

## **6400 ARAPAHOE ROAD SITE NEIGHBORHOOD MEETING #2 - SUMMARY NOTES**

**PROJECT NAME:** 6400 Arapahoe Road  
**DATE OF MTG:** July 7, 2010  
**ATTENDEES:** Attached

The meeting agenda consisted of a presentation by Elizabeth Vasatka, City of Boulder project manager, summarizing the project background, project intent and tenant's Eco-Cycle, Center for Hard to Recycle Materials (CHaRM) and ReSource operations for the site. After the general information, Carol Adams from Studio Terra, managing the land use review processes, presented the layouts for the Phase I and Phase II Concept Plans. Phase I is the layout with the nonprofits' operations sharing the existing buildings with minor retrofits to the buildings and improvements to the site, within approved city budget. Phase II is the nonprofits' vision for their operations; which includes a new 12,000 square foot warehouse, which funding is not currently identified. Yet, at the June 3, City Council study session, it was recommended that Phase II funding be evaluated in the context of the five year update to the Master Plan for Waste Reduction (MPWR). The update will start in the fourth quarter of 2010, and staff will return to council in the first quarter of 2011 with recommendations.

### **DISCUSSION NOTES:**

#### **Concerns of 6400 Property Uses**

1. Concerns were raised again about the potential on construction and demolition (C&D) collection and processes at the site. It was clarified that no heavy C&D materials will be processed at this site.
2. Neighbors raised concerns about having a southern access on the site with respect to vehicles' impact to the ditch and marsh. It was explained that at this time the city wasn't actively pursuing an agreement with Boulder Valley School District (BVSD) to use its south access but that would still enter into discussions on this issue with BVSD, including evaluating pros and cons. The neighbors that attended are not in favor of a southern access on the site.

#### **Property Improvement Concerns**

1. The landscaping shown on the Concept Plan drawings has a break on the eastern boundary of the property. It was suggested that the landscaping should not break and be planting continuously along the eastern perimeter of property.
2. It was explained that larger trees can not be planted on the perimeter of the site due to the placement of a waterline. City regulations state that trees can't be planted within 10

feet of a water, storm sewer or sanitary sewer line. As an alternative, it was recommended that native or indigenous species of tall bushes and shrubs will be planted instead.

### **Concerns Beyond Property Boundaries**

1. It was commented that, at least a short right turn lane eastbound from Arapahoe into 63rd Street (where trailer park is located), even if Arapahoe is widened to four lanes (two eastbound). This would help patrons of the Sombrero Marsh Environmental Education (BVSD/Thorne) coming eastbound from Boulder.
2. It was noted that a sign, like the Stazio Ballfields sign, for Thorne Ecological Institute (TEI) and the Sombrero Marsh Environmental Education Center at 63rd and Arapahoe. The TEI and BVSD have requested this in the past.

Both these issues and comments were forwarded to the CDOT project managers for the Arapahoe Road project.

### **Process Comments**

- Contact information for Elizabeth Vasatka is [vasatkae@bouldercolorado.gov](mailto:vasatkae@bouldercolorado.gov) or 303-441-1964
- The project web site is [www.bouldercolorado.gov/issues/projects/](http://www.bouldercolorado.gov/issues/projects/) Future Waste Reduction Facilities- 6400 Arapahoe Road

### **Attendee List**

Public: Judith Renfroe, Adam Jackaway, Elke Meier, Dr. Oakleigh Thorne, and Jen Leland

City of Boulder staff: Elizabeth Vasatka, City of Boulder, project manager and Glen Magee, City of Boulder, facilities architect

Consultant team members: Carol Adams, Studio Terra; Nathan Pillatzke, PEH Architects; Matt Adams, Drexel Barrell; and Bill Fox, Fox Higgins

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 Rob Baer, CRC, ReSource manager