



# Envision East Arapahoe

East Arapahoe Area Plan and  
Sustainable Streets and Centers

City Council Study Session – May 27, 2014



# Presentation / Purpose

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1. Project Approach
  - Goals and objectives
  - Community engagement
  - Timeline
2. Issues/Opportunities
3. Draft Vision

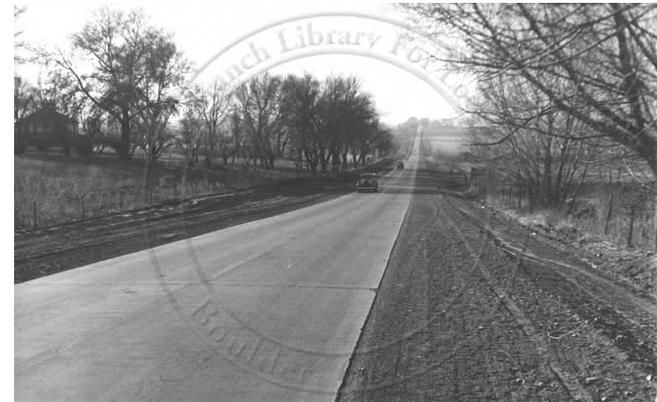
# History: First Regional Road, Farming



Boulder from  
Edgewise Smelter-stark  
Photo by [unreadable]

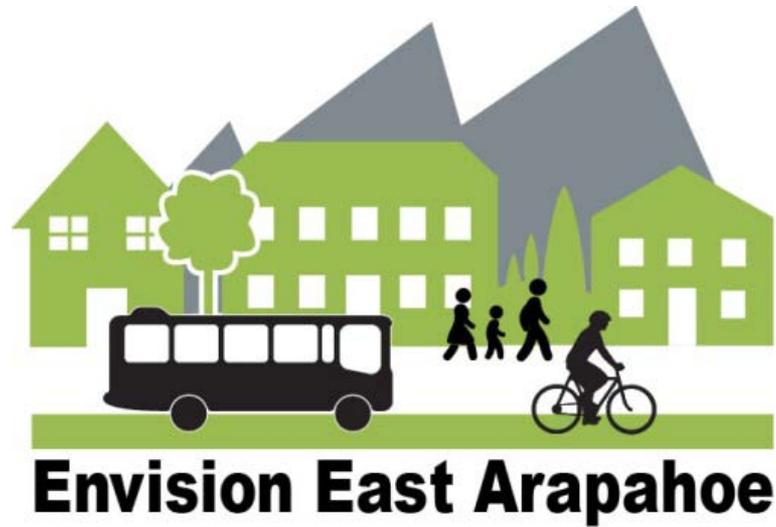
# Auto Parks

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# Industry

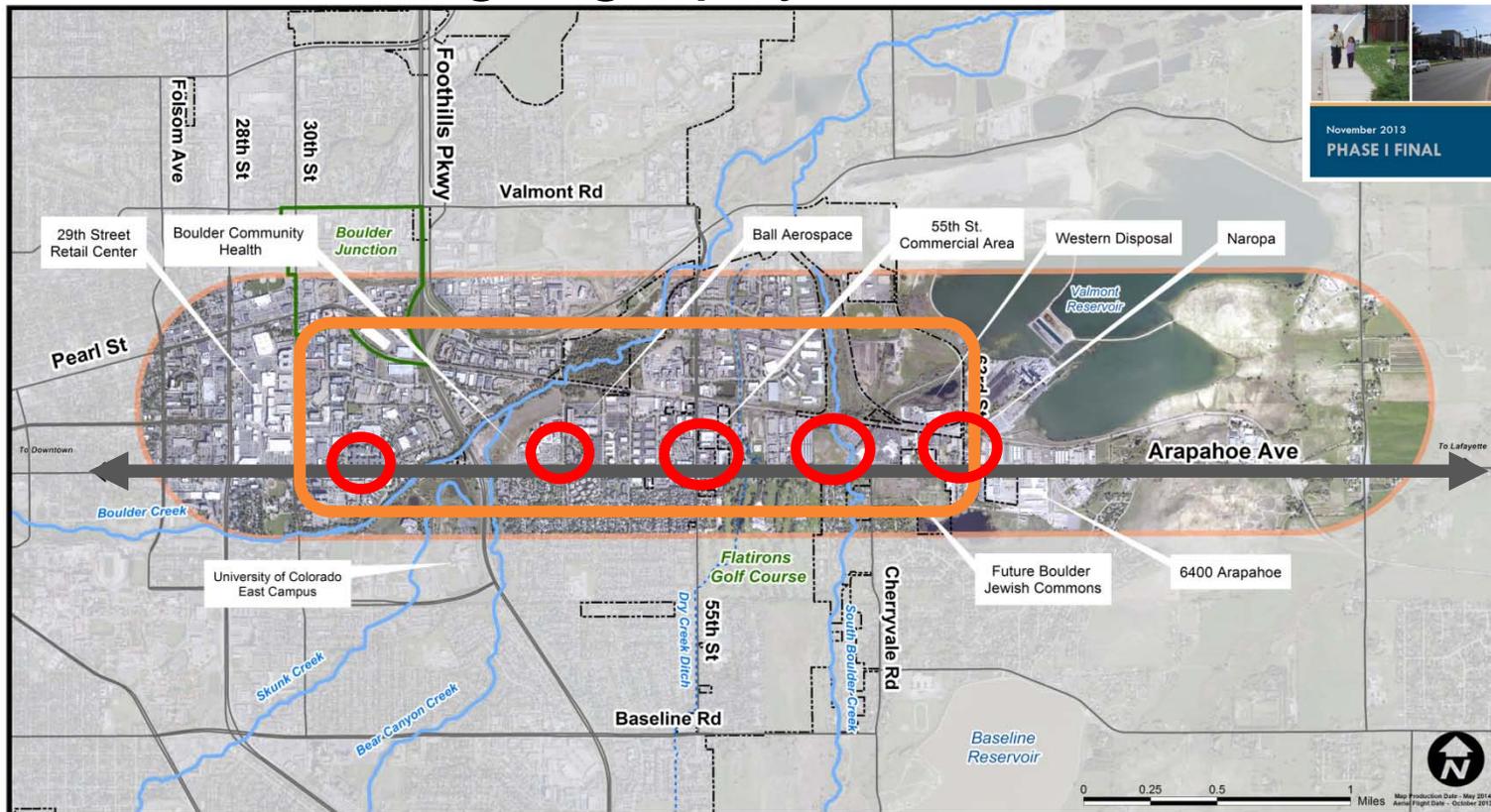
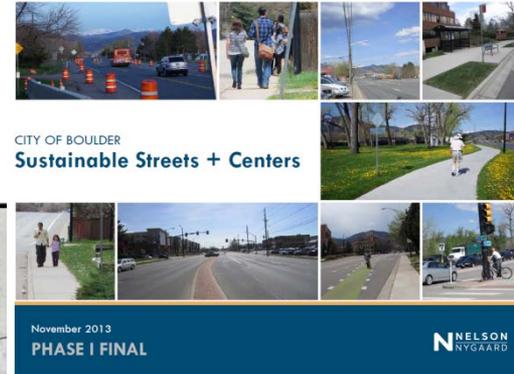




**What is  
the Approach?**

# Project Overview and Approach

1. Combined East Arapahoe and SS&C (Arapahoe corridor)
2. Focused geography and timeline



# Outcome-Oriented

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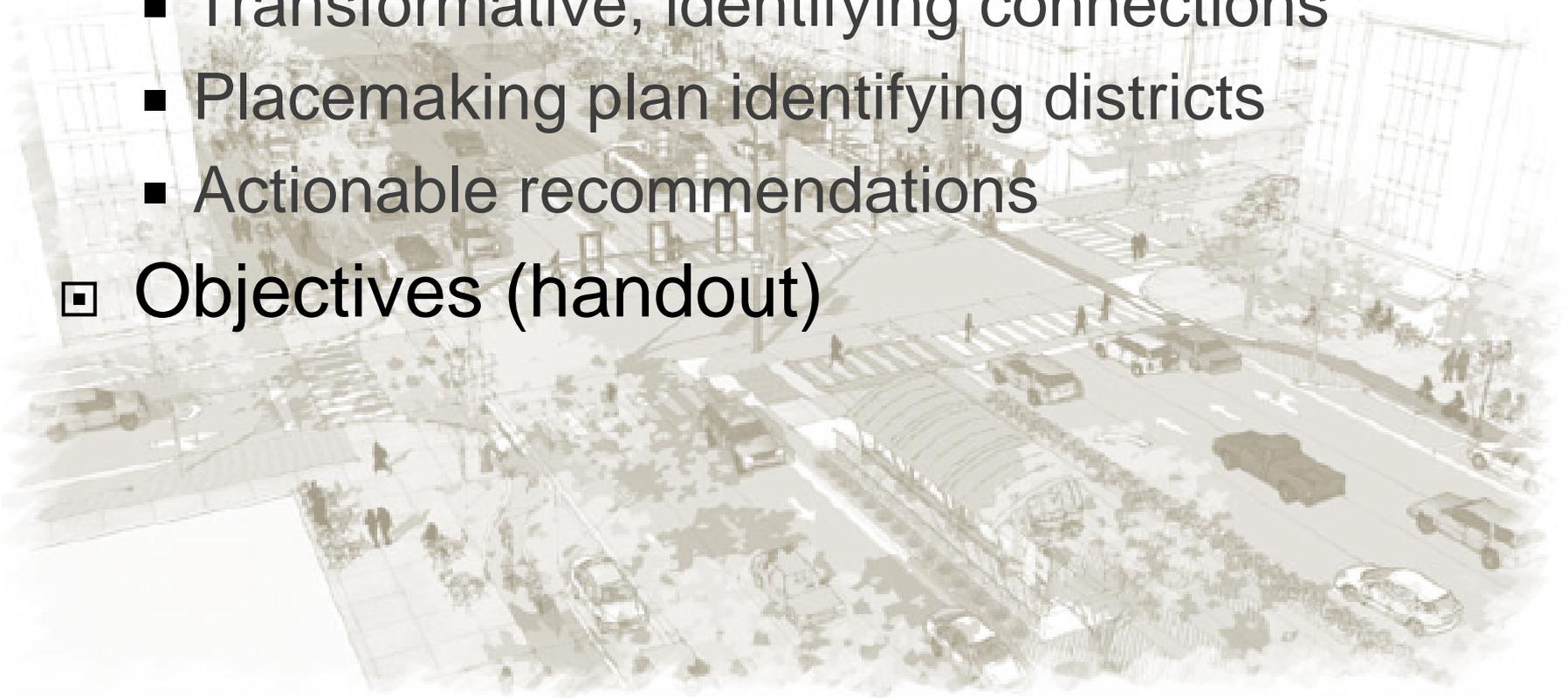
- ▣ A **vision** plan (“lite”)
- ▣ **Data-driven** scenarios and indicators
- ▣ **Near-term actions** and projects  
(e.g., guidelines, pilot projects, TDM and connections)
- ▣ Community **engagement** and partnerships



# Process Goal/Objectives

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- ▣ Goal:
  - Community-driven plan
  - Transformative, identifying connections
  - Placemaking plan identifying districts
  - Actionable recommendations
- ▣ Objectives (handout)

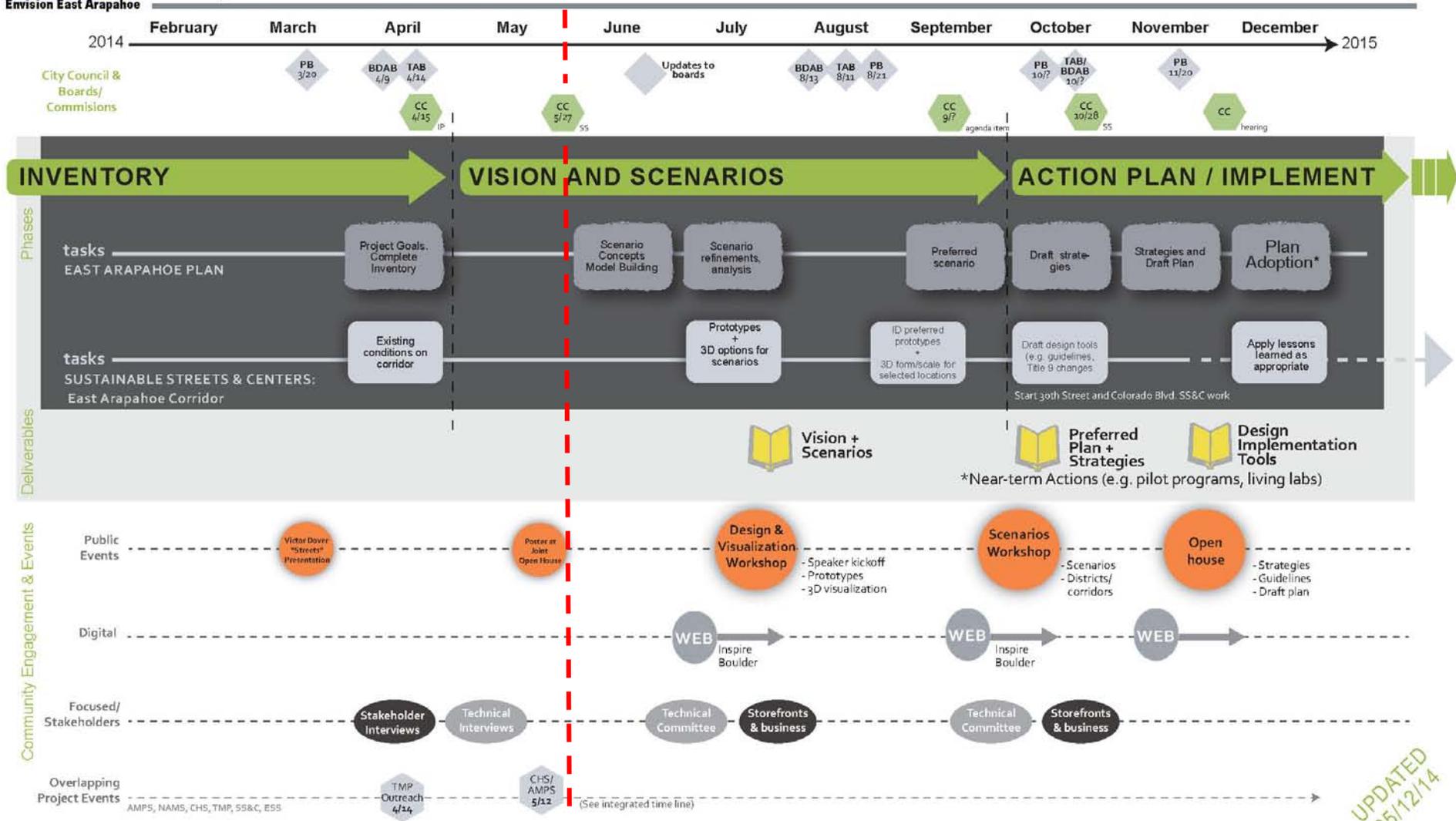


# Focused Process and Schedule



## Timeline

East Arapahoe Plan and Sustainable Streets & Centers



UPDATED 05/12/14

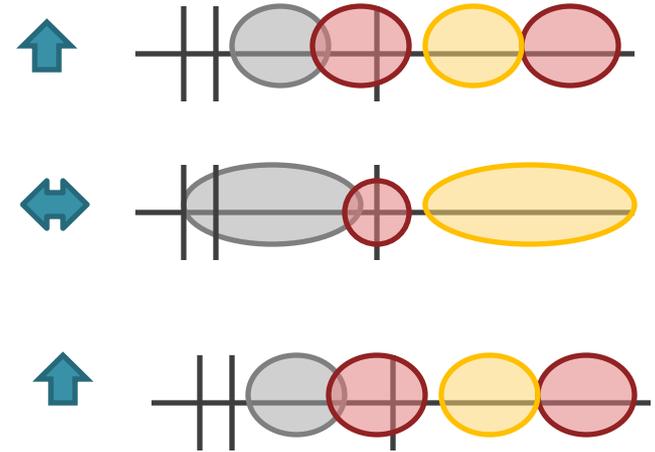
# Visual Preferences/Visualization (July)

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# Scenarios and Indicators (July)

- ▣ **Scenarios** – illustrate possible futures
- ▣ **Indicators** – help measure outcomes, e.g.:
  1. Redevelopment potential
  2. Carbon emissions
  3. Connections/walkability
  4. Housing mix, ratio
  5. Water and energy use
  6. Access to parks
  7. Return on investment
  8. etc.



The screenshot shows the Placeways CommunityViz software interface. At the top, there is a navigation menu with options: COMPANY, PLANNING, GIS APPS, PURCHASE, SUPPORT, and COMMUNITYVIZ. The main content area features the 'communityviz Software for Planners' logo and a large map of Cape Cod, Massachusetts, showing various planning scenarios. The map is being interacted with by a hand holding a pen. The interface also includes sections for 'Product Info', 'Resources', 'Gallery', and 'About CommunityViz'. The 'Product Info' section lists 'Scenario 360', 'Scenario 3D', 'New Features', and 'System Requirements'. The 'Resources' section lists 'Video Tutorials'. The 'Gallery' section lists 'Video Demos', 'Case Studies', 'Sample Outputs', 'Slideshows', 'Brochures', 'Book', and 'Ads'. The 'About CommunityViz' section lists 'Services' and 'Training'. The 'Services' section lists 'Authorized Consultants', 'Authorized Academic Educators', 'Get Authorized', 'Placeways Planning Services', and 'Placeways GIS Apps'. The 'Training' section is also visible.

# Stakeholder and Community Engagement

- Stakeholder interviews
- Workshops: visualization, scenarios
- Tours and Storefront events
- Online / Inspire Boulder
- Boards and Commissions, Council

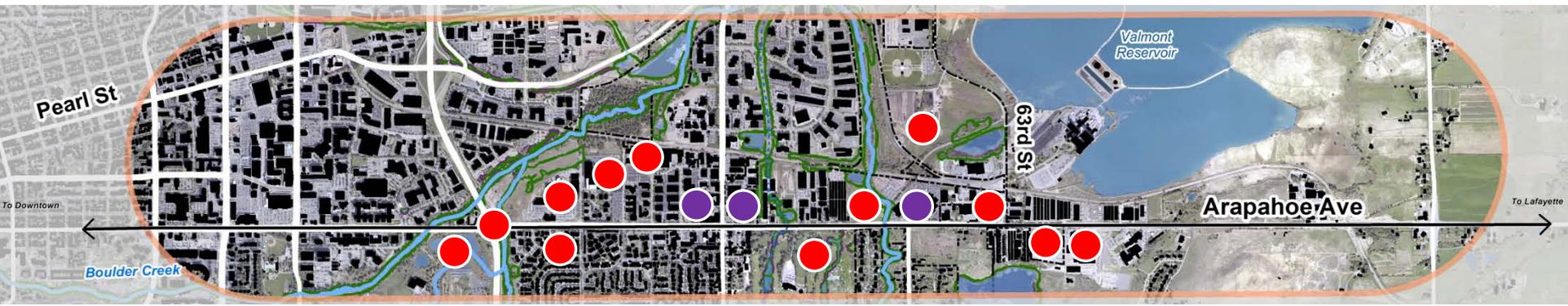


**Inspire Boulder**  
YOUR COMMUNITY COLLABORATION ENGINE.

[www.EnvisionEastArapahoe.com](http://www.EnvisionEastArapahoe.com)

# Stakeholder Interviews, so far...

- **Institutions:**
  - Boulder Community Health
  - Naropa East
  - University of Colorado, East
- **Agencies:**
  - CDOT, RTD
  - BHP
  - Boulder County
  - BVSD
- **Industries/Employers:**
  - Western Disposal
  - Ball Aerospace
  - 6400 Arapahoe
  - EVOL
- **Property Owners/Other**
- **Community Cycles**

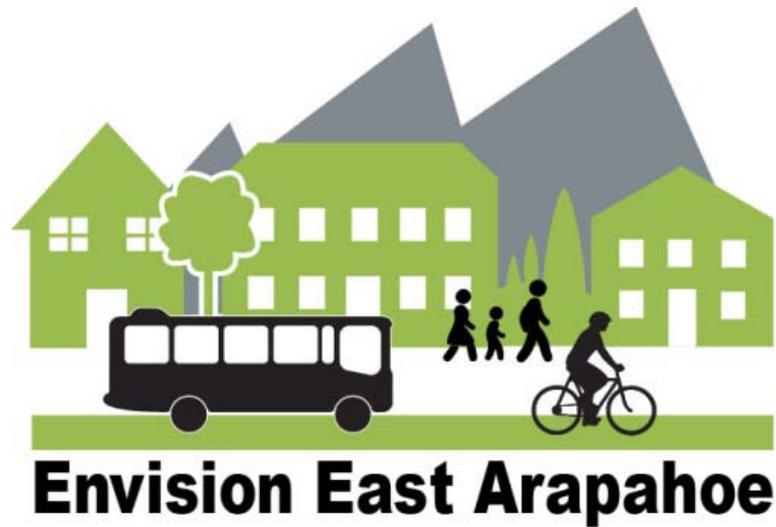


# Boards and Commissions Feedback

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- General support for plan “lite” and approach
- Be bold about infrastructure
- Placemaking important
- Guidelines for site review
- Neighborhood walkability/connections
- Cultural resources

- ✓ Planning Board
- ✓ TAB
- ✓ BDAB



**What are the Issues  
and Opportunities?**

# Mobility and Connections

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## Arapahoe Ave. Local and Regional Corridor

- East/west travel for Boulder employees and regional
- BRT/Enhanced transit potential

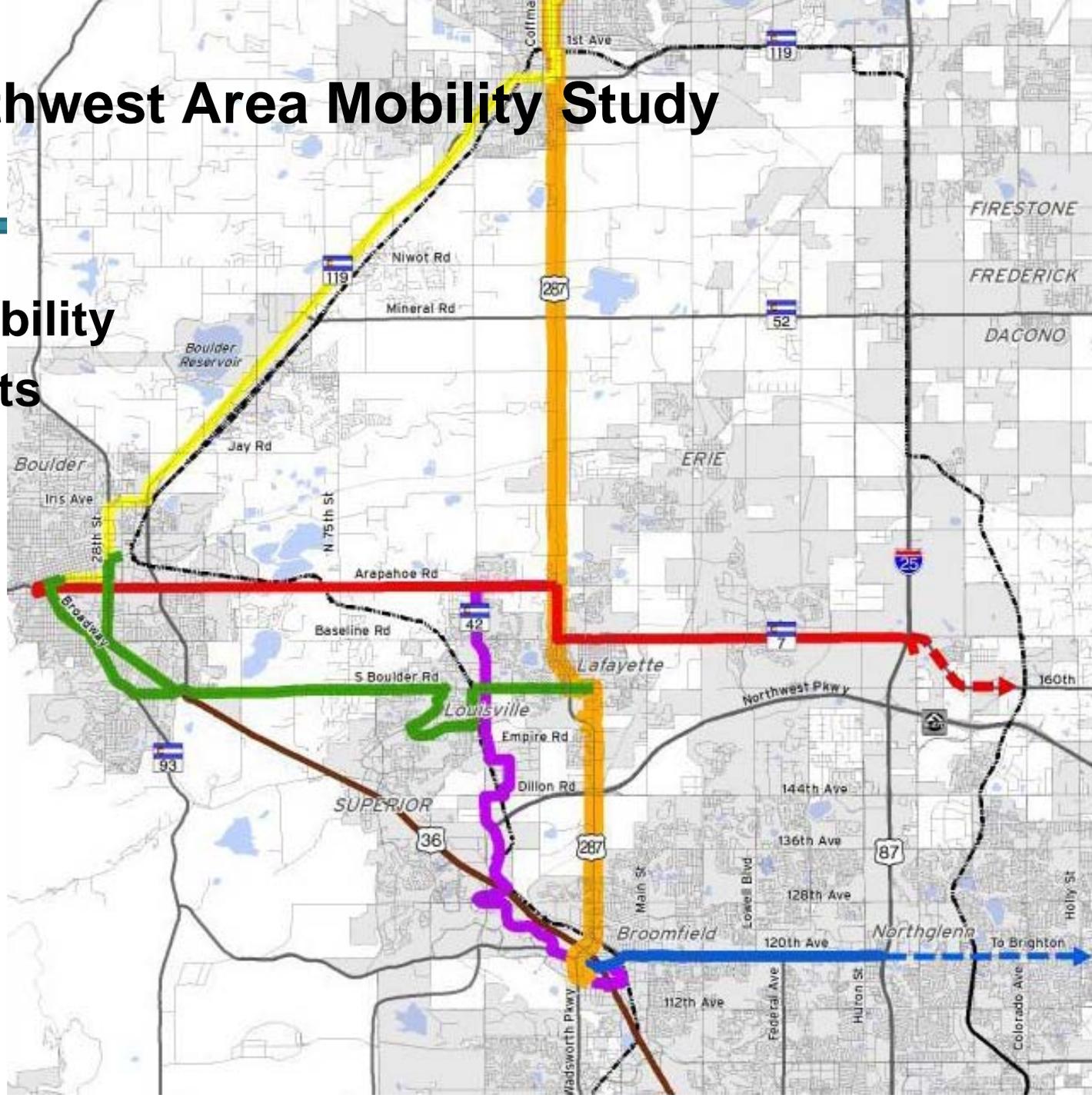
## Lacks Connectivity and has Barriers

- High speed highway, creek, railroad, between neighborhoods and businesses
- Multi-modal system is fragmented, needs work along and across Arapahoe Ave.



# RTD's Northwest Area Mobility Study

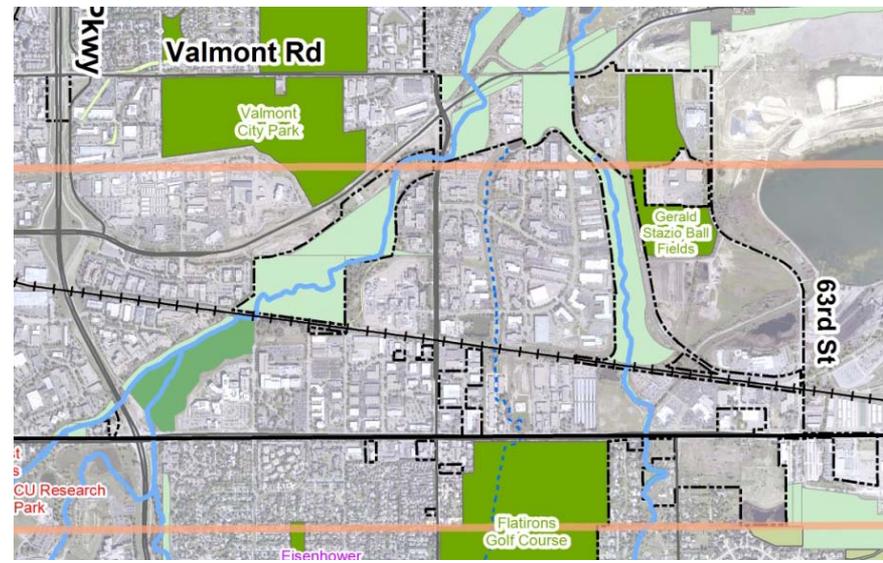
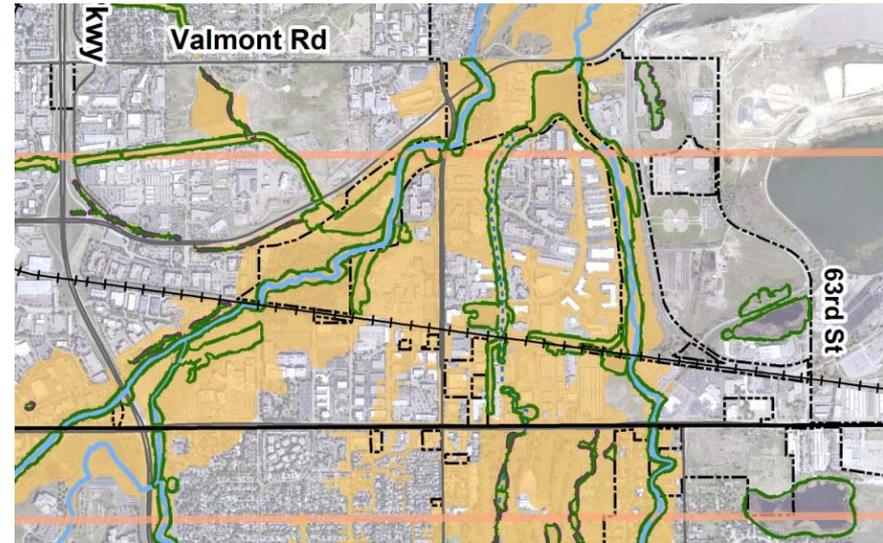
Potential mobility improvements  
(e.g., BRT)





# Environmental / Facilities

- ▣ Within Boulder and South Boulder Creek floodplains
- ▣ Limited facilities and services on north side





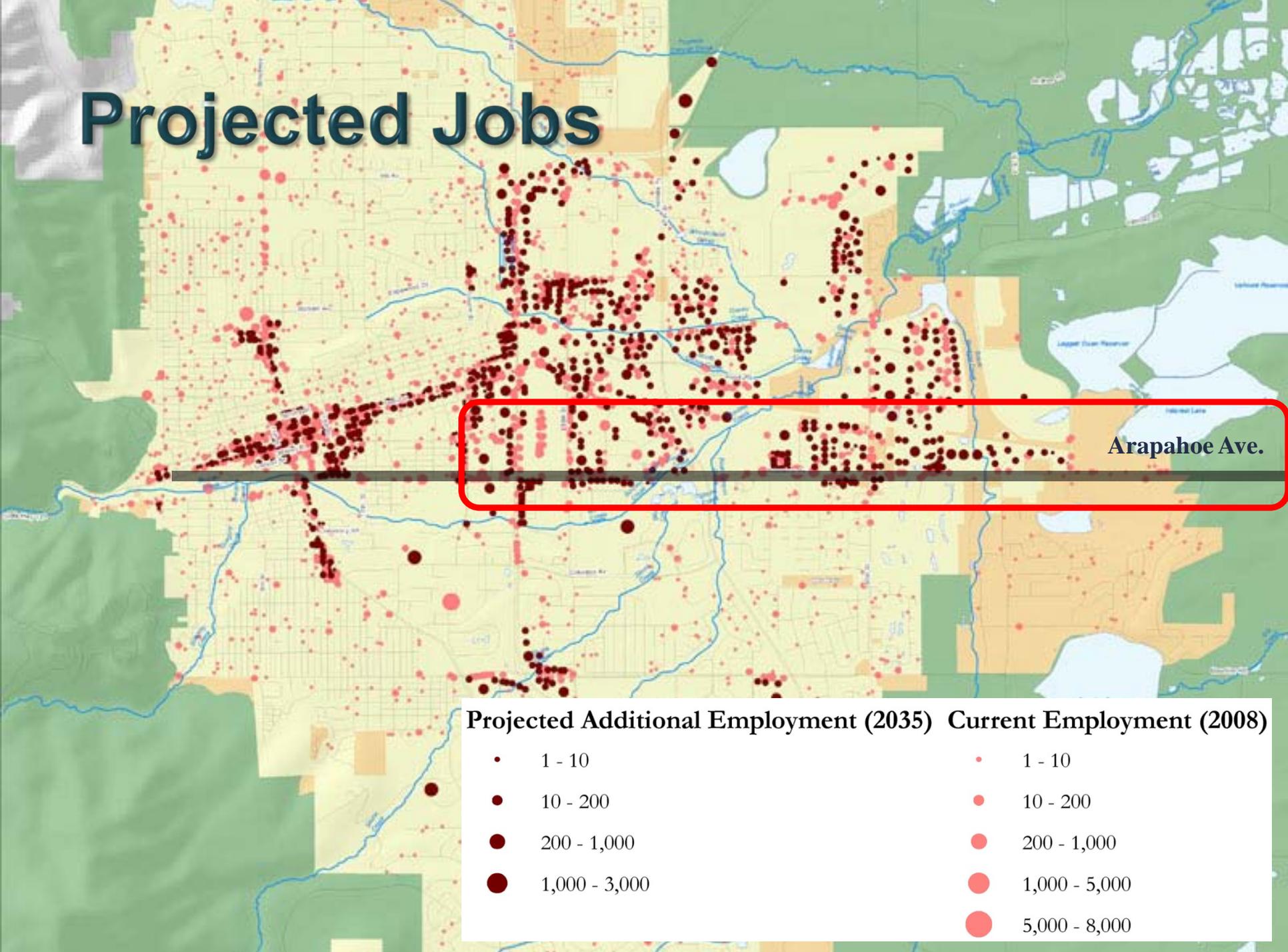
# Housing and Amenities

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- ❑ Select appropriate locations for housing
- ❑ Amenities for both residents and workers needed



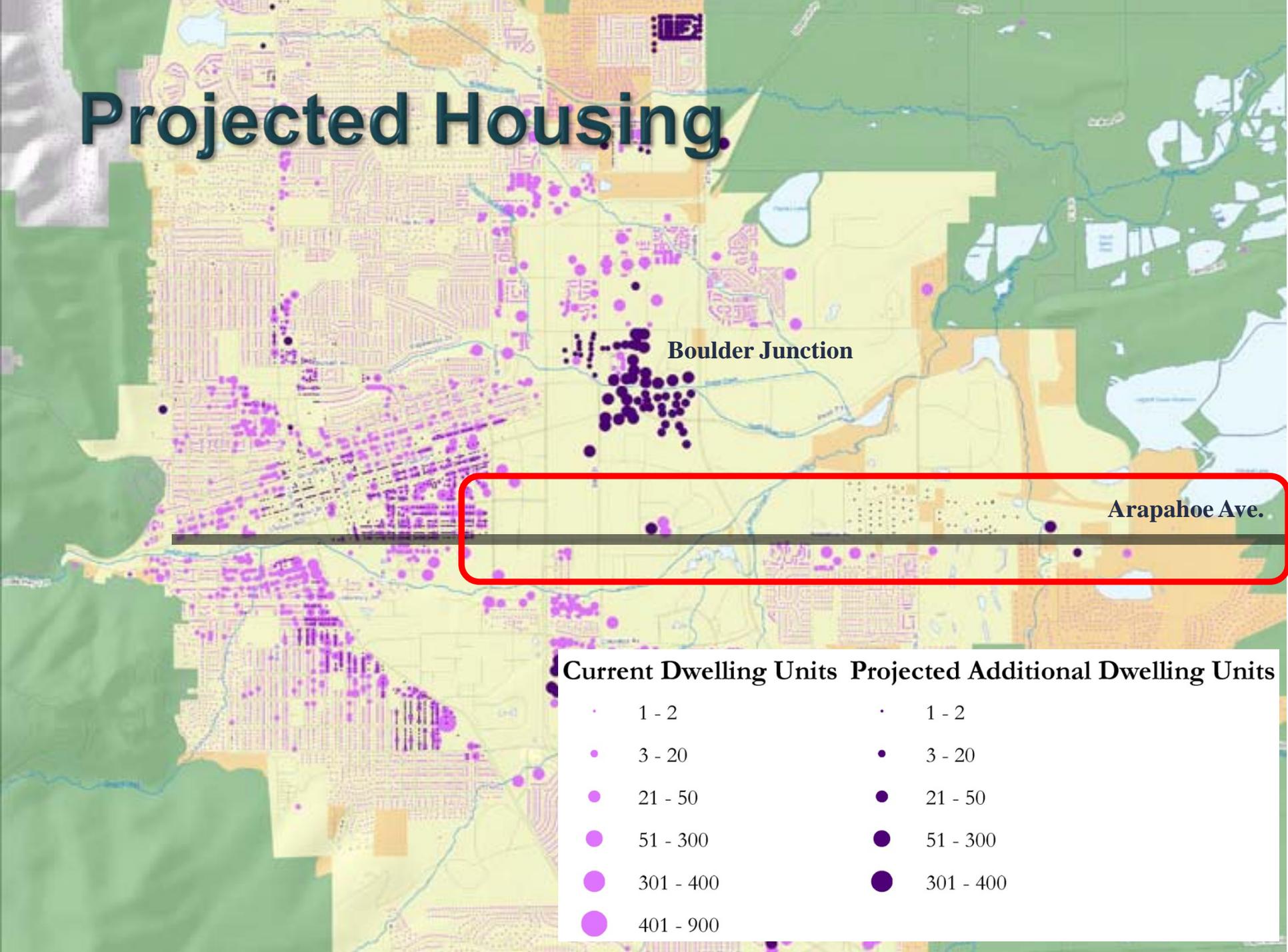
# Projected Jobs



Arapahoe Ave.

Projected Additional Employment (2035)	Current Employment (2008)
• 1 - 10	• 1 - 10
• 10 - 200	• 10 - 200
• 200 - 1,000	• 200 - 1,000
• 1,000 - 3,000	• 1,000 - 5,000
	• 5,000 - 8,000

# Projected Housing



Boulder Junction

Arapahoe Ave.

Current Dwelling Units    Projected Additional Dwelling Units

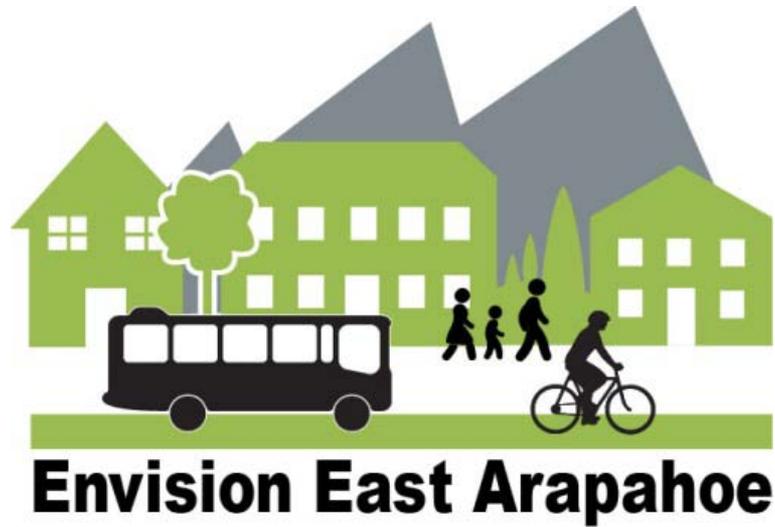
- 1 - 2
- 3 - 20
- 21 - 50
- 51 - 300
- 301 - 400
- 401 - 900

# Coordination / Partnership

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- ▣ CU: Transportation Master Plan, East Campus, North Boulder Creek Master Plan
- ▣ Boulder Community Health
- ▣ Naropa
- ▣ Western/6400 Arapahoe
- ▣ Businesses





**What is our  
Collective Vision?**

# Transformation

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- ▣ How do you envision East Arapahoe?
  - What would make it a great place over time?
  - What type of change?
  - What stays the same?

# Site Analysis Diagram



## Legend

Major Connections

Adjacencies

Creek/Nature

## Character Areas:

**A** - Commercial

**B** - TOD/Mixed Use

**C** - Tech/Industry

**D** - Health

**E** - Science/Labs

**F** - Eco/Recycling

**G** - Learning

**H** - Living

## Site Analysis



# Council Feedback

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## 1. Draft Vision

*(See Exhibit 4, page 22)*

## 2. Project Approach:

- proposed goals and objectives?  
*(See pages 6-7)*
- issues and opportunities?  
*(See pages 10-11 and Exhibit 1, pages 12-16)*
- timeline and engagement process?  
*(See pages 7-9)*

# Next Steps

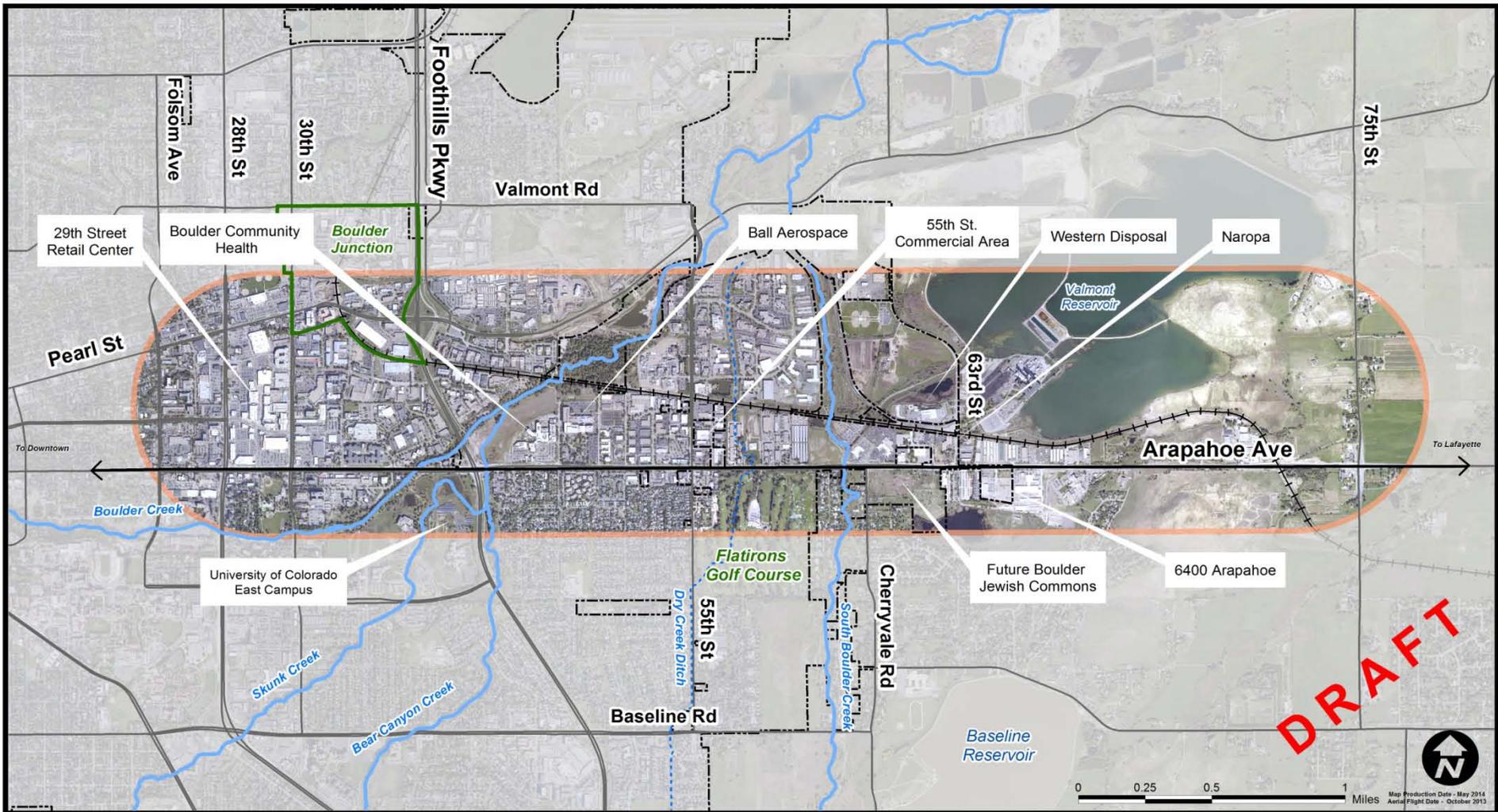
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- ▣ **June** – Update for boards and commissions, technical group
- ▣ **July 21** (tent.) - Public event(s) and online engagement: Visual preference, indicators, and scenario concepts
- ▣ **August** – Board and Commission discussion
- ▣ **Sept** – City Council, scenarios



**Envision East Arapahoe**

**MAPS**



- Legend**
- Study Area
  - City Limits
  - Creek
  - Ditch
  - Railroad

0 0.25 0.5 1 Miles  
 Map Production Date - May 2014  
 Aerial Flight Date - October 2013

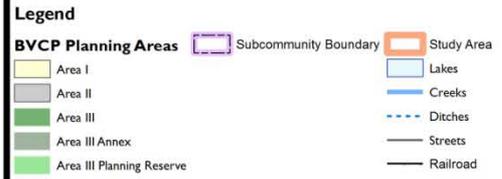
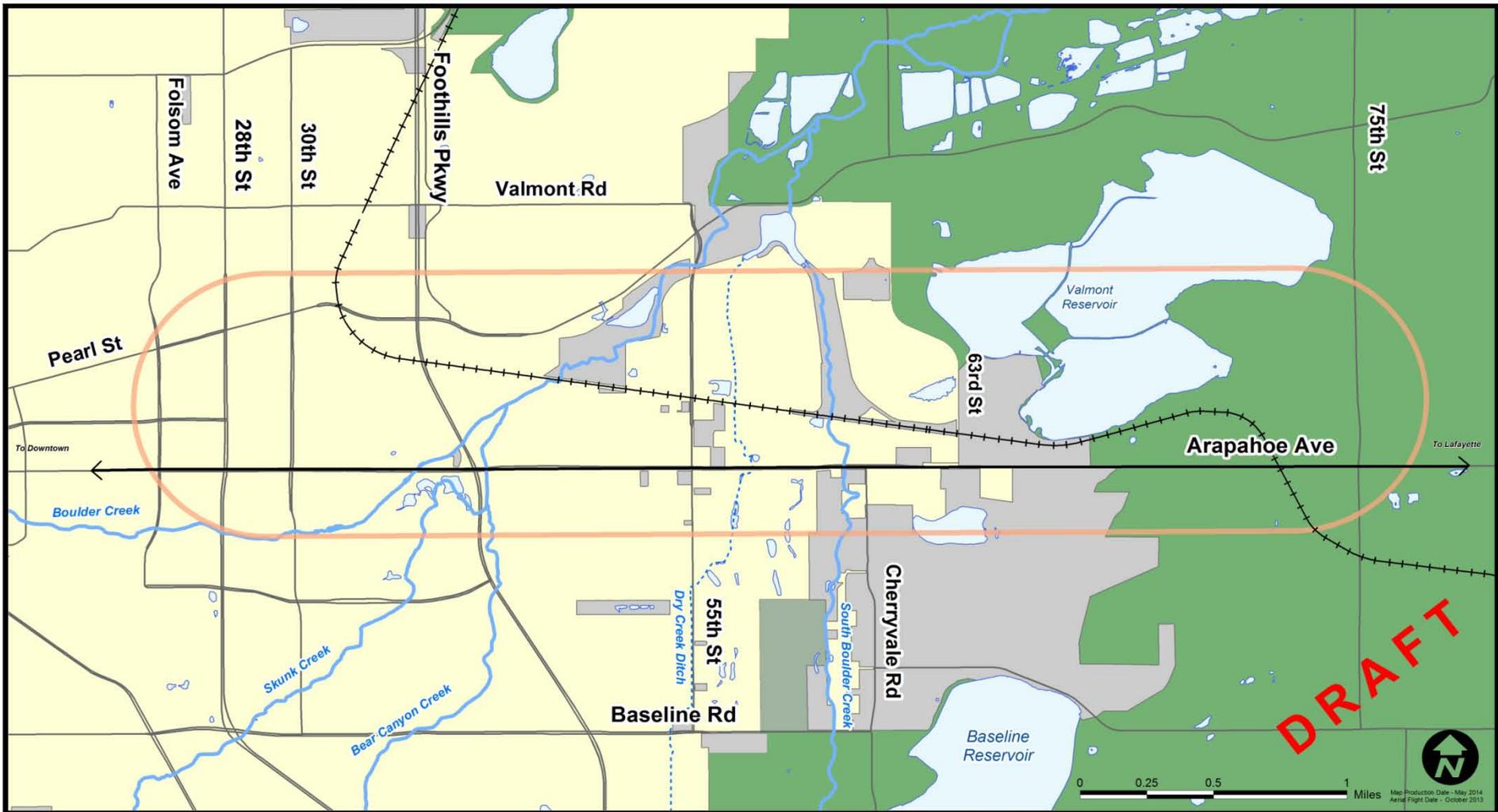
**DRAFT**



# Study Area

Map 1

**Envision East Arapahoe**

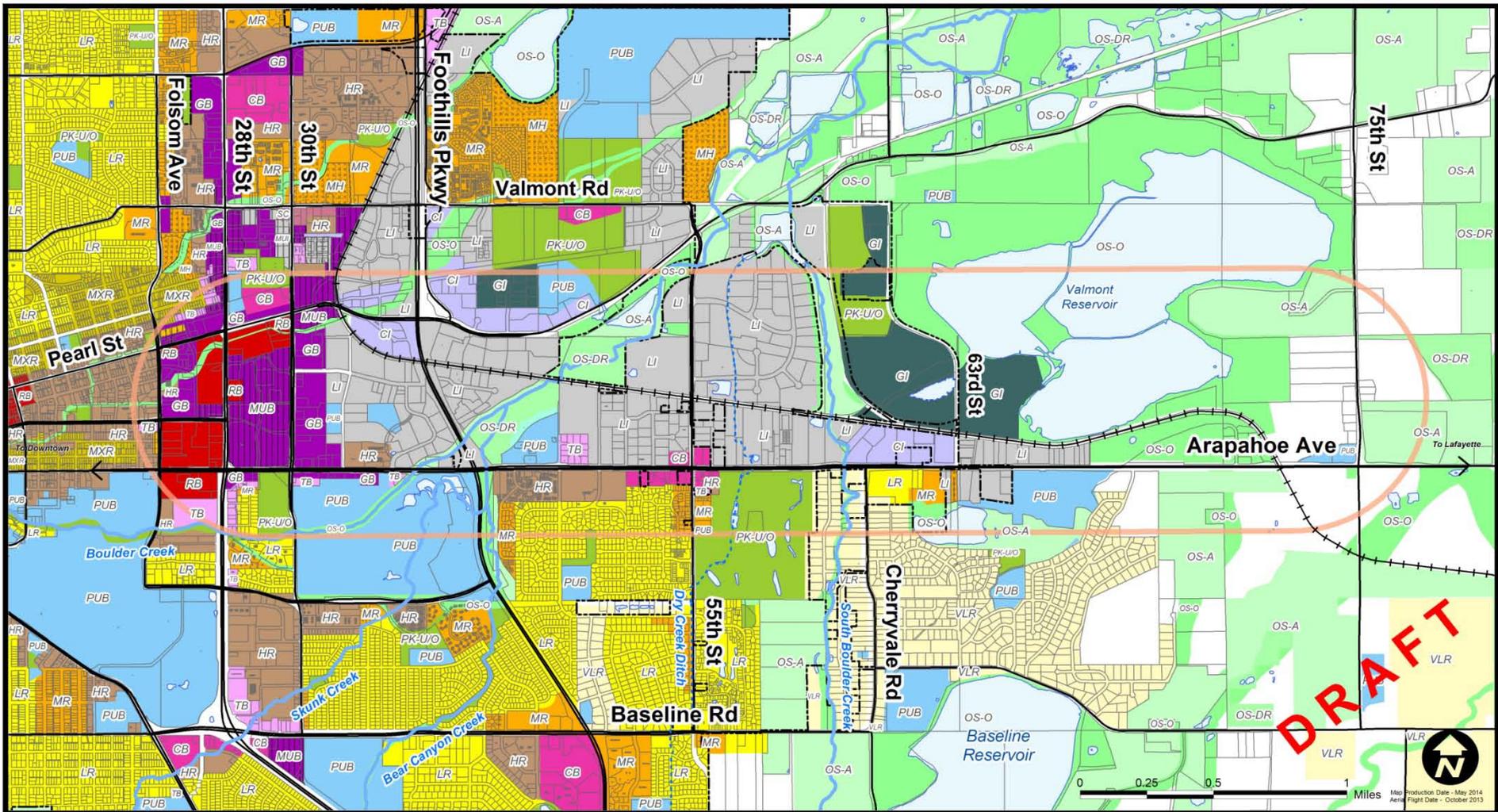


# BVCP Planning Areas and Subcommunities

Map 2

**Envision East Arapahoe**

Map Production Date - May 2014  
Aerial Flight Date - October 2013



**DRAFT**

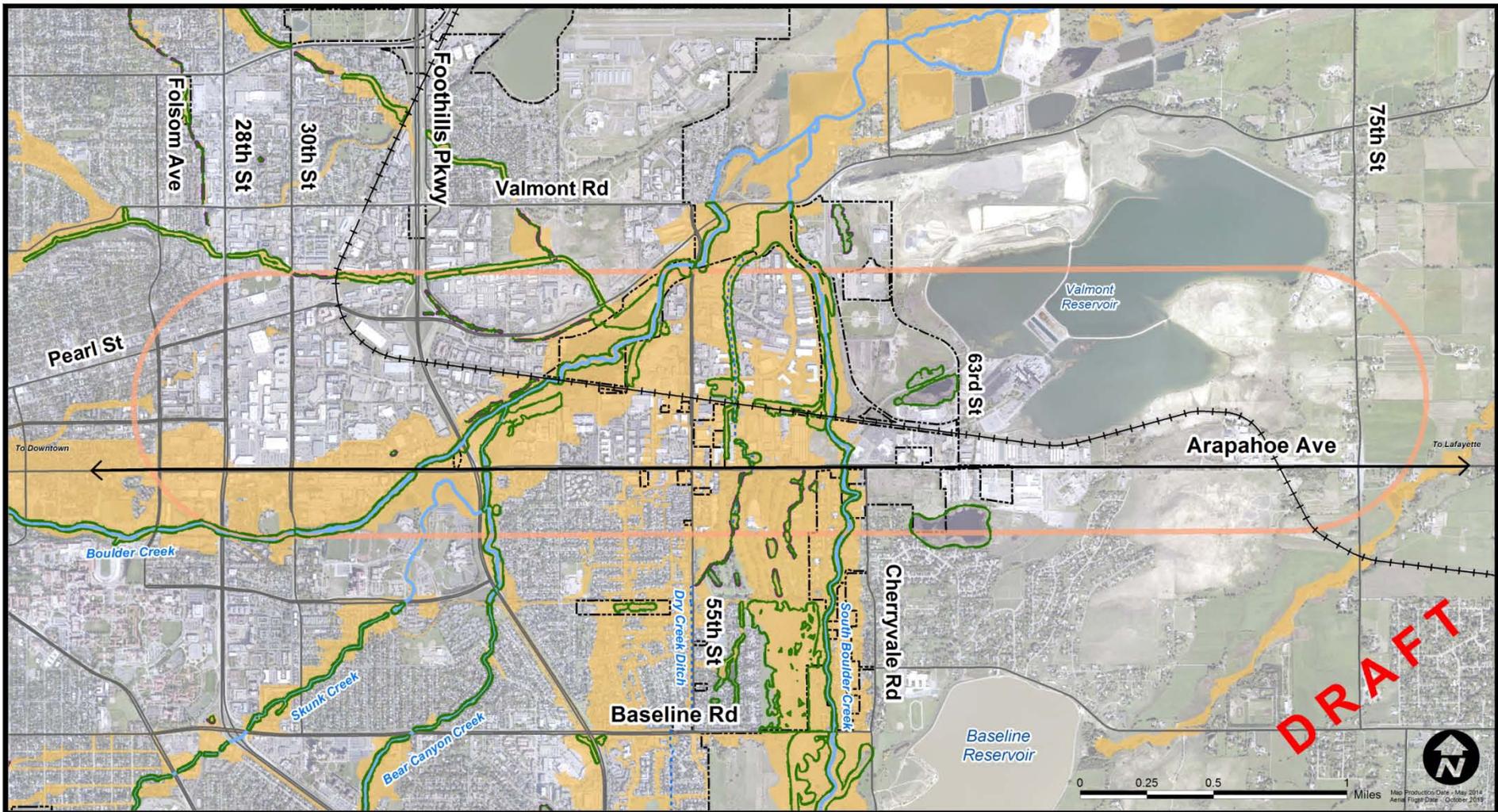
Legend		Study Area	
<b>Land Use</b>	<b>Business</b>	<b>General Industrial</b>	<b>Open Space, Development Rights</b>
<b>Residential</b>	Community Business	Light Industrial	Open Space, Other
Very Low Density Residential	General Business	<b>Mixed Use</b>	<b>Other</b>
Low Density Residential	Service Commercial	Mixed Use Business	Agricultural
Manufactured Housing	Transitional Business	Mixed Use Industrial	Park, Urban and Other
Medium Density Residential	Regional Business	Mixed Use Residential	Public
Mixed Density Residential	<b>Industrial</b>	<b>Open Space and Mountain Parks</b>	Environmental Preservation
High Density Residential	Community Industrial	Open Space, Acquired	
			<b>City Limits</b>
			Parcels
			Lakes
			Creeks
			Ditches
			Streets
			Railroad

# BVCP Future Land Use

Map 3

Envision East Arapahoe

Map Production Date - May 2014  
Aerial Flight Date - October 2013



**Legend**

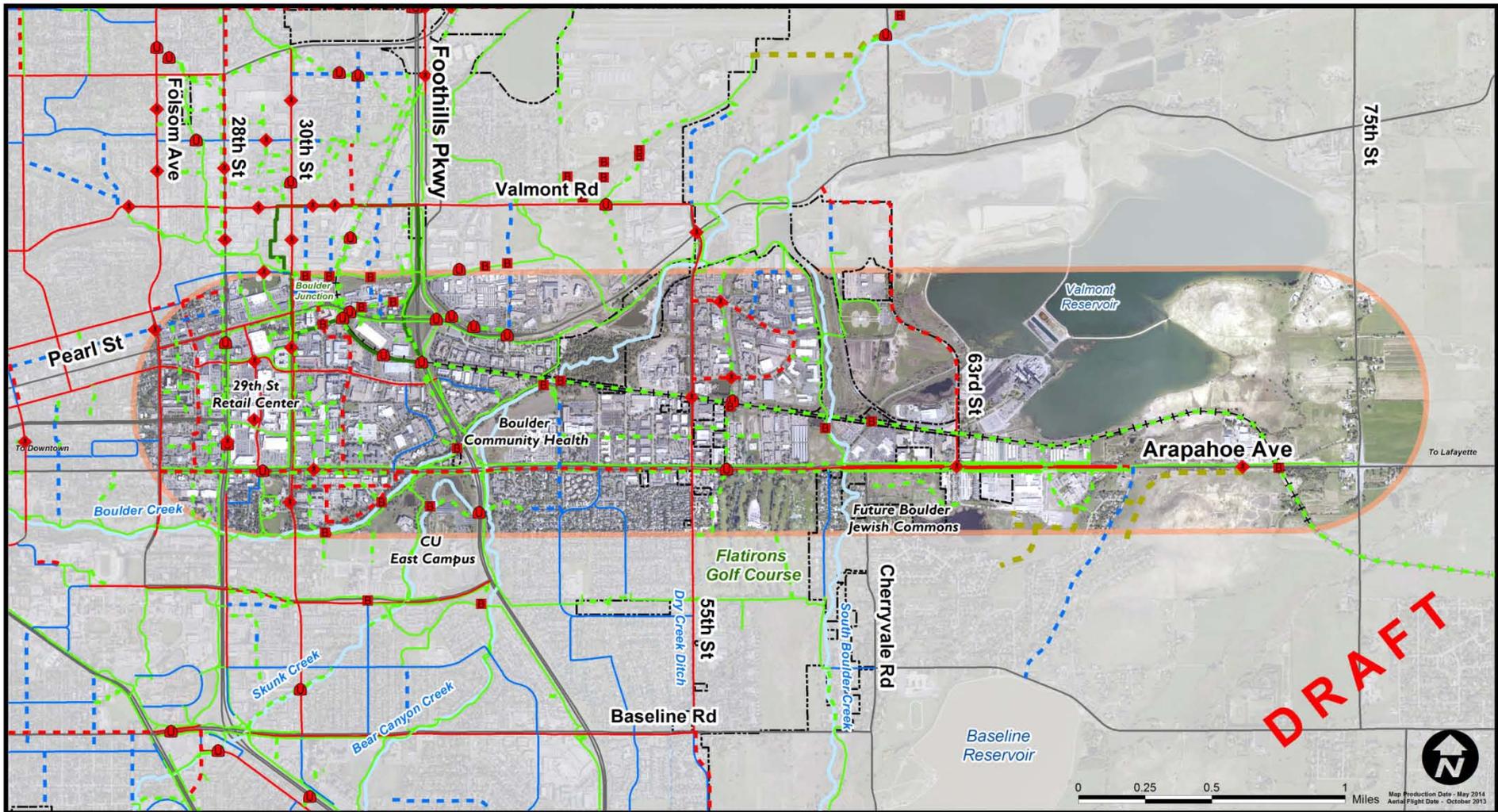
Conveyance	Wetlands - Regulatory Area (Wetland + Buffer)	Study Area
High Hazard	High Functioning Inner	City Limits
City 100 Year Flood Plain	High Functioning Outer	Creeks
	Low Functioning	Ditches
		Streets
		Railroad

# Flood Zones and Regulatory Wetlands

Map 4

Envision East Arapahoe

0 0.25 0.5 Miles  
 Map Production Date - May 2014  
 Aerial Flight Date - October 2013



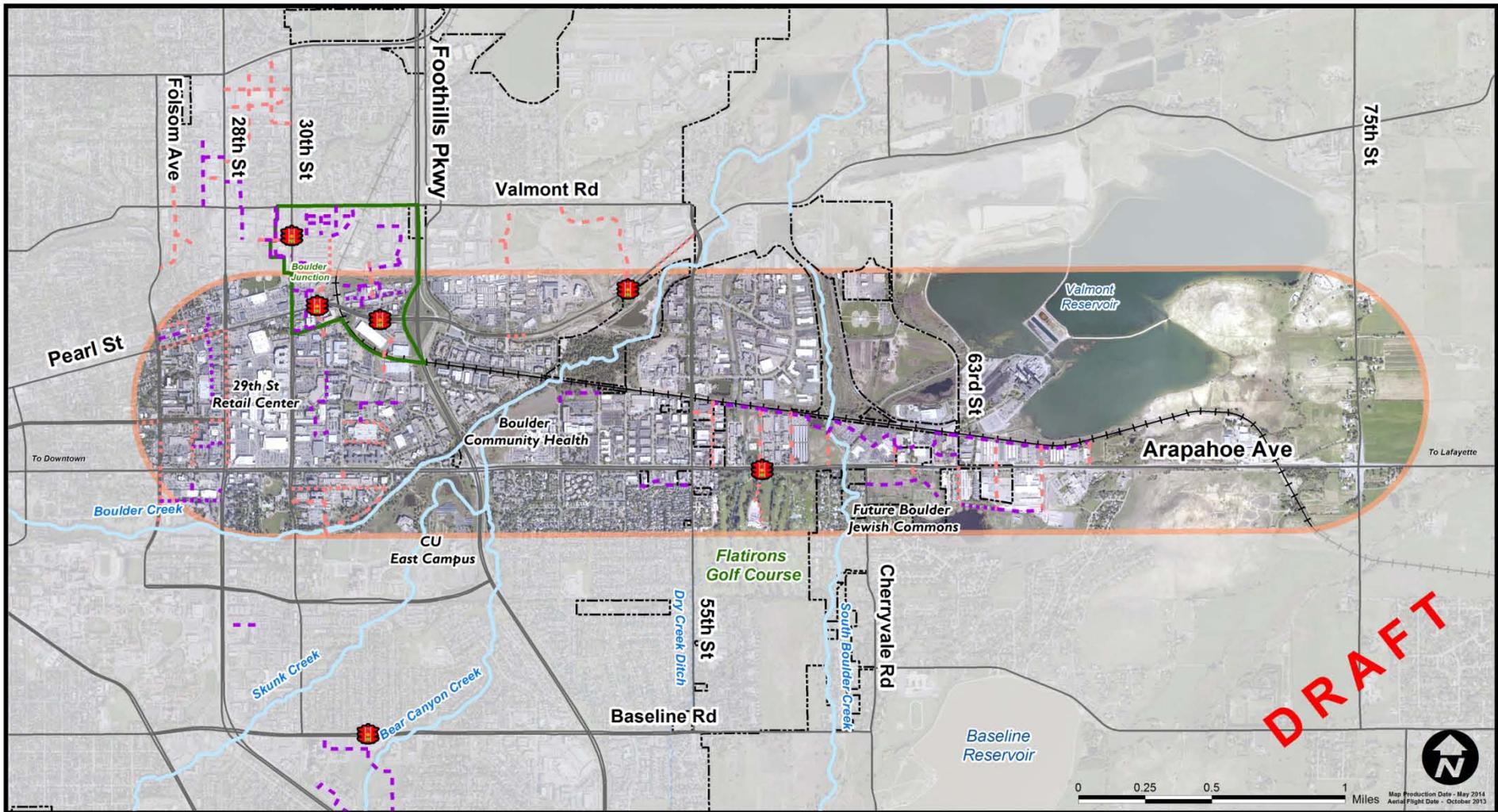
Legend		Existing Bike & Ped System	Proposed Bike & Ped System	Proposed Bike Ped Xings
	Study Area			
	City Limits			
	Creek			
	Ditch			
	Railroad			

# Existing & Proposed Ped / Bike Features

Map 5

Envision East Arapahoe

0 0.25 0.5 1 Miles  
 Map Production Date - May 2014  
 Aerial Flight Date - October 2013



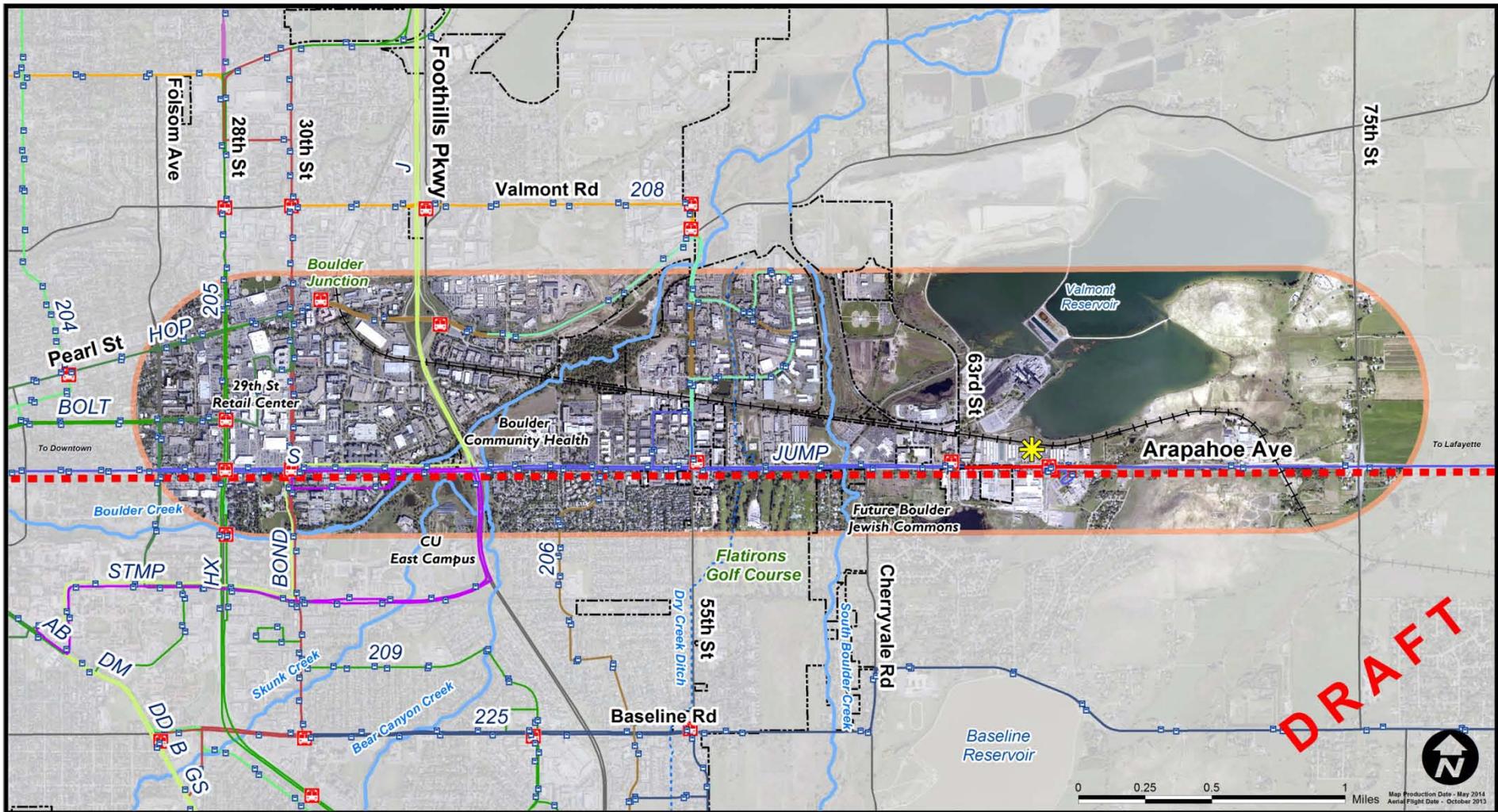
Legend	
	Study Area
	City Limits
	Creek
	Ditch
	Railroad
Proposed Street System	
	Primary Road
	Secondary Road
	Primary Road Upgrade
	Secondary Road Upgrade
	Proposed Traffic Signal

# Existing & Proposed Street Features

Map 5A

Envision East Arapahoe

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
- RTD Bus Routes**
- 204
  - 205
  - 206
  - 208
  - 225
  - Bound
  - Hop
  - J
  - Jump
  - S
- RTD Proposed BRT Route
  - Transit Super Stop Proposed
  - Existing Bus Stops per RTD
  - Proposed Future FasTracks Rail Stop (Unfunded)

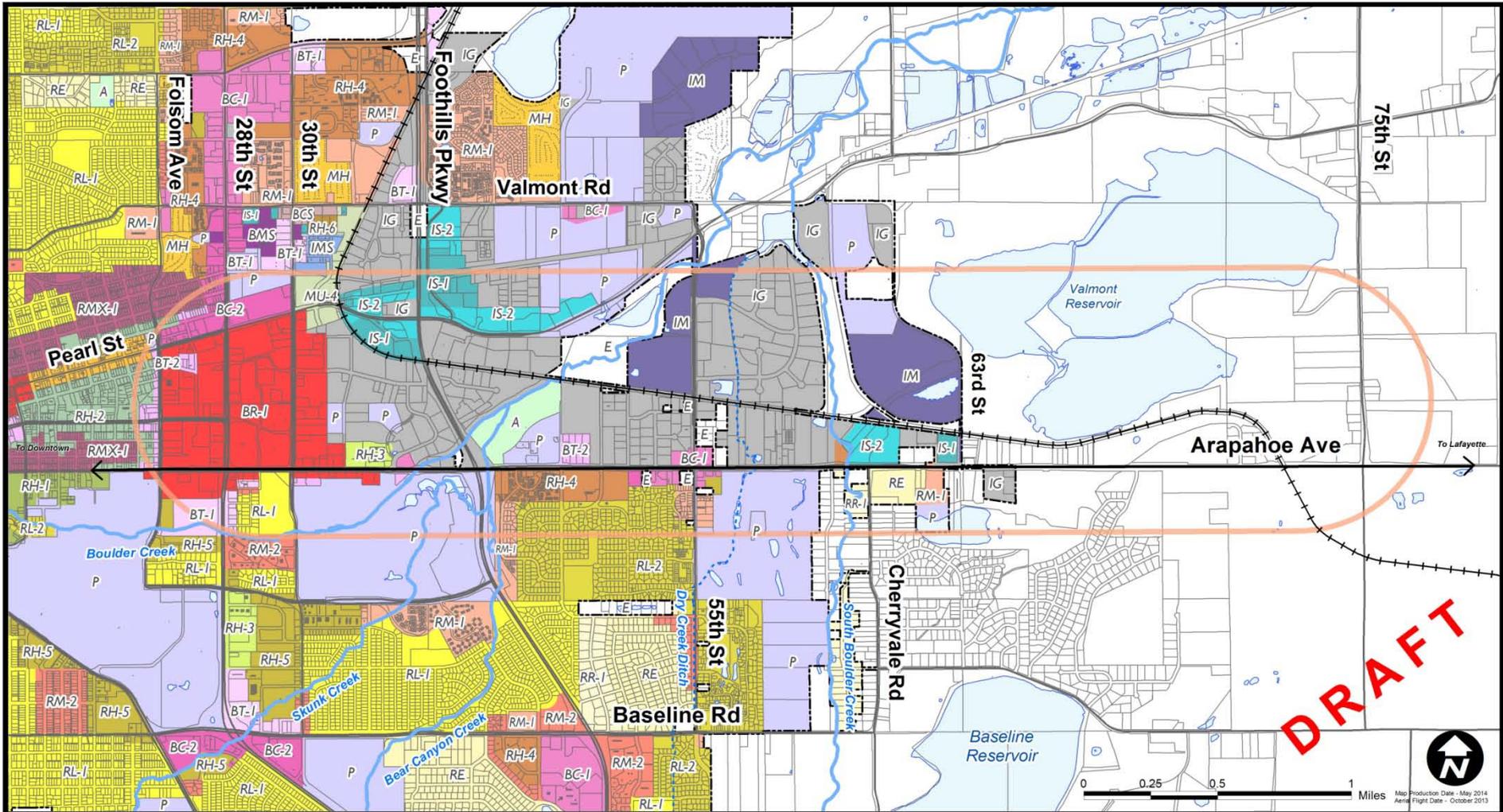
# Existing and Proposed Transit

Map 6

**Envision East Arapahoe**

0 0.25 0.5 1 Miles

Map Production Date - May 2014  
Aerial Flight Date - October 2013



**Legend**

<p><b>Zoning Districts</b></p> <p><b>Commercial &amp; Business</b></p> <ul style="list-style-type: none"> <li>BC-1 Business - Community 1 (CB-D)</li> <li>BC-2 Business - Community 2 (CB-E)</li> <li>BCS Business - Commercial (CS-E)</li> <li>BMS Business - Main Street (BMS-X)</li> <li>BR-1 Business - Regional 1 (RB-E)</li> <li>BR-2 Business - Regional 2 (RB-D)</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>MH Mobile Home (MH-E)</li> <li>RE Residential - Estate (ER-E)</li> <li>RH-1 Residential - High 1 (HR-X)</li> <li>RH-2 Residential - High 2 (HZ-E)</li> <li>RH-3 Residential - High 3 (HR1-X)</li> <li>RH-4 Residential - High 4 (HR-D)</li> <li>RH-5 Residential - High 5 (HR-E)</li> </ul>	<p><b>Mixed Use</b></p> <ul style="list-style-type: none"> <li>MU-1 Mixed Use 1 (MU-D)</li> <li>MU-2 Mixed Use 2 (RMS-X)</li> <li>MU-3 Mixed Use 3 (MU-X)</li> <li>MU-4</li> </ul>	<p><b>Industrial</b></p> <ul style="list-style-type: none"> <li>IG Industrial - General (IG-E/D)</li> <li>IM Industrial - Manufacturing (IM-E/D)</li> <li>IMS Industrial - Mixed Services (IMS-X)</li> <li>IS-1 Industrial - Service 1 (IS-E)</li> <li>IS-2 Industrial - Service 2 (IS-D)</li> </ul>	<p><b>Other</b></p> <ul style="list-style-type: none"> <li>RR-1 Residential - Rural 1 (RR-E)</li> <li>RR-2 Residential - Rural 2 (RR1-E)</li> <li>RL-1 Residential - Low 1 (LR-E)</li> <li>RL-2 Residential - Low 2 (LR-D)</li> <li>RM-1 Residential - Medium 1 (MR-D)</li> <li>RM-2 Residential - Medium 2 (MR-X)</li> <li>RM-3 Residential - Medium 3 (MR-X)</li> <li>RMX-1 Residential - Mixed 1 (MXR-X)</li> <li>RMX-2 Residential - Mixed 2 (MXR-D)</li> </ul>	<p><b>Study Area</b></p> <ul style="list-style-type: none"> <li>City Limits</li> <li>Parcels</li> <li>Lakes</li> <li>Creeks</li> <li>Ditches</li> <li>Streets</li> <li>Railroad</li> </ul>
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Map 7

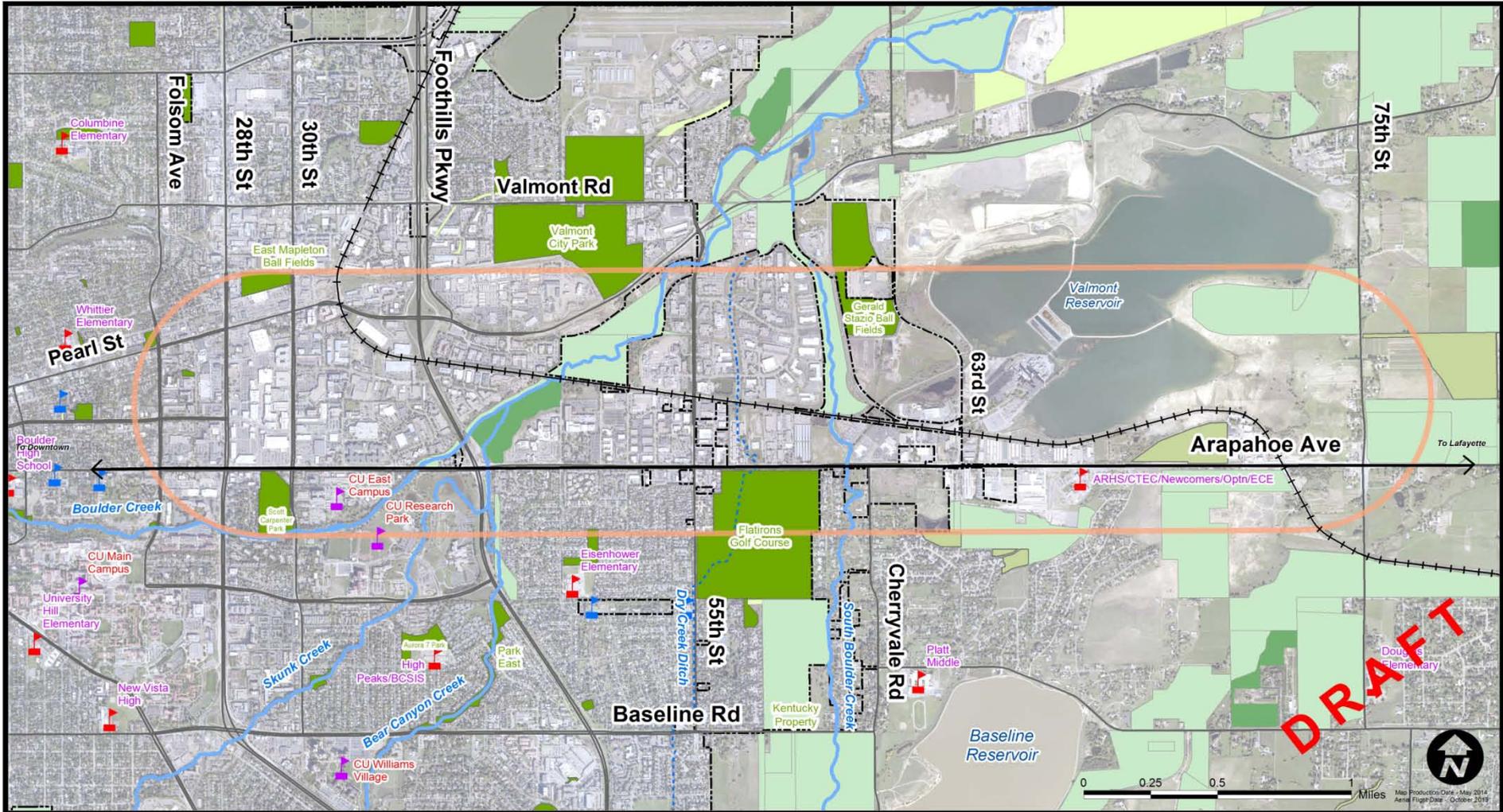
**Zoning**

Envision East Arapahoe

Map Production Date - May 2014  
Aerial Flight Date - October 2013

0 0.25 0.5 1 Miles

**DRAFT**



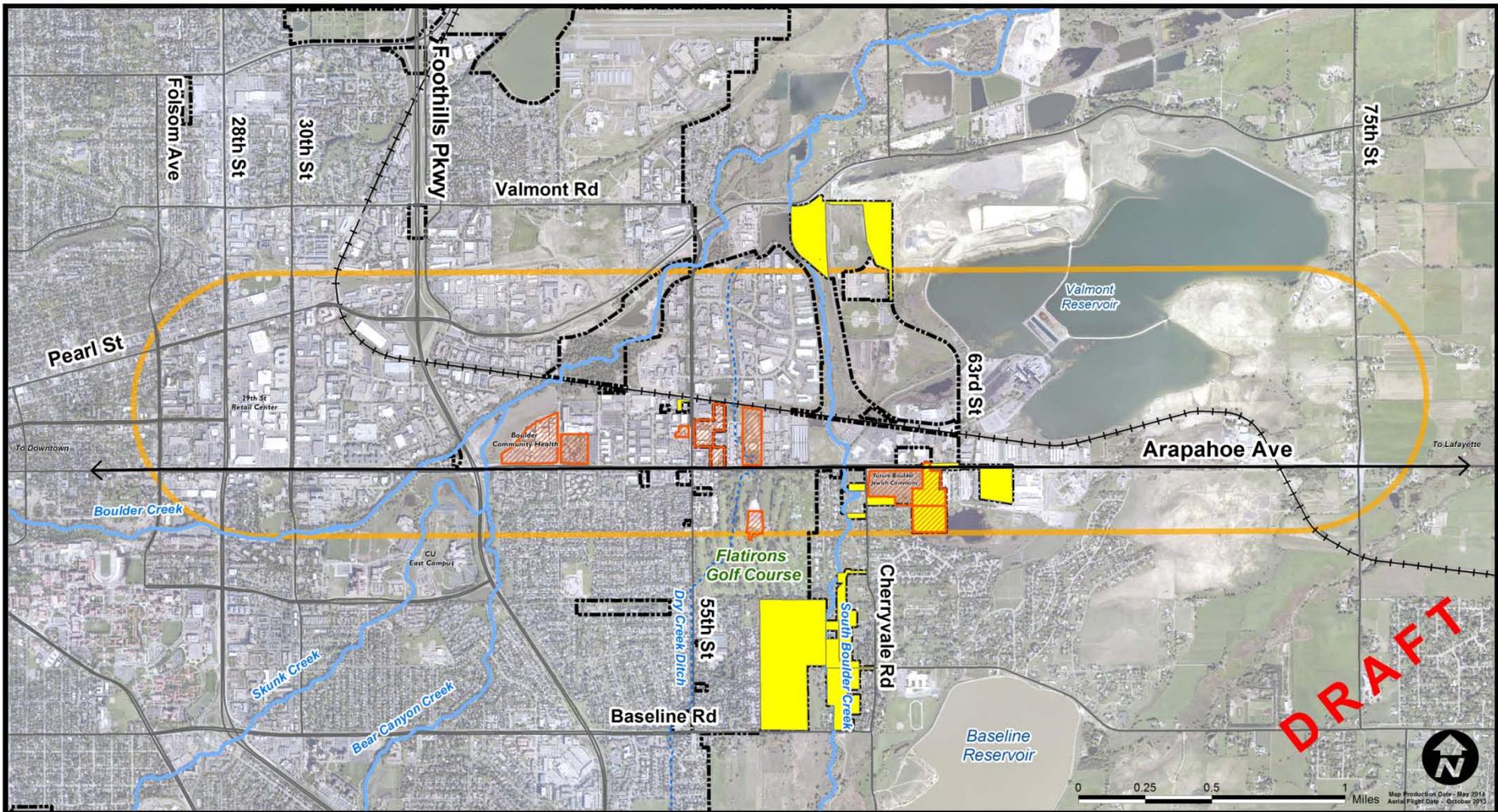
- Legend**
- State School
  - Public School
  - Private School
  - Urban Parks
  - Open Space and Mountain Parks Property
  - Conservation Easement
  - Fee Property
  - Miscellaneous Easement
  - Boulder County Open Space
  - Study Area
  - City Limits
  - Creeks
  - Ditches
  - Streets
  - Railroad

# Schools, Parks and Open Space (OSMP and County)

Map 8

Envision East Arapahoe

0 0.25 0.5 Miles  
 Map Production Date: May 2014  
 Aerial Flight Date: October 2013



**Legend**

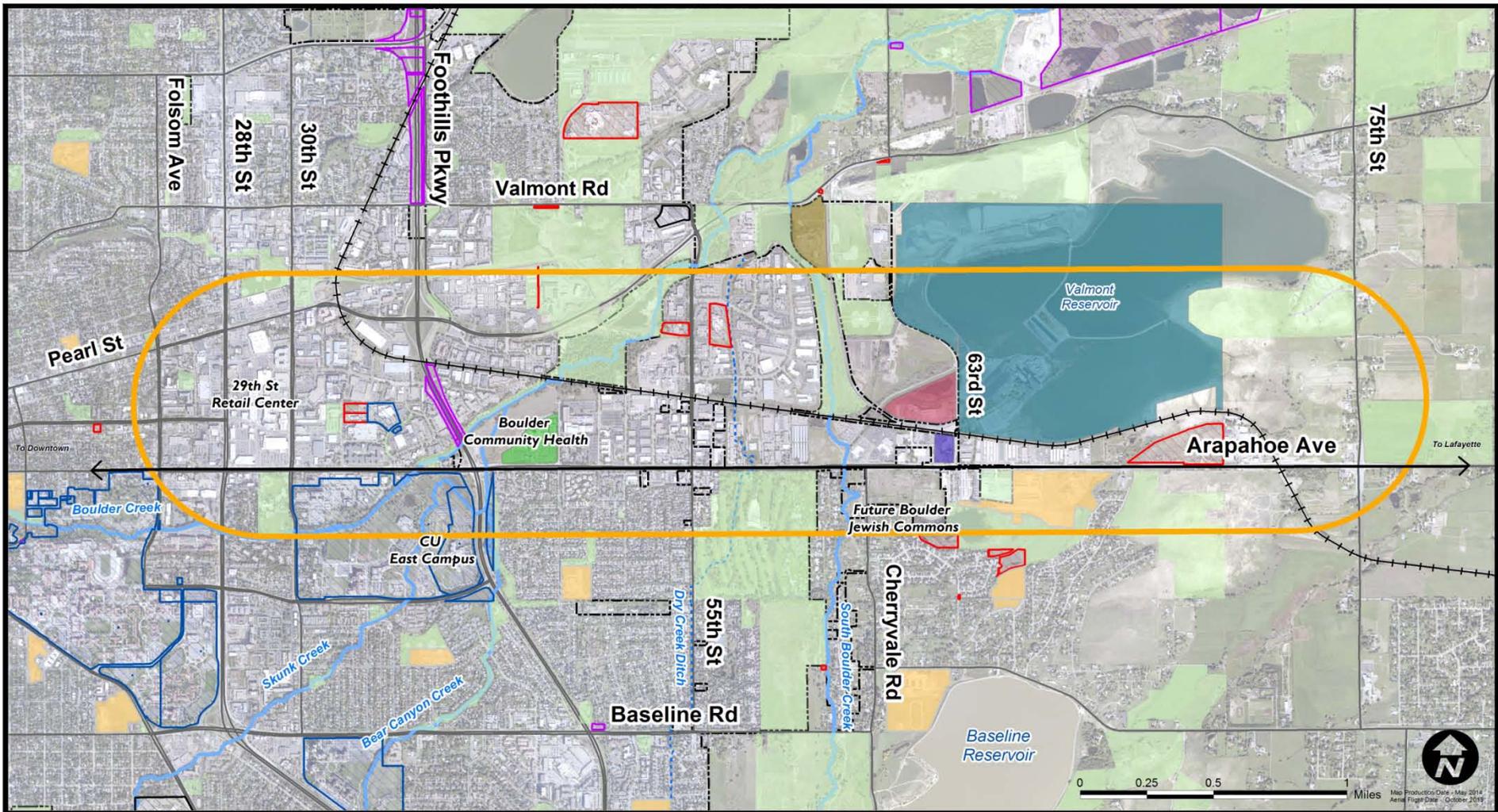
- Study Area
- Properties Annexed 2008 - 2014
- City Limits
- Current Development Proposals
- Creek
- Ditch
- Railroad

# Recent Annexation & Development History

Map 9



Map Production Date - May 2014  
Aerial Flight Date - October 2013



**Legend**

- |             |                             |                          |                   |
|-------------|-----------------------------|--------------------------|-------------------|
| Study Area  | City Owned Lands            | Boulder Valley Schools   | Naropa University |
| City Limits | Boulder County Land         | Boulder County Recycling | Western Disposal  |
| Creek       | University of Colorado Land | Boulder Health           | Xcel              |
| Ditch       | State of Colorado Land      | Federal Land             |                   |
| Railroad    |                             |                          |                   |

0 0.25 0.5 Miles  
 Map Production Date - May 2014  
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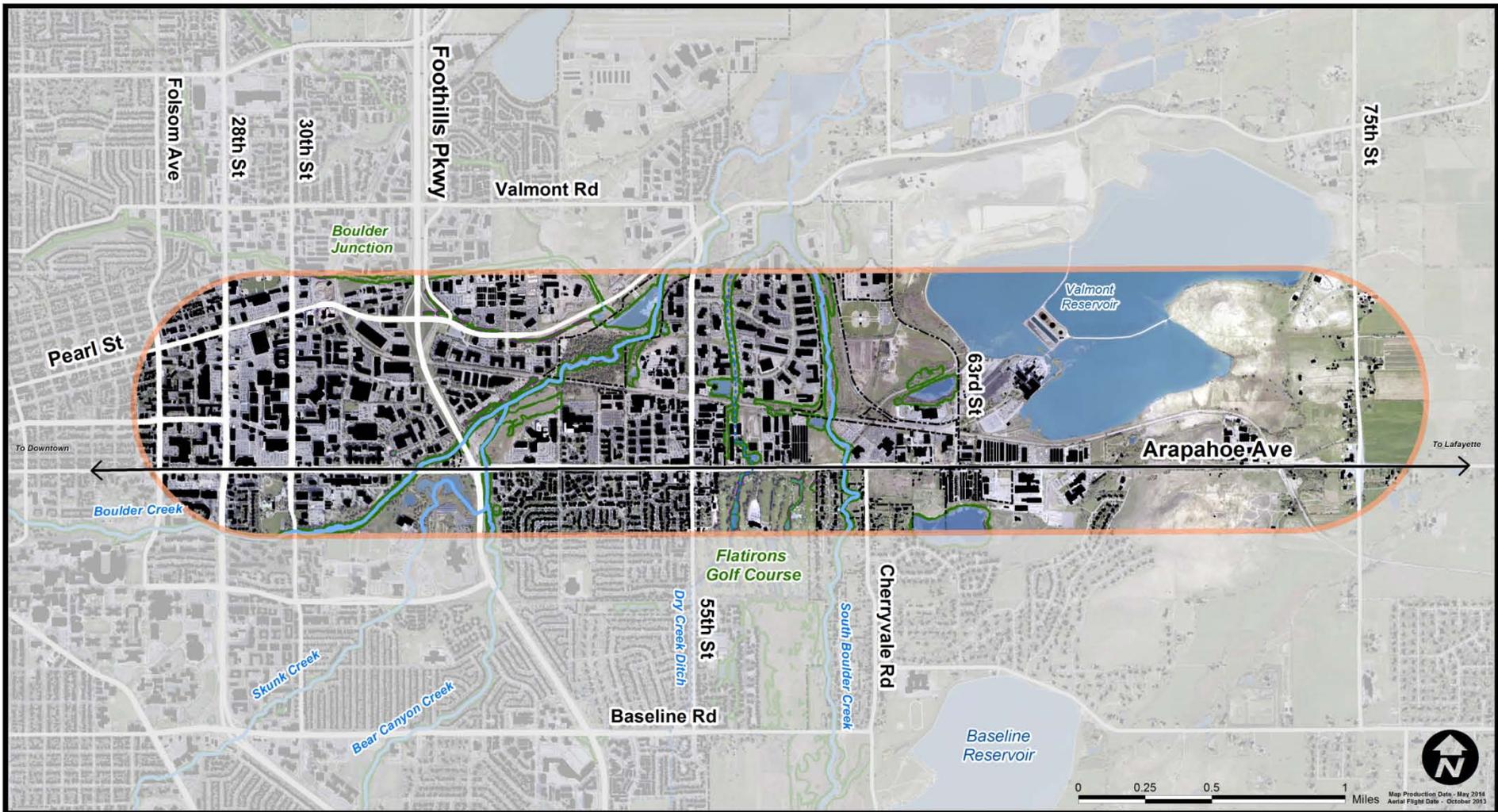


Map 10



**Ownership**

**Envision East Arapahoe**



**Legend**

-  Study Area
-  City Limits
-  Creek
-  Ditch



Map Production Date - May 2014  
Aerial Flight Date - October 2013