

6400 ARAPAHOE ROAD SITE NEIGHBORHOOD MEETING #1 - SUMMARY NOTES

PROJECT NAME: 6400 Arapahoe Road
DATE OF MTG: April 5, 2010
ATTENDEES: Attached

The meeting agenda consisted of a presentation by Elizabeth Vasatka summarizing the project background, project process and vision, followed by presentations from each of the nonprofits to describe their business operations. Following and during the presentation there was an open discussion of the issues and opportunities to furthering the City of Boulder's waste reduction goals and uses of the 6400 Arapahoe Road property.

DISCUSSION NOTES:

Concerns of 6400 Property Uses

1. Heavy C & D (Construction and Demolition) processing, specifically processing of concrete, asphalt and other aggregates will not occur at the 6400 property due to concerns about noise and pollution expressed by neighbors. Boulder County is exploring this use (heavy C&D processing of aggregates, concrete, asphalt and asphalt shingles) on 63rd Street.
2. Household hazardous waste, such as collection of batteries, will not be collected or processed at the 6400 property. The new Boulder County Hazardous Material Management facility will not be located at this site.
3. Eco-Cycle processes "traditional" recyclables at the Boulder County Recycling Center on 63rd Street and transports compostables to Platteville for processing. Neither of these materials will be processed at the 6400 property.
4. The Center for Hard-to-Recycle Materials (CHaRM) Repair & Innovation operations should prepare a set list of allowable repair activities and standard protocol to control the use of any hazardous materials. The process of soldiering repairs to small electronics should be reviewed to clearly understand potential health risks and how to limit pollution.
5. CHaRM has a standard protocol to deal with the breakage of donated electronics such as CRT's computer monitors to limit pollution and waste. Breakage of CRT's from computers and TV's is rare.

Budget/Financing/Economics

6. The purchase of the 6400 property went through an expedited process in 2009. The purchase of the property was expedited due to the nature of the original purchase agreement between Boulder County and the sellers. Timelines were agreed upon in the original contract that the city either had to adhere to or risk the chance of losing the property.

7. The 6400 property is approximately 10 acres and was initially larger than the City of Boulder was planning for in comparison to the four acre Brickyard site on 63rd Street. The programming of the land is part of a process the city is embarking upon to explore and evaluate other waste reduction uses for the eastern part of the property.
8. \$1.8M is available to spend on hard costs (building and site improvements) and soft costs (design professional services, review and application costs for land use processes) for phase one development the 6400 property.
9. The primary purpose of the land was to relocate Eco-Cycle, CHaRM and the ReSource operations to the site. Once the nonprofits' space planning for programming and operations is completed, then the remaining land will be evaluated for additional waste reduction uses. Additionally, due to the financial structure of the purchasing the site, options will be explored to sell off a portion of the eastern side of the land that could assist the city in generating revenue and recover some cost.
10. Should the City of Boulder consider the sale of any portion of the property, the residents expressed concerns about other developers' use the site.
11. Eco-Cycle is a self sustained nonprofit who sells it services to the community through educational programs, collection and processing of recyclable materials. The sale of its services provides enough income to sustain its \$2.5 million payroll and business operations annually.
12. Unlike the commercial recycling for-profit businesses, Eco-Cycle maintains a unique operation that not only collects traditional recyclable and compostable materials, but also collects hard to recycle materials for recycling or reuse.
13. Funding for purchase and development of the 6400 property is from the City of Boulder Trash Tax.

Property Improvement Concerns

14. Landscape improvements, such as trees and smaller vegetations, are encouraged to control blowing dust and debris, especially surrounding the dirt portion of the 6400 property. Landscaping improvements are required as part of the City of Boulder development requirements and will be budgeted for in the phase one improvements to the property.
15. Colorado Department of Transportation (CDOT) upgrades to Arapahoe will be between Cherryvale and 75th. The five lane road improvements in front of 6400 Arapahoe will include a center turn lane.
16. Development of the 6400 property should be attractive and mindful of property values of the nearby residence.

Concerns Beyond Property Boundaries

17. Property immediately south of site is owned by Boulder Valley School District (BVSD), from 63rd east to the gate near the fueling station. This site is currently littered with debris.
18. CDOT roadway and future potential RTD rail station improvements are not anticipated to affect the development of the 6400 property. It was noted that future increased rail traffic (if it occurs) will affect automobile traffic on 55th Street and 63rd Street.
19. It is assumed that the improvements to Cherryvale between Baseline and Arapahoe being considered by Boulder County will be to slow traffic speeds on Cherryvale, not speed traffic up.

Process Comments

20. Neighbors expressed views for the city to keep all 10 acres of the site, due to the unknowns of potential buyer's desire to develop.
21. Although the design team was hired by the city in February, they have not begun the design of the building or site improvements. The design team's services up until the Neighborhood Meeting #1 on April 5 have been to assemble the nonprofits' programming requirements, constraints and concerns. Several meetings with each of the nonprofits were held to establish their programming requirements (space and building needs) for the present time and vision for their organization. This programming data, as well as the large group meetings with the neighborhood and stakeholders will be used in the process of designing the improvements to the buildings and site through April and May concept design process.
22. This was the first of three good neighbor meetings to get residents' input. Advanced notice of the neighborhood meetings is crucial for the public involvement. The standard 10 day notice for meetings isn't enough and the neighbors would appreciate as much notice as possible. Interested parties are encouraged to provide their e-mail address to Elizabeth Vasatka to be placed on a list-serve or to regularly check the city website to keep informed with project postings and meetings.
 - Contact information for Elizabeth Vasatka is vasatkae@bouldercolorado.gov or 303-441-1964
 - The project web site is www.bouldercolorado.gov/issues/projects/ Future Waste Reduction Facilities- 6400 Arapahoe Road

Attendee List

Public: Jennifer Marquardt, Judith Renfroe , David Prinster, Adam Jackaway, James D. Warren, Noel Shove, Judy Shove, Stacy Stoutenberg, Elke Meier, Charla Berens, Mary Caraway, Albert Chapman, Laura Tack, Anne Larson, and Gwenne Hume

City Council member: Lisa Morzel

City of Boulder staff: Elizabeth Vasatka, City of Boulder, project manager and Elaine McLaughlin, City of Boulder, senior planner

Consultant team members: Nathan Pillatzke, PEH Architects; Jim Brzostowicz, Drexel Barrell; Bill Fox, Fox Higgins; and Lynda Gibbons, Gibbons White

Tenants of the property, nonprofit staff: Eric Lombardi, Eco-Cycle, Executive Director; Dan Matsch, Eco-Cycle, CHaRM Manager; Keith Frausto, Center for ReSource Conservation (CRC), Executive Director and Shaun LeBarre, CRC, ReSource director