



East Arapahoe Area II Study

City of Boulder, Colorado | June 2013

East Arapahoe Avenue Area II Study

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Purpose of the Study

The purpose of the East Arapahoe Avenue Area II Study is to examine the existing conditions and uses of the Area II properties along East Arapahoe Ave. (from 55th St. to the city limits), services that are currently provided through out-of-city utility agreements, and other relevant information. The study addresses properties that are currently used for or may develop for industrial or non-residential purposes. The study area encompasses 395 acres, extending along Arapahoe Ave. from Range Street east to the edge of the city Service Area, and from the BNSF Railroad right-of-way on the north to the edge of Sombrero Marsh on the south. See Figure 1: Study Area.

While the study area is large in size, the study is only focused on the 40 non-residential parcels in the study area currently in Area II (outside the city limits), totaling 95.7 acres. See Figure 2: Study Parcels.

The 2010 Boulder Valley Comprehensive Plan (BVCP) provides definitions for Comprehensive Planning Areas, with Area II defined as follows:

Area II is the area now under county jurisdiction, where annexation to the city can be considered consistent with Policy 1.16 Adapting to Limits on Physical Expansion, Policy 1.18 Growth Requirements, & Policy 1.24 Annexation. New urban development may only occur coincident with the availability of adequate facilities and services and not otherwise. Master plans project the provision of services to this area within the planning period.

This study is meant to provide a better understanding of the Area II non-residential properties along Arapahoe Ave. on the eastern side of the city, and the issues and challenges related to annexation. The study provides the background technical information necessary for a conversation about a possible future annexation strategy. This study does not include recommendations for specific properties or areas.

City Council originally requested this study during a joint dinner meeting with the Boulder County Board of County Commissioners related to the 2010 BVCP major update.

Figure 1: East Arapahoe Ave. Area II Study Area

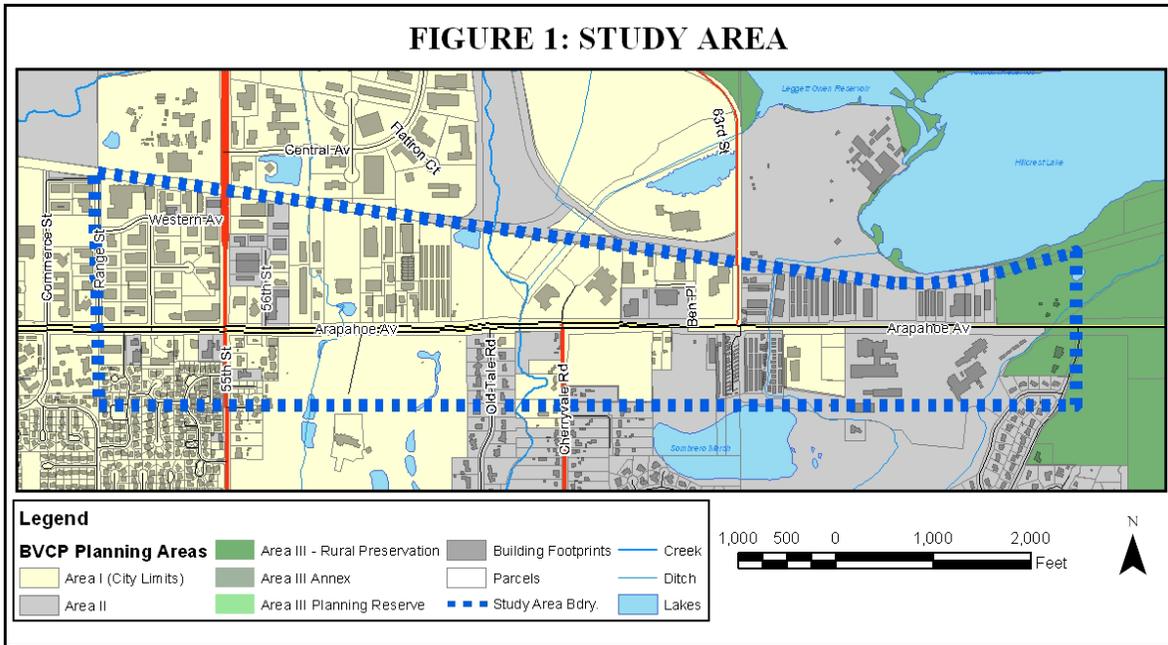
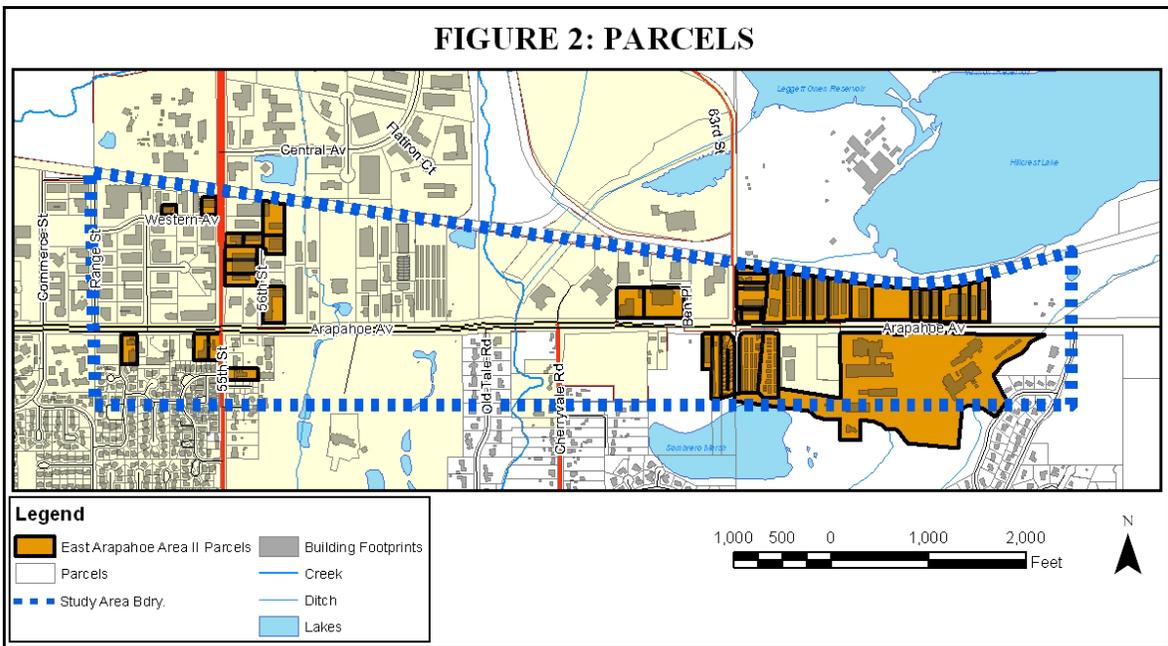


Figure 2: East Arapahoe Ave. Area II Parcels



Current Annexation Policy

The Boulder Valley Comprehensive Plan (BVCP) provides a framework for annexation and urban service provision. In 2001, the city significantly revised Annexation Policy 1.24. With regard to Area II properties, the policy now states:

- Annexation will be required before adequate facilities and services are furnished;
- The city will actively pursue annexation of county enclaves, Area II properties along the western boundary, and other fully developed Area II properties. Terms of annexation will be based on the amount of development potential (as described in the policy). Applications made to the county... in lieu of annexation will be referred to the city for review and comment. The county will attach great weight to the city's response and may require that the landowner conform to one or more of the city's development standards.
- The city will expect areas to be brought to city standards only where necessary to protect the health and safety of residents of the subject area or of the city... and may phase new facilities and services.
- The city will annex Area II land with significant development or redevelopment potential only if the annexation provides a special opportunity or benefit to the city. Emphasis will be given to the benefits achieved from:
 - ✓ the creation of permanently affordable housing,
 - ✓ receiving sites for transferrable development rights (TDRs),
 - ✓ reduction of future employment projections,
 - ✓ land and/or facilities for public purposes over and above that required by the city's land use regulations,
 - ✓ environmental preservation, or
 - ✓ other amenities determined by the city to be a special opportunity or benefit.
- Parcels that are proposed for annexation that are already development and which are seeking no greater density or building size would be required to assume and provide that same level of community benefit as vacant parcels unless and until such time as an application for greater development is submitted.
- Further, annexations that resolve an issue of public health without creating additional development impacts should be encouraged.

Currently, the city does not have a specific annexation strategy for the East Arapahoe Ave. area. The current annexation guidelines are focused only on the residential areas and enclaves.

Development History

The East Arapahoe Ave. Area II land east of 55th St. on the north side of Arapahoe Ave. originally was populated by farmhouses. By 1980, most of these farms had been replaced by warehouses and manufacturing buildings. Self storage facilities arrived in the 1980s and 1990s east of 63rd St. Today, only a few of the original houses remain, which can be found north of the intersection of 63rd St. and Arapahoe Ave. near the vacant Lakeside Service Station, a Boulder County Landmark. The only farmhouse that is not vacant, 1726 N. 63rd St., has been used as an office since the late 1980s. North 55th St. and North 63rd St. were not listed in City Directories until the early 1970s and 1985, respectively. As evidenced by city directory research, the buildings in this area have always experienced rapid turnover of tenants. The tenure of businesses in these facilities has rarely lasted more than ten years. Many new businesses have started out in some of these buildings, only to grow out of their space when they became successful or move out upon the company's failure.

Current Conditions

Area Overall

Within the study area, 76% of the area is incorporated within the city of Boulder, and 24% is area within unincorporated Boulder County.

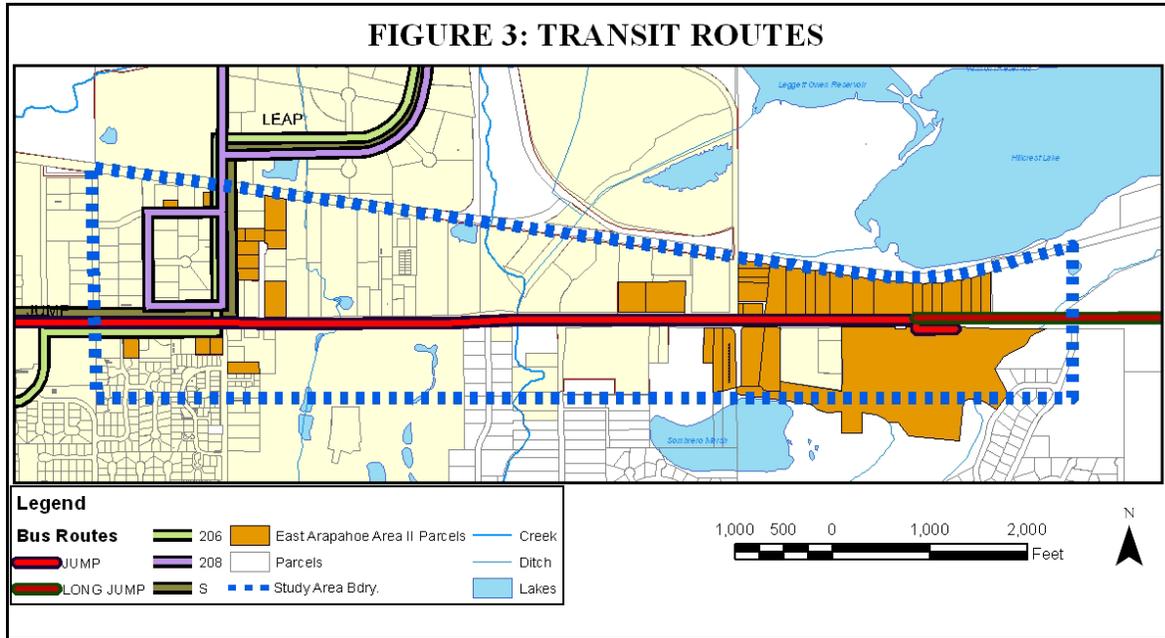
There are seven different streets within the study area adjacent to the study parcels, including one state highway (Arapahoe Ave., or S.H. 7), two arterial streets (55th St. and Cherryvale Rd.), one collector street (63rd St.) and three local streets (Ben Pl., Western Ave., 56th St. At the time of this report, Arapahoe Ave. is under construction by the Colorado Department of Transportation. While the majority of the right-of-way is within city limits, there are sections still under county jurisdiction and maintenance. Block sizes vary, but are significantly larger than the more pedestrian-oriented areas of Boulder.

Four transit routes run through the area. The Jump provides service along Arapahoe Ave., and the 206, 208 and regional route S all provide service along Arapahoe to 55th St. into the Flatirons Industrial park.

Along the south side of the study area is Sombrero Marsh, which is a naturally occurring marsh and wetland. The majority of the marsh and land around it is owned by the city and/or county. The eastern edge of the study area is bounded by city and county open space. Also within the study area is the Boulder Valley School District office, and Arapahoe Ridge High School.

The Valmont Reservoir bounds the north edge of the study area, and is owned by Public Service Company of Colorado.

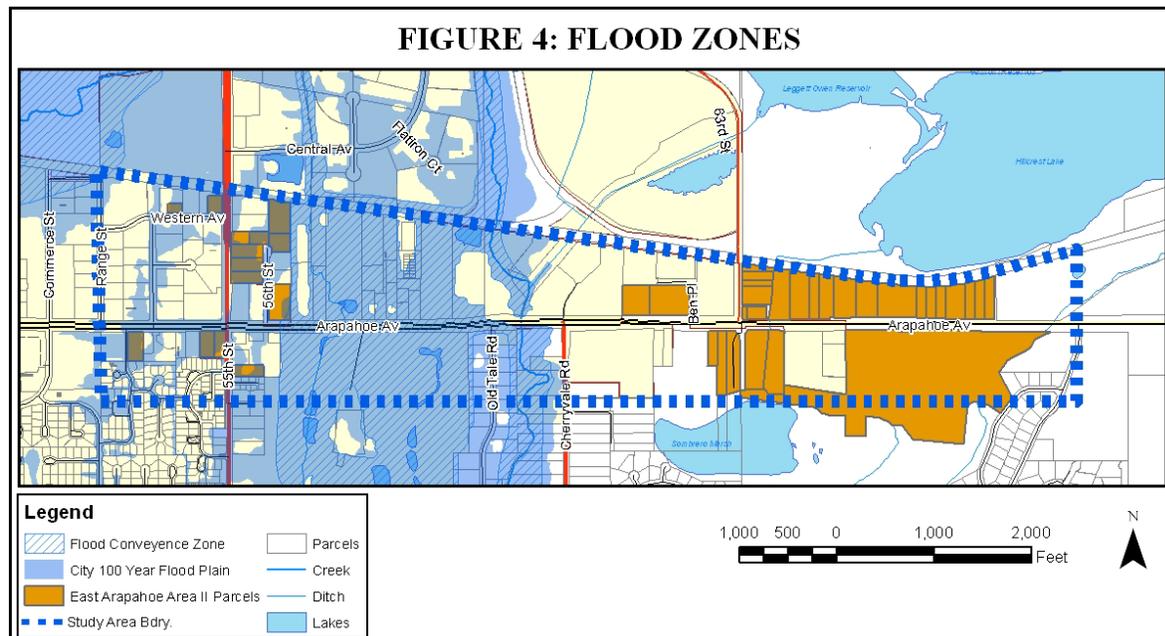
Figure 3: Transit Routes



Flood Zones

South Boulder Creek bisects the study area, and the South Boulder Creek and Boulder Creek floodplains extend through the western half of the study area, impacting all the study properties west of Cherryvale Rd. Annexation of properties in this area typically require dedication of flood control easements for areas mapped as flood conveyance zone so that the city can maintain the flood capacity of the creek.

Figure 4: Flood Zones



Existing Zoning

Within the study area, most properties have industrial zoning. The properties centered around the 55th St. and Arapahoe Ave. neighborhood activity center are zoned community business, and there are scattered properties with residential zoning.

Currently, the majority of the study parcels are zoned Commercial or Light Industrial under county zoning.

If annexed, the properties around the 55th St. and Arapahoe Ave. neighborhood activity center would be zoned community business. The remaining parcels would be zoned General or Service Industrial, consistent with the surrounding city zoning, and existing uses in the area, as anticipated in the BVCP Land Use map.

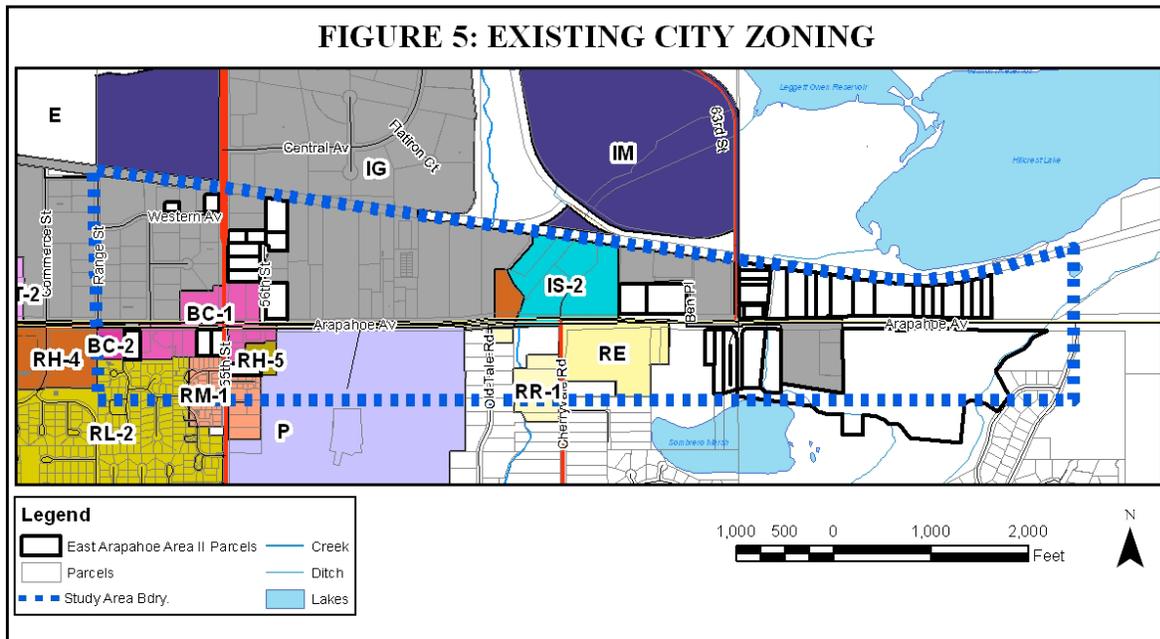
General Industrial is defined as: “General industrial areas where a wide range of light industrial uses, including research and manufacturing operations and service industrial uses are located. Residential uses and other complementary uses may be allowed in appropriate locations.”

Service Industrial is defined as: “Service industrial areas primarily used to provide to the community a wide range of repair and service uses and small-scale manufacturing uses.”

Community Business is defined as: “Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.”

The Boulder Valley School District property is anticipated to be zoned public if annexed.

Figure 5: Existing Zoning



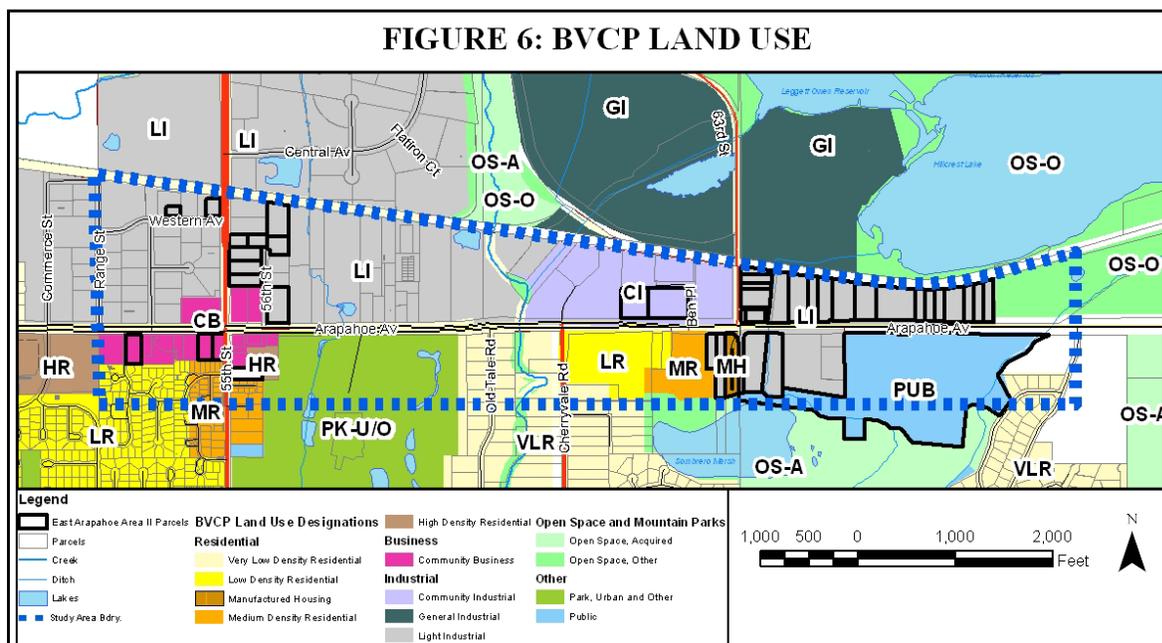
Existing Land Use Uses and Building Types

Primary uses on the 40 parcels in the study area are auto repair, storage facilities, medical marijuana facilities, manufacturing, and warehouses. Two buildings appear vacant. A wide assortment of uses fill these relatively similar types of buildings, including: retail, a day-labor office, a restaurant, a photography studio, an excavating company, a thrift store, a ballroom, a church, a catering company, a hair studio, a robotics company, a production studio, and a dance studio. No properties in the study parcels are currently used for residential, except for the mobile home park at the southwest corner of 63rd St. and Arapahoe Ave.

Building types are primarily light industrial and storage. “Light industrial” buildings include manufacturing, warehouse, office, and commercial buildings in the area. There is often more than one storage building on a parcel, which accounts for the relatively high number of storage buildings on only six parcels. There are three farm houses built in the 1920s in the study area; they are the only buildings of this type. There are two accessory shed/storage buildings. Additionally, there is one wireless communication tower which sits on an undeveloped parcel that currently holds temporary construction offices for the Arapahoe road widening project.

For more detailed information on the existing uses, see [Appendix B: Existing Uses](#)

Figure 6: Land Use



Development and Redevelopment Potential

To determine development and redevelopment potential of these properties for industrial and non-residential growth, assumptions include the following:

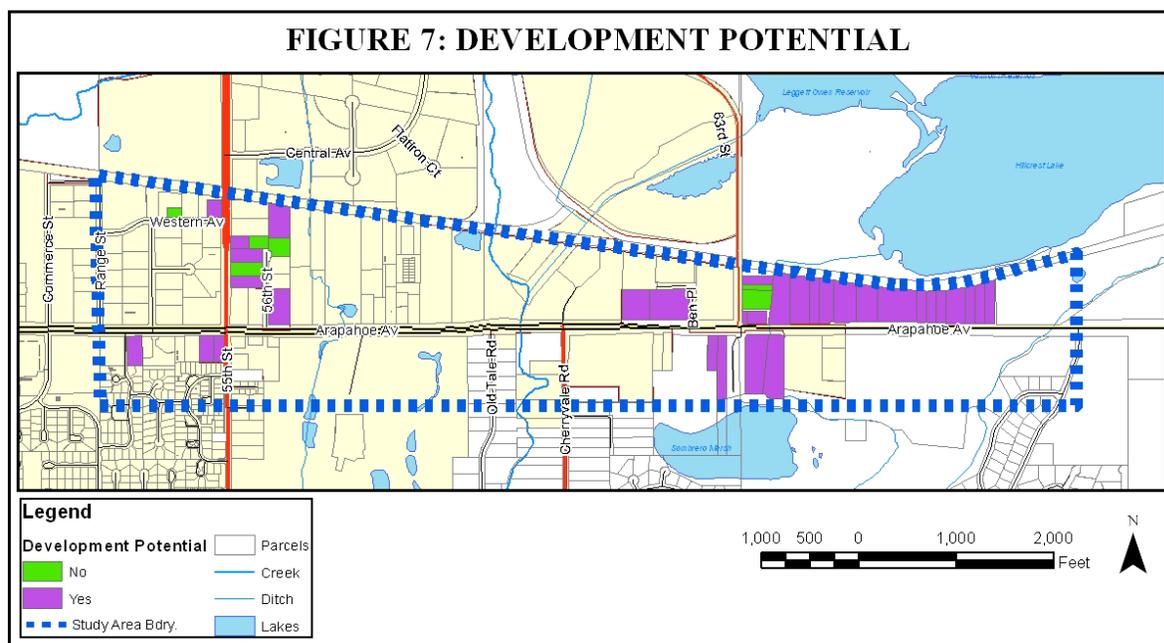
1. Annexed parcels would be zoned General Industrial (IG), Community Business – 1 or 2 (BC-1 or BC-2), or Service Industrial - 2 (IS-2). The projections use a floor area ratio (FAR) to estimate future employment based on zoning district capacity, which varies from 0.50:1 to 0.55:1.

2. The current parcel FAR of was calculated from Boulder County Assessor data.
3. If the current FAR is less than 0.50 or 0.55, the parcel has zoning capacity.

The analysis shows that 34 of 40 parcels in the study area (85%) have development potential according to future projected zoning. The remaining six parcels do not have potential for development because the current FAR exceeds the projected FAR for the future anticipated zoning district.

Based on current city employment estimates and projections, there are currently 2,500 employees in the study area, with city zoning buildout capacity for an additional 2,000 employees if all properties were annexed and developed to maximum zoning capacity.

Figure 7: Development Potential



Urban Services

In the study area, all urban services are provided, including public water, public sewer, stormwater and flood management, urban fire protection and emergency medical care, urban police protection, multimodal transportation, and urban parks.

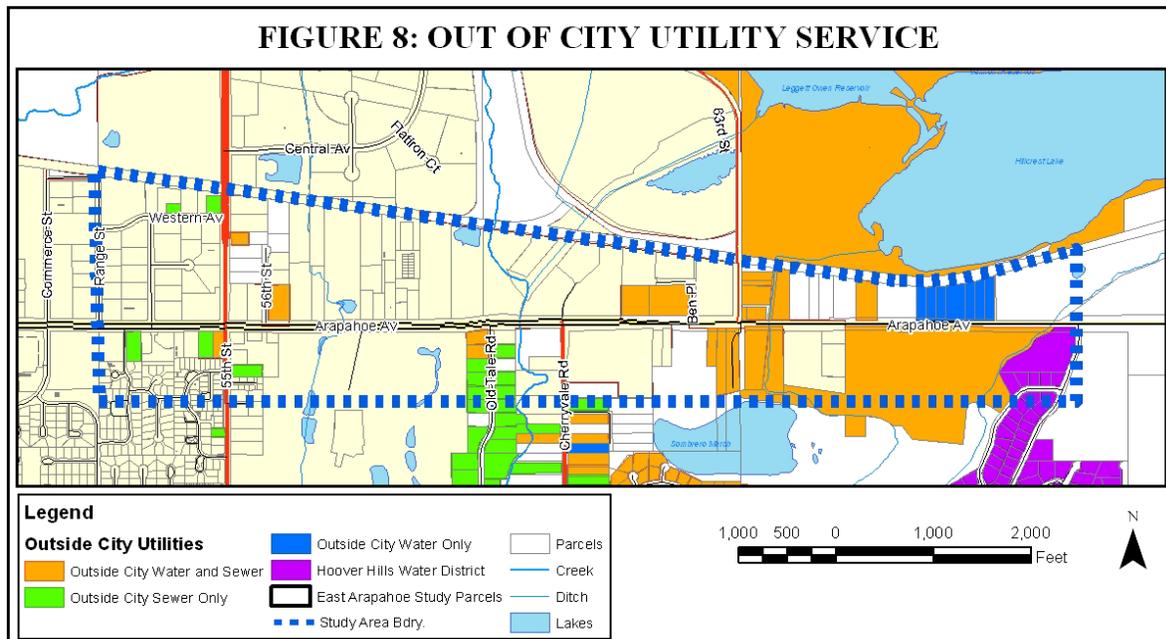
Approximately 70% of the study parcels currently receive city water and/or sewer. Almost half of the study parcels have both city water and sewer service. Some of these are through an approved individual out-of-city water and or sewer agreement, as defined in 11-1-15 and 11-2-10, B.R.C., 1981. Others received sewer service through the East Boulder Sanitation District, which was absorbed and dissolved by the City of Boulder in 1973. A small portion of the Hoover Hills Water and Sanitation District is located within the study area, and serves the Crestmoor and Ridglea Hills residential neighborhoods which are outside the study area.

Urban Fire protection is provided to the study parcels from Boulder Rural Fire, although mutual aid agreements are in place with the Boulder Fire Department that allow for the nearest fire protection and emergency medical care units to respond as necessary.

Similarly, for urban police protection mutual aid agreements exist for the study parcels to receive Boulder Police Department services when necessary in conjunction with the Boulder County Sheriff’s office, which has jurisdiction over the non-city properties.

As a requirement of annexation, properties are required to pay impact fees and development excise taxes for some of the urban services provided in the area, and plant investment fees for those properties that need to connect to the city’s water and sewer utilities.

Figure 8: Out of City Utility Service



East Arapahoe Ave. Area II - Opportunities, Issues, and Challenges for Annexation

Opportunities for Annexation

The East Arapahoe Ave. Area II study area presents annexation opportunities. Many of the properties have additional development potential, which can create an economic incentive for the property owner to annex, in order to gain the additional density under city zoning. In addition, just over half of the properties are partially or completely connected to the city water and sewer utilities. All properties have direct access to existing underground city water utility mains, and only eight properties do not have direct access to existing underground city wastewater utility mains. This is a significant benefit, as the most largest cost of annexation is the design, engineering, and installation of utility mains if required.

With several redevelopments proposed in the near future (including 6400 Arapahoe Ave., the Boulder Jewish Commons property, and the Waterview property), additional investment and attention is occurring in the area. Annexation would also provide the opportunity for more efficient service delivery (such as police and fire), as the current mixture of city and county jurisdiction can cause delay in providing services to unincorporated properties.

Issues and Challenges to Annexation

The most significant issue and challenge to annexation is cost. This is especially true for those properties that do not have a water or sewer connection or infrastructure in the street frontage. The design and construction of utility mains, and the plant investment fees and tap fees to connect and invest in the utility system can be significant, depending on the size of the building.

Because there has not been a focused effort to annex properties in this area, and uses change often, land owners and tenants are often faced with review for changes in use with the County Land Use Department. Based on BVCP [Policy 1.22, Definition of New Urban Development](#), and [Policy 1.24, Annexation](#), which states that urban uses and development should not occur in the county, and properties eligible for annexation should annex. Applicants often find themselves being requested to annex, but financially unable to do so, and proceeding with a county review process despite a desire to annex by the city and county. Annexation of these properties would eliminate the “ping pong” issue that applicants and the city and county have in this area.

While not a direct issue of annexation, many of the buildings within the study parcels were developed over 30 years ago, and in need of investment and rehabilitation, regardless of annexation. While a benefit of this is that lease rates are lower and many spaces serve as incubator space or start-up space for new businesses; the long-term or steady leases that would allow a property owner to expend the necessary capital to reinvest in a building rarely occur. As properties annex and receive city zoning that would allow for additional development or redevelopment of the property, the lower lease rate spaces for start-up businesses that are common to the area could get displaced by the higher lease rates necessary to pay for the redevelopment. As a result, retention of these smaller, start up businesses will need to be a consideration of any annexation strategy.

Annexation Costs and Benefits

Annexation of property is regulated by State law and by the policies and ordinances of the City of Boulder.

Commercial Land Owner

Benefits of Annexation

- Access to the city treated water and wastewater system, and flood control management
- Reduction in water contamination and health safety risk through removal of wells and septic systems
- City fire and emergency medical services
- City police services

- City transportation development and maintenance
- City zoning and development standards

Costs of Annexation

- Annexation application fees
- Water, sewer and stormwater/flood plant investment and tap fees
- Development Excise Taxes and Impact Fees
- Cost of installing water and sewer infrastructure if not currently present onsite

City of Boulder

Annexation Benefits

- Reduce health risks and water quality impacts and possible groundwater pollutants due to well and septic system contamination. As wells and septic systems age, wells need to be deeper to avoid contamination, which in turns tends to further depleted the aquifer will be depleted.
- Follow through on a city and county commitment and fulfill property owner expectations for properties that have been in the BVCP Service Area since 1977.
- Generate some additional revenue through sales and use taxes for city services such as libraries and parks..
- Create logical service boundaries. Currently, different providers (fire and police, environmental enforcement, and emergency services) serve adjacent properties along the city's edge. This is confusing to property owners and service providers.
- Streamline the city's efforts to make certain capital flood and stream improvements by obtaining easements through the annexation process and by reducing the number of county permits needed for city activities.
- Allow for regulatory consistency in managing streams, wetlands, and floodplains.
- Produce a small amount of net annual revenue after provision of city services. Adequate capacity exists to absorb Area II properties. New city expenditures would primarily be due to the provision of public safety services, with small amounts of additional spending for fire and recreation. These costs would be recovered through annexation.

Annexation Costs

- Expense of staff time and resources to process annexation applications (especially group annexations)
- Financing/up-front expenses for some group annexations
- Additional ongoing maintenance of infrastructure (e.g., water, sewer, streets, sidewalks, etc.)

Attachment A: Area II Development History

The 1960s

In 1967, the first manufacturing plant in the area was built at 6123 Arapahoe Ave., the current site of Westsoy Tofu. This building housed the Central Packing Company, a beef processing plant, from the early 1970s to early 80s. White Wave Soy Foods manufactured soy products in the plant from the early 1990s until 2008. In 1969, another building was built at 1840 & 1844 N. 55th St. . The offices of Colorado Energy Gas & Oil were located at 1844 N. 55th St. from 1969 until the early 1980s. The property at 1840 N. 55th St. has changed uses many times and has housed an engineering company, a printing company, a martial arts studio, a medical marijuana facility, and now appears to be vacant.

The 1970s

Most of the light industrial buildings in the study area were built during the 1970s, particularly in 1974 and 1979 including nearly all of the structures in the 5500 block of Arapahoe Ave.. The Roxwood Park Motel was located at the northwest corner of 55th St. and Arapahoe Ave., 5505 E. Arapahoe Ave., until the 1960s. In the late 19th century, this site had been “Jackson’s Resort,” a dinner club begun by Oliver Jackson, the founder of the town of Dearfield. The Hungry Farmer Restaurant was at this address from the early 1970s through early 1980s. It is assumed that when the motel closed, the land was cleared and made available for the light industrial building development that occurred in the early 1970s.

Some of Boulder’s well-known companies, such as Celestial Seasonings, Spectra Logic, and Inside Communications, originated in this area. For instance, the buildings along 55th St. and Arapahoe Ave. once were storage or office space for Celestial Seasonings during the 1970s and 80s before the company built their headquarters near Gunbarrel in 1990. The address 5565 Arapahoe Ave. was not listed in any city directories, so it is assumed that the building used to be 5571 Arapahoe Ave. This was home to Ferrell Reed, a men’s tie manufacturer throughout the 1980s and 90s. From 1992 to the early 2000s, 1700 N. 55th St. housed Spectra Logic, one of Boulder’s largest employers. It is now a medical marijuana growing facility. Unit 2011, Inside Communications, a publishing company of leading sports books, journals and magazines such as VeloNews was located at 1830 N. 55th St. VeloNews published an article about their move, explaining that the Boulder staff was happy to move out, as the building was now “surrounded by medical marijuana growing operations, a noise motor sports garage, and a day-labor office.”¹

In 1970, a large manufacturing building was completed at 6185 Arapahoe Ave. Throughout the 1970s, ski & camp wear was manufactured in the building for Alpine Designs, Inc. and later Ten-X. Most famously, this building housed Neodata, a major magazine subscription fulfillment business, from 1980 until the late 90s. It now is home to the Avalon Ballroom and a small church.

Many buildings further east along Arapahoe past 63rd St. were constructed in 1979. The multi-unit warehouse buildings at 1630 and 1634 N. 63rd St. replaced a 5-room farmhouse. The building directly south of these at 6325 Arapahoe Ave. was also built in 1979. Next door, 6367 Arapahoe Ave. replaced a 5-room residence and greenhouse in 1979. Further east, the two buildings at the eastern edge of the Area II boundary, 6681 and 6687 Arapahoe Ave. were also built in 1979 on farmland. Interestingly,

¹ http://velonews.competitor.com/2011/03/news/velonews-velopress-move-to-new-boulder-digs_163795

assessor records show that a warehouse/office building was built at 6681 Arapahoe Ave. in 1975 but burnt down in November of 1976.

The 1980s

In the 1980s, a few more buildings were constructed east of 63rd St. on Arapahoe Ave. Commonly, old farms appear to have been subdivided into four or five parcels, and then developed as manufacturing buildings or storage facilities. The five parcels from 6585-6661 Arapahoe Ave. once were all one farm, but in 1980 a manufacturing building was built at 6661 Arapahoe Ave., and in 1984, another was built just west of that at 6655 Arapahoe Ave. In 1985, a multi-unit auto repair building was constructed at 6519 Arapahoe Ave. on former land of another farm. Throughout the 1980s, Arapahoe Self-Storage at 6389 Arapahoe Ave., also part of that farm, added storage buildings to their lots.

THE 1990s

In the 1990s, construction was limited to the addition of more self-storage facilities, Boulder Self Storage, from 6585-6623 Arapahoe Ave. on the previously divided lots of a farm.

THE 2000s

In 2007 and 2008, two more storage facilities were constructed at 6425 and 6439 Arapahoe Ave., but otherwise there has not been any recent construction in the area.

Colorado Department of Transportation (CDOT) is working on a road widening project along East Arapahoe Ave., which removed some land from the parcels on Arapahoe east of 63rd St. The property at 6551 Arapahoe Ave. has become the site of the temporary construction offices for that widening project. There has not been any significant change of use for the area east of 63rd St. since the original building construction.

The greatest change in the study area has occurred around 55th St. and Arapahoe Ave. In the last two years, many businesses have moved out and been replaced by medical marijuana growing facilities. In fact, six of the seven occupied buildings in the area have some sort of medical marijuana operation.²

² Boulder County Assessor Permit information; Site Visit June 2012

Attachment B: Existing Uses

ASSESSOR ID	ADDRESS	STREET	BUSINESS NAME/SIGNS	COUNTY ZONING	USE (INFORMAL)	YEAR BUILT	SITE VISIT NOTES
35121	1700	N 55TH ST	EPICFOODS.COM	LIGHT INDUSTRIAL	MMC	1973	WELL WATER SIGN
36533	1750	N 55TH ST	ALLEN SCIENTIFIC GLASS, INC.; MASSAGE CHAIR FACTORY OUTLET	LIGHT INDUSTRIAL	GLASS MANUFACTURING , MASSAGE CHAIR MANUFACTURING & RETAIL	1974	
35930	1780	N 55TH ST	COLUMBINE APPLIANCE & FIREPLACES SERVICE & SALES; BRAND SOURCE; SCUDERIA RAMPANTE; EBS CARBON, INC.; BASSLER DEVELOPMENT; LABOR READY	LIGHT INDUSTRIAL	APPLIANCE & FURNACE SALES/SERVICE, FERARRI SERVICE & SALES, ENGINEERING, RESEARCH & DEVELOPMENT, DAY-LABOR OFFICE	1974	
36361	1830	N 55TH ST	COMPETITOR GROUP; VELO GEAR; VELO PRESS; PEAK SPORTS PRESS; INSIDE COMMUNICATIONS ; VELO NEWS; INSIDE TRIATHLON	LIGHT INDUSTRIAL	COMP GROUP (VELO GEAR, ETC) MOVED 2011-SIGNS REMAIN BUT BUILDING NOW POSSIBLY MMJ GROWING	1974	
35519	1840	N 55TH ST	MOSAIC DANCE	LIGHT INDUSTRIAL	VACANT? LIGHT INDUSTRIAL	1969	APPEARS VACANT; BACK ENTRANCE 1844 NO SIGN
36412	1630	N 63RD ST	EFRAINS II RESTAURANT & CANTINA; GLAMOUR PLUS PHOTOGRAPHY; JK FINISHES	COMMERCIAL	RESTAURANT; PHOTOGRAPHY STUDIO/OFFICE; CABINET & PAINTING CONTRACTORS	1979	
68066	1634	N 63RD ST	DENTS BY HAND PAINTLESS DENT REMOVAL; BOULDER SCHOOL OF METALS; GLENDALE MAINTENANCE	COMMERCIAL	CAR REPAIR SHOP; CRAFT SCHOOL	NULL	
70371	1724	N 63RD ST	PARKING LOT	COMMERCIAL	PARKING LOT FOR EXCAVATING COMPANY	NULL	PARKING LOT FOR 1726 N 63RD ST
35647	1726	N 63RD ST	VALLEY EXCAVATING, INC	COMMERCIAL	OFFICE & WAREHOUSE FOR EXCAVATING COMPANY	1929; WAREHOUSE 1987	HOME TURNED BUSINESS FACING 63RD AND LARGE WAREHOUSE IN BACK
36852	5565	ARAPAHOE	HOSPICE CARE & SHARE THRIFT STORE; GLASS DOCTOR; GREEN TREE MEDICINALS	COMMERCIAL	THRIFT STORE, WINDSHIELD REPAIR, MMC	1975	WELL WATER SIGN

ASSESSOR ID	ADDRESS	STREET	BUSINESS NAME/SIGNS	COUNTY ZONING	USE (INFORMAL)	YEAR BUILT	SITE VISIT NOTES
36141	5575	ARAPAHOE	ROGER REUTIMANN	LIGHT INDUSTRIAL	SCULPTOR STUDIO	1976	TWO BUILDINGS "SOUTH" & "NORTH," NO WINDOWS, NO BUSINESS NAMES, MULTIPLE GAS METERS
36254	5595	ARAPAHOE	NO BUSINESS SIGN	LIGHT INDUSTRIAL	MMJ GROWING FACILITY	1973	NOT VACANT; PROBABLY GROW FACILITY
37008	6123	ARAPAHOE	WESTSOY TOFU	LIGHT INDUSTRIAL	TOFU MANUFACTURING AND PROCESSING PLANT	1967	
36921	6185	ARAPAHOE	THE AVALON BALLROOM; THE ROCK OF FRONTRANGE A CHRISTIAN LIFE CHURCH	LIGHT INDUSTRIAL	BALLROOM; CHURCH	1970	ENTRANCE TO CHURCH ON EAST SIDE; AVALON ON SOUTH
600518	6301/6303	ARAPAHOE	VACANT	COMMERCIAL	VACANT-RESIDENTIAL? COUNTY HISTORIC LANDMARK	1920; 1929	TWO VACANT HOUSES ON PARCEL; COUNTY MAPPING LISTS PARCEL NUMBER 146326006003; HISTORIC LANDMARK
600572	6325	ARAPAHOE	BOULDER ALTAN ALMA ORGANIC FARM; SAGE & SAVORY CATERING; THE HONEYCOMB HAIR STUDIO	COMMERCIAL	WHOLESALE & PACKING OF ORGANIC FARM PRODUCTS; CATERING BUSINESS; HAIR STUDIO	1979	COUNTY LISTS PARCEL AS 146326006025
600987	6367	ARAPAHOE	MCDONALD CARPET ONE FLOOR & HOME; JOHN'S 4X4 CENTER; NAPA AUTO CARE CENTER	COMMERCIAL	CARPET & FLOORING SALES & WAREHOUSE (SOUTH BUILDING); AUTO CARE CENTER	1979	TWO BUILDINGS ON PARCEL, MCDONALD IN SOUTH BUILDING, OTHERS IN NORTH; COUNTY LISTS PARCEL AS 146326005020
600536	6389	ARAPAHOE	ARAPAHOE SELF STORAGE; BUDGET TRUCKS; AAA STORE-N-LOCK	COMMERCIAL	STORAGE & TRUCK RENTAL	VARIES	
600534	6389	ARAPAHOE	SAME AS PARCEL 146326005016	COMMERCIAL	STORAGE & TRUCK RENTAL	VARIES	
600549	6425	ARAPAHOE	RV & BOAT STORAGE	COMMERCIAL	STORAGE OF RVS AND BOATS	2007	
600526	6439	ARAPAHOE	BOULDER SELF STORAGE	COMMERCIAL	STORAGE	2008	COUNTY LISTS PARCEL AS 146326006011

ASSESSOR ID	ADDRESS	STREET	BUSINESS NAME/SIGNS	COUNTY ZONING	USE (INFORMAL)	YEAR BUILT	SITE VISIT NOTES
600528	6519	ARAPAHOE	IMPORT SPECIALISTS; THE 4-WHEELER; THE WORKS GARAGE SCANDANAVIAN AUTO; CANYON AUTOMOTIVE; BOULDER MOTORSPORTS; PLANTS AUTO SERVICE	COMMERCIAL	MULTIPLE AUTO SERVICE SHOPS	1985	COUNTY LISTS PARCEL AS 146326006013
600532	6551	ARAPAHOE	CEI	COMMERCIAL	TEMPORARY CONSTRUCTION MOBILE OFFICES		MOBILE MINI STORAGE;
600520	6585	ARAPAHOE	BOULDER SELF STORAGE	COMMERCIAL	STORAGE	1997	THREE PARCELS BUT ALL SAME BUSINESS;
600522	6595	ARAPAHOE	BOULDER SELF STORAGE	COMMERCIAL	STORAGE	1997	THREE PARCELS BUT ALL SAME BUSINESS;
600524	6623	ARAPAHOE	BOULDER SELF STORAGE	COMMERCIAL	STORAGE	1997	THREE PARCELS BUT ALL SAME BUSINESS;
600982	6655	ARAPAHOE	BDM BOULDER DOOR & MILLWORK, THOMAS VINTAGE MOTORS, OCCAM ROBOTICS	COMMERCIAL	DOOR RETAILER & CUSTOM DOOR BUILDER; ROAD AND RACE CAR RESTORATION; COMPUTER RESEARCH & DEVELOPMENT	1984	4 SUITES; COUNTY LISTS PARCEL AS 146326003013
600530	6661	ARAPAHOE	BOULDER GLASS; INTERIOR CONSTRUCTION SERVICES, INC.; PETERSON MACHINING, INC.	COMMERCIAL	GLASS REPLACEMENT & REPAIR SERVICES; MACHINE PARTS MANUFACTURING	1980	
67904	6681	ARAPAHOE	STREETSIDE STUDIOS; SONSHIP STUDIOS	COMMERCIAL	DANCE STUDIO; PRODUCTION STUDIO	1979	
600551	6687	ARAPAHOE	LIGHTNING ELIMINATORS & CONSULTANTS, INC.	COMMERCIAL	LIGHTNING PREVENTION PRODUCTS MANUFACTURING , DISTRIBUTION, CONSULTING	1979	