Comprehensive Plan and the East Arapahoe Transportation Plan) for a future mobility hub and transit-oriented development, the 55th & Arapahoe Station Area Master Plan will run concurrent with the East Boulder Subcommunity Plan, but will require a greater level of detailed planning, analysis and design. The station area plan will guide long term development. It will identify specific opportunities for placemaking based on existing conditions, data, analysis, and community engagement. The plan will also develop specific recommendations, such as potential projects to test ideas, Transportation Demand Management (TDM) and connection plans, funding and investment strategies, partnerships, and land use/zoning changes.

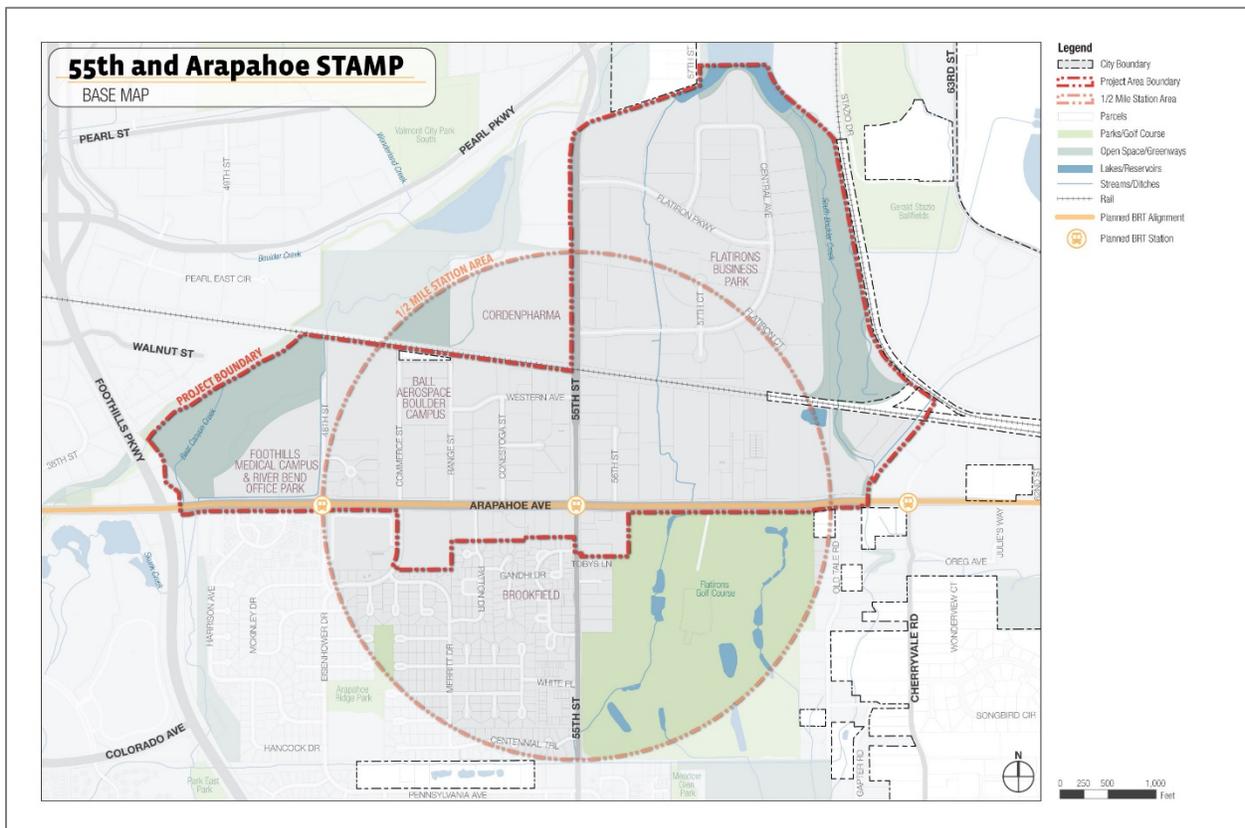
The concurrent planning processes create a logical and legible effort for the stakeholders and community-at-large. By looking at the East Boulder Subcommunity Area and then the 55th & Arapahoe Station Area as a catalytic site within the larger subcommunity, residents, employees, and other existing and potential users of the area can engage in a seamless process whereby there will not be two parallel processes addressing much of the same geography. Instead, the discussions, trade-offs, and recommendations for the two layers of the same planning process can inform and instruct each other.

Draft Study Area:

The specifics of the study area plan boundary are still pending. There are several factors are being considered in establishing the boundary, such as:

- Large Geographic Influencers:
 - Foothills Medical Campus and River Bend Office Park
 - Ball Aerospace – Boulder Campus
 - CordenPharma
 - Flatirons Business Park
- Areas of Stability
 - Single Family Residential (SW)
 - Flatirons Golf Course (SE)
- Natural Boundries
 - Boulder Creek/Bear Canyon Creek
 - South Boulder Creek
 - KOA Lake

The current proposed study area is illustrated below.



High-Level Schedule:

To ensure a collaborative, and mutually informative process for the both the East Boulder Subcommunity Plan as well as the STAMP, the integration of the two schedules is very important. As it relates to the STAMP process, the current plan assumes the following high-level schedule:

- Project Start-Up (September 2020)
- Existing Conditions (October – November 2020)
- Concept Development (December 2020 – February 2021)
- Final Recommendations (March – April 2021)
- Plan Production and Adoption (May – September 2021)

Discussion Questions:

Based on the input that the EBWG has provided to date, the project team understands that the following issues are important to local residents, employers and employees in the STAMP area:

- Bus frequency
- Safe crossings along Arapahoe
- Flood mitigation
- Affordable business space
- Affordable living space
- Walkability of the area
- Need for more destinations

With those issues in mind, the following questions are intended to stimulate critical thinking regarding the potential for this area. While the in-person discussion at the meeting will likely evolve past these questions, the conversation will begin here. Please review and consider your responses prior to the meeting.

- What do you think is the right mix of uses to include in 'Mixed-Use TOD' in this area, building or otherwise, to generate activity in this area?
- The NE corner of 55th and Arapahoe is largely comprised of existing, affordable office/employment. A market utilization analysis will likely show that this area is underutilized, but Boulder generally lacks these types of products. How would you suggest balancing the needs of the existing users with future potential? Some examples follow:
 - Preserving some or all of existing affordable employment space
 - Allowing those properties to redevelop, but ensuring that there is an element of affordable employment space in the new development
 - Developing recommendations to ensure affordable employment opportunities throughout the entire station area
 - Do not incorporate affordable employment space in the Station area and/or Subcommunity area
- As you know from your exploration in September of 2019, access to the corridors, both 55th and Arapahoe, is limited. Is there the possibility of creating new connections to the corridors (not necessarily across it)? If so, where?