

Envision East Arapahoe - How Do Scenarios Perform?¹

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↑ = trending toward goal compared to “Current Trend” ↓ = trending away from goal compared to “Current Trend” ■ = no significant change compared to “Current Trend”

(Note: Are results reported out are for the entire Study Area except where noted as “for focused areas.” Source: CommunityVIZ, Placeways report. Final ready Jan. 31 2015)

Sustainability Goals	Baseline Existing Condition	Scenario A: Current Trends	Scenario B: Districts	Scenario C: Housing Choices	Comments/ Summary
Healthy, Socially Thriving:					
Increase access to open space, trails and parks	<p>Open Space: 1,168 acres of open space (33% of Study Area) mostly along Boulder Creek and South Boulder Creek.</p> <p>Parks and Golf: Valmont City Park, Gerald Stazio ballfields, and Scott Carpenter on west end, generally within 1 mile. Flatiron Golf</p>	<p>Existing open space remains. Additional access to open space or parks would be provided privately. Connections to be planned.</p> <p>Flatiron Golf remains.</p>	<p>↑ pocket parks and plazas, and access to open space for people who live and work. Connections to be planned</p> <p>■ Flatiron Golf remains.</p>	<p>↑ pocket parks and access to open space to be planned</p> <p>↑ 3 to 5 acres of developed park land near new residential (by developers)</p> <p>■ Flatiron Golf remains. May add gardens, trails at edges.</p>	<p>Scenario A provides access to open space, but employment areas would like better connections.</p> <p>Scenario B provides outdoor parks and recreation geared to employers and workforce.</p> <p>Scenario C would include parks in new residential areas and seek to make golf course more of a neighborhood amenity.</p>
Maintain access to community health facilities	BCH in all scenarios. 1,460 health related jobs.	Medical office space not allowed in industrial zone district.	↑ Medical office space in place of potential light industrial uses (450 new health jobs)	↑ Medical office space in place of potential light industrial (110 new health jobs)	Scenario B places more emphasis on medical office space and jobs.
Foster inclusiveness (through housing attainability and attainability of services to all people)	<p>Average home cost: \$727,000 single family detached; \$304,000 - \$486,000 attached units (Estimated affordable mortgage for Boulder County 80-99% MFI is \$308,000.)</p>	Permanently affordable housing units unlikely to be provided in focused areas without changes to zoning.	↑ Approx 100 permanently affordable units (assuming 20% of all new) in focused areas	↑ Approx. 260 permanently affordable units (assuming 20% of all new) in focused areas	Scenarios B and C achieve more affordable housing. Additional conversation about what and how much housing may be appropriate for different locations (e.g., Housing Strategy, BVCP)

¹ Goals reflect Boulder Valley Comprehensive Plan and have been expressed in community input for the Envision East Arapahoe project so far. They will continue to evolve. Placeways Report (to be available on Jan. 31, 2015) will contain a section of assumptions.

Sustainability Goals	Baseline Existing Condition	Scenario A: Current Trends	Scenario B: Districts	Scenario C: Housing Choices	Comments/ Summary
Economically Vital:					
Foster a diverse mix of jobs and business types including locally serving retail	<p>Active Businesses: 1,366 in the Study Area</p> <p>Employees: 35,500</p> <p>Mix of employees: 51% industry and office, 40% services and retail, 4% health, and 5% all other</p> <p><i>Note: Medical office space zoning analysis is underway.</i></p>	<p>Scenario projects 4,300 new jobs in focused areas</p> <p>Total future mix would be:</p> <p>Future Job mix: 51% industry and office, 38% services and retail, 4% health, and 7% other</p> <p>Medical office space: Projected 129,400 sf.</p> <p>Local retail and services: Projected 86,400 sf.</p>	<p>↓ Scenario projects 3,900 new jobs in focused areas (400 fewer than A), with more health and service and retail than A.</p> <p>↑ Future job mix: 49% industry and office, 40% services and retail, 5% health, and 7% other</p> <p>↑ Medical office space (154,200 sf. more than A)</p> <p>↑ Approx 200K sf. small retail services (in focused areas) (115,200 sf. more than A)</p> <p>↑ food trucks, amenities for businesses</p>	<p>↓ Scenario projects 2,500 new jobs in focused areas (1,800 fewer than A), with more local service and retail than A.</p> <p>↑ Future job mix: 44 to 49% industry and office, 40 to 44% service and retail, 4% health, and 7% other</p> <p>↑ Medical office space (36,500 sf. more than A)</p> <p>↑ local retail and restaurant space: Approx 104,550 sf. small retail services (in focused areas) (18,100 to 300K sf. more than A)</p>	<p>Scenario A allows the most new light industrial jobs, but restricts medical office space and locally serving retail.</p> <p>Scenario B places more emphasis on medical office space and locally serving retail.</p> <p>Scenario C places more emphasis on locally serving retail for businesses and neighborhoods.</p>
Development covers cost for associated facilities and services	Do not have detailed financial model at this time.				<i>Development fees under study</i>
Accommodate affordable services	Cannot be addressed through GIS model.				<i>Analysis of affordable service industrial underway.</i>
Livability:					
Protect stable neighborhoods, housing	Housing units: 2,590	No land use changes proposed south of Arapahoe in neighborhoods	■ No land use changes in neighborhoods south of Arapahoe	■ No land use changes in neighborhoods south of Arapahoe	No scenarios propose land use changes in existing neighborhoods. Transportation analysis under separate cover.

Sustainability Goals	Baseline Existing Condition	Scenario A: Current Trends	Scenario B: Districts	Scenario C: Housing Choices	Comments/ Summary
Improve jobs and housing balance while maintaining healthy economy	Jobs-Housing: 35,400 jobs/employees and 2,590 housing units (jobs-housing ratio of 13.7:1)	Scenario projects jobs-housing ratio of 15.3:1	↑ projected jobs-housing ratio of 13.5:1	↑ projected jobs-housing ratio of 10.8:1 to 9:1	Scenario A moves away from a goal of better balancing jobs-housing ratio, whereas B and C improve the balance.
Explore housing choices to support workforce needs	Mix of Housing Types: 2,590 total housing units, with 430 units (17%) single family (detached) and 2,160 units (83%) attached (i.e., condo, townhome, apartment) overall	Scenario does not add housing units in focused areas Projected housing mix in focused areas: 13% single family (SF), 87% attached Housing choice index (blend of calcs): 0.0	↑ Scenario adds 460 housing units in focused areas Projected housing mix: 11% SF, 89% attached, including townhomes ↑ Housing choice index: 0.09	↑ Scenario adds 1,300 housing units in focused areas. Projected housing mix: 9% SF, 91% attached including townhomes ↑ Housing choice index: 0.42 to 1	Scenario A does not add new housing. Scenarios B and C provide additional multifamily housing.
Support access to arts and cultural amenities	GIS model does not measure arts and culture.				Arts and culture not measured. All scenarios include.
Maintain a compact land use pattern	Average housing density: 0.82 du/acre. Non Residential floor area ratio (FAR) in focused areas: 0.23 Overall average FAR: 0.12 Max Floor Area Ratio: 0.5 FAR in the Industrial areas.	Projected housing density: 1.1 du/ac Projected Non residential FAR: 0.33 in focused areas – 0.15 overall	↑ Projected housing density of 1.2 du/ac (avg. 1 du/ac in focused areas) ↑ Projected average non residential FAR of 0.33 (in focused areas) with upper limit of 1.5 FAR	↑ Projected housing density of 1.5 to 1.8 du/ac (avg. 3 to 6 du/ac in focused areas) ↓ Projected average non residential FAR of 0.29 to 0.32 (in focused areas) with upper limit of 1.5 FAR	Scenarios B and C increase density/FAR modestly in focused areas, moving toward compact land use goal.
Residents are within 15-minute walk distance from amenities, parks, and transit	Population: 4,480 Existing population within a 15-minute neighborhood: TBD Existing employees and population within 1/2 mile of BRT: 0%	Projected population: 5,870 Housing units in 15-minute neighborhood: 67%. Employees and population within 1/2 mile of BRT: 76%	Projected population: 6,820 ↓ 62% of housing units in 15-minute neighborhood ↑ 78% of employees and population within ½ mile of BRT	Projected population: 8,080 to 9,810 ↑ 78 – 81% of housing units in 15-minute neighborhood ↑ 78 - 79% of employees and population within ½ mile of BRT	Scenarios B and C support more future residents being located in walkable neighborhoods near transit service. None achieve 15-minute goals as defined in TMP, but C trends toward goal.

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Environmentally Sustainable:					
Incorporate ecological systems and buffer open space areas with high biodiversity	Open Space: 1,168 acres of open space (33% of Study Area)	Scenario contains 1,168 acres of open space	↓ Walnut Street connection would require disposal of OSMP lands and could mean significant impacts in high biodiversity area	<ul style="list-style-type: none"> ■ No change to existing open space areas ↑ Ecological restoration along Dry Creek ditch ↓ Residential, if placed next to open space, can create more impacts than light industrial uses. 	<p>Scenario B Walnut extension could mean impacts to open space.</p> <p>Scenario C could both add ecological restoration but increase impacts on open space, depending on where future residential gets located.</p>
Provide connections to open space	Weighted Average Distance: 0.09 mi (employment + pop) (miles)	Weighted average distance: .08 mi	■ No change	■ No change	Additional trail planning is necessary to improve connections.
Protect wetlands and avoid development in high hazard flood areas	Much of the study area is within the 100-year, flood High hazard zone (HHZ) and Conveyance zones	Development avoids HHZ in floodplain	■ Development avoids HHZ in floodplain	■ Development avoids HHZ in floodplain	
Maximize energy efficiency of the built environment (buildings and land use) Reduce vehicle miles travelled (VMT) and greenhouse gas emissions (GHGs) Increase renewable energy	Building GHGs: TBD Vehicle Miles Traveled (VMTs): 89,000	226,080 Metric Tons CO ₂ eq - Building related GHGs (res and non res) <i>(Note: Energy consumption rates being verified)</i> 2035 Vehicular VMT/GHG increase by 25% Combined Land Use GHGs TBD	↓ 228,601 mt CO ₂ eq - Building related GHGs <i>(Note: Energy consumption rates being verified)</i> ↑ 2035 Vehicular VMT/GHG increase by 25% ↑ Renewable energy districts Combined Land Use GHGs TBD	↑ ↓ 217,700 to 254,650 mt CO ₂ eq - Building related GHGs <i>(Note: Energy consumption rates being verified)</i> ↑ ↓ 2035 Vehicular VMT/GHG increase by 18% to 32% Combined Land Use GHGs TBD	None of the scenarios achieve climate goals, however, Scenario C, with its mix of land uses, goes further toward reducing VMTs/GHG.
Conserve water and other natural resources		1.0 million gallons per day - water use in residential structures	↓ 1.2 mgpd water use – residential structures	↓ 1.3 to 1.5 mgpd water use – residential structures	

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Accessible, Connected:					
Transportation goals and analysis under separate cover					
Safety:					
Provide safe routes and crossings; Reduce bicycle and pedestrian conflict points; Maintain emergency response times, according to fire and police goals; Support neighborhoods and good neighborhood relations	Still being assessed. See transportation analysis.				

Other Data

Study Area: 4,480 people live in 2,590 dwelling units, and 35,400 people work in the 5.5 square mile study area. Projected new housing is 4,190 units. Projected new jobs are 18,890 (source: Community VIZ GIS model)

Focused Areas: 160 people live in 73 dwelling units, and 11,100 people work in the 0.7 square mile (418 acres) focused areas. Projected new housing is zero (0). Projected new jobs are 4,300. (source: Community VIZ GIS model)

Developed or Private Parcels: 2,370 acres (excluding right of way and open space)