

JULY 21, 2014 PUBLIC WORKSHOP #1

Comment Response Summary

Meeting participants were given the opportunity to provide comments on a map of East Arapahoe, as well as a comment box and other feedback opportunities at each station. Several themes emerged from the comments.

Transportation

- Many voiced support for enhanced and protected bicycle lane infrastructure, especially along Arapahoe Avenue itself which is seen to be very hostile to biking. Advocacy for bicycle parking was a related theme.
- There were many comments about improving bus stations and associated shelters. Safety features like striped, designated crosswalks and adequate lighting at all bus stations is also desired.
- “4 travel lanes on Arapahoe” appeared in several places. This could either be seen as a matter of agreement or disagreement. A comment on the east end voiced a desire to increase capacity to 4 lanes, and another comment on the west end discussed a “road diet” reducing Arapahoe from 6 to 4 travel lanes.
- There was generally positive response to the idea of BRT. Some responses specifically endorsed the idea of a dedicated or protected bus lane.
- Support for additional connections of all kinds is strong. There are many suggestions for specific links on both multi-use connections and road networks. There is desire for direct bicycle connections between destinations that don’t require meandering around.
- Several landowners, however, voiced concerns about specific connections adversely affecting their properties.

Land Use

- Many comments involved urban form and density. There appears to be little consensus on this matter, with comments both in favor and opposed to mixed-use and residential in the area.
- The golf course and Xcel energy plant were the subject of multiple comments. These parcels seem to inspire people to think big.
- The node at 55th and Arapahoe received the highest concentration of land-use comments. There is desire for additional restaurant options for the high concentration of professionals looking for walkable lunch-hour choices.
- This same desire for additional restaurant and bar options was repeated along the entire corridor. Locals expressed desire for more local services like a small “Lucky’s” sized market.
- Affordable Housing and Workforce Housing is important to the community.
- Support for the arts is also important.
- Specific stakeholders such as Eco-Cycle, ReSource and Naropa left comments encouraging general support for their institutions in all planning decisions.

Sewer and Floodplain Issues

- In the wake of the September, 2013 floods, sewer capacity issues are prevalent on the minds of local residents. Several comments were submitted about sewer backups in the region of 55th and Arapahoe.
- Other comments expressed concern more generally about the floodplain. There is concern about development being allowed in at-risk zones, and a lack of certainty pertaining to the flood zone.

One comment also expressed concern about floodplain mitigation and how it may affect the flood potential of nearby properties.

Ideas Map Comments

General Comments

Land Use

- Need to make small parcels buildable to improve affordability

Transportation

- Charge for all parking land, other TDM.
- Arapahoe's 3rd lane converted to separated multi-use path with plenty of green to make it welcoming.
- "Dutch-style" separate bike, pedestrian paths. GOOD intersection design!

Located On the Map (comments are documented based on where they were placed on the map; comments are not necessarily location specific unless clearly stated)

West of 30th Street

Transportation

- Covered bus stops as much as possible; real time bus info.
- Striped pedestrian crossings at all bus stops.
- EcoPasses for everyone.
- BRT in middle of Arapahoe; higher pilot density above 55' limit.

Land Use

- Allow module business, IE food court.

30th Street to Foothills Parkway

Transportation

- Light-rail loop up and down Arapahoe.
- Bus then bike shelter at Boulder Junction.
- Require existing businesses to improve bike parking.
- Signal engineering – Shorter cycles – pedestrian/bike lead intervals – crossing distance.
- Road Diet!!! Arapahoe: 4 Lanes Maximum.
- Increase stop spacing on Jump.
- BRT along I57 [Foothills Parkway].
- Skip frequencies for Jump.
- Tolling to cross 30th Street.
- Create art walk – i.e. design bike/pedestrian lane or path with pavement in-lays, creative surfacing.

Connections

- Connect 33rd north of Walnut to Boulder Junction.

- Put the crossing at 33rd street. Too difficult to turn left onto Colorado on bike.
- Clarify connections in Boulder Junction area.
- Need more N-S Connectivity [30th and Walnut area].
- Underpass of railroad in this area [RR and 35th St.].
- Cross parcel access – walls, grade differential is a problem for pedestrian connections.

Land Use

- This area potential mixed-use flex zoning [North of Arapahoe, Between 30th and Foothills].
- Central Park [note placed on CU East Campus].
- Housing incentives for those who work nearby.

East of Foothills Parkway, north of Boulder Creek

- Light the Boulder Creek Path.
- Amend height restrictions in East Boulder.

55th and Arapahoe Node

Transportation

- Bike path on BNSF.
- Fix hostile pedestrian and bike environment between 30th and 55th St.

Land Use

- Provide more restaurant options for thousands of workers in area.
- Holiday neighborhood east on corner of 55th and Arapahoe [NE Corner].
- Mixed use here [55th and Arapahoe]. Form-based code? Beauty.
- Services (restaurants, grocery etc.).
- Encourage people to cook meals at home.
- Provide retail services to residential south of Arapahoe.
- Somewhere need grocery stores/"Lucky's"; bigger than 7-11 smaller than King Soopers ("++++ agree").
- More commercial eateries?
- Walkable center at 55th and Arapahoe with grocery store
- Require pedestrian Access to businesses ("1 2nd").

Sewer Issues

- Are you aware of the sewage chokepoint that is rated Tier 1 by the utility dept. at 55th and Arapahoe? It is called "Goose Creek 5" and has a HIGH risk of sanitary sewer overflow. Yuck!
- The city has a study in 2007-09 time that scored Arapahoe and 55th sewer line too small. It backed up in 9/13 as predicted. Replacement keeps getting delayed. It needs to be accelerated, not delayed. What about growth in this area? Will the new pipes be placed with that in mind?

East of Foothills Parkways, between Arapahoe Avenue and Boulder Creek

Transportation

- Bus: perceived safety especially at night after dances. Transients around. ("Agreed" X3).
- Would like to see usual improvements.

- Better bus stop and shelter.
- Bike/pedestrian improvements.
- Paid parking.
- The curb cuts are really bumpy and need to be smoothed out. On a bike or with a stroller it is really a bummer. Also, drivers do not understand/expect cyclists in this area and many times I've almost gotten hit [55th and Valmont area].
- Dedicated lane for BRT; Make area more pedestrian and bicycle friendly... it's impossible to bike on Arapahoe, especially going east.
- Reduce car lanes – dedicated bike and pedestrian paths (separate from cars).

Connections

- Barry Schacht – Schacht Spindle co. and Mirrycle Corp. wants to keep character of gardens proposed at his company site.
- Significant concern about proposed connection street E-W – Barry Schacht. 6101 Ben Pl. desire to move connection south off of his property.
- Continue bike/pedestrian path East along Arapahoe. Path ends and pedestrians are forced to walk in bike path with on-coming traffic. Especially dangerous in winter with snow.
- Evaluate left hand turn arrow into BCH/Ball.
- 48th St. connection to Walnut – Rear entrance to BCH.
- Need E-W connectivity for bike facility on north side [Of Arapahoe near Golf Course].
- Link path to 63rd St. especially with new development [near S. Boulder Creek, RR tracks, Western Disposal, B. County Recycling].
- Minimize driveway crossings of paths. Combine driveways into I street or crossing. Revised map crossings [Range-Conestoga Streets area].

Land Use

- Allow Naropa greater density and support cultural venue and arts.
- Allow for higher density and height along corridor.
- Late night restaurant or bar at NE Arapahoe and 63rd.
- Support Naropa.
- Form based code and more allowable uses (flex).
- Keep service industrial.
- What is status of this site? Waterview?
- [Across Arapahoe from Old Tale Road] Absolutely NOT a place for high density housing – residential or apartments.
- Tighter industrial zoning=smaller lot size. Allow retail, housing.
- Density is a GOOD thing! I think people are often afraid of “high density,” but even townhomes/brownstones would be huge. Single family houses should not be built here.
- Grocery store in area.
- No to high density residential. And no to big block apartments.
- Consider mixed-use zoning by hospital and in corridor.
- Add high density residential.
- More high-density affordable housing and workforce housing; all mixed use.

Flood Related Land Use

- Floodplain development issues
- Much of this area is in the flood plain. It ought not to be developed.

- (Old Tale Road) When you remove some places from the flood plain, you put the rest of us solidly in the water.
- Need more certainty on what will happen with floodplain.

South of Arapahoe Avenue, between Foothills Parkways and 63rd Street

Transportation

- 2 traffic lanes, protected bike lane and sidewalks along all of Arapahoe would be great!
- I had to run across Arapahoe St. after getting off the bus at 62nd No crosswalk.
- Changes to Cherryvale seem to be working ok – traffic calming.
- Dedicated bike and pedestrian path [on Arapahoe].

Connections

- Need to fix paths along Arapahoe – it ends right before Cherryvale (needed east).
- No bike path through Old Tale Road backyards.
- Connect path across foothills (“1 2nd”).
- Improve Foothills bike overpass.

Land Use

- Keep very low density residential.
- Urban agriculture, promote history of agriculture in the area; not at expense of increased housing, employment.
- Consider housing and mixed use on golf course.
- More high-density affordable housing and workforce housing; all mixed use [repeated comment].
- Less high density!!!! Preserve the rural feel of this special area.
- Community gardens?
- Make affordable housing.
- Do not put residential in the flood plain, and think about how it will adversely affect current homes (*flood related*).
- Remove occupancy restrictions (“1 2nd”).
- Remove golf course, replace with lake or reservoir with high-density mixed-use housing.

East of 63rd Street

Transportation

- Don't like what they did at 75th. [note left at intersection with Arapahoe].
- Keep the noise and light impact at the forefront. Change bus-only lane to allow right turn into Eco-Cycle and ReSource. Very challenging for our customers.
- Bike path on BNSF corridor (“1 2nd”).

Connections

- Need path from recycling to Valmont Butte.
- Continuous corridor of protected cycle-tracks (“Yes Please!”) or “Greenways.”
- Better bike access into town from Folsom – at least sharrows on Arapahoe and better wayfinding through Goss-Grove.

- Connections and signage between multi-use paths, sidewalks, bus stops. Connections for multi-use by walkers/bikers.

Land Use

- Burry overhead power lines and reduce scale of street lighting.
- Make historic service station a visitor center.
- Could this be accessible open space [East of Valmont Res. Adjacent 75th St.].
- Raise height limits at key intersections – 30th, 33rd, Foothills, 55th? 63rd.
- Bolster Eco-Cycle and soup-up ReSource.
- Add more restaurants along corridor (“Yes!”).
- Limit number of restaurants, retail – too much impact on neighborhoods.
- More breweries and destination land uses.
- Police annex – more civic uses (library, city offices, farmers market) – Organized green space/trail system – Biophillic buildings and public space – redevelop strip malls along Arapahoe – Some pedestrian-only streets, close to old town in Fort Collins – Children activities, outreach with youth, child-friendly development.

Xcel Energy Plant/Cooling Reservoirs Use Ideas

- Condemn power plant/lakes. Keep gas turbines. Fill lakes for development/open spaces. Housing okay. Shopping food here.
- What happens to this site? [Xcel plant]
- Recreational access to reservoirs?
- Keep this lake [Hillcrest] for recreation (fill others in to save water).

What Should We Measure? Comments

Safe Community

- Emergency room/urgent care access
- Safety for transit stops @ night

Healthy and Socially Thriving Community

- Impacts on sewer
- Adequate infrastructure for growth. For example: the sewer infrastructure is not adequate to present needs. Is this area to grow?
- Don't forget the underground sewage pipes are small and were installed decades ago before growth!

Livable Community

- Beautiful community – Architecture – Scenic views – Landscape – Sound levels } form-based code?
- Pavement % vs. Greenspace %
- Noise and “lightnoise” in existing neighborhoods along the corridors paths. Please consider the “rural feel” of East Arapahoe – that is why we live there.
- Overall satisfaction with area is a place-based “happiness” score. Start with a baseline year and see how people’s perception of the area is over the ages and connecting to area (resident, employee, etc.)
- Is there such a thing as GENERAL FEEL INDEX? Is there a way to measure the “general feel” of various land uses? Eg. Bike path along Boulder Creek=9, Power plant=1, Car dealership=3, Used car lot=1, Arts center=7, Beautiful park=7-8

Accessible and Connected Community

- Reliability of service

- Crossing/stripe/auto light for bus; Crossing/crosswalks
- Better bike paths
- Crosswalks for bus stop locations
- Navigating and wayfinding
- Bus stops with shelter at all stops; paths from bus to businesses; crosswalks
- Walkability score
- Connections between multi-use paths and sidewalks and bus stops; signage/wayfinding to help show distance
- Jump to have skip-like frequency! More restaurants to serve additional housing; better bike access to downtown – including from county into city limits
- Measure percentage of employees along corridor who choose to walk, bike, bus to work. Or do the same for lunch.
- How welcoming are walk/bike paths?
- Walk/bike access to Boulder Creek Trail
- We have no nearby place for groceries. Essential for a 15 min neighborhood.
- Impact on existing residential property owners, especially access
- In-commuters to corridor for employment

Environmentally Sustainable Community

- Transit frequencies; reduced auto traffic entering city via E. Arapahoe; bicycle counts/volumes; VMT from Folsom to 75th; Transit mode share; # of driveways on Arapahoe

Economically Vital Community

- Local services for residents – small restaurants – cleaners
- Estimated transportation costs per household – would help assess success of transit/bike/ped strategies to help reduce costs

Other

- Measure using current metrics – When the “Plan” needs to be used, perhaps in 20 years, the “Plan” needs to be considered in the then current context. What works today may or may not be appropriate in 5, 10, or 20 years. The “Plan” is a guideline, NOT a rule.

Additional Comments

Land Use Considerations

- More high density residential, but not if it looks like the Peloton.
- Avoid cookie-cutter development (Peloton, 29th St.). Form-based code. Diverse architecture. Landscape elements/encourage diversity.
- Allow lots of flexibility of development to property owners. Especially w/r multiple uses on single parcel.
- Consider the arts and have flexibility in zoning for arts and non profits.
- Infrastructure for growth – it’s underground where you can’t see it. The sewers, for example, are not adequate for present needs. Is this area to grow?

Local Services

- Is this area zoned for the needs of a medium-sized grocery store? Bigger than 7-11? We have no place selling food at present.
- More restaurants, coffee shops, grocery stores – Fate is great, Ozo is great!... “I 2nd this.”

Connections

- On-street bike lanes along as much of Arapahoe as possible – creek path is lovely but not fast. Could be downtown in like 10 min from 55th Street with bike lane on street.... “I 2nd this.”
- Bike paths: Don’t build them squiggly, build straight. Much more safe.
- Eliminate 3 new speed bumps on Cherryvale between Arapahoe and Baseline. Already 30 mph limit. Bumps impede free flow of traffic.
- Local bus service that serves the Avalon Ballroom late enough at night so that dancers can go home after the events. I.e. 10:30 pm, 11:30 pm etc.

Other

- Bury the power lines
- Consider posters at existing bus stops, businesses, intersections, elsewhere that ask people what they’d like to see happen there – could have QR code and other info linking to InspireBoulder.
- The plan should be a guideline, not a *rule*.
- Above all else, please build into the plan some clear ability to, in the future, allow for current (at the time) events and conditions to be incorporated and considered. What is appropriate today may not be appropriate in 20 years.

History Poster Comments (What Should the Future of the E Arap. Corridor Be?)

- BRT!
- Mixed-use development
- Walkable, bikeable mixed-use districts
- This area is in the flood plain. This issue must be addressed before you consider development.

Comment Form Comments

What do you think are the **top issues** for the Envision East Arapahoe project to address?

- Walkability; making the area more attractive – less industrial. Address how traffic times – rush hour – challenge to turn left out of Eco-cycle, ReSource.
- Connectivity. Increase mix use (housing). Floodplain. To decrease distance driven
- Transit connectivity (regional) and frequency. Density. Thank you for caring about E. Arapahoe! It needs our help!
- Poor streetscape, industrial land uses along Arapahoe lack of identity and character.

The **Draft Vision Elements** handout identifies directions for the project. Ideas are based on input from stakeholders, staff, boards and commissions, and City Council. Do you have comments to help craft a final vision?

- Support statements.
- Need to address heavy car traffic going east during PM rush hour.

How can the city best **engage you and others** and keep you informed about the project and upcoming events?

- Open houses, emails, on-line surveys.
- Email, web updates/City of Boulder Facebook updates.
- Send notices out earlier – just received last Thursday. Email/send flyer and I will post @ Peloton.
- Do something fun. Go to the citizens instead of them coming to you.

Do you recommend other ideas to make the **proposed planning process** lead to successful outcomes?

- Interviews/question/intercepts with walkers/bus riders on corridor to get perspective directly from users.
- Continued stakeholder meetings w/ large employers, HOAs.
- High-density, mixed-use housing, job and offices. Most of all a place that has character. NO big box stores/car dealerships. Special district that allows more than 3 stories.

What **walk or bicycle tours** (locations, times of day, etc.) would most interest you?

- Area around 63rd and Arapahoe (Eco-Cycle + ReSource); Weekdays, lunch time (11am-1pm).

- Greenways – connections and wayfinding; Area around 55th and Arapahoe; Other (Folsom to 33rd); Weekdays, afternoon/evening (4-7) depends on week.
- Greenways – connections and wayfinding; Area around BCH, 48th St.; Area around 55th and Arapahoe; Sundays; Weekdays, afternoon/evening.
- Greenways – connections and wayfinding; Saturdays; Sundays.

How did you hear about the July 21 event?

- Email announcement
- Website
- Email announcement