

**East Arapahoe Area Plan Preliminary Analysis:
Zoning Analysis Surrounding the Boulder Community Hospital Foothills Campus and
Analysis of the Area II Properties along east Arapahoe Avenue.**

EXECUTIVE SUMMARY

This information packet provides two items of initial background research regarding the East Arapahoe Avenue area, in preparation for the larger planning effort beginning this fall. The initial research includes:

- (1) an analysis of existing square footage surrounding the Foothills campus zoned for medical office use in anticipation of the relocation of the primary acute care functions of the hospital in 2014, and
- (2) baseline information and analysis regarding the unincorporated (Area II) properties along East Arapahoe Ave., which the city committed to preparing as part of the 2010 Boulder Valley Comprehensive Plan (BVCP) Update.

In mid-2014, Boulder Community Hospital will relocate the primary acute care functions, including the emergency room, from the Broadway hospital campus to the Foothills Hospital campus. As a result, it is expected that many of the primary care physicians and specialists will want to relocate to remain in close proximity to the hospital. This raised the question about whether the amount of land and square footage zoned for medical office uses is adequate to accommodate the relocation. Based on a square footage comparison, staff estimates that there is adequate existing space surrounding the Foothills Hospital zoned for medical office use to accommodate the initial transition. While there may be longer term needs, those needs should be addressed through the East Arapahoe Area Plan.

During the 2010 Boulder Valley Comprehensive Plan (BVCP) update, the city committed to Boulder County to preparing an analysis of the existing conditions, opportunities and challenges regarding annexation of the unincorporated Area II properties along east Arapahoe Ave. The analysis report attached to this information packet includes information on the approximately 40 properties that are within the city service area and eligible for annexation.

BACKGROUND

During the June 2012 work plan update, Council prioritized a work plan item for 2013 to prepare a plan for the East Arapahoe area, focused around the Boulder Community Hospital (BCH) Foothills Hospital but also potentially designed to address a broader range of issues on the east side of the city that were noted during the 2010 BVCP.

Initially, the hospital-related issues are fairly narrow and mostly land-use focused. BCH has indicated that over the next several years, its acute care functions (including emergency room) will relocate from Broadway to the Foothills campus. The Foothills campus addition to accommodate this growth is currently under construction. As a result, the city anticipates the relocation of medical and support services offices to the area; however, land zoned for medical offices in the area is limited, as described in the analysis section. The upcoming East Arapahoe

Area Plan could be narrowly focused on the area surrounding the hospital or it could encompass a wider geographic area or corridor and range of issues. Other work plan items and issues that overlap with the East Arapahoe plan effort include:

- Sustainable Streets and Centers (i.e., analyzing what is working or not from an urban design, walkability and developing a guide/typology to improve future development patterns along East Arapahoe Ave. and other corridors),
- The Transportation Master Plan and improved transportation connections in the East Arapahoe area, including Bus Rapid Transit
- The Economic Sustainability Strategy (i.e., enhancing amenities in the East Boulder area that help to attract and retain businesses and creative talent),
- Unincorporated industrial land along East Arapahoe Ave./Annexations,
- The interface of Arapahoe Ave. with the University of Colorado east campus and Boulder Junction.
- Climate Commitment focus on integrating land use and transportation and innovative energy conservation solutions to reduce greenhouse gas emissions.
- Access Management and Parking Strategy (AMPS), and
- Comprehensive Housing Strategy and its exploration of the “15-minute/accessible neighborhood” concepts and opportunity areas for housing.

This information packet addresses two initial analysis steps and commitments while greater scoping of East Arapahoe issues and potential planning process is taking place: (1) Analyzing capacity for medical office space, and (2) Analyzing the unincorporated Area II properties along east Arapahoe Ave..

ANALYSIS

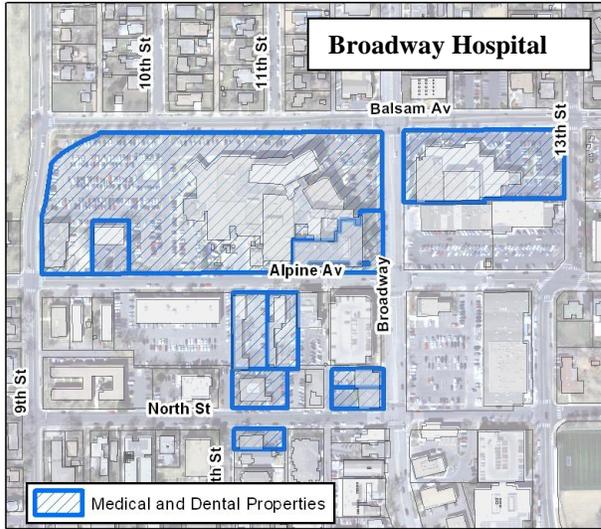
1—Analysis of Hospital-Related Medical Office Space

In 2014, Foothills Hospital will be opening its new facilities, including transitioning the majority of inpatient acute services to the Foothills Hospital campus. This includes surgery, imaging and laboratory services, and inpatient care for patients with heart disease, neurological issues and orthopedic injuries. Staff has been working with Boulder Community Hospital regarding the anticipated relocation of additional affiliated medical offices space after or around the time the new facilities open. While the actual demand for the amount of offices or overall space is not exactly known, BCH anticipates that office relocations will occur over time and the majority of medical and dental offices average between 3,000 and 5,000 square feet.

Broadway Campus

Based on Boulder County Assessor data, approximately 153,200 square feet of medical and dental office space currently exists surrounding the current Broadway hospital campus (excluding the primary hospital building).

Of that total, approximately 77,270 square feet is the Boulder Medical Center office building, with the remaining 76,000 of various medical and dental related uses. Based on conversations with Boulder Community Hospital, there are several smaller buildings that are not included in



the figures above. These include properties that recently converted to a non-medical related use or those that are assumed to not need a direct adjacency to the hospital.

Broadway Hospital Area	
Boulder Medical Center	77,270 sq. ft.
Other medical and dental properties assumed to relocate	76,000 sq. ft.
Broadway Hospital Area TOTAL	153,200 sq. ft.

*Note: This does not include the Hospital building

Foothills Campus and Nearby Properties

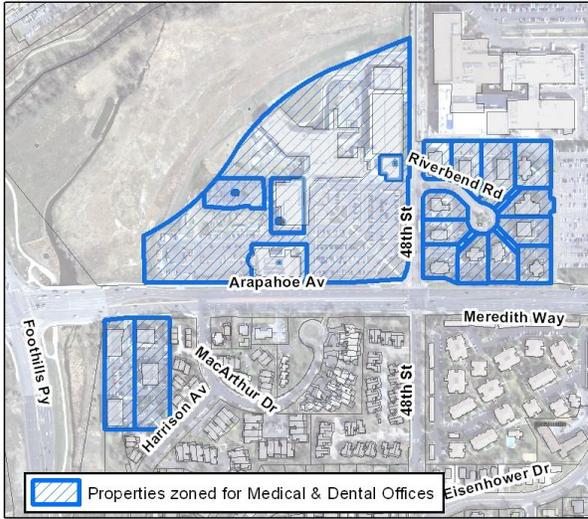
Surrounding the Foothills Hospital campus, two adjacent subdivisions are zoned or approved for medical office. The first is the Riverbend office park, which is at the northeast corner of 47th St. and Arapahoe Ave. Boulder Community Hospital has stated that this is a growth area for the hospital, with eight of the properties owned by Boulder Community Hospital, and the remaining 4 properties in private ownership occupied by a variety of office and medical office uses. The Riverbend office park contains 12 properties and buildings containing a total of 76,700 square feet.

If all of the Riverbend Office Park were to redevelop, it has potential for approximately 200,000 square feet of built space, based on existing zoning and Floor Area Ratio (FAR).

The second area across from Foothills Hospital is the Viewpoint Office Park, located on the south side of Arapahoe Avenue just east of the intersection of Foothills Parkway. Built in the mid 1990's, Viewpoint is zoned Residential – High 4 (RH-4), and was approved for office use as part of its initial construction. The office park contains 4 buildings totaling 54,500 square feet. In 1996, one floor of one building was approved for medical office space. In 2012, the property owner requested and received a use review approval to allow medical and dental offices in all 4 buildings. It is anticipated that over time Viewpoint will transition to a majority of medical and dental uses.

Between Riverbend and Viewpoint, 131,200 square feet of existing buildings are zoned for medical office space. In addition, the properties further east on Arapahoe Ave. near the intersection with 55th St. also allow medical office space under existing zoning.

With the potential for 76,000 square feet of office surrounding the Broadway Hospital campus that may desire to relocate (not including Boulder Medical Center), adequate built medical office space appears to be available under existing zoning to accommodate initial relocations at the time of the hospital relocation in 2014; however future analysis of ongoing and



Foothills Hospital Area	
Riverbend Office Park	76,700 sq. ft.
Viewpoint Office Park	54,500 sq. ft.
Foothills Hospital	131,200 sq. ft.
Area TOTAL	

*Note: This does not include the Hospital or offices on the Foothills Hospital property

future needs

for medical space will be necessary as part of the East Arapahoe Area Plan.

One outstanding question is whether Boulder Medical Center will decide to relocate near the Foothills campus. As the largest single medical office (at 77,270 sf), its relocation would require redevelopment of a portion of the Riverbend office park properties owned

by Boulder Community Hospital to accommodate it.

2—Analysis of East Arapahoe Avenue Area II Unincorporated Properties

During a joint meeting between the City Council and the Boulder County Board of County Commissioners as part of the 2010 update to the Boulder Valley Comprehensive Plan, the city agreed to conduct a study of existing conditions and uses of the unincorporated properties in Area II along east Arapahoe Ave. The purpose of the study was to examine what services are already being provided and what uses exist to gain a better understanding of the issues and challenges related to annexation. The study focused on the 40 non-residential Area II properties along Arapahoe from Range Street east to the edge of the service area.

Of the 40 properties, 85% have development potential if annexed into the city, and the majority of the properties have an industrial land use. Approximately 70% of the properties receive city water and/or sewer. The full report including the development history of the area and an inventory of existing uses is enclosed.

ENCLOSURES

A: East Arapahoe Avenue Area II Study