BOULDER CITY COUNCIL
JOINT MEETING WITH PLANNING BOARD
Municipal Building, 1777 Broadway
Tuesday, December 15, 2015
5:30 PM

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
   A. Declaration for Mary Louise Chavers and presentation by Rocky Mountain Peace and Justice Center

2. **OPEN COMMENT and COUNCIL/STAFF RESPONSE (limited to 45 min.)**
   Public may address any city business for which a public hearing is not scheduled later in the meeting (this includes the consent agenda and first readings). After all public hearings have taken place, any remaining speakers will be allowed to address Council. All speakers are limited to three minutes.

3. **CONSENT AGENDA** (to include first reading of ordinances) Vote to be taken on the motion at this time. (Roll Call vote required)

4. **POTENTIAL CALL-UP CHECK IN**
   Opportunity for Council to indicate possible interest in the call-up of an item listed under 8-A. No action will be taken on this item at this time.

5. **PUBLIC HEARING**
   A. Update and direction on the following items related to the 2015 Major Update to the Boulder Valley Comprehensive Plan (BVCP):
      1. Project Update including BVCP Survey Results and Phase 3 Areas of Focus
      2. Initial Screening of Public Requests for Map Changes in Area I and Area II Enclaves and Requests from the Public for Policy and Text Changes- (Public Hearing)

6. **MATTERS FROM THE CITY MANAGER**

7. **MATTERS FROM THE CITY ATTORNEY**

8. **MATTERS FROM MEMBERS OF COUNCIL**
   A. Potential Call-Ups
   B. A motion to adopt Resolution No. 1178 regarding the inclusivity of Boulder

9. **PUBLIC COMMENT ON MATTERS -**15 min
   Public comment on any motions made under Matters.

10. **FINAL DECISIONS ON MATTERS** Action on motions made under Matters

11. DEBRIEF -Opportunity for Council to discuss how the meeting was conducted-5 min

12. ADJOURNMENT

This agenda and the meetings can be viewed at www.bouldercolorado.gov / City Council. Meetings are aired live on Municipal Channel 8 and the city's Web site and are re-cablecast at 6 p.m. Wednesdays and 11 a.m. Fridays in the two weeks following a regular council meeting. DVDs may be checked out from the Main Boulder Public Library.

Anyone requiring special packet preparation such as Braille, large print, or tape recorded versions may contact the City Clerk's Office at (303) 441-3002, 8 a.m. – 5 p.m. Monday through Friday. 48 hours notification prior to the meeting or preparation of special materials IS REQUIRED.

If you need Spanish interpretation or other language-related assistance for this meeting, please call (303) 441-1905 at least three business days prior to the meeting. Si usted necesita interpretación o cualquier otra ayuda con relación al idioma para esta junta, por favor comuníquese al (303) 441-1905 por lo menos 3 negocios días antes de la junta.

Electronic presentations to the city council must be pre-loaded by staff at the time of sign up and will NOT be accepted after 3:30 p.m. at regularly scheduled meetings. Electronic media must come on a prepared USB jump (flash/thumb) drive and no technical support is provided by staff.

MARY LOUISE CHAVERS DAY
Tuesday, December 15, 2015

WHEREAS, Mary Louise Chavers, is a human of the highest integrity who came to Boulder over 18 years ago, and before passing away on December 3, 2015, contributed much of her time and energy to critical issues surrounding toxins in the environment; and

WHEREAS, Mary spoke out for many in our community, looking out for the civil, human, and disability rights of those who need protection from harmful and life-threatening chemicals; and

WHEREAS, Mary, who suffered acutely from chemical sensitivity afflictions, worked tirelessly on behalf of all to eradicate pesticides, herbicides and other toxic substances from our environment and forced us all to go deeper into the health and safety consequences of our constant chemical exposure; and

WHEREAS, Mary's love for the Boulder community touched countless lives and led to major improvement and progress for residents, particularly those living in public housing, and those residents who have serious and severe disabilities, such as chemical sensitivities; and

WHEREAS, Mary always greeted others in the light of our shared humanity and in the light of our shared concern for community; especially our most vulnerable residents, those living in subsidized section 8 housing; and

WHEREAS, Mary's on-going efforts led to the City's prioritization of pollution prevention and the establishment of a strong Integrated Pest Management policy framework; and

WHEREAS, Mary's sense of purpose, courage and genuine caring has made a lasting impression in our lives. We have lost a true canary in our environment and, for that, we take on the public responsibility to persistently strive to eradicate toxins and reduce risk to public and environmental health; and

WHEREAS, Mary will always remind us to have a profound love and respect for the land and all life that embodies it, to see ourselves as collective stewards of this Earth.

NOW THEREFORE, BE IT DECLARED by the City Council of the City of Boulder, Colorado, that Tuesday, December 15, 2015 is

MARY LOUISE CHAVERS DAY

in the City of Boulder, and urge all members of our community to recognize this special occasion with appropriate ceremonies and activities.

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Suzanne Jones, Mayor

CITY OF BOULDER
JOINT MEETING OF CITY COUNCIL and PLANNING BOARD

MEETING DATE: December 15, 2015

AGENDA TITLE

Update and direction on the following items related to the 2015 Major Update to the Boulder Valley Comprehensive Plan (BVCP):

- **I. Project Update including BVCP Survey Results and Phase 3 Areas of Focus, and**
- **II. Initial Screening of Public Requests for Map Changes in Area I and Area II Enclaves and Requests from the Public for Policy and Text Changes**

PRESENTER/S

Jane S. Brautigam, City Manager
David Driskell, Executive Director, Planning, Housing & Sustainability (PH&S)
Susan Richstone, Deputy Director, PH&S
Lesli Ellis, Comprehensive Planning Manager, PH&S
Courtland Hyser, Senior Planner, PH&S
Jean Gatza, Sustainability Planner, PH&S
Jeff Hirt, Planner II, PH&S
Caitlin Zacharias, Associate Planner, PH&S
Pete Fogg, Senior Planner, Boulder County

EXECUTIVE SUMMARY

The purpose of the joint meeting of the City Council and Planning Board is to cover the following items related to the Boulder Valley Comprehensive Plan (BVCP):

I. to provide a project update, including a presentation of the BVCP survey results, and hear feedback on focus areas for the plan update as the process enters Phase 3 (See **Attachment A: Updated Work Plan**), and

II. to hold a public hearing and provide staff recommendations on the initial screening of requests for changes to the land use map or designation of parcels in Area I and Area II enclaves and requests from the public for policy or text changes in the plan (further explained below).

Part I: As Phase 2 of the plan update concludes, staff would like to share new and updated information with City Council and Planning Board, including the results from 937 respondents to the BVCP random sample survey, resulting in a 16.8 percent net response rate. The 95 percent confidence interval (or margin of error) is approximately +/- 3.2 percentage points. Part I also includes a summary from six focus groups, community engagement summary, and information

about technical work that has been completed. Staff is seeking feedback from on the approach to addressing remaining phases of the BVCP update, including proposed topic tracks and focused areas for options and analysis, as further described in **Attachment D: Phase 3 Areas of Focus Approach and Analysis**.

The BVCP survey and focus group results about topics of quality of life, plan core values, growth management, mixed use and heights, neighborhoods, and other ideas are summarized in this memo, with the full report and summary in **Attachment B.**

A summary of proposed Phase 3 tracks and work plan is also further described in the memo and **Attachment D**. Areas of Focus are proposed to be:

Track 1:

1. Renew core values;
2. Add climate, energy, and resilience;
3. Address future jobs:housing balance;
4. Address middle income housing;
5. Refine the Built Environment section of the plan (e.g., design, mixed use, height, etc.);
6. Add "planning areas" (i.e., subcommunity) sections with policies reflecting local goals;
7. Plan for Boulder Community Hospital site; and
8. Plan and process for CU South land use designation change.

Track 2 will include other policy integration (e.g., transportation, parks, and arts and culture).
Track 3 will entail plan clean up – straightforward plan edits and format improvements.

Part II: On Dec. 15, City Council and Planning Board will also hold a public hearing on the requests received through the public request process for parcels currently in Area I (area within the City of Boulder) or Area II enclaves (unincorporated area under county jurisdiction that is surrounded by the city.) The hearing also will address requests for changes to policies and text as part of the Year 2015 Major Update to the BVCP. This initial hearing will determine which properties should receive additional analysis in 2016.

By the Oct. 2, 2015 deadline, the city and county received 38 total requests (30 regarding properties in Area I, Area II enclaves, Area II, or Area III, and eight regarding policies or text). Moreover, several of the 30 requests regarding properties received multiple submittals. This is a high number and shows a high level of interest from the public. By comparison, in 2010, the city and county processed 19 public requests. To allow necessary time to review requests and hear from the public, the city and county determined that the public hearings by Planning Board and City Council should take place in two parts, with the Dec. 15 public hearing focused only on Area I and Area II enclave properties and policy and text change requests received from the public. The remaining hearings are scheduled as follows:

- Planning Board's deliberation and decision (Dec. 17, 2015);
- City Council's deliberation and decision (Jan. 5, 2016);
- Board of County Commissioners (BOCC) and County Planning Commission - a joint public hearing for Area II and Area III properties (Jan. 26, 2016); BOCC decision (Jan. 27, 2016);
- Planning Board and council - joint public hearing for Area II and Area III map change requests (Feb. 2, 2016), with deliberation and action separately that night.

The Feb. 2, 2016 hearing will conclude the initial screening process, and properties receiving recommendation for further study by the approval bodies will move forward and be further considered later through the spring and summer of 2016. A full description of the process, criteria, and schedule of hearings and process is noted later in the memo.

A link to the "Virtual Tour" map of requests can be found here: link to map. Additional information will be added to the map for the properties that will be reviewed in January and February.

STAFF RECOMMENDATION

After initial review, staff recommends further analysis for select policy and map change requests in Area I and Area II enclaves that have been found to meet the evaluation criteria as noted below.

Suggested Motion Language

Staff requests consideration of this matter and action in the form of the following motion:

Motion to further consider and analyze the following land use map changes for Area I, Area II enclave properties:

- **2130 Arapahoe Ave. & 6287 Arapahoe Ave. (Naropa University)** *(Request 1)*
- **385 Broadway** *(Request 3)*
- **3303 Broadway** *(Request 4)*
- **4801, 4855, 4865, 4885, and 4895 Riverbend Rd. (Boulder Community Health)** *(Request 10)*
- **0, 693, & 695 S. Broadway (Table Mesa Shopping Center)** *(Request 12)*
- **3485 Stanford Ct.** *(Request 13)*

In addition, conduct further analysis of the following policy and text requests made by the public:

- **Enhance public benefit** (Chapter 2- Built Environment) *(Request 16)*
- **Clarification regarding ditches** (Chapter 2- Built Environment, Chapter 9- Agriculture and Food, VI- Urban Service Criteria and Standards) *(Request 17)*
  Reflect public interest in renewable energy and reduction of carbon footprint (Chapter 4- Energy and Climate) *(Request 18)*

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

Community Sustainability

Staff will prepare an assessment of Community Sustainability including economic, environmental, and social benefits and impacts when further analysis and/or a revised Boulder Valley Comprehensive Plan is presented for adoption. This memo is narrowly focused on BVCP work updates and the question of which change requests should be considered for further study and evaluation as part of this five-year update.

Other Impacts

Staff time: The volume of public requests is unprecedented, at more than double the amount received for the 2010 update. Therefore, the initial screening is important, as there may be not sufficient staff resources to conduct further analysis on all of the requests received and to complete additional focused work for the plan as desired by the community and four approval bodies.

PART I: PLAN UPDATE AND SURVEY RESULTS

Background

The plan update has progressed through 2015 aiming for changes to the plan to ensure it remains useful and relevant. So far, the process has entailed extensive community dialogue and engagement as described in the Community Engagement Plan and summaries of events and feedback. The BVCP update has four main phases, each with community dialogue and engagement. **Attachment A** includes the project work plan and process illustration.

Phase 1—Foundations/Community Engagement Plan (complete). The foundations (technical) work that was completed in the first phase has been used extensively in community outreach and is available on the project webpage: www.bouldervalleycompplan.net.

P**hase 2—Issues Identification (nearing completion).** Phase 2 has been focused on collaboration with the community to refine and solidify priority issues to be addressed in the update through 2016. This phase included the survey, a series of check ins with boards and commissions, and six local listening sessions in the community.

Phase 3—Plan Analysis and Updated Policies and Maps (now beginning). As with the first two phases, Phase 3 will entail multiple opportunities for community engagement. The planning team will develop choices and analysis, do the "housekeeping" updates, and write policy refinements and additions to better align the plan with other master plans and adopted city and county policies. Additionally, during this phase, the planning team will advance the 3D modeling and visualization tools to help convey options, scenarios, and tradeoffs and do further research and analysis to support a community conversation. Gaps in metrics to measure plan outcomes will be identified, and the full set of measurements further refined. Finally, the Land Use Plan and Area maps will be updated, reflecting input and analysis from the public request process as well as the scenario analysis.

Phase 4—Draft Plan and IGA (Summer-Fall 2016). Phase 4 will synthesize all the previous phase deliverables into a draft plan for consideration/adoption, again with opportunities for public review and engagement. Additionally, the "Comprehensive Development Plan Intergovernmental Agreement" (IGA) between the city and county (valid through Dec. 31, 2017) will need to be updated.

Implementation steps, such as changes to code and zoning map updates, would be completed following plan adoption.

BOARD AND COUNCIL FEEDBACK

Staff last checked in with City Council on Aug. 25, 2015, and Planning Board and Planning Commission on Sept. 17, 2015 as noted below.

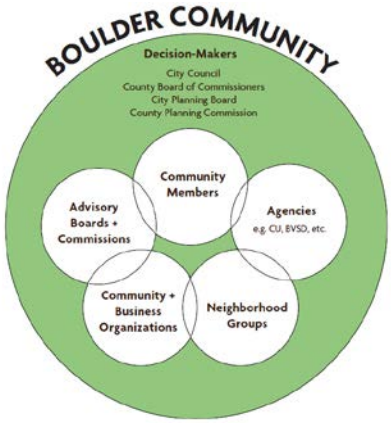
City Council (Aug. 25, 2015)

Council reviewed updated information and provided feedback on the foundations work (including the Trends Report, subcommunity-level mapping, and growth projections); the draft BVCP survey; the change request process (including some information about CU South); and community engagement (with a focus on the kickoff event on Aug. 31).

Planning Board and Planning Commission (Sept. 17, 2015)

The boards met jointly to review and provide feedback on community engagement, foundations work (i.e., Trends Report, subcommunity fact sheets, and growth projections), and topics of focus for the update. This was the second joint meeting of the boards in 2015. Feedback helped staff to finalize the foundations materials and further refine areas of focus. *(Note: the final memo will include attachment or link to detailed meeting summary).*

COMMUNITY ENGAGEMENT



Community engagement in the first phases aimed at getting the word out about the update, informing people about the plan and its legacy, sharing foundations information, and inviting people to participate and share ideas on areas of focus, issues and topics for the update.

Working with the BVCP Process Subcommittee, staff finalized the Community Engagement Plan for Phases 1 and 2. *Add link to final plan for final memo.* An initial plan for Phases 3 and 4 engagement will be developed and reviewed with the Process Subcommittee in January.

Measures of Community Engagement in Phases 1 and 2

To learn from the experiences of all engagement activities and ensure the goals of the engagement plan are being met, the process subcommittee advised measuring engagement quantitatively and qualitatively. **Attachment C: Community Engagement Summary**, contains measures of engagement, including but not limited to the:

- Postcard sent to 50,000 households in the planning area;
- 5,000 email contacts who receive news and updates about the plan through the Planning, Housing and Sustainability's weekly newsletter;
- 937 random sample survey responses, and 459 complete responses to the open link survey; and
- One kickoff event and six listening sessions with hundreds of participants.

BVCP SURVEY AND FOCUS GROUP RESULTS

The random sample survey was a major focus of Phase 2. 937 people responded, resulting in a 16.8 percent net response rate. The 95 percent confidence interval (or margin of error) is approximately +/- 3.2 percentage points. The consultant also held six focus groups from Nov. 6 through Nov. 13 to address subjects in the survey in greater depth. **Attachment B** includes the Survey Summary report with results from the survey, summaries of the focus group discussions, summaries for the open-ended responses and the full text of all responses.

BVCP Survey and Focus Group Takeaways

The survey results and six focus groups addressed a variety of topics that will inform the BVCP update, including quality of life, familiarity with the plan, core values, growth management, mixed use and locations, height, and neighborhoods. The focus groups provided more detailed feedback on issues covered in the survey (i.e., building height, jobs growth, housing growth, and mixed use), as well as issues not specifically addressed in the survey (e.g., transportation, the University, resident diversity, and inclusiveness). The report in all its detail with cross tabulations and demographic information has only recently been available, so staff will continue to read comments and analyze results as Phase 3 work begins. High level takeaways include:

- **Quality of Life:** Ninety-four percent of respondents think quality of life is very good (49 percent) or good (45 percent).
- **Familiarity:** Most survey respondents (59 percent) have no or slight awareness of the plan. Eleven percent know quite a bit about it or are very familiar. However, responses generally validate policy directions of the plan and thoughtful deliberative community planning, as further noted below.
- **Core Values:** Sixty-six percent of respondents did not identify any core values in need of clarification or modification when asked that question. Respondents prioritized and added ideas related to plan core values – what needs increased attention (i.e., diversity of housing types and price ranges, all-mode transportation system, places with unique identities/neighborhoods), and added new ideas as part of their open-ended comments (e.g., diversity, governance, limit growth, safety, housing).
- **Growth Management (Jobs and Housing):** Respondents said Boulder should maintain the current potential for additional jobs (57 percent) and increase (43 percent) or maintain (39 percent) the current potential for additional housing. Open-ended comments showed nuanced thinking about the future mix of housing and jobs and tradeoffs. Context of place, quality, and design for family-friendliness were also themes.
- **Rate:** Respondents on the questions about rate of growth of housing and commercial growth favored continuing maintaining a city system of limiting rate of housing growth (43 percent) but think the city does not need to manage the rate of commercial growth (48 percent).
- **Diversity of Housing and Price:** Results of the survey showed that a greater diversity of housing types and price ranges is the highest priority. 42 percent selected it as their first core value (second was all-mode transportation system, at just 13 percent), 56 percent selected it as one of their top two, and 63 percent selected it as one of their top three values.
- **Mixed Use:** Nearly half of respondents support mixed use within commercial hubs and along major roads (47 percent), and another 39 percent think there are tradeoffs and it should be encouraged in carefully defined areas. The written comments suggested more concern about the design than mix. For instance, people noted that what is getting built is sometimes unattractive, too high end (exclusive), too generic "Anywhere USA" or lacking in landscaping and public spaces. Respondents would like it to be more architecturally interesting and reflective of Boulder's unique identity and scenic quality and address impacts to traffic and parking.
- **Height:** Respondents provided a range of opinions about height, with some saying that "buildings up to 55 feet might be OK in a few selected areas of Boulder only if they provide a number of community benefits…"(34 percent) or if "quality and design is exemplary" (31 percent), or they are OK in commercial areas if consistent with an area plan (23 percent). Many open-ended comments addressed protection of views, particularly downtown and on the west side of town, with some respondents noting that

taller buildings in out-of-the way areas (away from neighborhoods, in industrial business parks) might work.

- **Community Benefits:** Respondents selected permanently affordable housing as the top requirement for new development (25 percent), along with limiting height and protecting views (22 percent). A wealth of open-ended comments will assist in further analysis of community benefits.
- **Neighborhoods:** Respondents described quality of life in neighborhoods as very good (47 percent) or good (44 percent), and generally noted more characteristics they liked (i.e., trails, open space, safety, walkability, quiet, etc.) than factors they disliked (i.e., affordability, access/distance to services, noise and traffic). They would also like better information from the city about services, programs, and events (43 percent); support to improve neighborhood livability (e.g., services, amenities, infrastructure) (41 percent), and support for neighborhood events (37 percent). Thirty-four percent indicated support for land use planning at the local level.

Other Community Feedback

Feedback from City Boards and Commissions

Since October, the planning team has been attending meetings of city boards and commissions and requesting feedback on the foundations works products, community engagement activities, and topics of focus for the update. A detailed summary of meetings is provided in **Attachment C**.

- Sept. 11 **Youth Opportunities Advisory Board**
- Sept. 28 **Parks and Recreation Advisory Board**
- Oct. 5 **Downtown Management Commission**
- Oct. 7 **Landmarks Board**
- Oct. 7 **Environmental Advisory Board**
- Oct. 12 **Transportation Advisory Board**
- Oct. 19 **Human Relations Commission**
- Oct. 21 **Boulder Arts Commission**
- Nov. 16 **Open Space Board of Trustees**
- Dec. 2 **Library Commission (informational memo only)**
- Dec 9 **Boulder Design Advisory Board**

Other Outreach Efforts during Phases 1 and 2

Other outreach events are summarized in **Attachment C**.

- **Listening Sessions.** In November and December, the city and county hosted a series of local community listening sessions in six locations around the community to hear ideas related to the BVCP and other services and programs.
- **Kick off Events –** In August, the city and county held a kickoff event at Chautauqua. Initial input was also gathered through an online poll and other events that asked people "what people love about Boulder" (e.g., open space, natural areas, trails, creative culture) and for input on the potential focus areas. The summaries are on the project webpage.
- **Pop-Up Meetings** – The project team held 13 "pop-up" meetings (including three with bilingual staff) at recreation centers, the farmers market, grocery stores, Eben G. Fine Park and other events to share information and get feedback.
- **Culturally Sensitive Engagement –** Staff and decision-makers have been seeking a meaningful engagement process with Boulder's immigrant communities via culturally sensitive venues and processes, including: one-on-one conversations with community

leaders and spokespeople, building on their knowledge and trust within the community; working with bilingual partners at events or "pop-up" meetings using comment forms in Spanish and English; and partnering with Intercambio to get input from immigrant students in English classes.

- **Outreach with Civic, Business, and Community Groups** – Staff was invited to and attended several meetings to update civic, nonprofit, and community groups on the plan process and to hear their input. The list includes but is not limited to the PLAN Boulder Board, Boulder Chamber Community Affairs Group, Urban Land Institute, Boulder Housing Partners, and Boulder Area Realtors Association.
- **Youth Engagement** – Some of the pop-up meetings and other events have been geared for younger people in the community – children, youth, and university students. YOAB and Growing Up Boulder also are partnering with the planning team to do outreach. A description will be provided on the project website.
- **BVCP Videos** – The city hired Boulder-based Balcony Nine Media to produce the first few videos in the planned series describing planning history in Boulder. Draft videos were shown at the August event. Using feedback received about their tone and content, the consultant finalized the videos which will be available for the Dec. 15 meeting.

TECHNICAL WORK (COMPLETION OF PHASE 1)

Staff completed drafts of BVCP technical work in late summer and presented them at the August kickoff meeting. Since that time, staff has invited input and feedback at public meetings, check-ins with boards and commissions, and other outreach activities. Additionally, staff held two public data sessions in September for the purpose of answering questions and collecting feedback on the technical work products. Collectively, these outreach efforts and subsequent analysis have resulted in adjustments and refinements to the foundations work. One of the more substantive refinements to the BVCP technical work has been to apply the employment estimate methodology (new for 2015) to historical jobs data. More information on that topic is provided in **Attachment F.** Links to current versions of technical work products are below, as are notes about substantive changes since August.

- **Trends Report -** The Trends Report has been updated to reflect edits received from Planning Board and Planning Commission at their joint meeting on Sep. 17. Employment trends have been updated to reflect data revised back to 2001 (the earliest year for which the city was able to obtain data). Staff also updated the Executive Summary to include a list and description of the top ten trends in the community. *Link here for the latest Trends Report*.
- **Community Profile -** The Community Profile will be updated in early 2016 to incorporate 2015 employment data, the new employment trends data back to 2002, and refined data for nonresidential square footage. *Link here for latest Profile*.
- **2040 Projections -** No substantive edits have been made to the 2040 projections since the August draft. *Link here for current projections and methodology*.
- **Subcommunity and Regional Fact Sheets -** The 10 fact sheets have been largely completed since September and now include inserts featuring the future land use map and category descriptions from the adopted (2010) BVCP. *Link here for current Fact Sheets*.
- **Interactive Mapping and 3D Modeling.** The planning team has been working with ESRI to develop online, interactive story board maps for the subcommunities and Area III. The story boards present existing conditions, 3D maps, topography, and a collection of other map data using an online interactive interface. *Link here for Central Area story board map*.

Staff also is working with ESRI to use CityEngine software to prepare a 3D model of Boulder's future development capacity. Current zoning regulations are the basis for "rules". CityEngine's rules also recognize height limits and development constraints (e.g., wetlands and high hazard floodplain) applies all rules to individual parcels, creating a three-dimensional representation of the regulatory envelope within which future development may occur. This work in progress will be refined for analysis of the future land use mix and questions about activity centers and height.

BVCP PHASE 3 – APPROACH AND TRACKS

BVCP Phase 3 – Approach and Tracks

Now that the foundations work is mostly complete, survey results are available, and the community has weighed in at initial events and polling, the third phase (options and analysis) is about to begin. Staff has updated the scope of work for Phase 3 based on input and feedback from the approval bodies and community thus far, and would like to confirm the topics and approach with the four approval bodies. Forthcoming tracks for Phases 3 and 4 will include the following:

Track 1: Areas of Focus
Track 2: Plan Policy Integration
Track 3: Plan Clean up
Track 4: Public Map, Policy, and Text Request Analysis (addressed in Part II of the memo)

The updated work plan for 2016 (**Attachment A**) includes additional details about the entire process.

Track 1: Areas of Focus

Staff will move forward on the following work areas in early 2016 and seeks feedback from the four approval bodies to further refine the areas of focus. The topics in Track 1 are listed below. Additional descriptions of each topic, the reasoning and tie to survey results, approach, public process, analysis to be performed, and timeline can be found in **Attachment D**.

1. **Renew core values.** As noted in the brief survey summary above and report, most people did not suggest changes to the core values. However, respondents who did provided a number of suggestions to update core values to reflect current community ideas, such as themes of safety, resilience, climate, diversity, and others noted in the attachment.

2. **Add climate, energy, and resilience.** The community's work to achieve deep reductions in local greenhouse gas emissions, transform its energy system, and increase community resilience and response to emergencies such as floods have far-reaching implications for city policy and action that should be reflected in the plan. **Attachment D** outlines a scope of work to assess and then propose potential plan changes related to resilience (e.g., updating the sustainability framework to incorporate resilience concepts and reflect our climate commitment goals).

3. **Address future jobs:housing balance.** Survey responses, as noted above, show that greater diversity of housing types and price range is the highest priority issue. Staff

proposes to prepare options (or scenarios) to improve the balance of housing and jobs in the future. Such scenarios could lead to adjustments to the land use plan and policies related to housing. Based on survey feedback, staff does not anticipate refining other growth management policies or tools (e.g., limiting rates of growth for jobs or housing) unless requested by the approval bodies.

4. **Address housing the "middle".** Based on the *Housing Boulder Action Plan for 2015/2016*, survey results, and community input, and *The Middle Income Housing Study*, staff proposes to develop land use and policy options to identify and promote middle income housing types for different parts of Boulder.
5. **Refine Built Environment section and mixed use/height policies.** The survey results generally showed support for the mixed use concepts and locations in the plan. However, many comments addressed design, quality, height, and other issues about place-based appropriate locations and protection of neighborhoods. Using 3D modeling and visualization tools, staff proposes to provide illustrations and clearer descriptions for the Built Environment section of the plan to refine the plan's map and description of activity centers, mixed use, heights, and character areas. Feedback from the ongoing and future listening sessions will help to further refine illustrations, maps, and policy regarding community benefits achieved from development.

6. **Add "planning areas" sections to address local issues.** Staff proposes to include subcommunity plan sections and policies to address local issues and character. Use feedback from ongoing listening sessions and the survey to help define unique characteristics and needs. Subcommunity sections of the plan can address land use and other topics such as neighborhood character (e.g., areas of stability), unique assets, land use compatibility, and address other service and infrastructure needs.

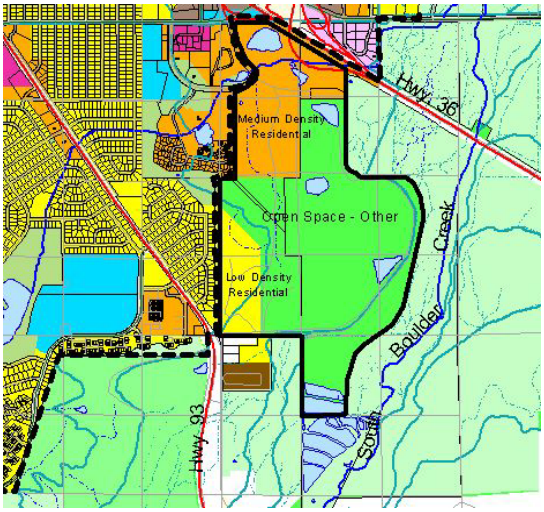
Timeline for Track 1 topics above:
- Possible check in at City Council retreat in January, or February on refined topics.
- Initial options and public input (Feb./Mar.) Four bodies review and input (April).
- Options and Analysis – Public Input (April/May); four bodies – preferred directions (June).
- Final directions – fall 2016.

Site Specific Analysis as part of Track 1

In addition to the above focused topics, the planning team will be working on several site specific planning processes with distinct community engagement, technical work, and analysis. They include the former Boulder Community Heath site on Broadway and processing a land use change request for CU South.

7. **Boulder Community Hospital Site Planning Process.** The City of Boulder completes purchase of the Boulder Community Hospital (BCH) site on Dec. 4, 2015. It is anticipated that focused planning for the redevelopment of the site will occur in 2016 and beyond. The planning work will leverage work completed during the Civic Area project and inventory and analysis completed during the purchase. Planning will be coordinated with the BVCP update. Staff is preparing process options for the overall BCH planning approach to have ready for discussion with City Council in January. Generally, early steps in 2016 relevant to the BVCP are anticipated to include: (a) developing an Urban Design Framework that puts BCH in context with its Central Boulder surroundings, (b) developing guiding principles for the BCH site to help guide programming and further planning, and (c) possible land use change suggestions and support for area planning.

Some of the public engagement for BCH planning may be coordinated with the BVCP events, especially Central Area meetings. However, separate and focused collaboration and partnering with specific groups and localized area also will be necessary.



8. **CU South Land Use Designation Analysis Process.** As part of the 2015 plan update, the city will be working with the University of Colorado (CU) and the community to analyze possible changes to the BVCP land use designations for the CU South site (see map on the right). This work would be in advance of any land use changes, annexation, or zoning. The land use process will parallel other aspects of the BVCP request processes through spring of 2016. The first step will be a two-part site suitability study, first addressing developable and undevelopable parts of the site (e.g., natural features, wetlands, sensitive species, and habitat) through spring. The second part will address land use and urban services beginning in mid-2016. It is also likely that prior to annexation, the city and CU would need to develop an agreement describing conditions for annexation. Site engineering for the South Boulder flood mitigation berm would happen on a separate but parallel track. **Attachment G** contains more detailed information about the process.

Track 2: Plan Policy Integration

The interdepartmental city/county planning team will work with other city departments to ensure the updated BVCP reflects all the recent adopted master plans or other policies, such as the Community Cultural Plan, Transportation Master Plan, and Parks and Recreation Master Plan. This could lead to changes to the Introduction and Implementation chapter, where master plans are summarized, and other specific sections as noted in the table below.

Plan Integration Topics	Relevant Chapter, Sec.
Add information about regional policy alignment	***Introduction, History***
Core values will need more substantive work as noted above.	***Sec. 1: Core Values***
Coordinate with the Design Excellence Initiative including outcomes from the pilot Form-Based Code, the updated Downtown Urban Design Guidelines, as well as other more substantive changes (e.g., activity centers), as noted above.	***Sec. 2: Built Environment***
Add current policies related to biodiversity (e.g., wildlife; water, wetlands, ditches; Green Infrastructure; pollinator protection). Add current policies from county's open space element. Coordinate with the OSMP master plan process (mid-2016).	***Sec. 3: Natural Environment***
Add new Climate Commitment goal. More substantive work will be necessary as the climate commitment strategy and community engagement progresses as noted in Track 1 above.	***Sec. 4: Energy and Climate***

Add relevant Community Cultural Plan (2015) policies to the Economy section and others (2, 4, 6, and 8). Add current goals from 2013 Economic Sustainability Strategy and Primary Employer study.	***Sec. 5: Economy***
Add current Transportation Master Plan (2014) policies or descriptions, including reference to Renewed Vision for Transit, and any approved directions from the Access and Parking Management Strategy.	***Sec. 6: Transportation***
More substantive housing policy topics are noted above.	***Sec. 7: Housing***
Various plans may necessitate changes to the Community Well-being section including: ▪ Parks and Recreation Master Plan (2013) ▪ Policies related to an aging population and aging in place ▪ Homelessness strategy (ongoing) ▪ Human Services Master planning (ongoing) ▪ Library Master Plan ▪ Fire Master Plan ▪ Police Master Plan	***Sec. 8: Community Well-Being***
Add any changes to local food programs or policies since 2010 when this chapter was added to the plan.	***Sec. 9: Agriculture and Food***
Coordinate with the city's interdepartmental ecology team on specific changes including: updates to natural ecosystems map, the environmental protection overlay, the trails map, and the open space other land use category.	***Other Chapters: Amendment Procedures, Land Use Map Descriptions, Implementation, Referral Process and other maps***

Timeline for Track 2:
- Policies (non-substantive changes), completed and accepted by Jun. 2016.
- Other emerging policies, as relevant, proposed and accepted with draft plan by fall 2016.

Track 3: Plan Organization and Clean Up

A less exciting but important task will be the non-substantive edits to improve legibility and usability. The planning team proposes to complete such basic clean up, including:

- **Amendment Procedures.** Some clarification was proposed as part of the 2010 update, but because the substantive questions regarding four-body review took time and never reached agreement, the non-substantive clarification also did not occur. Staff proposes to bring back the clarification pieces (not proposals for changes to the review process).
- **Land Use Map Descriptions.** Planning Board reviewed and provided feedback on an early draft of the chapter with table formatting, proposed pictures, intro text, and other enhancements.

Following initial clean up, staff will do the organizational and format improvements (e.g., better contents, headings/footings, headers, etc.), to be completed by spring 2016. Substantive enhancements such as graphics and metrics will be added for the draft plan in Phase 4.

Timeline for Track 3:
- Edits and formatting completed by Apr. 2016; final by fall, 2016.

PART II: CHANGE REQUESTS (AREA I AND AREA II ENCLAVES, POLICIES, AND TEXT)

Overview of the Public Request Process

The public request process is one avenue for consideration of changes to the comprehensive plan, in addition to input from the four approval bodies, boards and commissions, and other community engagement. While numerous engagement opportunities exist to offer input on changes to the BVCP as outlined in Part I of this memo, the purpose of the public request process is to include an opportunity for landowners and the general public to submit requests for specific changes to the plan.

Any type of change to the plan may be considered during a five-year plan update, including changes to the Land Use Map, Area I, II, III Map, and policies and text within the plan. Some types of changes to the plan may only be considered during the five-year update, as indicated on page 63 of the 2010 BVCP. These include:

- Service Area expansions or contractions (changes in the Area II/III boundary),
- Area III-Rural Preservation Area expansions or contractions, and
- Major changes to Policy sections.

The Amendment Procedures of the 2010 Plan outline possible changes to the plan in pages 58-65 (See **Attachment E, Part 2**). The procedures for the five-year review are provided on pages 64-65. For public requests, the following procedures are to be followed:

> *All submittals for proposed changes will be reviewed at initial public hearings. Staff will provide recommendations and the approval bodies will provide direction on which proposals should go forward and which proposals should receive no further consideration.*

In July and August 2015, the four governing bodies each discussed the topic of Service Area expansion, with City Council holding a public hearing on the topic on Aug. 6 and directing staff to not begin a Service Area Expansion Assessment (study of sufficient merit/unmet need in the service area) as part of the 2015 major update. Therefore, public requests for Service Area expansion will not be recommended for further study in the initial screening process.

The city's Comprehensive Planning Division prepares a recommendation in consultation with the county Land Use Department on each proposed change. All approval bodies, both city and county, provide direction on which proposals warrant further consideration. If any one governing body does not recommend a given request for further study, that request will not move forward in the process. Requests regarding properties in Area I that receive recommendation for further study by the two city governing bodies will move forward in the process and will not be considered by the county.

Schedule for Initial Screening Review and Hearings

The schedule for the initial screening hearings is as follows:

Properties in Area I and Area II enclaves only; policies and text

Dec. 15, 2015: Joint Hearing of the Planning Board and City Council
6:00 p.m., Boulder City Council Chambers, Boulder Municipal Building, 1777 Broadway

Dec. 17, 2015: Planning Board deliberation and vote
6:00 p.m., Boulder City Council Chambers, Boulder Municipal Building, 1777 Broadway

Jan. 5, 2016: City Council deliberation and vote
6:00 p.m., Boulder City Council Chambers, Boulder Municipal Building, 1777 Broadway

Properties in Area I, Area II enclaves, Area II, and Area III; policies and text

Jan. 26, 2016: Joint Hearing of the Board of County Commissioners and Planning Commission
5:00 p.m., Boulder County Commission Hearing Room, Boulder County Courthouse, 1325 Pearl St.

- Planning Commission deliberation and vote

Jan. 27, 2016: Board of County Commissioners deliberation and vote
11:00 a.m., Boulder County Commission Hearing Room, Boulder County Courthouse, 1325 Pearl St.

Properties in Area II and Area III

Feb. 2, 2016: Joint hearing of the Planning Board and City Council
6:00 p.m., Boulder City Council Chambers, Boulder Municipal Building, 1777 Broadway

- Council deliberation and vote
- Planning Board deliberation and vote

The Feb. 2 hearing will conclude the initial screening process. Properties in Area I receiving recommendation for further study by the two city governing bodies will move forward in the process. Properties in Area II enclaves, Area II, or Area III receiving recommendation for further study by all four governing bodies will also move forward in the process. Policy changes may require both city and county action if the policy refers to both the city and county. Otherwise a policy change only needs approval by the city.

The public request process opened on Aug. 17 and the deadline was Oct. 2, 2015. The public request process was advertised in an article in the Daily Camera and an announcement on the project webpage at www.BoulderValleyCompPlan.net. In addition, the city sent email notifications to the BVCP news email list.

Staff received requests through both mail and email. By Oct. 2, the city and county received 38 total requests (30 regarding properties in Area I, Area II enclaves, Area II, or Area III, and eight regarding policies or text). Moreover, several of the 30 requests regarding properties received multiple submittals. To allow necessary time to review requests and hear from the public, the city and county determined that the public hearings by Planning Board and City Council should take

place in two parts, with the Dec. 15 public hearing focused only on Area I and Area II enclave properties and policy and text change requests received from the public.

On Nov. 6, 2015, the city sent a letter to all persons who submitted requests in addition to any representatives or contacts listed in the submittals that their request was received and informed them about the schedule of hearings. The city also sent notification to property owners for the public requests in those instances that the person submitting the request was not the property owner. The city sent a second letter the week of Nov. 30, 2015 to inform all parties about the revised two-part hearing schedule. Requests addressed in this memo include:

AREA I AND AREA II ENCLAVES: *15 requests*

1) **2130 Arapahoe Ave**. **(Naropa University)** – *HR to PUB* **& 6287 Arapahoe Ave. (Naropa University)** – *CI to CB*
2) **350 Broadway** – *LR to TB*
3) **385 Broadway** – *TB to LR*
4) **3303 Broadway** – *PUB to MR or HR*
5) **4295 Broadway, 1179 Union Ave.*, 999 Violet Ave.** – *LR to MUB (*portion)*
6) **4545 Broadway*** – *MUI to LI (*portion of property)*
7) **4705 Broadway*** –*CI to MUB (*portion of property)*
8) **3550-3850 Frontier Ave.** – *CI to MUB*
9) **2326, 2350/2364, & 2372 Norwood Ave.**– *VLR to unspecified residential designation*
10) **4801, 4855, 4865, 4885, & 4895 Riverbend Rd. (Boulder Community Health)** – *TB to PUB*
11) **4395 Snowberry Ct.** - *LR to MUR*
12) **0, 693*, & 695* S. Broadway (Table Mesa Shopping Center)** –*MR to CB (*portion)*
13) **3485 Stanford Ct.** - *LR to MR*
14) **2473 Sumac Ave. & 2455 Topaz Dr.** – *VLR to LR*
15) **2775 Valmont Road** – *HR to unspecified designation*

POLICY AND TEXT REQUESTS: *8 requests*

16) **Enhance public benefit** *(Chapter 2- Built Environment)*
17) **Clarification regarding ditches** *(Chapter 2- Built Environment, Chapter 9- Agriculture and Food, VI- Urban Service Criteria and Standards)*
18) **Reflect public interest in renewable energy and reduction of carbon footprint** *(Chapter 4- Energy and Climate)*
19) **Addition of conditional use category; addition of conditional use in IS-1 zoning district** *(Title 9 Land Use Code)*
20) **Amendment to use schedule** *(Title 9 Land Use Code)*
21) **Evaluation criteria for new development and establishment of funding mechanisms**
22) **Initiation of Phase II – Transit Village Area Plan** *(TVAP)*
23) **Public input process regarding work plan**

A map, list of all requests, and worksheet that includes a description of each request and staff recommendation can be found in **Attachment E, Part 1**. The complete staff evaluation for the initial screening of each request can be found in **Attachment E, Part 3.** All other requests will be reviewed starting Jan. 26 at the county followed by a city hearing on Feb. 2, 2016 as noted above.

Criteria for Review of Public Requests

The city's existing and future land use pattern did not occur by accident and is the result of many efforts over the years that have shaped the community. The intent of the major update is to consider requests that reflect changes in circumstances and community desires. In considering potential changes to the Land Use Map, it is important to factor in prioritizing the use of city staff resources, the significant community conversations and concerns over growth and development issues this past year in particular regarding potential densification in established residential neighborhoods, and the desire for more planning at the subcommunity or neighborhood level.

The city's approach has generally been to plan for increases in density and the evolution of the city through area planning; it has not generally approached density increases on a site by site basis. Therefore, staff has taken a strategic approach to the requests received and instead of asking "why *not* study further?" it has asked "is there a changed circumstance or community need that suggests that the request should be studied further?" In other words, a change in circumstance or other factor was necessary to suggest that the request warrants further study. In the consideration of whether to recommend a request for further study, staff took the following key factors into account:

1) If the proposal is in an area covered by an existing subcommunity or area plan, is it consistent with the plan or is there a changed circumstance that would suggest the proposal be considered further? If not, staff did not recommend the change request for further study.
2) If the proposal seeks to increase intensity of use in or adjacent to an existing established residential neighborhood that is not subject to a subcommunity or area plan, is there any changed circumstance that would suggest consideration of the change? If the proposal has the potential to address the community need for housing, staff took this factor into consideration, as this is both a city priority and a finding of the survey results, which identify the need for more affordable housing as a top community priority and concern.

Staff evaluation of the requests also included the following criteria and considerations, adopted largely from the BVCP (See **Attachment E, Part 1**):

- Consistency with the purpose of the BVCP update (change request regarding land use designation or other map amendment, policies, or text);
- Consistency with BVCP policies and relevant subcommunity or area plans;
- Compatibility with adjacent land uses and neighborhood context;
- Whether the request was considered as part of a recent update to the BVCP or another planning process;
- Changes in circumstances, community needs, and any other new information; and
- Availability of resources, including city and county staffing and budget priorities.

Recommended For Further Analysis

Based on the above criteria, staff recommended six requests in Area I or Area II enclaves and three policy and text requests for further analysis. They include:

- **2130 Arapahoe Ave. & 6287 Arapahoe Ave. (Naropa University)** *(Request 1)*
- **385 Broadway** *(Request 3)*
- **3303 Broadway** *(Request 4)*
- **4801, 4855, 4865, 4885, and 4895 Riverbend Rd. (Boulder Community Health)**

(Request 10)

- **0, 693, & 695 S. Broadway (Table Mesa Shopping Center)** *(Request 12)*
- **3485 Stanford Ct.** *(Request 13)*
- **Enhance public benefit** (Chapter 2- Built Environment) *(Request 16)*
- **Clarification regarding ditches** (Chapter 2- Built Environment, Chapter 9- Agriculture and Food, VI- Urban Service Criteria and Standards) *(Request 17)*
- **Reflect public interest in renewable energy and reduction of carbon footprint** (Chapter 4- Energy and Climate) *(Request 18)*

Summary of Each Request

This section summarizes each request. More detailed information can be found in **Attachment E, Part 3**.

Properties Recommended for Further Analysis

The following requests are recommended for further analysis as part of the update:

Request 1) **2130 Arapahoe Ave.**– *HR to PUB* **and 6287 Arapahoe Ave. (Naropa University)** – *CI to CB*

Request for land use change from High Density Residential (HR) to Public (PUB) on 2130 Arapahoe and change from Community Industrial (CI) to Community Business (CB) on 6287 Arapahoe. Naropa is preparing a master plan and has been evaluating the programming of each of its properties. Additionally, the current land use and zoning varies on each of the sites Naropa owns, and has been a challenge as the uses on each of the sites have evolved. Further analysis is needed to align Naropa's future plans with the land use and zoning of its various sites and to determine compatibility with the surrounding area.

Request 3) **385 Broadway** – *TB to LR*

Request for land use change from Transitional Business (TB) to Low Density Residential (LR). On December 1, 2015, City Council unanimously denied a request to rezone the property from Residential Low-1 (RL-1) to Business Transitional-2 (BT-2), which is the zoning district that aligns with the comprehensive plan land use designation. The decision indicates a need to analyze the current BVCP land use designation of Transitional Business.

Request 4) **3303 Broadway** – *PUB to MR or HR*

Request for land use change from Public (PUB) to Medium Density Residential (MR) or High Density Residential (HR) as part of case no. LUR2015-00058. The applicant for this case has expressed flexibility to determine the appropriate use of the site and has submitted a concept plan application with feedback received from Planning Board at the October 1, 2015 meeting, including an indication that a context-sensitive medium density designation could potentially be supportable on this site. In addition, the current land use designation of Public is inconsistent with the property owner's interest in selling the property for private development. The request also addresses a current community need for additional housing.

Request 10) **4801, 4855, 4865, 4885, and 4895 Riverbend Rd. (Boulder Community Health)** – *TB to PUB*

Request for a land use change from Transitional Business (TB) to Public (PUB) as part of case no. LUR2015-00106. The purchase of these properties by Boulder Community Health (BCH) in order to further consolidate its facilities in proximity to one another represents a changed circumstance. BCH has submitted a concept plan application but has not yet been scheduled for any public hearings. A Public land use designation would be consistent with the land use designation of other BCH properties. The request also demonstrates consistency with current BVCP policies.

Request 12) **0, 693*, & 695* S. Broadway** (**Table Mesa Shopping Center**) - *MR to CB (*portion of properties)*
Request for a land use change from Medium Density Residential (MR) to Community Business (CB). Further analysis is needed in order to determine if changing the land use designation to CB would be compatible with adjacent land uses and neighborhood context and better address the needs of the current shopping center to change uses within its buildings over time.

Request 13) **3485 Stanford Court** - *LR to MR*
Request for land use change from Low Density Residential (LR) to Medium Density Residential (MR). The request addresses a current community need for additional housing. Further analysis would be necessary to determine if the change is compatible with adjacent land uses and neighborhood context.

Properties Not Recommended for Further Analysis
The following requests are not recommended for further consideration because they do not meet the criteria listed above. Among the reasons identified is inconsistency with existing subcommunity or area plans or requests for changes outside of the purview of the BVCP process.

Several of these requests relate to arts and culture. Track 2 of Phase 3 of the plan update will include policy integration with other plans, such as the Community Cultural Plan, and with arts and culture policies. High level concepts raised by the requests with respect to arts and culture can be considered during policy integration. More specific concepts may be appropriate for other efforts, such as the forthcoming Arts District plan.

Request 2) **350 Broadway** – *LR to TB*
Request for land use change from Low Density Residential (LR) to Transitional Business (TB) to reflect the existing medical and dental office building that has been on the site since 1960. The existing use (medical/dental office) can continue as a non-conforming use under the current BVCP land use designation, and the request does not indicate that the zoning and current BVCP designations have acted as a barrier toward the continued use of the property. The request would increase intensity of use in an established low density residential neighborhood.

Request 5) **4295 Broadway, 1179 Union Avenue, 999 Violet Avenue** – *LR to MUB*
Request for a land use change from Low Density Residential (LR) to Mixed Use Business (MUB) and for modification or relief from the home occupation regulations. This request is inconsistent with the North Boulder Subcommunity Plan. Furthermore, consideration of the request for relief from home occupation regulations is not within the purview of the comprehensive plan.

Request 6) **4545 Broadway** – *portion of property: MUI to LI*
Request for land use change of the western 200 feet of 4545 Broadway from Mixed Use Industrial (MUI) to Light Industrial (LI) to better enable self service storage facilities, with the remaining eastern portion of the property to remain Mixed Use Business (MUB). The request is not consistent with the North Boulder Subcommunity Plan. The 2013 flood heavily impacted the subject property and the previously existing self storage facility's ability to reopen and continue operating. While this represents a changed condition, the BVCP amendment process is not the forum to address this issue. The city's regulations allow an existing non-conforming use to rebuild following a flood.

Request 7) **4705 Broadway** – *portion of property: CI to MUB*
Request for land use change on the eastern portion (approx. 1 acre) from Light Industrial (LI) to Mixed Use Business (MUB), leaving the western 2.35 acres of the parcel in its current designation. The proposed change is not consistent with the North Boulder Subcommunity Plan, which recommends industrial on the entirety of this site.

Request 8) **3550-3850 Frontier Avenue** – *CI to MUB*
Request for land use change from Community Industrial (CI) to Mixed Use Business (MUB) to implement Phase II of the Transit Village Area Plan (TVAP). The conditions for initiation of Phase II of TVAP have not yet been met, and the proposed land use for this site is inconsistent with TVAP, which identifies Mixed Use Industrial (MUI) as the appropriate BVCP land use category to implement the plan.

Request 9) **2326, 2350/2364, 2372 Norwood Avenue**– *(VLR to unspecified designation)*
Request for land use change to an unspecified designation to allow the property to be rezoned to accommodate a multi-unit affordable housing project that would maximize solar access, drainage, and potential for gardening. A change to a BVCP land use designation that would permit multi-unit residential would be inconsistent with the North Boulder Subcommunity Plan, which identifies this property as Estate Residential. In addition, existing development standards, not the land use map, preclude using the property in the manner described in the request; therefore, changing the land use designation will not address the request.

Request 11) **4395 Snowberry Court** - *LR to MUR*
Request for zoning change from Residential Low -2 (RL-2) to Mixed Use - 3 (MU-3) in order to convert a single family home to a larger multi-use structure featuring a public meeting space and art studio. This request is inconsistent with the North Boulder Subcommunity Plan. In addition, a mixed use designation would be out of context with the surrounding single family residential neighborhood.

Request 14) **2473 Sumac Avenue & 2455 Topaz Drive** – *VLR to LR*
Request for land use change from Very Low Density Residential (VLR) to Low Density Residential (LR) and to change the land use designation in the North Boulder Subcommunity Plan from Rural Residential (RR) to Estate Residential

(ER). The land use designation of the subject parcels was changed from Low Density Residential (LR) to Very Low Density Residential (VLR) as part of the 2010 update to the comprehensive plan. In addition, the request is inconsistent with the North Boulder Subcommunity Plan, which designates the properties as Rural Residential. Furthermore, the 2013 flood represents a changed circumstance that reinforces the North Boulder Subcommunity Plan's policy for very low density in flood-constrained areas.

Request 15) **2775 Valmont Road** – *HR to unspecified designation* ***(2 requests)***
Requests to (a) not allow noise-generating businesses or outdoor activity on the property and to (b) incorporate landscaping. The current land use designation of the property is High Density Residential and the zoning of the property is Business Community – 1 (BC-1). As such the "Boulder Food Park" (case no. LUR2015-00060) is a permitted use on this property. Staff does not recommend further analysis as part of the BVCP because the request is not one that can be addressed through the plan and Planning Board unanimously approved the Boulder Food Park on Aug. 6, 2015.

Policy and Text Change Requests

Policy and Text Changes Recommended for Further Analysis
Policy and text change requests recommended for further study will be considered on the same track as other updates to policy and text that result from staff analysis and public participation as part of the 2015 BVCP update process.

The following requests are recommended for further analysis as part of the update:

Request 16) **Enhance public benefit (Chapter 2- Built Environment)**
Request to enhance public benefit in the subsections throughout Chapter 2- Built Environment. The request offers several more specific suggestions, including: the effective balancing of housing and commercial development with projects offering community benefit; providing value to property owners and businesses; and using tools like landmarking or land use and zoning changes where appropriate. For the purposes of the BVCP update, enhancements to public benefit in the subsections throughout Chapter 2 will be considered for further analysis.

Request 17) **Clarification regarding ditches (Chapter 2- Built Environment, Chapter 9- Agriculture and Food, VI- Urban Service Criteria and Standards)**
Request to clarify language regarding ditches in the plan. The request notes that not all ditches are necessarily part of the public realm and offers further contextual details on the relationship between private ditches, prescriptive easements, and potential development projects. The request offers more specific suggestions to amend the following policies: 2.20, 2.37 (b), and 9.01. Additional suggestions are to remove the mentioning of ditches or clarify to which ditches the plan is referring in Paragraph 5 of Built Environment (Chapter 2) and amend the mentioning of "ditch company" to "ditch owner" in Section 3 of Urban Service Criteria and Standards (VI).

Request 18) **Reflect public interest in renewable energy and reduction of carbon footprint (Chapter 4- Energy and Climate)**
Request to expand this chapter "to reflect current public interest in renewable energy and reduction of [the] carbon footprint." The request further suggests specific efforts the city should undertake, including: the identification of appropriate sites and establishment of funding mechanism for renewable energy projects on existing properties. For the purposes of the BVCP update, the expansion of Chapter 4 to reflect current public interest in renewable energy and reduction of the carbon footprint will be considered for further analysis.

Policy and Text Changes Not Recommended for Further Analysis
Requests 18 through 21 are not recommended for further analysis, as they do not relate directly to the policies and text of the comprehensive plan. However, some these requests present themes that could be considered further during the update of the comprehensive plan, including:

- Promotion of beneficial community use of existing commercial and industrial spaces located adjacent to residential zones;
- Promotion of community-oriented uses;
- Support for projects with community benefit; and
- Prioritization of social and environmental goals.

The following requests are not recommended for further consideration:

Request 19) **Addition of conditional use category; addition of conditional use in IS-1 zoning district (Title 9 Land Use Code)**
Request to make amendments to the Land Use Code (Title 9): "1) add a new (Conditional) Use category for Community Gatherings, or (2) include Outdoor Entertainment as a Conditional Use in the IS-1 zoning designation" and any other appropriate zones. Among the reasons cited is to "promote beneficial community use of existing commercial and industrial spaces located adjacent residential zones." This request regards the Land Use Code and not the policies and text in the BVCP; therefore, staff does not recommend further analysis.

Request 20) **Amendment to use schedule (Title 9 Land Use Code)**
Request to amend the Land Use Code (Title 9) use schedule "to allow existing sites and facilities to develop community-oriented uses such as urban gardens/permaculture sites, gathering spaces, expanded retail, maker space, indoor and outdoor art and culture venues, children's education and activities, etc," with support by the city and others to protect these sites "from re-development for financial purposes only." This request regards the Land Use Code and not the policies and text in the BVCP; therefore, staff does not recommend further analysis.

Request 21) **Evaluation criteria for new development and establishment of funding mechanisms**
Request to develop evaluation criteria for new development "that includes all of the components of the Sustainability Framework and others as identified in the 5-year BVCP updates" and to "establish strong funding mechanisms for projects that show extraordinary community benefit." Among the reasons cited is a need

to prioritize social and environmental goals. Development criteria and funding mechanisms are not specifically within the purview of the BVCP.

Request 22) **Initiation of Phase II – Transit Village Area Plan (TVAP)**
Request "that the city initiate the necessary land use and zoning changes for the entire area known as Phase II of Boulder Junction, to fully implement the vision of the Transit Village Area Plan (TVAP)." This policy request was submitted with the land use change request #8, described above. The request suggests that the conditions for city initiation of Phase II land use and zoning changes have been met, including a plan for providing public improvements to Phase II. Initiation of Phase II is not currently on the work plan.

Request 23) **Public input process regarding work plan**
Request to "develop a process for public input to identify projects with significant public benefit and strong alignment with BVCP goals" prior to the yearly Action Plan [work plan] meetings. Among the reasons cited are to support projects with "extraordinary community benefit" and to "prioritize social and environmental goals." This request regards the public input process and work plan, not the policies and text in the BVCP; therefore, staff does not recommend further analysis.

NEXT STEPS

Dec. 17, 2015	Planning Board deliberation/vote on initial screenings for Area I, II enclaves and policy and text requests from the public
Jan. 5, 2016	City Council deliberation/vote on initial screenings for Area I, II enclaves and policy and text requests from the public
Jan. 20	BVCP Process Subcommittee
Jan. 26	BOCC/PC update and hearing on initial screenings (PC deliberation/vote same day) for Area I, II, and III and policy and text requests from the public
Jan. 27	BOCC deliberation/vote on initial screenings for Area I, II, and III and policy and text requests from the public
Feb. 2	City Council and Planning Board public hearing and deliberation/vote on initial screenings for Area II and III
Feb/Mar	Joint meeting of Planning Board and Planning Commission (TBD)

ATTACHMENTS

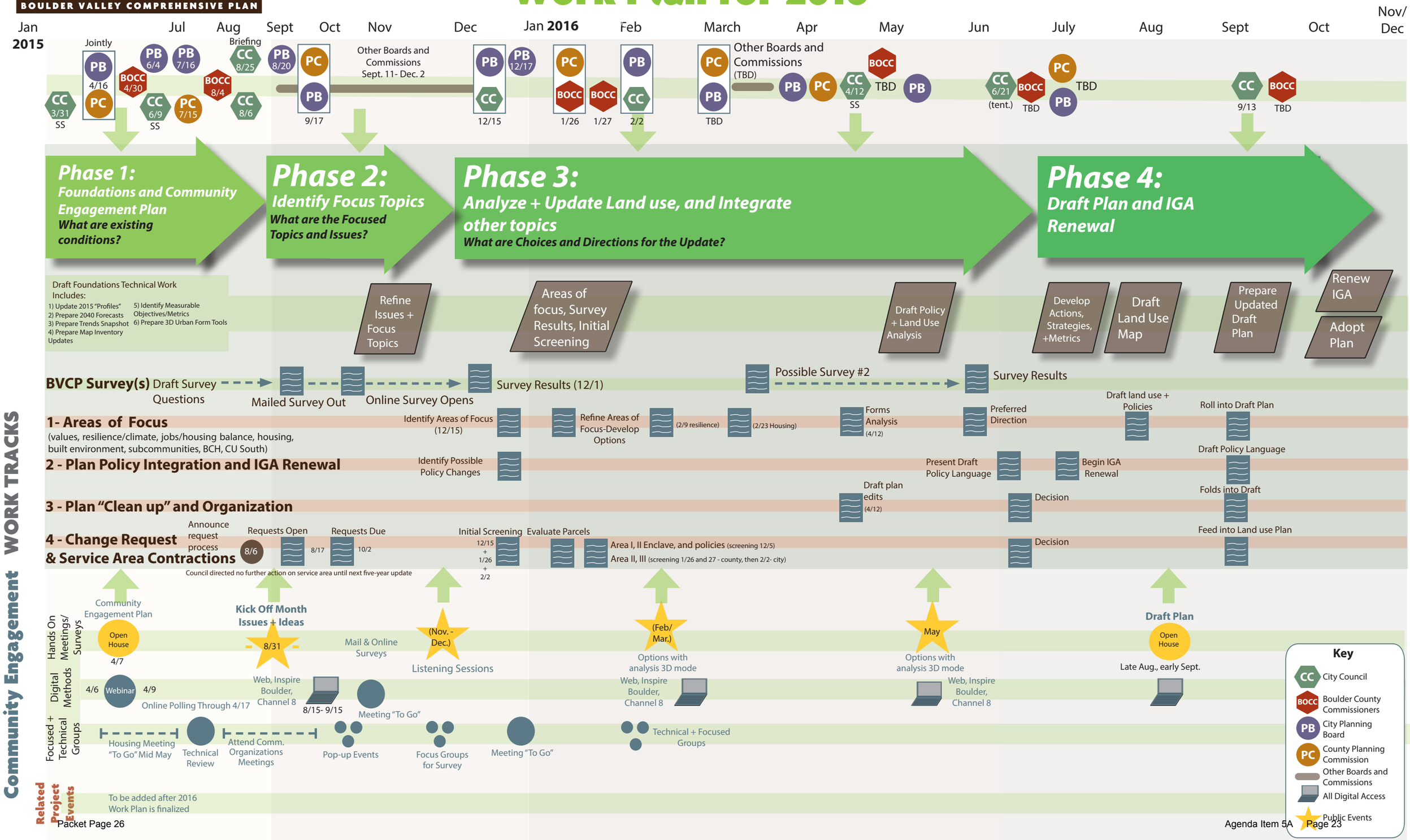
A. **Updated Work Plan for 2016**
B. **BVCP Survey Report and Analysis and focus groups summary**
C. **Community Engagement Summaries**
D. **Phase 3: BVCP Areas of Focus Approach and Analysis**
E. **Staff Analysis for the Initial Screening Change Requests**
F. **Back cast Employment Information**
G. **CU South Process**

Updated 12/9/2015

OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN

Work Plan for 2016



2015 Boulder Valley Comprehensive Plan: Community Survey and Focus Groups *Summary Report*

December 3, 2015

OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN

Prepared for:

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Boulder County

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Table of Contents

INTRODUCTION AND METHODOLOGY 1

Random Sample Survey 1
Focus Groups 3

RESULTS OF THE RANDOM SAMPLE SURVEY 4

Quality of Life and Awareness of the BVCP 4
Community Values 7
Perceptions of Recent Growth and Change in the Community 12
Community Livability and Growth Management 16
Neighborhoods 33
Additional Comments or Suggestions Regarding the Plan 38
Respondent Demographics 40
Respondent Demographics Before and After Survey Weighting 49

SUMMARY OF FOCUS GROUP RESULTS 50

Introduction and Methodology 50
Summary of Major Themes and Findings 51

OVERVIEW OF THE OPEN LINK SURVEY 55

Introduction and Methodology 55
Selected Key Findings from Open Link Survey 56
Respondent Demographics Before and After Survey Weighting 59

APPENDICES

A. **Survey questionnaire**
B. **Graphs: random sample survey: crosstabs of selected questions**
C. **Graphs: random sample results vs. open link results**
D. **Tables: random sample vs. open link (weighted & unweighted data)**
E. **Comments: random sample survey**
F. **Comments: open link survey**
G. **Focus groups: discussion guide**
H. **Focus groups: notes from six individual focus groups**

INTRODUCTION AND METHODOLOGY

This report summarizes key findings from a "random sample" community opinion survey, an identical (but analyzed and reported separately) "open link" community survey open to all community members, and series of resident focus groups. This community input is intended to help guide and inform the 2015 update of the Boulder Valley Comprehensive Plan (BVCP), along with other community input being gathered via other means as part of the Plan update process.

The surveys and focus groups addressed a variety of topic areas that are important focus areas for the BVCP update, including community values, livability and growth management, design, neighborhoods, and related issues.

This report focuses primarily on the results of the "random sample" survey (given its more rigorous methodology) and focus groups. Following is an overview of these two study elements, including the methodology employed for each.

Additionally, the final chapter of this report provides a brief overview of the "open link" survey results, which have been kept strictly separate from the results of the random sample survey.

Random Sample Survey

As implied by its name, the "random sample" survey was conducted among a random sample of Boulder Valley residents, using a blend of mailback and online survey techniques.

A total of 6,000 survey invitations were mailed to a random sample of Boulder Valley households in September 2015, including households located in the City of Boulder and in unincorporated Area II and III. All households in the Boulder Valley were intended to be included in the sample frame, regardless of voter registration status, housing tenure, or other characteristics. Residents of the CU residence halls (zip code 80310) were excluded from the sample frame based on the City's past experience of very low survey response rates, as well as past administrative challenges in getting accurate dorm resident lists.

Among this group of 6,000 households, a random sample of 2,000 households were sent a mailback survey with postage-paid return envelope, and were also provided with the option to complete the survey online instead via a password-protected survey site. The remaining 4,000 households were sent a postcard inviting them to take the survey online, using the same password-protected approach. The password requirement ensured that only one survey could be completed per household.

To ensure a random sample among residents of the household, recipients were asked to select the adult 18 years of age or older whose birthday most recently passed to take the survey. The survey instructions also included a note advising Spanish speakers to seek the assistance of an English-speaking household member or friend to help them complete the survey.

To help encourage awareness and response to the survey, "robocalls" announcing the survey were made to survey recipients for whom phone numbers were available (approximately 37 percent of the sample). Additionally, the City of Boulder issued press releases on September 22 and October 26 announcing and promoting the survey. Information about the survey was also included in multiple Boulder Planning weekly e-mails (over 5000 subscribers), promoted on Channel 8, and promoted through social media. Finally, a reminder postcard was sent to all nonrespondents in mid October, encouraging response and providing directions for completing the survey online. Survey responses were received through November 9, 2015.

Out of 6,000 survey invitations mailed, 426 were returned as undeliverable, while 5,574 were presumed delivered. A total of 937 surveys were completed in full or part, including 301 completed using paper forms and 636 completed online. The net response rate (after excluding undeliverable surveys) was 16.8 percent. The 95 percent confidence interval (or margin of error) for the results is approximately +/-3.2 percentage points.

The raw survey data were weighted to match the demographic profile of the adult household population in the Boulder Valley by age, housing tenure (own vs. rent), and residence in the City versus unincorporated county (Area II/III), based on 2010 Decennial Census and 2009-14 American Community Survey data. The objective of the weighting was to ensure that the results are representative of the Boulder Valley population on key demographic characteristics. A summary of selected respondent demographic characteristics before and after survey weighting, as compared to the Boulder Valley population profile, is included at the end of the chapter summarizing the random sample survey results. Only weighted results are summarized in this report, unless noted otherwise.

The survey questions were grouped by topic area, including familiarity with the Plan, community values, community livability and growth management, neighborhoods, additional comments/suggestions regarding the Plan, and respondent demographics (for grouping purposes). Many of the survey questions were introduced with extensive background information, given the complex and sometimes technical nature of the issues being evaluated. A copy of the mailback survey questionnaire and cover letter is included in the Appendix for reference.

In several sections of the survey, respondents were given the opportunity to provide open-ended comments about survey topics. The open-ended questions were frequently asked as a follow-up to a closed-ended question, intended to elicit more detailed input related to the issue at hand, while other open-ended questions were stand-alone questions. Altogether, this comment feedback provides a valuable complement to the quantitative results from the close-ended questions; the comments provide rich context, nuance, detail and explanation. Approximately 250 pages of diverse, often lengthy and thoughtful comments were received from the random sample survey; this summary report attempts to illustrate some of the themes and flavor of some of the more general comment questions, but the reader is

encouraged to read the comments in full to get a more complete sense of the richness and diversity of the feedback.

Key overall findings from the random sample survey are summarized in the body of this report. In addition, the Appendices to this report include the following additional materials regarding the random sample survey:

- A copy of the survey questionnaire and cover letter.
- Graphical crosstabulations of several questions by selected demographic and opinion groups.
- Graphical comparisons of the weighted "random sample" and weighted "open link" survey results.
- Tabular summaries of the "random sample" and "open link" survey results (both weighted and unweighted for each survey).
- Verbatim comment responses to the open-ended questions.

Focus Groups

As a complement to the community opinion surveys, six focus groups were conducted among residents of the Boulder Valley between November 6 and November 13, 2015. The focus group participants were recruited from respondents to the random sample and open link surveys who shared their email address in order to participate in follow-up BVCP focus groups and surveys. The focus group participants were randomly selected, subject to ensuring a demographic mix across each focus group and subject to availability to participate across the respective scheduled days and times. The focus groups occurred on four different days, and across an array of afternoon and evening times. All focus groups were conducted in downtown Boulder, including the Main Library, the City of Boulder Planning Department fourth floor conference room, the Municipal Building, and in the "Hub" conference room at Broadway and Walnut.

The focus groups were designed to gather more in-depth input on selected topics addressed in the survey, including the general direction of the community, jobs and housing growth, mixed use development, building height, development requirements/benefits from development, and other topics that are being addressed as part of the BVCP update.

Key findings from the focus groups are summarized in a section of this report, while notes from the six individual focus groups and the focus group discussion guide are included in the Appendix.

RESULTS OF THE RANDOM SAMPLE SURVEY

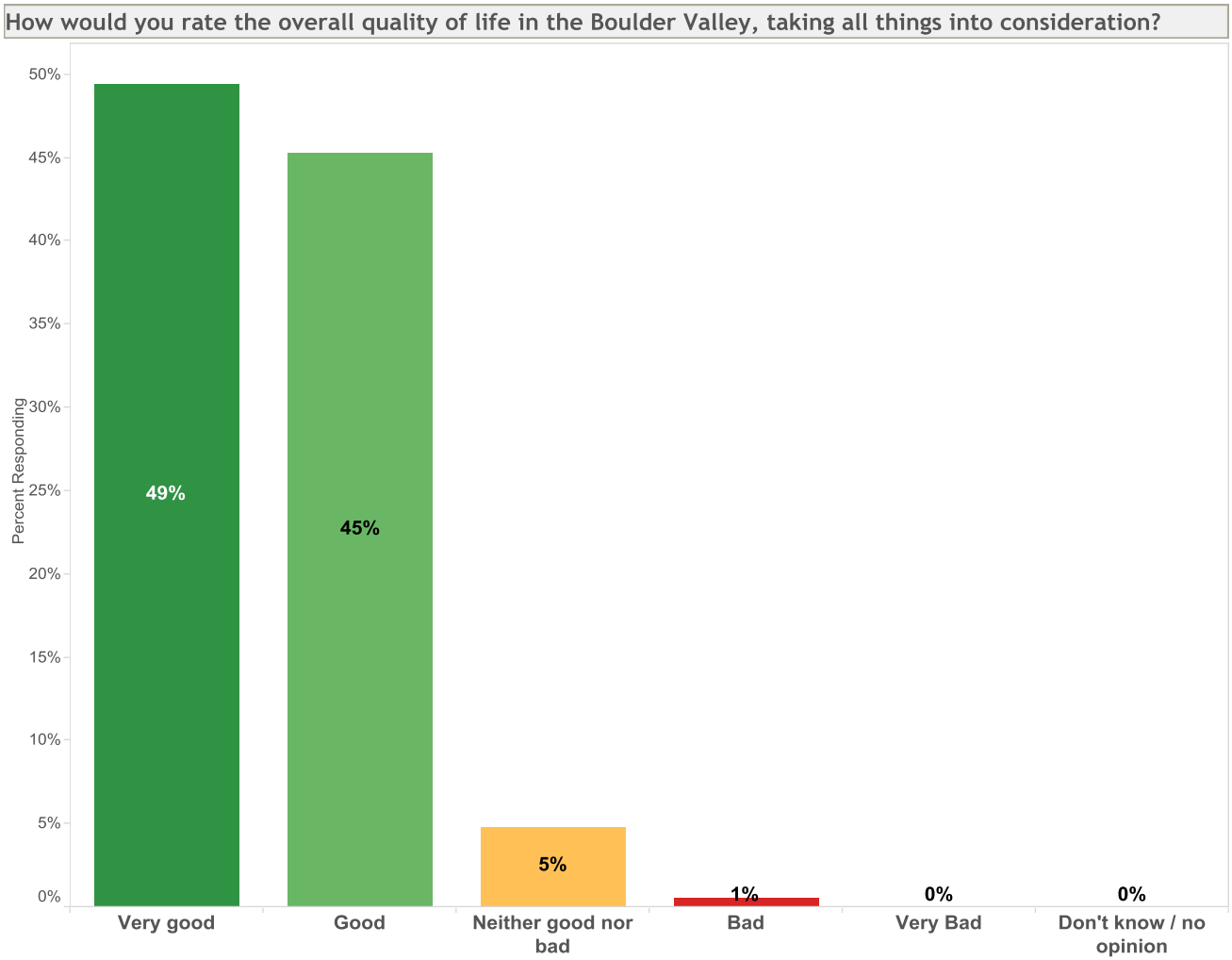
This section of the report summarizes key findings from the weighted results of the random sample survey.

Quality of Life and Awareness of the BVCP

This section provides a brief summary of respondents' opinions about the overall quality of life in the Boulder Valley, and their familiarity with the Comprehensive Plan and awareness of the discussions about the update now taking place.

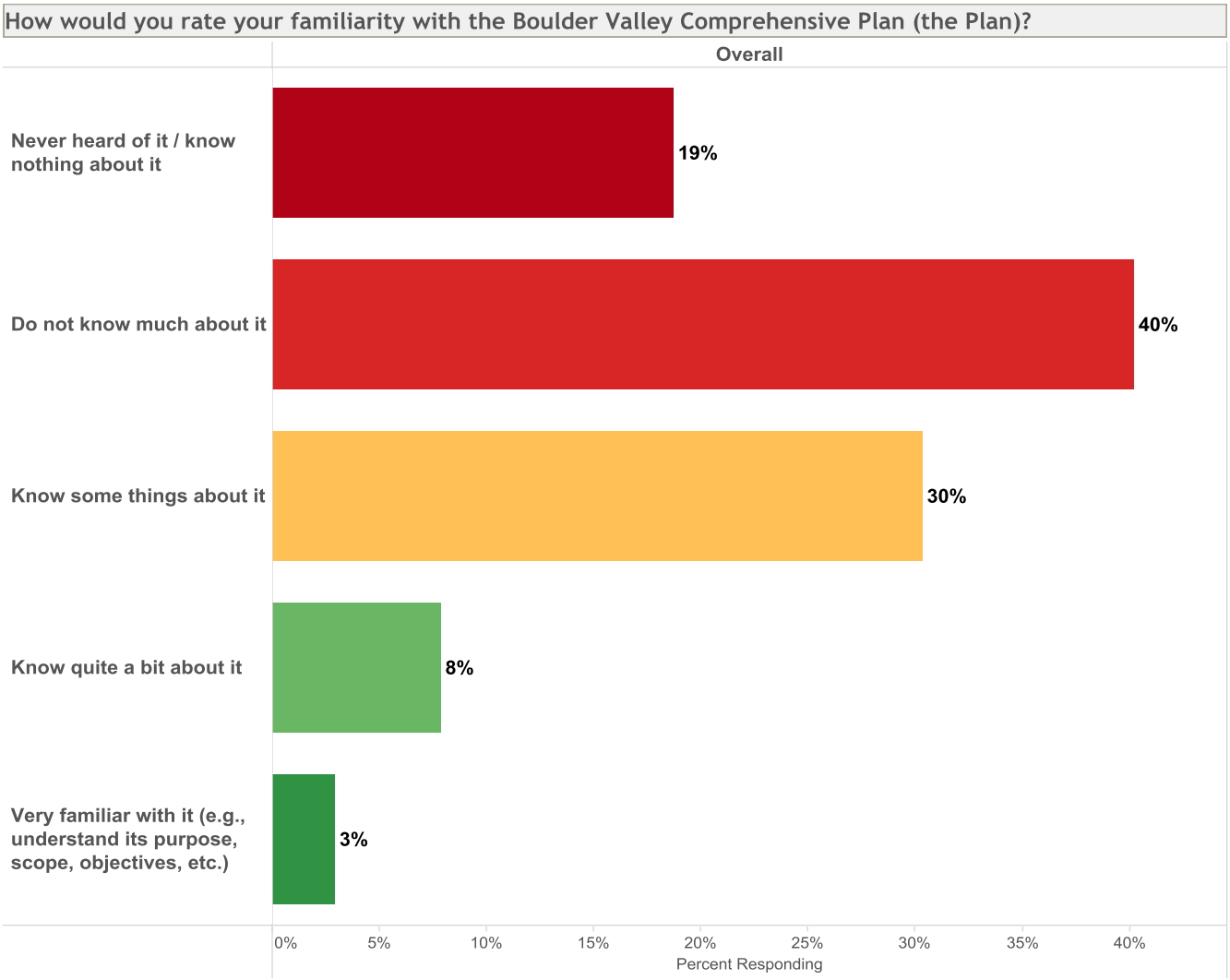
- Overall quality of life in the Boulder Valley. Respondents answered very positively, with 94 percent indicating the quality of life in the Boulder Valley is either "very good" (49 percent) or "good" (45 percent), and small shares indicating it is "neither good nor bad" (5 percent) or "bad" (1 percent).

Figure 1: Overall Quality of Life in the Boulder Valley



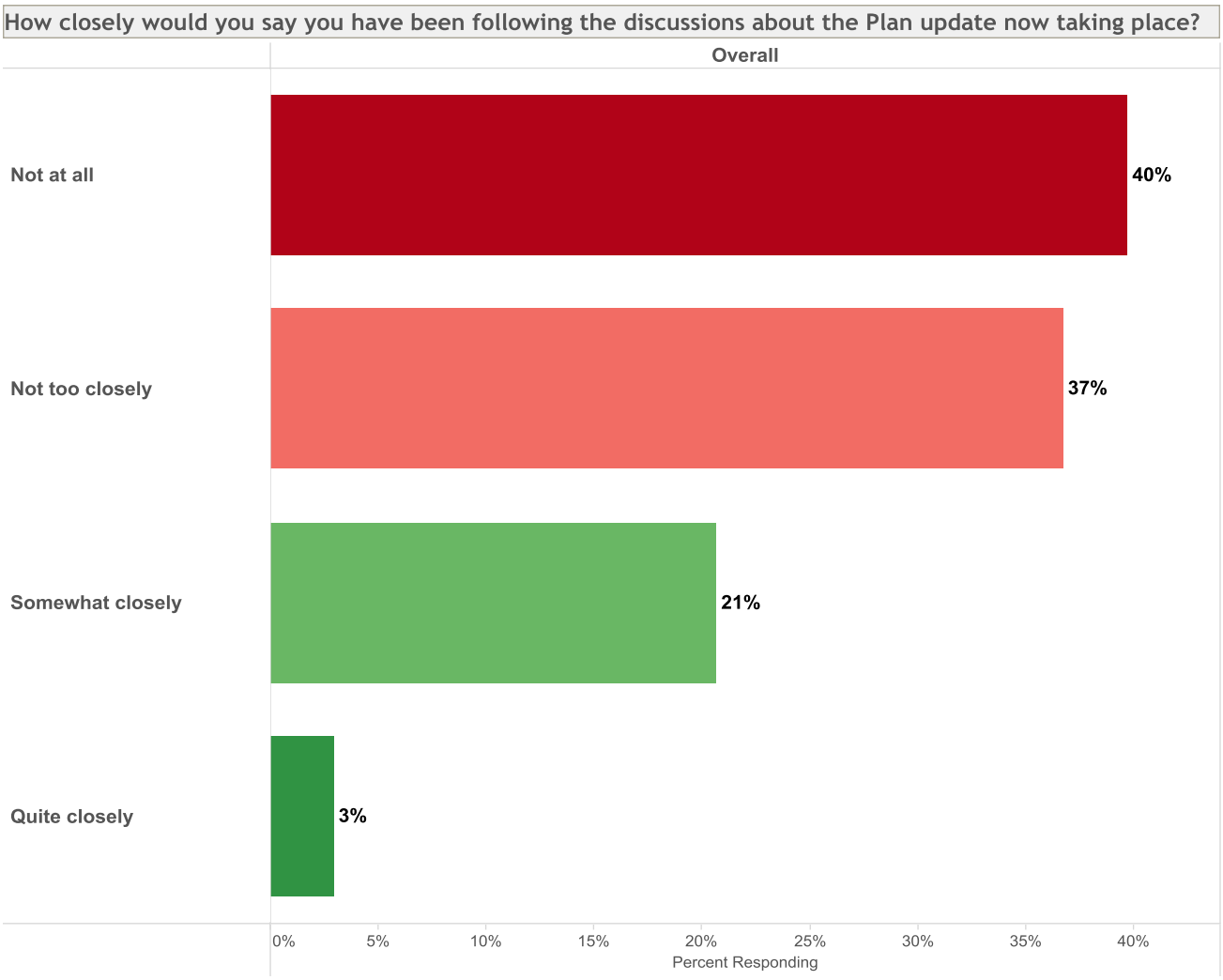
- Familiarity with the Boulder Valley Comprehensive Plan. Most respondents have a low level of familiarity with the Comprehensive Plan, with almost six in ten (59 percent) saying that they have "never heard of it/know nothing about it" (19 percent) or "do not know much about it" (40 percent). An additional 30 percent said that they "know some things about it," while 11 percent indicated they are quite knowledgeable ("know quite a bit about it" – 8 percent, or "very familiar with it" – 3 percent).

Figure 2: Familiarity with the Boulder Valley Comprehensive Plan



- How closely have you been following discussions about the Plan update? Consistent with their lack of familiarity with the Plan, roughly three in four respondents (77 percent) indicated that they are "not at all" (40 percent) or "not too closely" (37 percent) following discussions about the Plan update. A little over one in five (21 percent) are following the conversation "somewhat closely," and 3 percent are following it "quite closely."

Figure 3: How closely have you followed discussions about the Plan update?

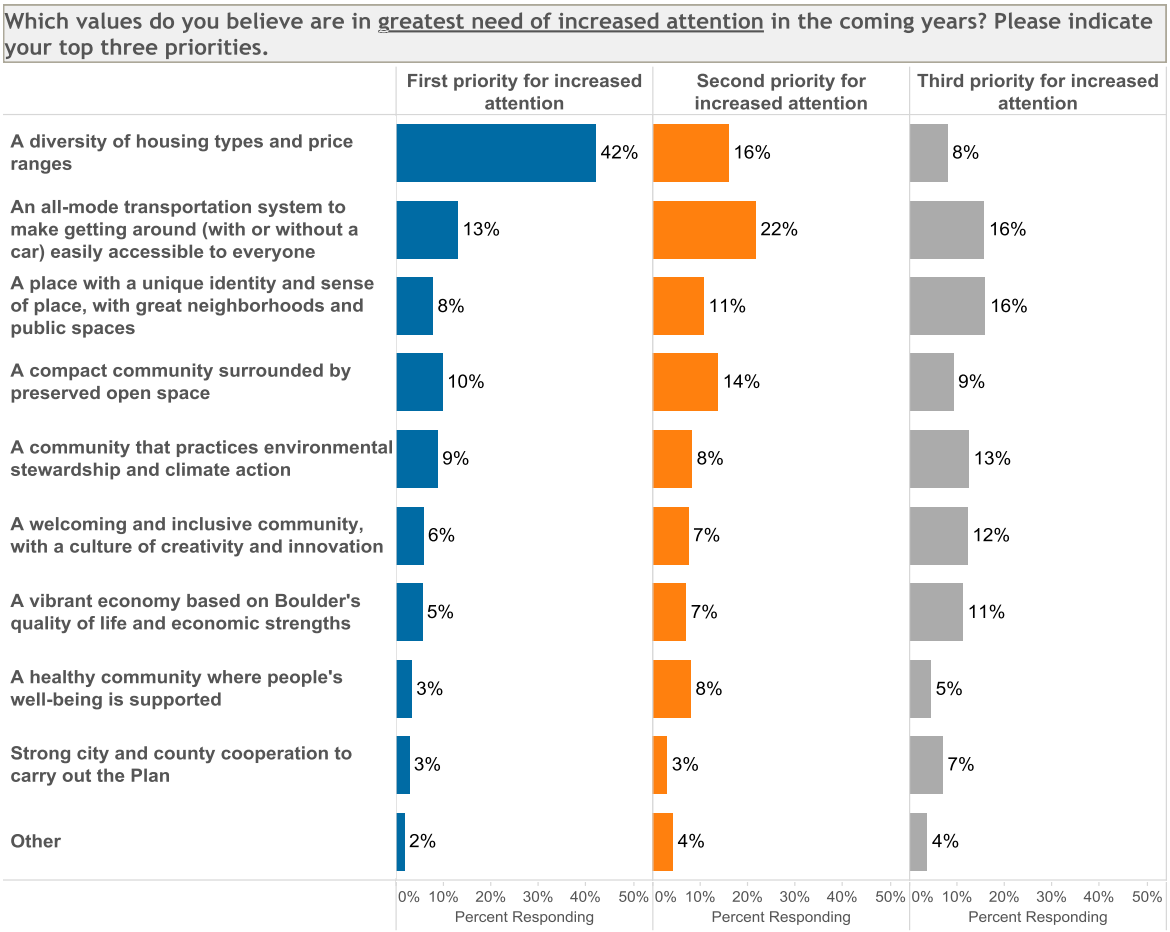


Community Values

The second section of the survey focused on community values. The survey listed nine community values that are currently identified in the Plan, and asked respondents to identify additional values that should be emphasized, values that are no longer important or in need of clarification/modification, and values that are in greatest need of increased attention. Key findings from these questions are detailed in this section of the report.

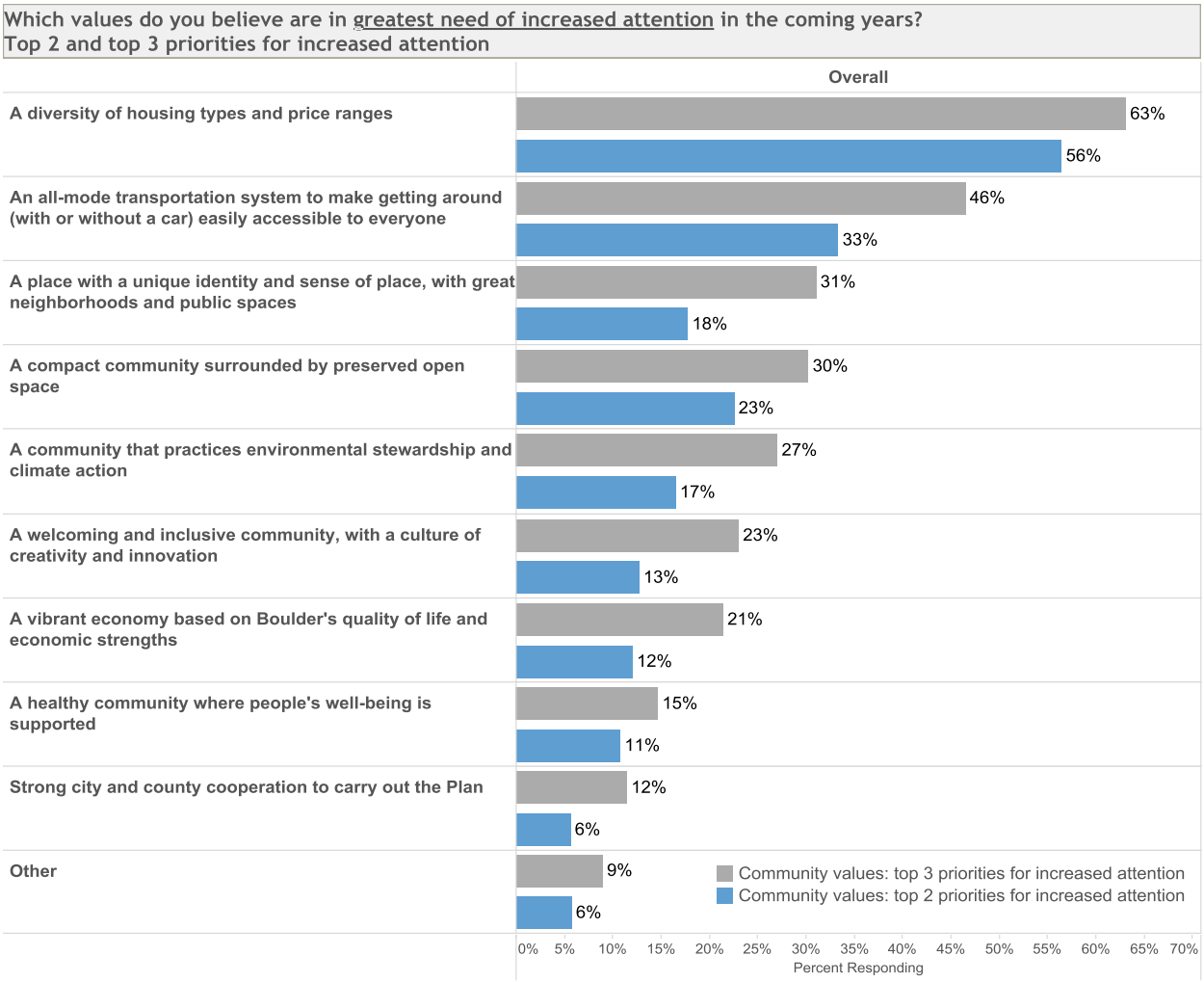
- Top three community values in greatest need of increased attention. Respondents were asked to select the first, second, and third priority community values in greatest need of increased attention from a list of nine community values currently in the Comprehensive Plan. Figure 4 below illustrates the share of respondents selecting each community value as their first, second, and third priority. A diversity of housing types and price ranges stands out as the leading top priority (42 percent), followed by an all-mode transportation system (13 percent), a compact community surrounded by preserved open space (10 percent), environmental stewardship and climate action (9 percent), and a unique identity and sense of place (8 percent).

Figure 4: Top Three Community Values in Greatest Need of Increased Attention



- Top two and top three community values in greatest need of increased attention. Using results from the same question, Figure 5 below depicts the share of respondents choosing each community value as their first or second priority, as well as their first, second, or third priority. Again, a diversity of housing types and price ranges topped the list for both the top two (56 percent) and top three (63 percent) priorities, followed by an all-mode transportation system (46 percent selected this as one of their top three priorities) and a place with a unique identity and sense of place (31 percent).

Figure 5: Top Two & Top Three Community Values in Greatest Need of Increased Attention



- Are any additional values not included in the list which you think should be emphasized by the Plan? In response to this open-ended question, 401 respondents (43 percent) provided suggestions for additional values (and/or elaboration of existing values). While the comments were highly diverse and nuanced, and can be classified in many ways, the following table gives a rough sense of the more common topics addressed in the comments, recognizing that alternate groupings are possible. The most prevalent themes involved issues of diversity (particularly socioeconomic, ethnic and cultural

diversity), transportation (e.g. congestion, transit, biking, etc.), and governance (e.g. responsiveness to community, communication, public input), each of which was cited by approximately 9 – 10 percent of commenters.

Table 1
Are any additional values not included in the list which you think should be emphasized by the Plan?
Approximate percentages of commenters and all survey respondents

	Percent of commenters (n=401)	Percent of all survey respondents (n=937)
Diversity	9.8%	4.2%
Transportation	9.8%	4.2%
Governance	9.3%	3.9%
Limit Growth	7.8%	3.3%
Housing	7.5%	3.2%
Education	5.3%	2.2%
Safety	4.3%	1.8%
Community Character	3.8%	1.6%
Environment	3.3%	1.4%
Economy	2.8%	1.2%
Infrastructure & Services	2.5%	1.1%
Arts	2.5%	1.1%
Human Services	2.3%	1.0%
Aging	2.3%	1.0%
Inclusiveness	2.3%	1.0%
Taking action on the plan	2.3%	1.0%
Recreation	2.0%	0.9%
Wildlife	2.0%	0.9%
Height	2.0%	0.9%
Open Space	2.0%	0.9%
Common Sense	1.8%	0.7%
University	1.8%	0.7%
Homelessness	1.8%	0.7%
Children	1.5%	0.6%
Taxes	1.5%	0.6%
Multigenerational	1.3%	0.5%
Broadband	1.3%	0.5%
History	1.3%	0.5%

For additional illustration of the flavor of the feedback, Table 2 below provides a random sample of 10 comments from among the 401 comments received. A full listing of all comments is included in the Appendix.

Table 2
Are any additional values not included in the list which you think should be emphasized by the Plan?
Random sample of 10 comments from the 401 comments received – for illustration

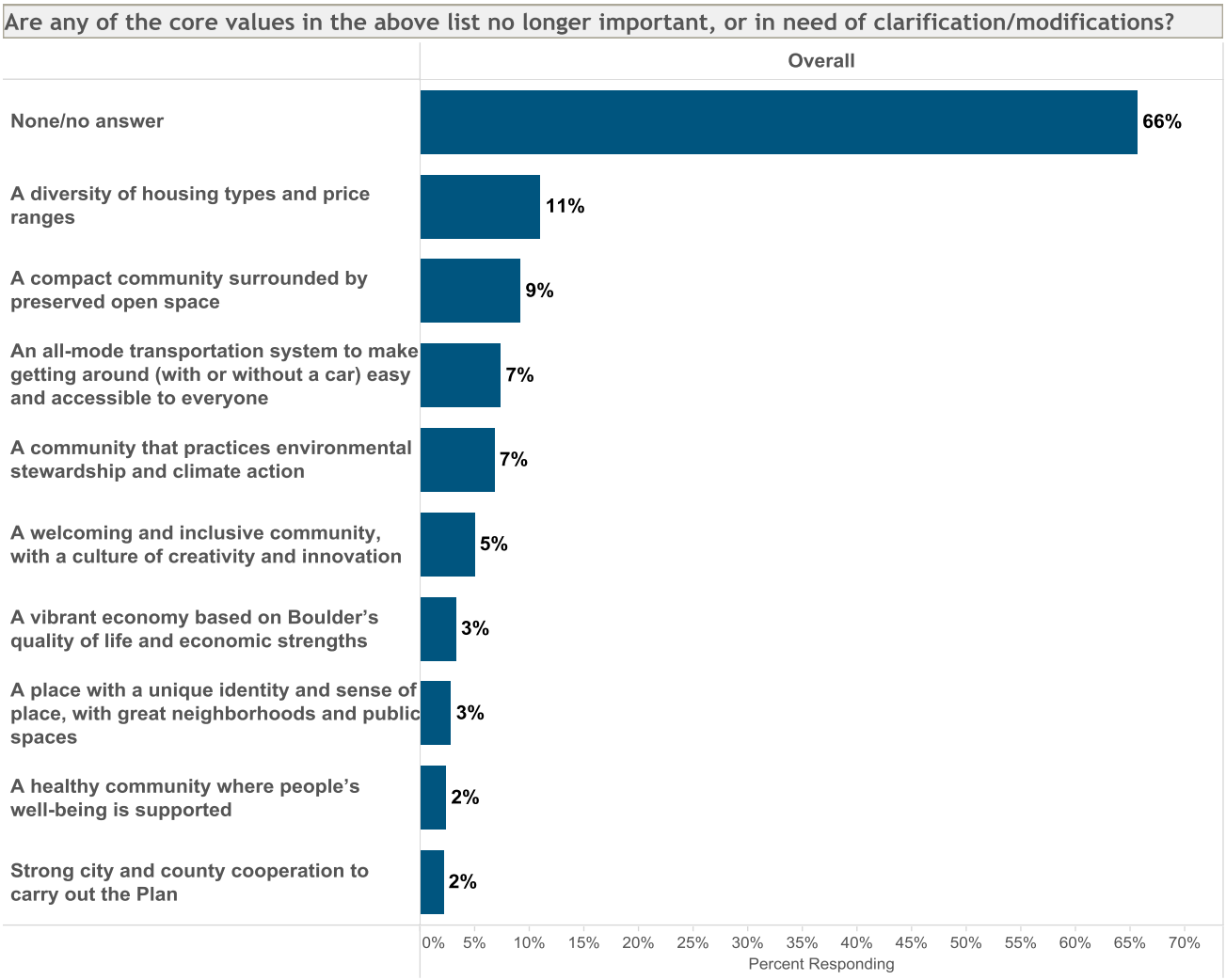
- *"1. Strong attendance at NEIGHBORHOOD schools; excellent education; excellent teachers; beautiful, well-supported schools and grounds. 2. Socio-economic diversity. 3. Promote urban density to preserve the environment and beauty of our area open spaces, and to encourage use of alternative (non-car) transportation."*
- *"A compassionate community that takes care of its vulnerable residents"*
- *"Affordable and convenient transportation system"*
- *"Consideration of why people moved here initially. Hometown feel. Open and not cramped. Family/people oriented--not corporate based overcrowding."*
- *"Greater economic and ethnic diversity within Boulder"*
- *"Infrastructure! Roads, bridges, sewers, water pipes."*
- *"No"*
- *"Not just preservation of open spaces and natural lands but of the native species (plant and animal) via sound management practices including limiting recreation in certain areas. Also, the city and county need to work better together... critical wildlife areas in the plan should receive more attention."*
- *"Rights of nature, including plants, wildlife and domestic animals."*
- *"There should be separate 'values' that cover RTD plans and services, working with school districts to support PK-12 education, Boulder Valley long term flood control and area wildfire resources for rapid response."*

- <u>Are any of the core values no longer important, or in need of clarification or modification?</u> Approximately one-third of respondents (34 percent) identified values that were no longer important or in need of clarification/modification. The value most identified as in need of clarification/modification was "a diversity of housing types and price ranges," cited by 11.0 percent of survey respondents. A wide variety of explanatory comments were made with regards to this value, with the largest share focusing on the importance of increasing housing attainable to low and middle income groups. Others expressed concerns about government involvement in the housing market, or that some other community values were incompatible with maintaining the affordability of housing, or that maintaining a diversity of housing types and price ranges was unrealistic given market forces and the land use context in Boulder, among other opinions.

  Following housing, the next most commonly cited values that are no longer important or in need of clarification were "a compact community surrounded by preserved open

space" (9.2 percent) and "an all mode transportation system" (7.4 percent), while a smaller 2.1 – 6.8 percent cited other values.

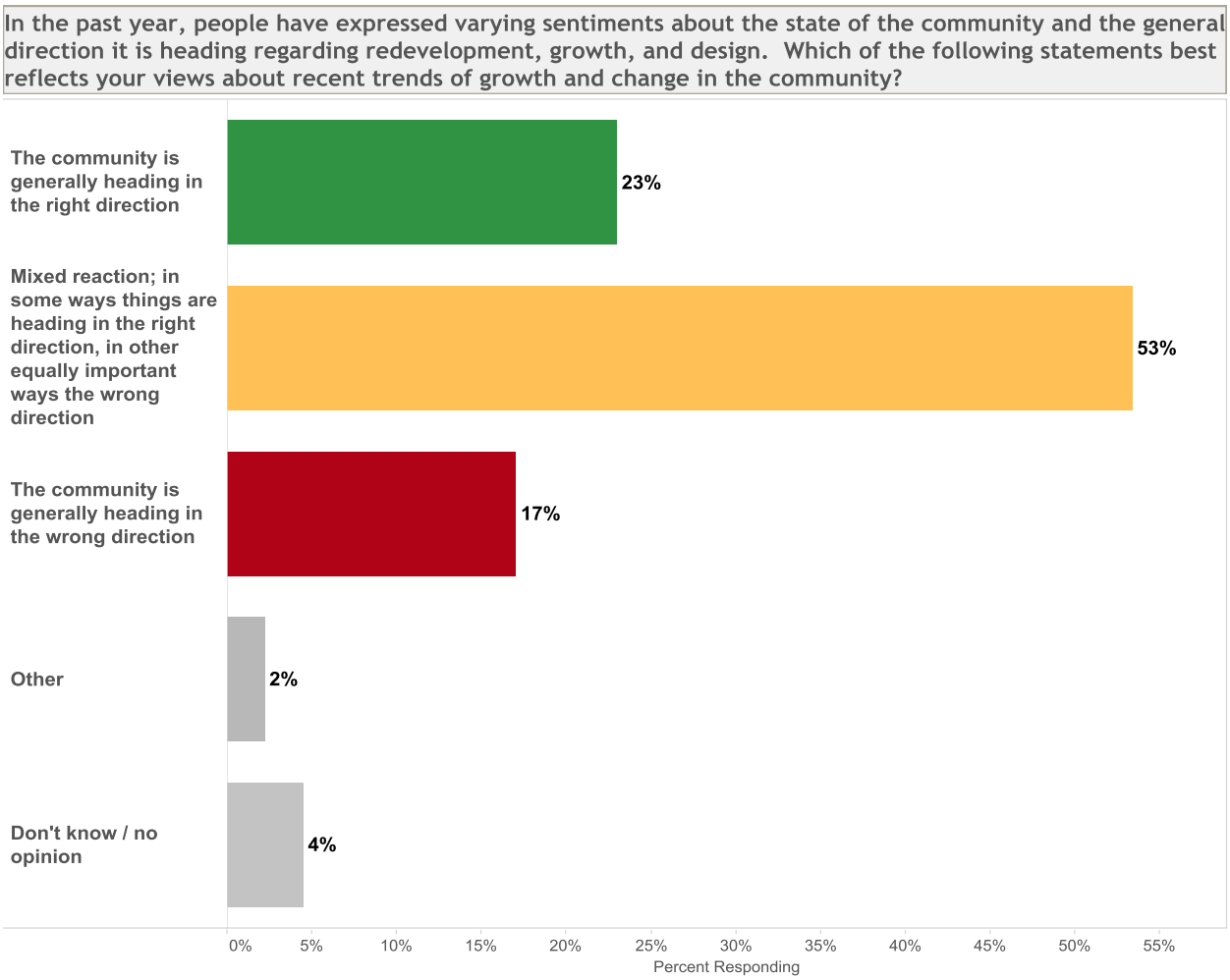
Figure 6: Are any of the core values no longer important, or in need of clarification or modification?



Perceptions of Recent Growth and Change in the Community

- Perception of recent growth and change in the community. Respondents were asked to share their opinion regarding the general direction the community is heading in terms of redevelopment, growth and design. Results indicate that slightly more residents think that the community is generally heading in the right direction (23 percent) than in the wrong direction (17 percent). Most expressed a mixed reaction (53 percent), indicating that in some ways things are headed in the right direction but in other equally important ways the wrong direction. An additional 2 percent expressed other opinions, while 4 percent didn't know or had no opinion.

Figure 7: Perception of Recent Growth and Change in the Community



In a followup question, respondents were asked if they had any comments on their response. A total of 503 comment responses were received. Following is a summary of

some of the themes and flavor of the comments, grouped by response to the "right/wrong" direction question.

- Comments by respondents who feel that the community is "generally headed in the right direction": While a diversity of opinions were expressed by those who feel the community is headed in the right direction, in broad terms, the comments tended to show support of additional growth, support of more jobs and more businesses, and excitement about new developments in town. This mirrors crosstabulation results (shown in the Appendix) which show that persons who feel that Boulder is headed in the right direction are generally more supportive of additional growth than those who feel that Boulder is headed in the wrong direction.

  On the other hand, many of those who feel that Boulder is headed in the right direction nonetheless express concern that Boulder might become too exclusive and less racially and economically diverse if some things don't change.

  Following is a random sample of comments, for illustration (with the complete listing in the Appendix).

Table 3
Perceptions of recent growth and change in the community:
Random sample of comments of those who feel "the community is generally heading in the right direction"

- *"All appears good except "right-sizing." Folsom is bad enough but Iris will be a disaster as it is the only east-west route on the north."*
- *"I am proud to be a Boulderite. I would like more cycling options for transportation--safer commutes, access for mountain bike recreation. I would like more buy-in from my employer on environmental stewardship. I would like more health programs--similar to what the city offers to its employees."*
- *"I think some smart growth is good. By that I mean sort of 'new urban'--housing near transit centers and shopping, so neighborhoods can develop and you don't need a car to do everything. I have lived here 35 years and I agree the traffic is getting annoying, but I don't think that should mean no growth. I don't want Boulder to just become wealthier and older with little opportunity for younger people and families to move here, and no opportunity for people at the lower end of the economic spectrum to live here."*
- *"My family and I are humbled and very grateful to be in Boulder, CO. It is the greatest city on earth in my opinion!"*
- *"Value mixed use, 10 minute neighborhoods, compact development, alternate modes"*
- *"We need to move forward. There are definitely areas of town (like Boulder Junction or the core student area of The Hill - between Broadway and 9th and College and University) that can handle more dense development and population and potentially even taller buildings. Let's focus on these relatively few areas that can support Boulder's growth and work to stabilize the existing family neighborhoods."*

- Comments by respondents who feel that the community is "generally headed in the wrong direction": The feedback from those who feel Boulder is generally headed in the wrong direction tended to center on too much growth, too much traffic, too many people, the lack of racial and economic diversity, and new developments that do not fit the character of Boulder.

  One interesting pattern in the comments for this question was that those who think Boulder is generally headed in the wrong direction were 2.7 times more likely to provide a follow-up comment on their choice than those who think Boulder is generally headed in the right direction. Additionally, the "wrong direction" comments tended to be lengthier and cite more specifics than did the "right direction" comments, suggesting very strongly held views by persons with this opinion.

Table 4
Perceptions of recent growth and change in the community:
Random sample of comments of those who feel "the community is generally heading in the wrong direction"

- *"As a long-time Boulder County resident, I cannot recall a bigger rush toward growth. In fact, it was quite the opposite as quality of life was defined by an appreciation of 'space', not just 'open' space. Just because Boulder is surrounded by open space does not mean we cram as many people into town as possible. Why the rush to add population and its inherent downsides?"*
- *"Feels like a lot of recent building and growth that was not well planned for in terms of infrastructure"*
- *"It seems that the developers' agenda dominates. All change does NOT have to be 'growth.'"*

- *"The accelerating pace of housing cost will limit the diversity of housing choice which will, in turn, limit how welcoming and diverse we can be"*
- *"The number of large, ugly new buildings is just so sad. The variances for height, setbacks, etc. have changed the character of this town in irreversible and negative ways. There appears to be no badly designed and ill-conceived building and no variance to the building codes that would not get approved. It is not common sense to think that adding more people, jobs, and cars to this city will yield anything positive. I am in favor of a building moratorium, and for replacing most of the folks on the city council and various planning and advisory boards that have had a role in approving the rampant building, and transportation changes (deleting the car lanes on Folsom). The city council should focus on running the city, and drop the municipal utility idea. They have lost repeatedly in the courts, have 'borrowed' 4 million dollars from the general fund with no guarantee it will be paid back, and we are no closer to reduce carbon emissions. This is no longer the great town that it once was and those in charge seem to be following ideals (such as the stated goal of 30% of all trips in the city will be made by bike) without any sense of real life or reality."*
- *"Too much growth without the proper infrastructure"*

- Comments by respondents who have a "mixed reaction" about recent trends of growth and change: As noted previously, a little over half of respondents indicated a mixed reaction, with some things headed in the right direction and other equally important things headed in the wrong direction. These commenters tended to cite a combination of the themes noted above, including too much growth, but also the need for more housing for people who want to live in Boulder. The emphasis in many of these comments was in support of balanced growth, while maintaining the community feel and the surrounding open space.

Table 5
Perceptions of recent growth and change in the community:
Random sample of comments by those who have a "Mixed reaction; in some ways things are heading in the right direction, in other equally important ways the wrong direction"

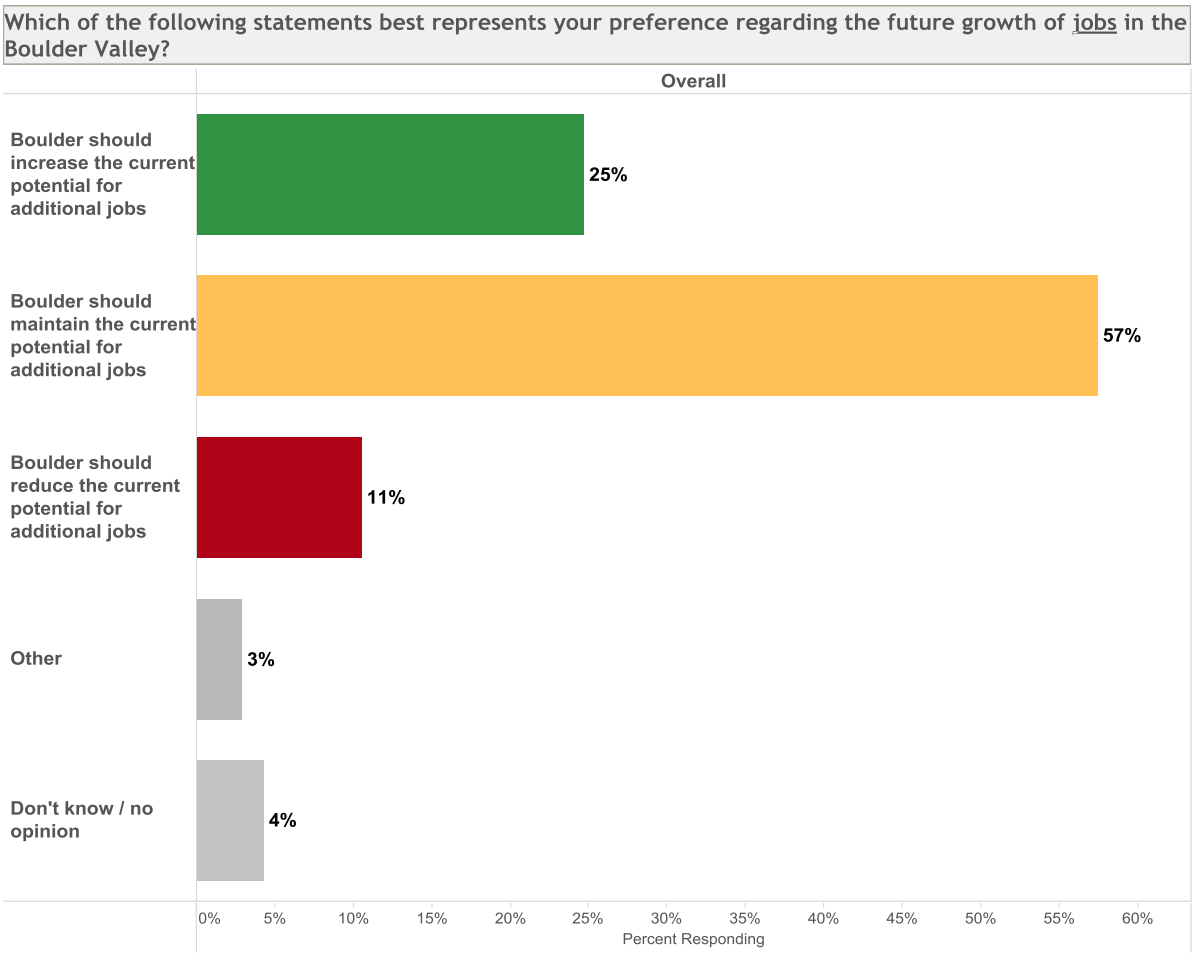
- *"A lot of building going on that seems to diverge from Boulders sense of community. But on the other hand open space, etc. is still being protected. Focus should be on more affordable housing for people who work in Boulder."*
- *"Difficult to say where things are going as there are so many developments that will bring many changes that we may not be able to anticipate to the city. For example, incoming car traffic to and out of the city has changed a lot, and where is this going?"*
- *"I generally like the design of developments that have happened in recent years (in North Boulder, around the 29th St Mall, and to a lesser extent, in the industrial zones on the eastern half of the city), and I especially like the added amenities like the Valmont Bike Park. I'm less of a fan of the construction noise, traffic disruptions, and sidewalk closures of the Pearl St/downtown-area redevelopments, as these are in my neighborhood and negatively affect my life at least during their current phases, which seem to be never-ending. (I may have a chance later in the survey to comment on this next topic, but if not, I'll say it now: I really hope we get a municipal utility to provide 100% renewable/clean energy for our city.)"*
- *"It seems to me that there is a diminishing preservation of the three values I would prioritize."*
- *"Strong economy, rising property values and great parks. More crowded, more panhandling, less safe."*
- *"Too many McMansions. The houses along the foothills are dwarfing the neighborhoods that had such character. They are using the entire yard to build onto the present houses. I would like to see the trend of smaller homes"*

Community Livability and Growth Management

A series of questions asked respondents to identify their priorities and preferences related to future growth in Boulder, including job growth, housing growth, locations of future development, and design of development. The survey presented introductory language about current plan policies, including projections for housing and job growth, in advance of the various questions about those topics. This section summarizes the findings from these questions.

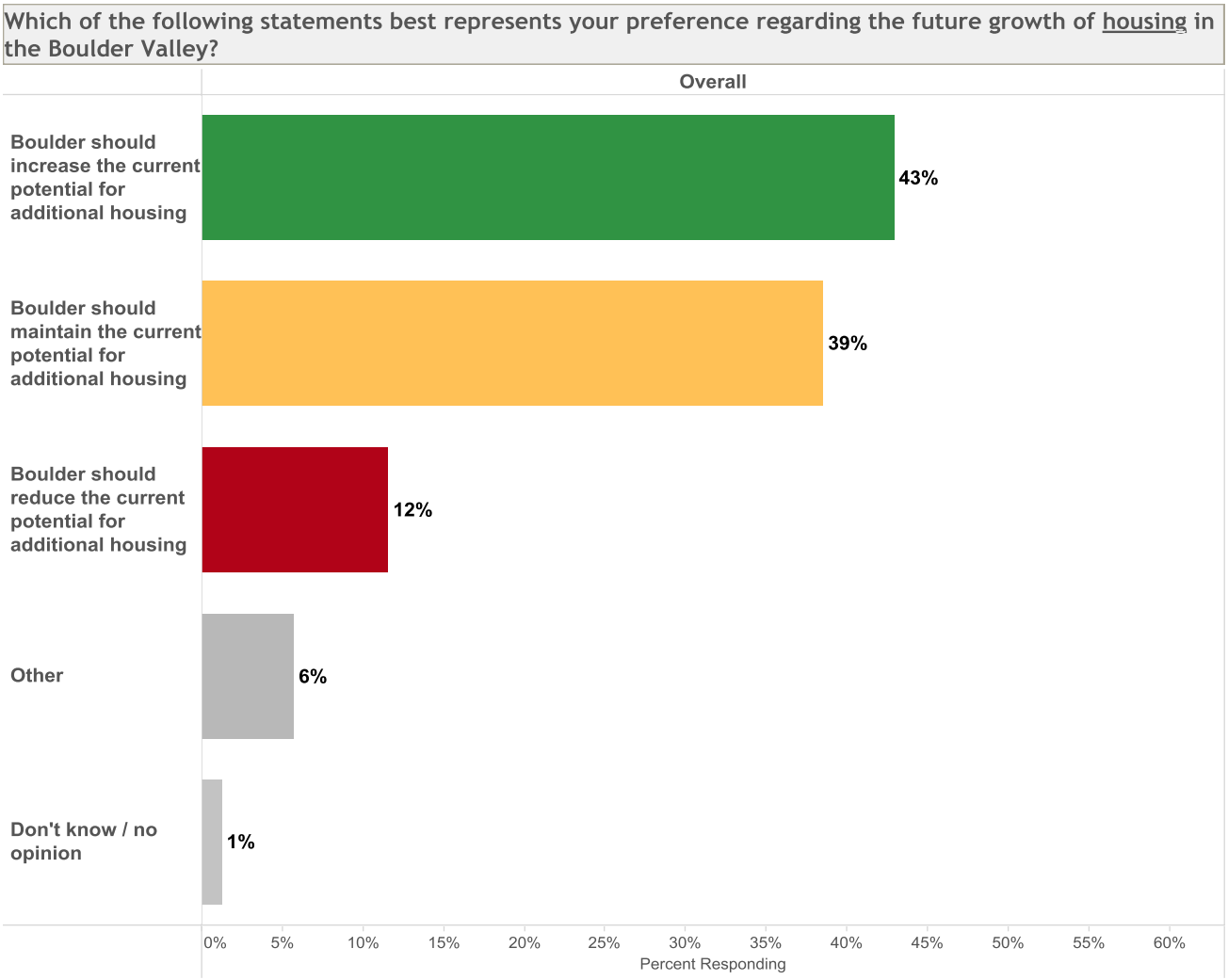
- Preference for future growth of jobs in the Boulder Valley: Over half of respondents (57 percent) said the Boulder Valley should maintain its current potential for additional jobs. Among the remainder, somewhat more respondents think Boulder should increase the current potential for jobs (25 percent) than reduce the current potential for jobs (11 percent). (Note: The question included an extensive introduction describing current levels of jobs, population and housing units in the Boulder Valley, as well as projections for each through 2040.)

Figure 8: Preference for Future Growth of Jobs in the Boulder Valley



- Preference for future growth of housing in the Boulder Valley: This question was asked in parallel to the jobs growth question above, and was introduced with the same background information. In response, most respondents think Boulder should increase (43 percent) or maintain (39 percent) the current potential for additional housing, while a more modest share would prefer to reduce the potential for additional housing (12 percent).

Figure 9: Preference for Future Growth of Housing in the Boulder Valley



As documented more fully in the Appendix cross-tabulations, opinions regarding the future growth of jobs and housing show a significant degree of correlation with each other. Among those who want to increase the potential for additional *jobs*, fully 60 percent also want to increase the potential for additional *housing*, while 35 percent to maintain and 3 percent want to reduce the current potential for additional housing.

Conversely, among those who want to reduce the potential for additional jobs, only 20 percent want to increase the potential for additional housing, while 34 percent want to maintain and 45 percent want to reduce the potential for additional housing.

Similarly, among those who want to increase the potential for additional *housing*, 34 percent want to increase the potential for additional *jobs*, while 56 percent want to maintain and 5 percent want to decrease the potential for additional jobs. Conversely, among those among those who want to reduce the potential for additional housing, only 6 percent want to increase the potential for additional jobs, while 46 percent want to maintain and 41 percent want to reduce the potential for additional jobs.

In short, persons who tend to be more favorable towards the growth of jobs also tend to be more favorable towards the growth of housing, and vice versa. Conversely, persons who tend to be more opposed to the growth of jobs also tend to be more opposed to the growth of housing, and vice versa. At the same time, large shares of respondents support maintaining current potentials for job and housing growth.

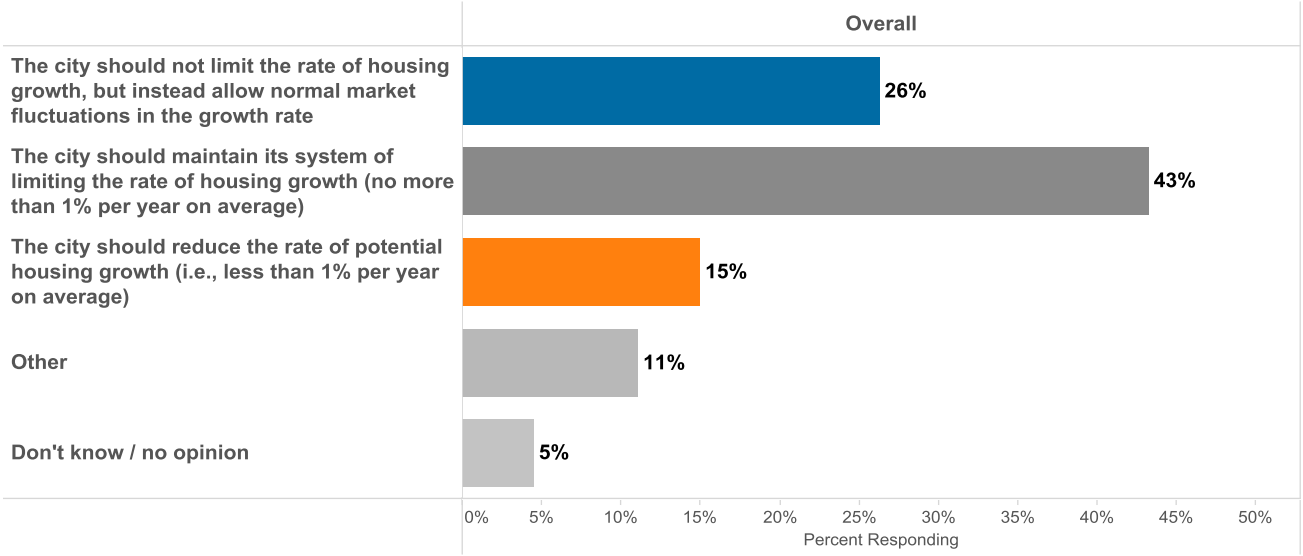
- Opinions on the rate of housing growth: About four in ten think the City of Boulder should maintain its current system of limiting the rate of housing growth (43 percent), while a quarter say the City should not limit the rate of housing growth (26 percent). An additional 15 percent prefer restricting the rate housing growth further (to less than 1% per year on average), while 16 percent don't know or have other opinions.

Figure 10: Opinions on the Rate of Housing Growth

Following is the full text of the survey question:

"Rate of housing unit growth: The average annual rate of housing unit growth within the City of Boulder over the past five years has been approximately 0.8% (i.e., approximately 350 units per year). The intent of Boulder's Residential Growth Management System is to limit housing permits to an average growth rate of 1% per year (with selected exemptions such as for permanently affordable housing and in mixed use projects). All new housing must meet land use regulations and standards.

"Some people think the current system artificially limits housing potential and results in higher housing prices. Others think that the rate of new housing growth under current regulations is appropriate, or should be limited further. Which of the following best reflects your view?"



As might be expected, opinions regarding the rate of housing growth are correlated with opinions regarding the preferred amount of housing growth in the future, with those supporting a greater amount of housing in the future also tending to favor looser restrictions on the rate of housing growth, and those preferring a smaller number of housing units favoring tighter restrictions on the rate of housing growth. Specifically, persons who want to *increase* the potential for future additional housing units (as discussed previously and illustrated in Figure 9) are comparatively likely to feel that the city should *not* limit the rate of housing growth (45 percent). By contrast, persons who want to *reduce* the future amount housing growth largely feel that the city should reduce the *rate* of housing growth to less than 1 percent per year (79 percent). These results are also shown more fully in the crosstabulation graphs in the Appendix.

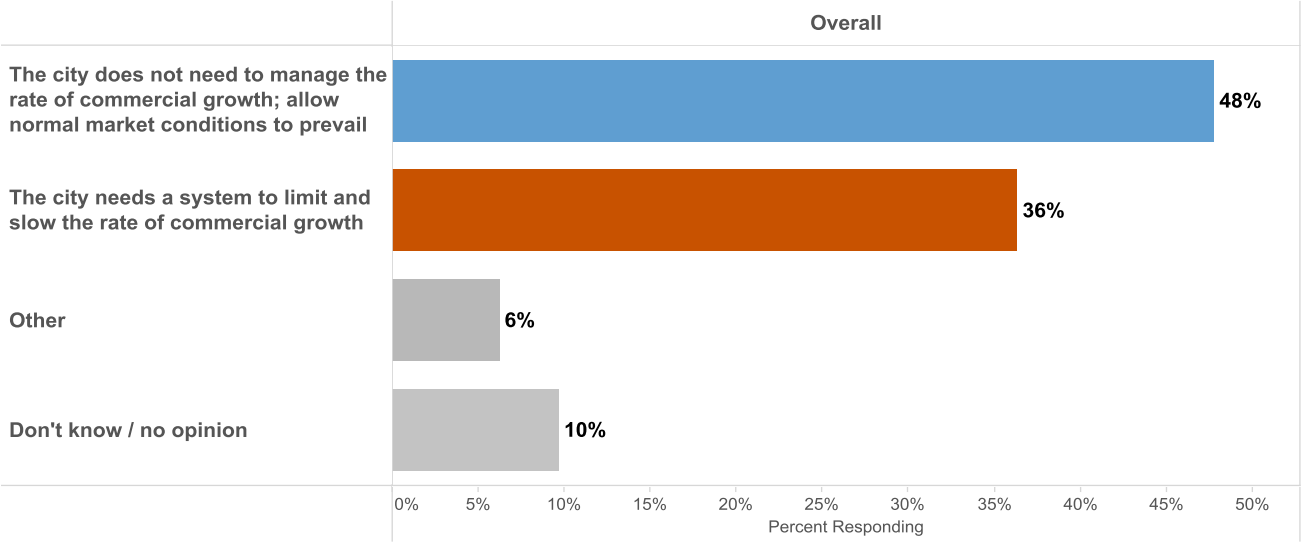
- Opinions on the rate of commercial growth: Almost half feel that Boulder does not need to limit the rate of commercial growth (48 percent), while a little over one-third (36 percent) believe that Boulder needs a system to limit and slow the rate of commercial growth. An additional 16 percent don't know or have a different opinion.

Figure 11: Opinions on Rate of Commercial Growth

Following is the full text of the survey question:

"Rate of new commercial growth: The city does not manage the rate of commercial growth (i.e., non-residential uses including retail, office, industrial and educational); however, all new commercial development must meet standards and regulations. In 2015, City Council approved a linkage fee so that new commercial development helps pay for the construction of permanently affordable housing units related to the new employees that are generated. Over the past 20 years, the pace of commercial and industrial building and jobs has fluctuated, including the "great recession" when little building occurred and unemployment increased, as well as a period of higher growth in the past few years.

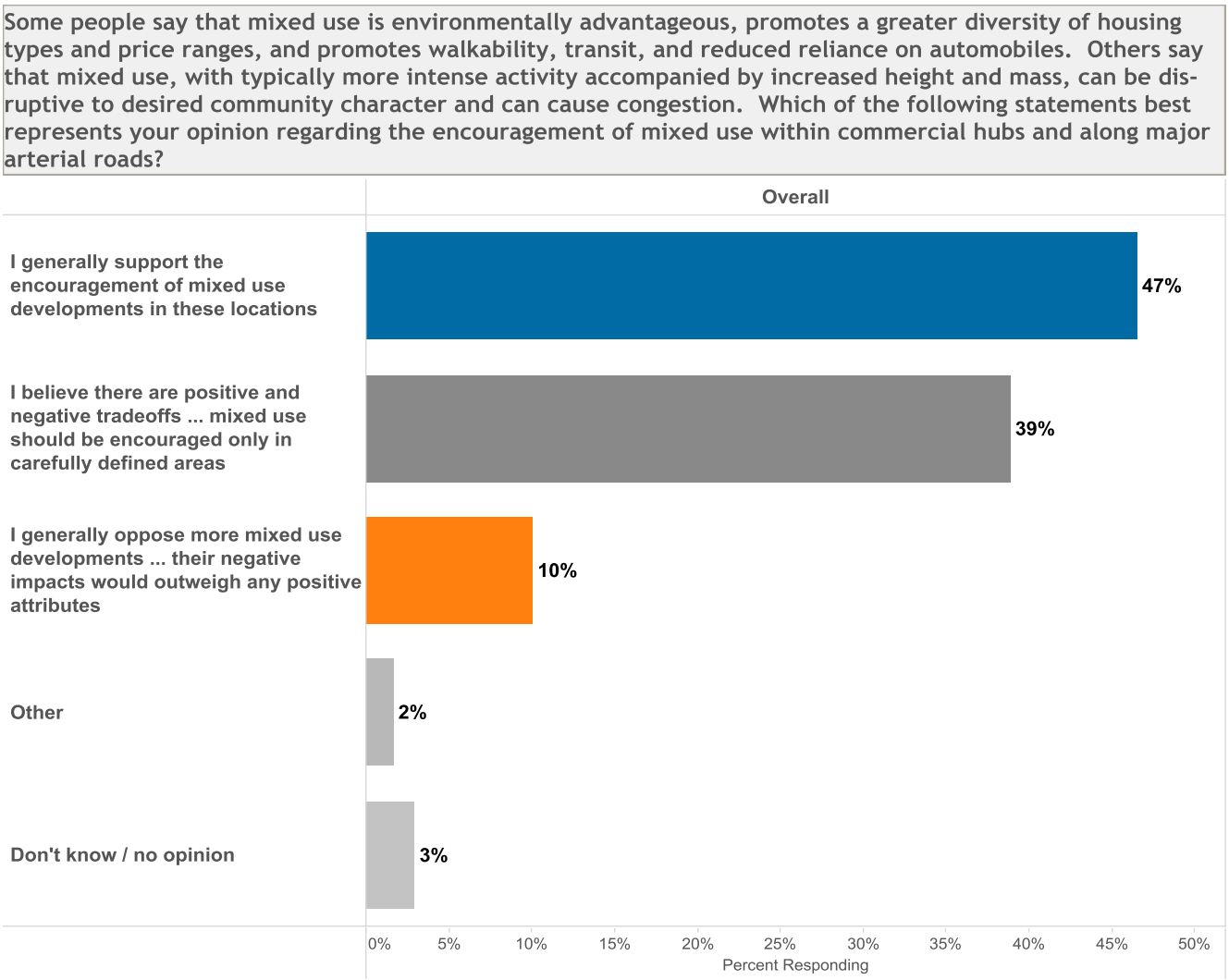
"Some people think the current rate of commercial/jobs growth is having negative impacts on quality of life, while others think the commercial development is sustaining Boulder's economic vitality and adding benefits. Which of the following best reflects your view about the rate of commercial growth?"



Again, opinions regarding the rate of commercial growth are correlated with opinions regarding the preferred amount of job growth in the future, with those supporting a greater number of jobs also tending to favor no restrictions on the rate of growth, and those preferring a smaller number of jobs also favoring restrictions on the rate of growth. Specifically, persons who want to *increase* the potential for future jobs (as discussed previously and illustrated in Figure 8) are comparatively likely to feel that the city does not need to manage the rate of commercial growth (72 percent). By contrast, persons who want to *reduce* the future amount job growth largely feel that the city needs a system to slow the rate of commercial growth (78 percent). These results are also shown more completely in the crosstabulation graphs in the Appendix.

- Opinions on mixed use development: Almost half of respondents (47 percent) support the encouragement of mixed use developments within commercial hubs and along major arterial roads, while 39 percent say there are both positive and negative tradeoffs and feel that mixed use should be encouraged only in carefully defined areas of Boulder. One in ten respondents (10 percent) said they generally oppose more mixed use developments.

Figure 12: Opinions on Mixed Use Development



In a follow-up question, respondents were asked if they had any comments on their response. A total of 250 comment responses were received. Following is a summary of some of the themes and flavor of the comments, grouped by opinion regarding mixed use.

- Comments by respondents who "generally support the encouragement of mixed use": Those supporting mixed use generally cited the need for more housing, for more square footage for businesses in Boulder, the environmental benefits, the ability to walk to more places, and the transit benefits of mixed use.

  Following is a random sample of comments, for illustration (with the complete listing in the Appendix).

Table 6
Opinions regarding mixed use:
Random sample of comments of those who "generally support the encouragement of mixed use"

- *"A review of housing density and mixed use development are necessary to become more inclusive (for workforce traveling into Boulder) and sustainable. Public transportation needs to be kept affordable. Reduce commuters to Boulder to maintain clean air and reduce pollution. Higher population density makes public transport automatically more efficient and affordable."*
- *"I don't support mixed use development that adds more luxury condos. We need more affordable housing."*
- *"I wouldn't want to see much more mixed use beyond the areas identified above, but I think development of those areas is good and adds to the vibrancy and dynamism of Boulder."*
- *"Mixed use increases the opportunity for people to develop a sense of neighborhood. The fact that you always have to get in a car to get anywhere means that people become isolated. Mixed use can relieve the problem of congestion."*
- *"New urbanism. It's necessary if Boulder is to maintain open space and a compact community. It satisfies environmental concern if developed correctly and not construed by the whim of the developer/marketplace. By this, I mean every mixed use area should have available the necessary services, banking, dry cleaner, a market or two, a café that doesn't start with an 'S', to reduce the need to travel for these so-called necessities."*
- *"Up the incentives for developers who add more affordable units"*

- Comments by respondents who "generally oppose more mixed use developments": The themes related to the comments from those opposed to mixed use tended to include the feeling of crowding, congestion, and more traffic that mixed use causes, along with the negative aesthetics ("eyesore" and "ugly") associated with mixed use.

  Following is a random sample of comments, for illustration.

Table 7
Opinions regarding mixed use:
Random sample of comments of those who "generally oppose more mixed use developments"

- *"Allowing dense development such as at Boulder Junction is too much. Adding mixed use makes it even more crowded feeling. Allowing building almost to curbs makes one feel you're in canyons and views are blocked."*
- *"I accept that there are positive and negative tradeoffs, but since the city cannot get the "formula" right, I oppose mixed-use. The amount of congestion grows every day."*
- *"I'm not against growth and change, but the 30th and Pearl area, and others like it in such an already congested area, is a good example of what I hate to see happening in Boulder!"*
- *"Mixed use seems to bring more congestion and parking issues. It seems good in theory, but the compacted areas and lack of parking are problems. I am not a fan of most of the architectural facades which don't evoke in me the Colorado mountain feel."*
- *"Specifically I view the commercial growth as the main driver for more housing growth; and not affordable housing at that. The city should actively *dis*courage new commercial growth in order for the markets to stabilize such that boulder is a city with limited scope and not one where we grow until nature is a park or two set aside in the middle of the city."*
- *"We need more stringent growth restrictions in the city for both residential and commercial growth. Outside of Boulder in Boulder County regular limited growth would be OK."*

- <u>Comments by respondents who "believe there are positive and negative tradeoffs…":</u> Those who indicated they think there are tradeoffs associated with mixed use tended to mention the need to keep such developments balanced, to provide housing that is affordable, to focus on corridors that are already higher density, to maintain height restrictions, and to fit the overall needs of the neighborhood and the community.

  Following is a random sample of comments, for illustration.

Table 8
Opinions regarding mixed use:
Random sample of comments of those who "believe there are positive and negative tradeoffs…""

- *"Be careful where development is approved. I'm opposed to blocking mountain views and cramming people in with high density housing being built in single family neighborhoods. I think Boulder Junction and the Steelyards were good area choices but not all areas can support that kind of change and would be very disruptive if development occurs. CU is certainly important for our town but maybe they need to alter their enrollment or become more involved with creative housing options. Plus, the problem with homeowners renting to CU students is they are horrible renters who do not know how to care for a house and be respectful to neighbors. This topic needs to be addressed in regards to housing concerns."*
- *"How big do we want Boulder to grow? This is something the citizens as a whole must decide - and then we can determine how to direct development to meet the needs of the community to reach that goal. If we do not want a lot more population, then we probably do not want a lot of developmental growth in either jobs, commercial, or residential assets."*

- *"I think mixed use should be approached carefully. If we really want a mix of tenants, then there needs to be real life design. To bring a family into a development there would need to be good storage for bikes and green spaces for young kids amongst many really well planned designs. I find the steel yards almost too dense. My dentist moved there recently and the parking is kind of a pain. I realize we want to discourage people from driving as much, but the parking in these dense developments should be balanced enough that people aren't turned away from the businesses."*
- *"Mixed use doesn't promote reduced reliance on autos. Many residents of those multimillion$ units outside of Boulder thereby can afford the price tag."*
- *"Seems unwise and artificial to prohibit mixed-use entirely. But it would hopefully be limited to areas that have, or are likely to have a mixed-use 'feel', and not become more than a modest share of overall development."*
- *"We need to manage the growth of housing costs and city/county tax burdens that will evolve Boulder into a Vail/Aspen exclusive community"*

- Locations that should be emphasized for planning for redevelopment and future mixed use concentrated activity. Diagonal Plaza (50 percent) and 55th and Arapahoe (46 percent) were the top two locations selected when respondents were prompted to identify locations that should be emphasized for planning for redevelopment and future mixed use. Other locations with somewhat lesser support include the Table Mesa Center (37 percent); Gunbarrel town center (36 percent); north of Arapahoe between 30th and 38th (34 percent); Basemar, North Boulder/North Broadway, and Boulder Junction (each 32 percent); and 29th Street Center and 28th/30th corridor, and the Meadows Community Center (each 31 percent). More modest shares identified the University Hill commercial area and downtown Boulder (23 percent each). A numbered reference map was provided as part of the question for reference (shown in Figure 14 to follow).

Figure 13: Locations that Should Be Emphasized for Planning for Redevelopment and Future Mixed Use Concentrated Activity

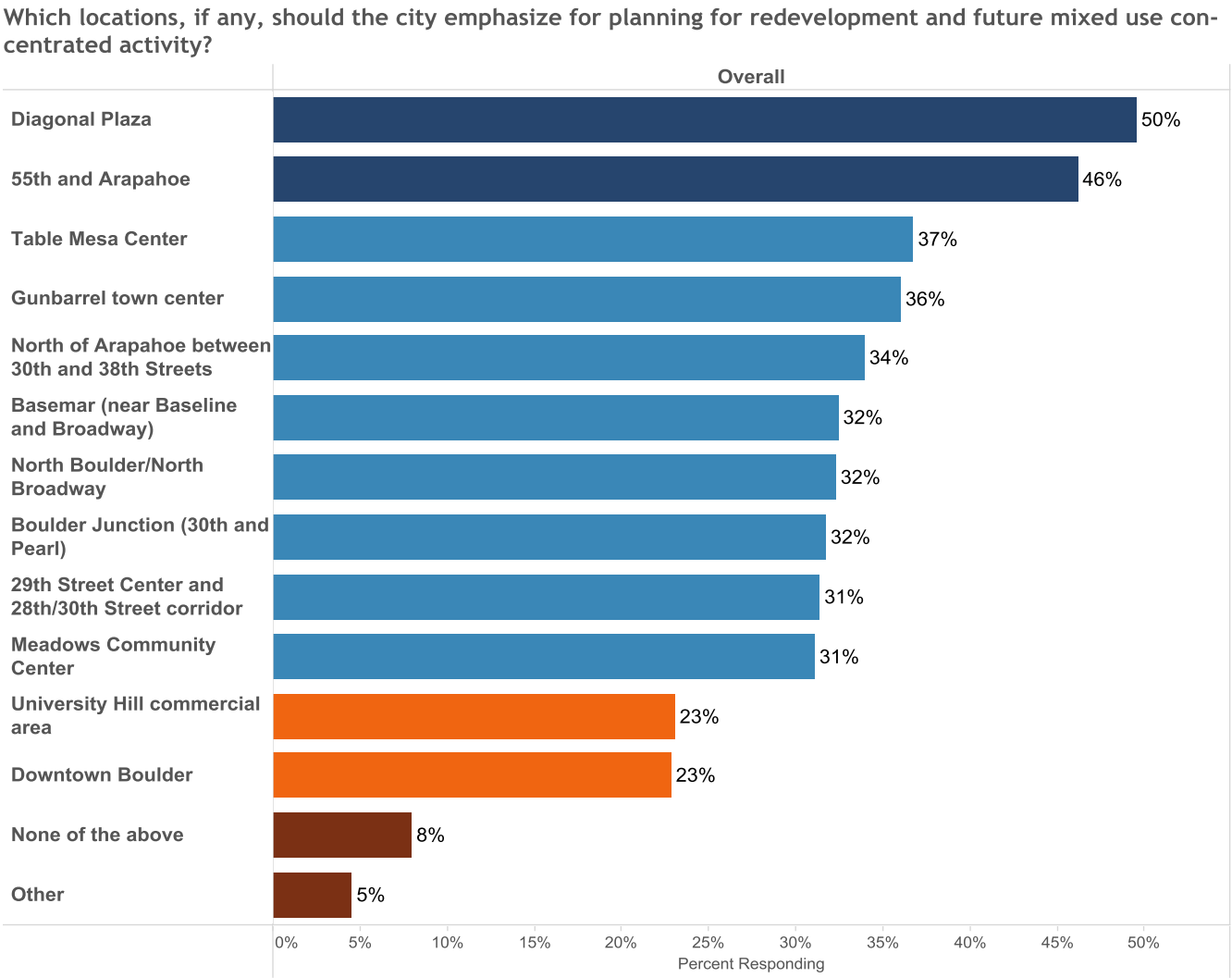
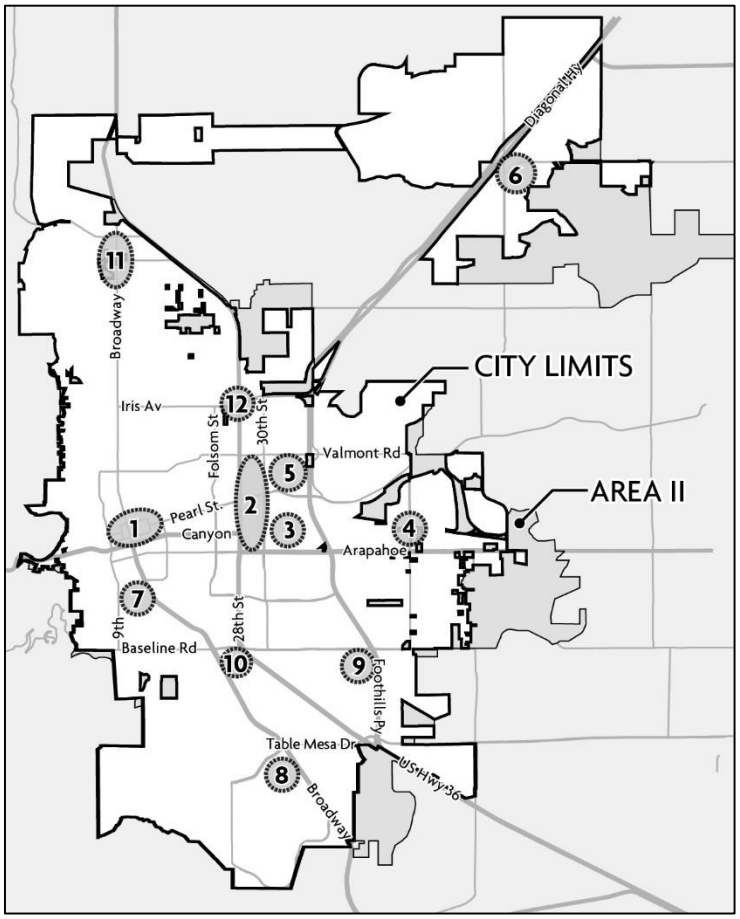


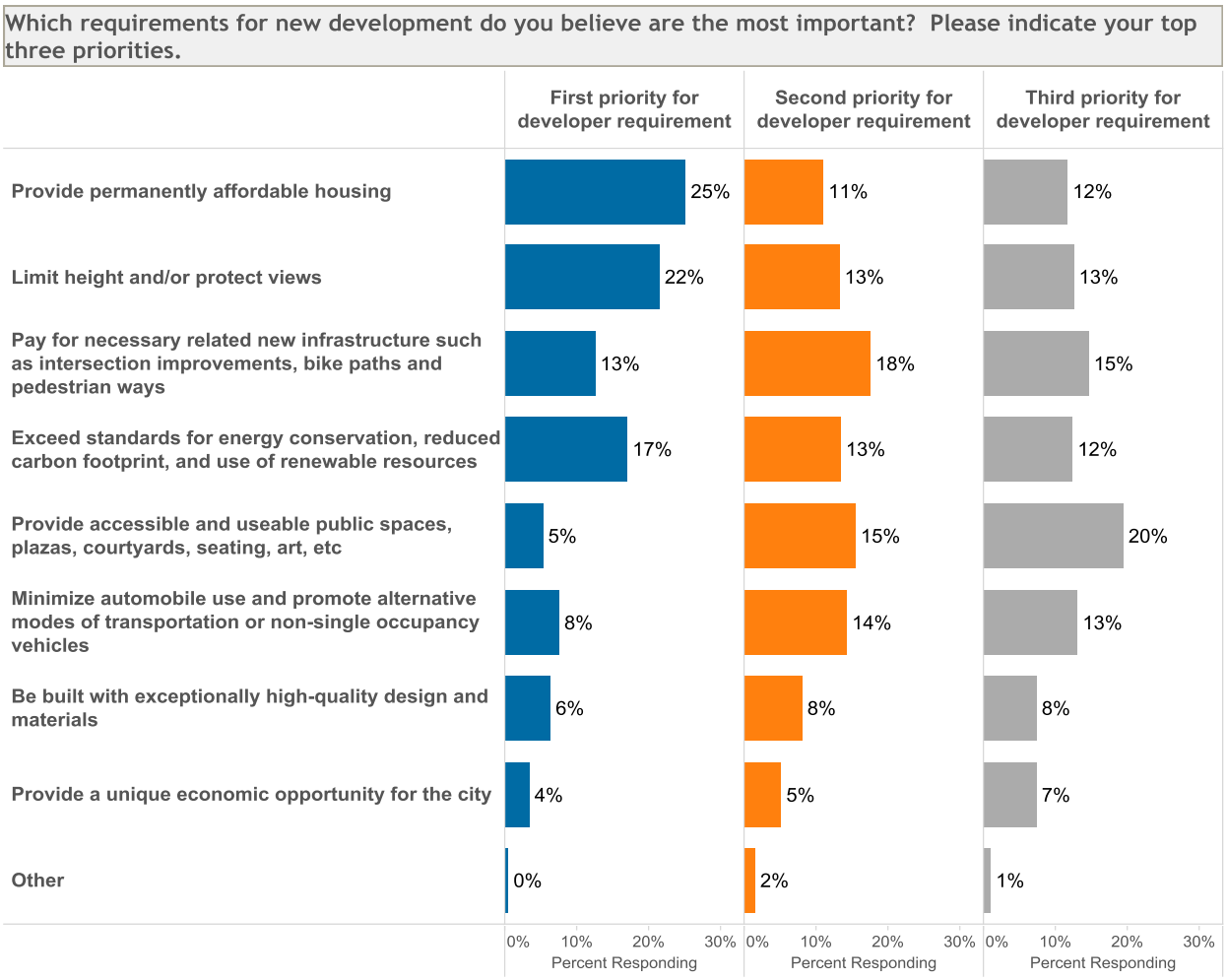
Figure 14: Survey Reference Map: Locations that Should Be Emphasized for Planning for Redevelopment and Future Mixed Use Concentrated Activity

01) Downtown Boulder
02) 29th Street Center and 28th/30th Street corridor
03) North of Arapahoe between 30th and 38th Streets
04) 55th and Arapahoe
05) Boulder Junction (30th and Pearl)
06) Gunbarrel town center
07) University Hill commercial area
08) Table Mesa Center
09) Meadows Community Center
10) Basemar (near Baseline and Broadway)
11) North Boulder/North Broadway
12) Diagonal Plaza
13) Other: _____
14) None of the above



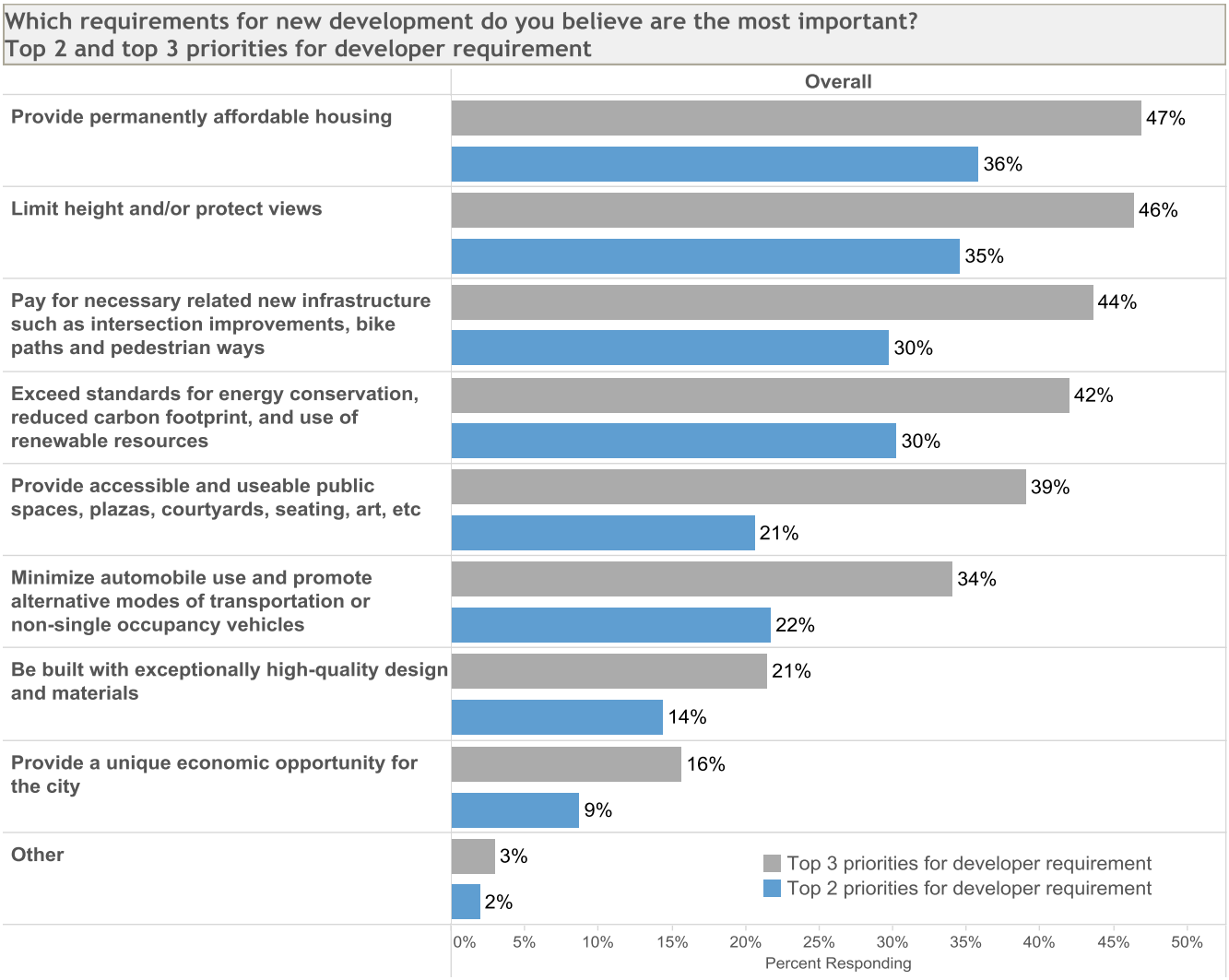
- Top three requirements for new development. Respondents identified the first, second, and third most important priorities that should be required for new development, from among a list of eight different types of community benefit (with the ability to write in "other" responses as well). Figure 15 below depicts the share of respondents identifying each requirement as their first, second, and third priority. As shown, providing permanently affordable housing was most likely to be selected as the top priority (25 percent). Following were limiting height and/or protecting views (22 percent); exceeding standards for energy conservation, reducing carbon footprint, and using renewable resources (17 percent); and paying for necessary new infrastructure such as intersection improvements, bike paths, and pedestrian ways (13 percent).

Figure 15: First, Second and Third Most Important Requirements for New Development



- Top two and top three requirements for new development. Figure 16 below displays the same results as the shares of respondents selecting their top two and top three priorities. Providing permanently affordable housing again tops the list (47 percent including this as one of their top three priorities, 36 percent as one of their top two), followed by limiting height and/or protecting views (46 percent selected this as one of their top three priorities); paying for necessary new infrastructure (44 percent); and exceeding standards for energy conservation, reducing carbon footprint, and using renewable resources (42 percent).

Figure 16: Top Two & Top Three Most Important Requirements for New Development



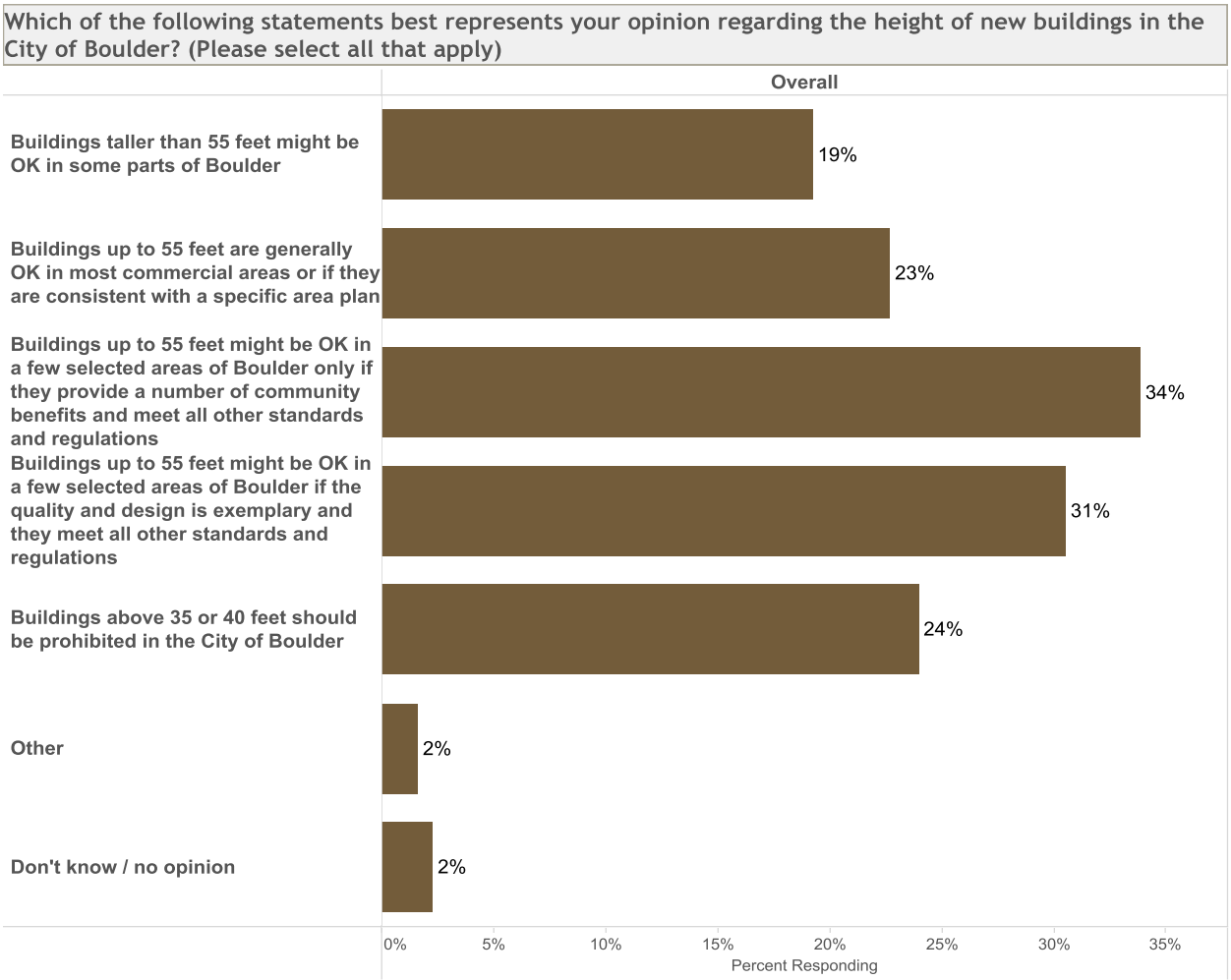
- <u>What additional examples of "community benefit" [from development] not listed above do you believe are important?</u> In an open-ended question following up on the development requirements question outlined above, respondents were asked what additional examples of "community benefit" are important. A total of 195 comment responses were received. A wide variety of subjects were addressed, in many cases elaborating on the themes of housing affordability, traffic, and concerns about growth, as well as touching on other issues such as serving the adjoining neighborhood, and providing art, parks or other amenities. Following is a random sample of comments, for illustration (with the complete listing in the Appendix).

Table 9
Random sample of comments: What additional examples of "community benefit" [from development] not listed above do you believe are important?

- *"Bridge the gap between permanently affordable housing and the astronomically expensive single family housing that currently exists. There is very little owner-occupied housing available in Boulder that is not part of a subsidy program and less than $800,000.00."*
- *"Continued purchase and development of parks and open space"*
- *"Excellent urban planning is a must."*
- *"I value parks and quiet spaces more than high-density housing or businesses"*
- *"Looks good on paper, but not in reality. Boulder needs to take a pause. Boulder Junction is ugly and our downtown is now the playground of millionaires and law firms, and select developers."*
- *"Not impact neighborhoods already established in Boulder."*
- *"Promote more social engagement/collaboration among the community as well as helping people become more resilient both personally and community wide"*
- *"Reduce smog and traffic. Have you noticed the brown cloud over the city? (I haven't seen it since the late 1980s, but it's back!) The city seems to be at cross purposes. If you want growth, you can't expect low use of cars, low traffic and smog. You have created the traffic and pollution you are trying to stop. Growth is not possible in a city with preserved open space and limited land."*
- *"There are numbers of large homes occupied by one person that could be used by multiple individuals in community. This regulation needs to change."*
- *"Yes, provide neighborhoods serving retail adjacent to neighborhoods particularly in South Boulder so neighborhood residents can walk and drive less."*

- Opinion regarding height of new buildings. The survey questionnaire presented background on the current approach to height regulations in various parts of the city, prior to asking respondents their opinions of building height. Generally, respondents support buildings up to 55 feet in height, either in most commercial areas (23 percent) or in a few selected areas of Boulder assuming they provide a number of community benefits (34 percent) and/or if the quality and design is exemplary and they meet all other standards (31 percent). Meanwhile, at other ends of the spectrum, 19 percent indicated that buildings taller than 55 feet might be acceptable in some parts of Boulder, while 24 percent said that buildings taller than 35 or 40 feet should be prohibited in Boulder.

Figure 17: Opinion Regarding Height of New Buildings



In a follow-up question, respondents were asked if they had any comments on their response. A total of 205 comment responses were received. In general, those in support of taller buildings in Boulder, typically with some limitations, tended to feel that the current height limit has negative impacts on the availability of housing in the City. Many respondents supportive of

higher buildings also felt that tall buildings would have to avoid blocking views and have good design, and that they would provide some variation to the roof lines in town.

Among those opposed to taller buildings, the most common theme from the comments was that taller buildings block views. Other common themes were that taller buildings would change the character of Boulder, contribute to crowding, and generate traffic.

Following are random samples of comments, grouped by opinion regarding height, for illustration.

Table 10
Random sample of comments regarding building height, grouped by response category:
"Buildings taller than 55 feet might be OK in some parts of Boulder."

- *"55 foot or taller buildings can be appropriate for housing, but careful consideration as to where these buildings are needs to be made so as to not block residential views to their east. For example, 30th/Pearl would have been a great area for taller buildings because no homes, and mostly industrial properties are to the east - areas that can handle blocked views."*
- *"If we're unwilling to expand OUT we must give some thought to UP - done well"*
- *"Taller buildings may be accepted, even desired, by residents of certain parts of the City. Taller buildings can allow for greater diversity of roof lines, including towers, pitched roofs, and other features that are currently unavailable to developers. Taller buildings can also make more efficient use of limited land near transit, helping to achieve transportation, housing and climate goals. Boulder Junction would be a place to consider taller buildings."*
- *"We need density to accommodate housing otherwise Boulder will become a playground for the affluent only (it's nearly there already). With tightly-controlled development zones, little available land, and height limits, something has to give. It seems reasonable that some parts of Boulder would necessarily have buildings taller than 55 feet."*

"Buildings up to 55 feet are generally OK in most commercial areas of Boulder or if they are consistent with a specific area plan."

- *"As mentioned earlier, this should be allowed on a case-by-case basis if there isn't impact to the neighbors."*
- *"I'm not personally bothered by high rises in Boulder, but I don't think they really fit with the character of the city, and they block views."*
- *"There are many other factors that go into designing neighborhoods with building that are at least 55 feet tall. We also need to take into consideration the width of the streets and sidewalks. We need to look at tree lawns and the density of trees and benches. We need to look at the street level architectural elements that make a tall building feel proportional and inviting. All together these create amazing place to live, work and meet."*
- *"To avoid building out, we're going to have to build up at least somewhat"*

"Buildings up to 55 feet might be OK in a few selected areas of Boulder only if they provide a number of community benefits listed in Question 13 above and meet all other standards and regulations."

- *"A tall building here and there might work fine. It doesn't really block views. But developments like Boulder Junction or the current one downtown are inescapable."*
- *"Do not skimp on parking! Parking is horrible in some of these newest developments. The developers got away with not putting enough parking spots in several newer developments and now I avoid them like the plague."*
- *"I think that although preserving our views and our small town city skyline is important, some openness to building up is a way to relieve some of the pressure that our open space programs (which is also value) has placed on us."*
- *"View and solar corridors are important in Boulder so buildings up to 55' must meet all criteria in order to be considered."*

"Buildings up to 55 feet might be OK in a few selected areas of Boulder if the quality and design of the buildings and public spaces is exemplary and they meet all other standards and regulations."

- *"55' should not be permitted in downtown, 29th/28th-30th, north of Arapahoe between 30th-38th, or Boulder Junction. These areas are overcrowded and traffic is increasing each year. The Folsom experiment has not "forced" people onto bikes."*
- *"Boulder is such a unique city, that in order to maintain its quaintness, the quality of construction should be the first priority, but without sacrificing its character."*
- *"Many areas would accommodate 55 feet buildings without blocking views for large numbers of people and help create additional housing."*
- *"Very few areas in downtown and only if other residents' views are protected (i.e.: to the west of parking space or parks)"*

"Buildings above 35 or 40 feet should be prohibited in the City of Boulder."

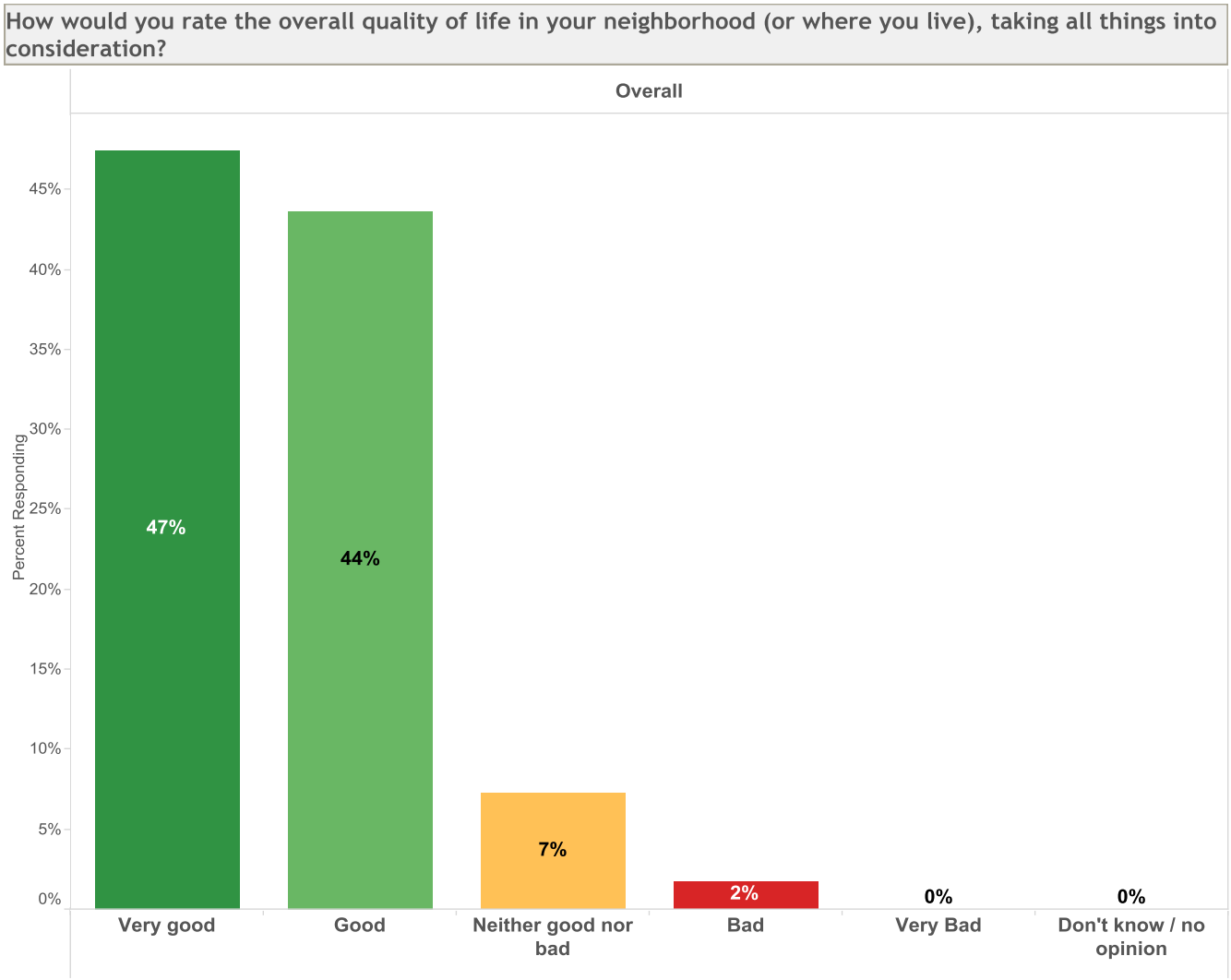
- *"1. Case by case basis. 2. Okay for BCH to have what they need, providing they fix the existing parking problem at the same time. (if not before). 3. I don't know enough about where 55' is allowed now, other than what I can see on Walnut St. It should not be allowed all over town. 4. I'm most concerned about the negative impact it has on the public and the neighboring land owners. (congestion, lack of parking for the public, lack of views, etc.)"*
- *"Before building tall and dense, we need to improve public transit"*
- *"Increase height when it provides more affordable housing than required"*
- *"The higher the residential/commercial density of the area, the shorter the buildings should be. To have BCH at Foothills & Arapahoe doesn't significantly disrupt views, traffic, etc. In downtown Boulder, this isn't true. Boulder is losing a trace of its small town feel. At least some of that needs to be preserved."*

Neighborhoods

One section of the survey was devoted to neighborhood issues, including topics such as quality of life in respondents' neighborhood, most- and least-liked aspects of the neighborhood, and priorities for future neighborhood programs. Overall results from these questions are summarized in turn below. Additionally, it should be noted that the survey asked where respondents live (by sub-community and neighborhood), and analysis of the statistical results and comments is feasible and anticipated at those more localized levels.

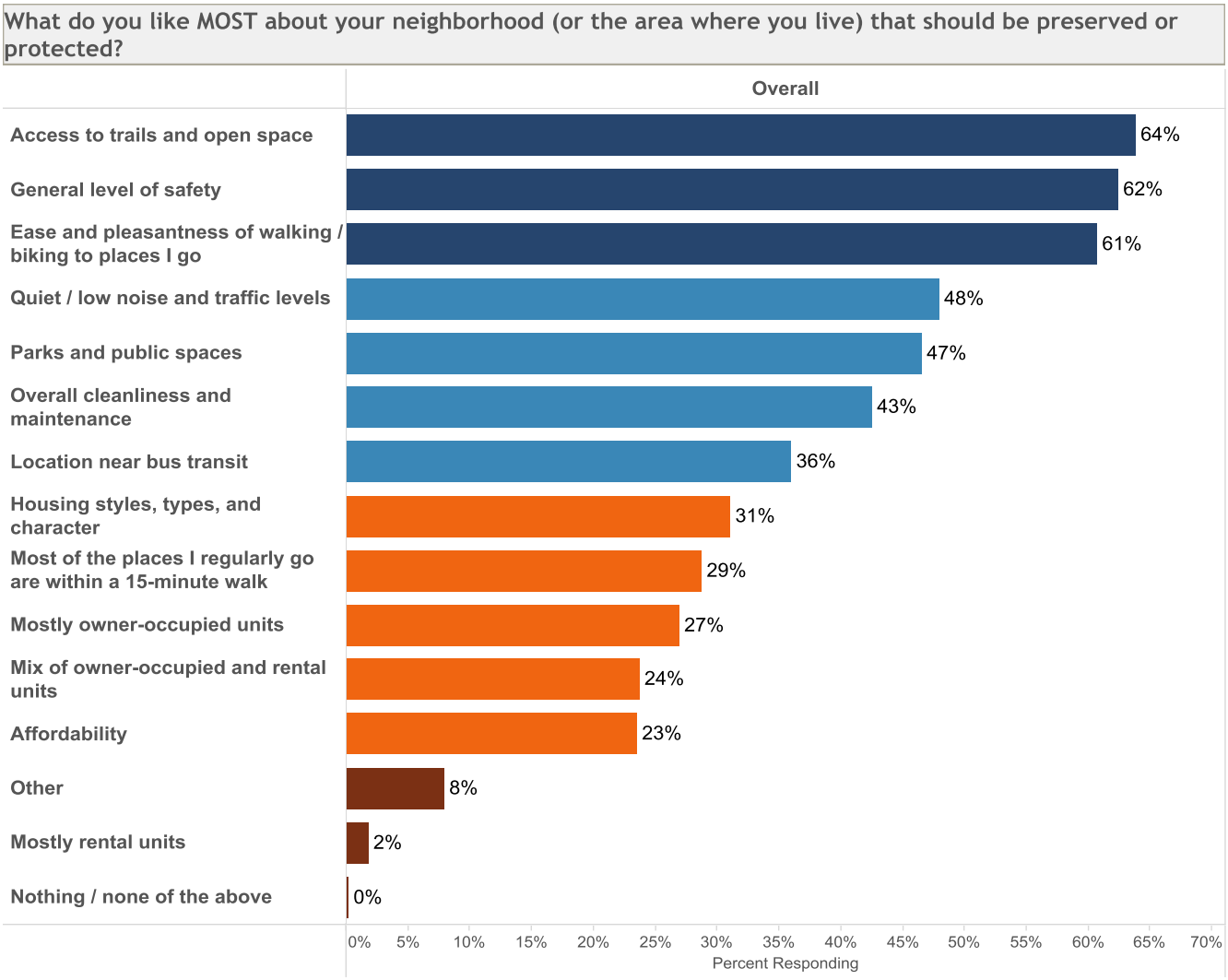
- Overall quality of life in your neighborhood. Figure 18 below illustrates the overall quality of life that respondents experience in their neighborhood. The vast majority of respondents feel the quality of life is "very good" (47 percent) or "good" (44 percent), with seven percent saying it is "neither good nor bad," and only 2 percent indicating that it is "bad".

Figure 18: Overall Quality of Life in Your Neighborhood



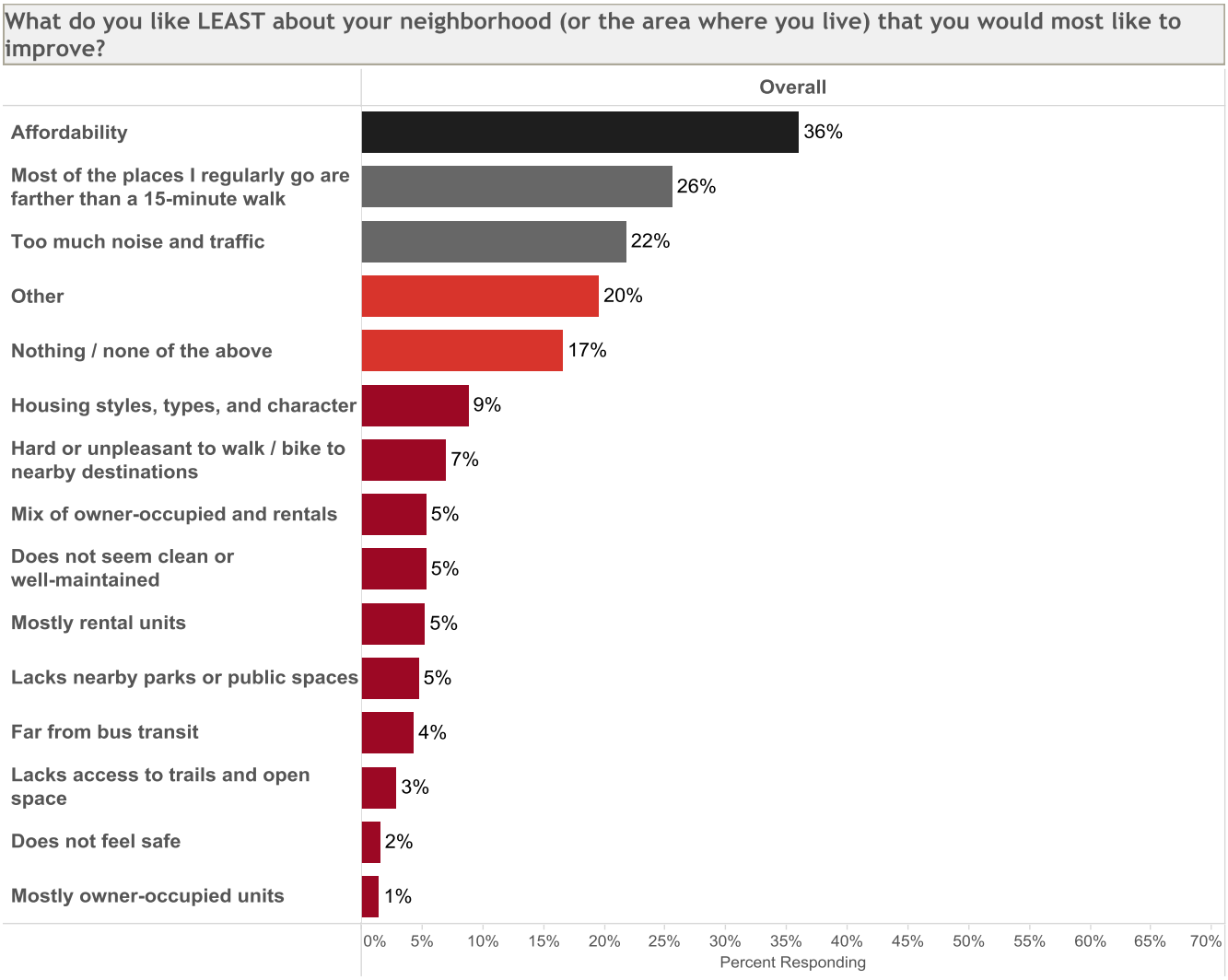
- <u>What do you like most about your neighborhood</u>? Residents like many things about their neighborhood, most commonly the access to trails and open space (64 percent), the general level of safety (62 percent), and the ease and pleasantness of walking/biking to places I go (61 percent). Following were quiet/low noise and traffic levels (48 percent), parks and public spaces (47 percent), overall cleanliness and maintenance (43 percent), and a location near bus transit (36 percent). Respondents selected an average of 5.0 items that they like best about their neighborhood.

Figure 19: What do you like most about your neighborhood?



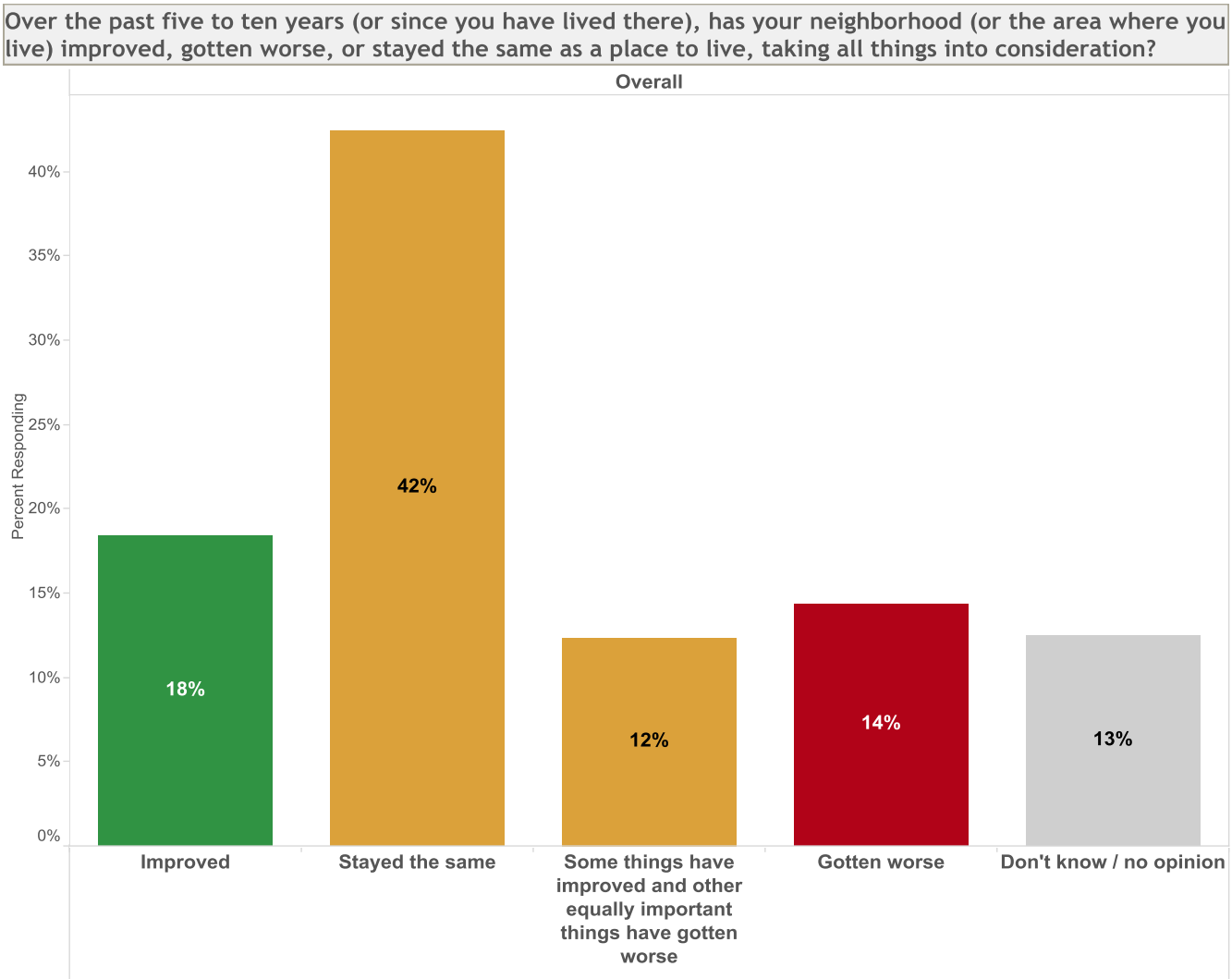
- What do you like least about your neighborhood? Residents generally only dislike a few things about their neighborhood. Top least-liked aspects include affordability (36 percent), that most of the places I regularly go are farther than a fifteen-minute walk (26 percent), and too much noise and traffic (21 percent). Respondents selected an average of 1.5 things they disliked about their neighborhood, indicating that there are typically more satisfactory aspects than unsatisfactory aspects present in Boulder neighborhoods.

Figure 20: What do you like least about your neighborhood?



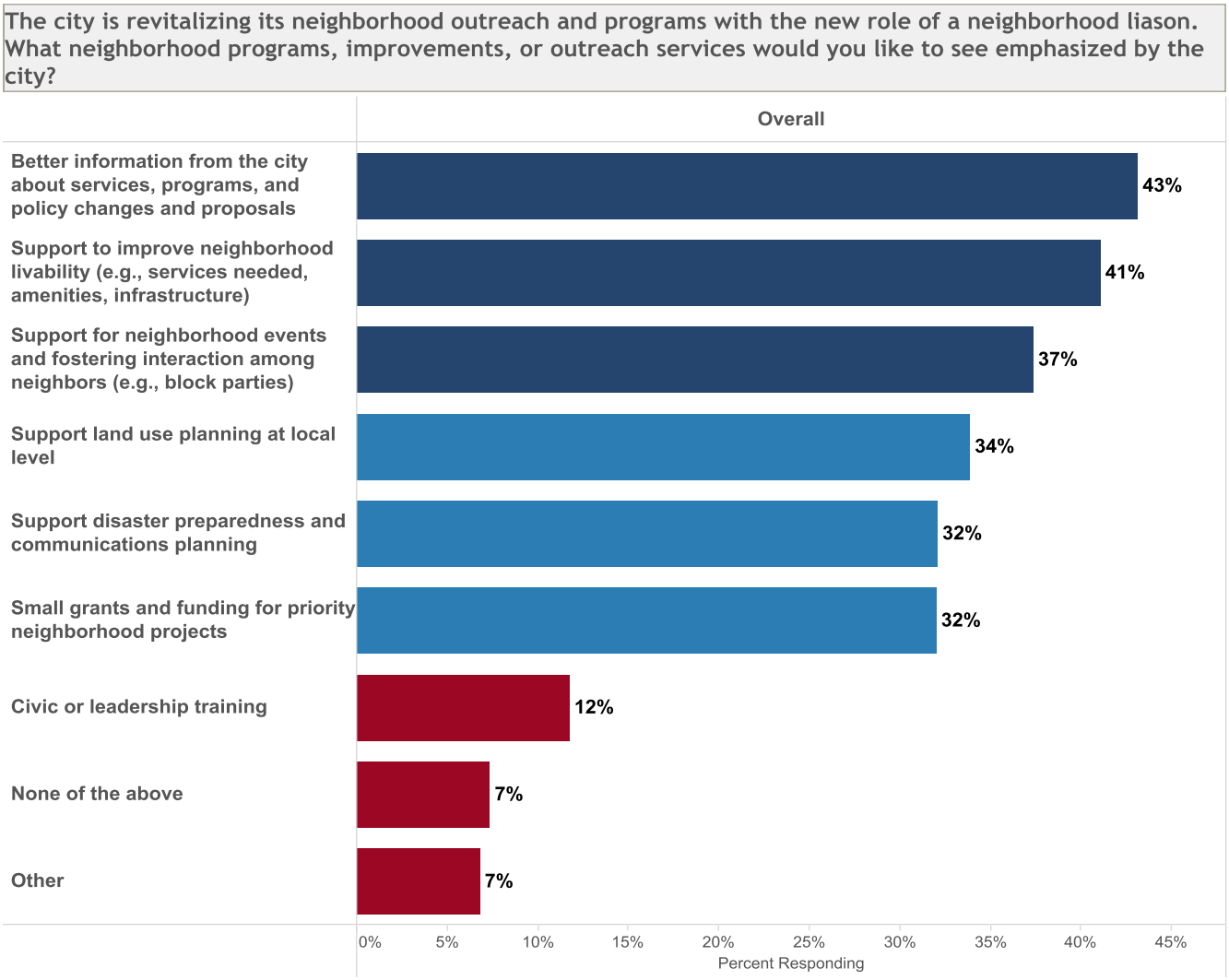
- Perception of neighborhood change over past five to ten years. Modest shares of respondents felt things have improved (18 percent) or gotten worse (14 percent) in their neighborhood over the past five to ten years. A larger share felt that things have stayed the same (42 percent), while 12 percent said some things have improved but other equally important things have gotten worse, and 13 percent didn't know/had no opinion.

Figure 21: Perception of Neighborhood Change Over Past Five to Ten Years



- Neighborhood programs. After a brief explanation that the City is intending to revitalize its neighborhood outreach programs, respondents were asked what neighborhood programs, improvements, or outreach services they would like to see. The top service requested was better information from the City about services, programs, and policy changes and proposals (43 percent), followed by support to improve neighborhood livability (41 percent), and support for neighborhood events and fostering interaction among neighbors (37 percent).

Figure 22: Neighborhood Programs



Additional Comments or Suggestions Regarding the Plan

The final opinion question on the survey asked if respondents had any additional comments or suggestions to offer regarding the Plan. A total of 373 comments were received, many of which were comparatively lengthy and detailed. Respondents most commonly took this question as an opportunity to state or re-emphasize concerns that the Plan should address. Many themes apparent in other survey results were reiterated, including concerns regarding housing affordability, transportation, growth and change, neighborhoods, open space, and so on. Following is a random sample of the comments for illustration, with the complete listing including in the Appendix.

Table 11
Random sample of comments: "Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?"

- *"Boulder is an amazing city, but it did not become one of the most desirable places to live because of urban development. High rises and expensive condos are not part of this city's true heart and character. Instead, they are a careless, money making scheme that only benefits developers and needs to be stopped."*
- *"Eliminate retro-fitted traffic circles and right-sizing for bike/car separation. They are more of a safety hazard than a benefit."*
- *"I am saddened by the direction development in the city has taken the last few years, as detailed in my previous comments. I am considering moving to Louisville or Lafayette or somewhere else to have that smaller-city feel I used to love in Boulder. The loss of unique mom and pop shops in downtown Boulder and East Pearl, the extreme affluence and lack of diversity in economic status of the individuals, and the addition of the Google campus right in the heart of Central Boulder (why aren't they out in a commercial office park district?), given the knowledge of how Google has affected communities like Venice Beach in CA (where my artist brother has been displaced), make me feel a loss for the city I've loved for over 20 years."*
- *"I hope you make the right decisions and keep Boulder appealing. It used to be a city where one had a sense of community. I see it now as a city of wealthy people interested in their own well-being. I think this Plan is too little, too late. We can no longer afford to live here and after 40 years are sadly leaving. I grieve for the lost opportunity, but grateful for the time spent here."*
- *"I would love to see more options for start-up businesses in regards to gatherings. Renting facilities for a start-up is challenging. CoWorking spaces help and gatherings is challenging. Would love to see a grant application to cover some of these expenses so new start-ups are connected more without the huge expense of the Chamber, CoWorking Spaces, restaurants and hotels meeting rooms."*

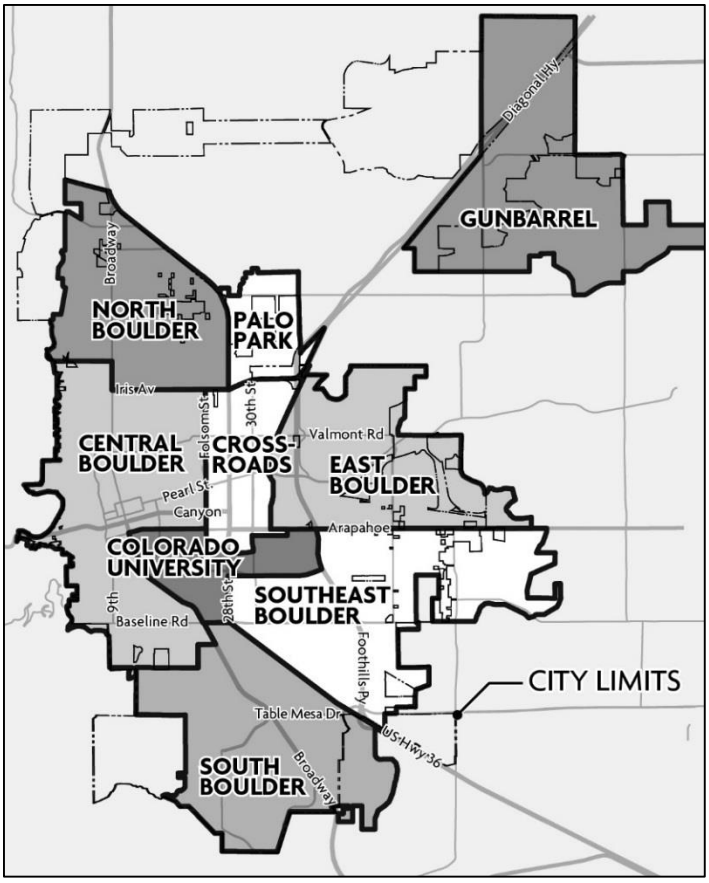
- *"Make more effort to support walking in transportation planning make more effort to support development of beautiful and pleasing design elements to buildings. Most new development like Boulder Junction is monolithic and ugly providing an extreme lack of interest. Do not let those projects become the face of Boulder tomorrow."*
- *"Planning should be conscious of expansion into designated flood plans - i.e. land should not be developed that would negatively impact existing neighborhoods without extensive study and a comprehensive and effective flood mitigation plan."*
- *"Thank you for conducting the survey. The planning process should prioritize citizen input rather than commercial or developer pressure."*
- *"The majority of the houses in my neighborhood are vintage 1960's and need to be remodeled as the original owners change (turnover). Most people recognize that houses are expensive in Boulder but they chose to live in an old house in need of updating instead of paying the same amount to live in a brand new 5,000SF house further east and having to commute and not have access to open space, live in a vibrant community, etc. Remodeling of single family houses within these neighborhoods should be ENCOURAGED not discouraged. My 1960's house has minimal insulation, what is wrong with remodeling it and improving its energy consumption needless to say having something that is better to look at that is more aesthetically appealing for the neighborhood? Love the idea of surrounding this beautiful city with open space and the fact that it is recognized that preservation of that open space is a key requirement is fantastic. Infill development and replacement of old dilapidated buildings is a good thing as we move through time. It is a wealthy area and there is no reason the real estate development should not reflect that investment. Not every building is going to look the same or be made with marble floors."*
- *"When I moved to Boulder 15 years ago I thought I had found my Utopia: a beautiful, liberal city with a small town feel and plenty of access to the outdoors. Over the last 5 years specifically, I have noticed a significant change in the friendliness, personal responsibility and generally relaxed lifestyle I fell in love with. I foresee Boulder moving, on its current trajectory, toward a culture of extreme wealth, excessive work hours, and general overall levels of stress, much like San Francisco has become. I still love Boulder, but am hoping this trajectory levels out soon, or even diminishes."*

Respondent Demographics

This section of the report summarizes the demographic characteristics of respondents to the random sample, invitation-only survey. As noted in the Methodology section, the raw survey data were weighted to match the demographic profile of the household population in the Boulder Valley by age, housing tenure (own vs. rent), and residence in the City versus unincorporated county (Area II/III), based on 2010 Decennial Census and 2009-14 American Community Survey data. A description of weighted demographic profile is provided below, followed by graphical illustrations of the results.

- Place of residence (city/county): The majority of respondents live in the City of Boulder (85 percent), with a minority residing outside the city limits in unincorporated Boulder County (15 percent).

- Subcommunity: One-quarter of respondents live in Central Boulder (25 percent), 15 percent live in South Boulder, 14 percent in Southeast Boulder, 13 percent in Gunbarrel, and 12 percent in North Boulder. Smaller shares of respondents reside in Crossroads (7 percent), University of Colorado (4 percent), East Boulder (4 percent), Palo Park (3 percent), and other areas/rural (3 percent). The map that was included in the survey accompanying this question is shown below.



- Years living in the Boulder Valley. Respondents had lived in the Boulder Valley for a diverse range of time, from less than a year to 85 years. The average length of residency was 17 years, with a median of 12 years.

- Household size. The average household size was 2.3 persons, with 25 percent living in one-person households, 45 percent in two-person households, 16 percent in three-person households, 12 percent in four person households, and 3 percent in five or more person households.

- Household composition. Twenty-five percent of respondents have children 18 and under living in their household (including 20 percent with children age 12 or younger and 8 percent with teenagers age 13 to 18). Nineteen percent indicated the presence of adult(s) aged 65 or older at home, and 6 percent of households include someone with a long-term disability.

- Employment status. Four out of five survey respondents (79 percent) are employed, while 21 percent are not employed. Among those who are employed, most work in Boulder (82 percent), with 18 percent working in array of other communities. Fully 55 percent of those employed work at home at least some of the time (including 37 percent who work partly at home and partly at their employer's location, 4 percent who always work at home instead of their employer's location, and 14 percent who run a business out of their home), while only 41 percent never work at home.

- University/college students. Eight percent of survey respondents are students at CU, 1 percent are university/college students elsewhere, and 91 percent are not university/college students. Note that students living in the CU residence halls were intentionally omitted from the survey sample.

- Type of residence. Almost half of respondents live in a single family home (48 percent), while most of the others live in a condo/townhome (26 percent) or an apartment (including 17 percent in an apartment complex, and 3 percent in an apartment in a single-family home). Small shares live in a mobile home (1 percent), group quarters (1 percent), or other living accommodations (3 percent).

- Housing tenure. A little more than half of respondents own their residence (53 percent), and a little less than half are renters (46 percent).

- Age. Half of respondents are aged between 20 and 39, 22 percent are aged 40 to 54, 21 percent are aged 55 to 74, and 6 percent are over 74.

- Annual household income before taxes. More than three-quarters of households indicated a household income level of $150,000 or less: 24 percent earning less than $50,000, 29 percent in the $50,000 to $99,999 range, and 25 percent in the $100,000 to

$149,999 range. Additionally, 12 percent earn $150,000 to $199,999 annually, with 4 percent in the $200,000 to $299,999 range and 7 percent earning $250,000 or more.

- Race. The majority of survey respondents are white (95 percent), with 3 percent Asian or Pacific Islander, 2 percent American Indian, Eskimo or Aleut, 1 percent Black or African American, and 1 percent other.

- Hispanic origin. Three percent of respondents are of Chicano/Chicana/Mexican-American, Latino/Latina, or Hispanic origin.

- Gender. Finally, the gender distribution is 51 percent female, 49 percent male.

Figure 23: Place of Residence

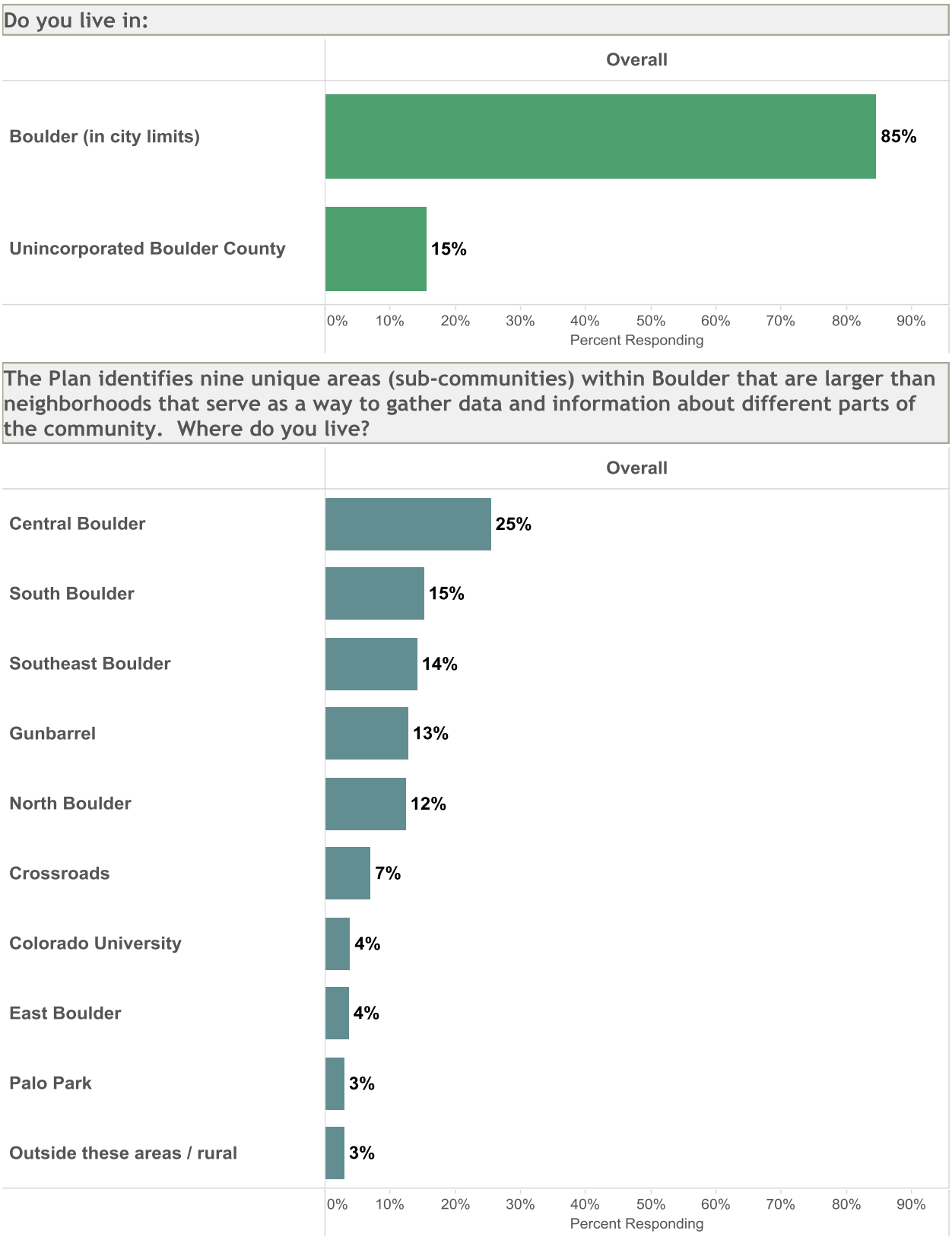
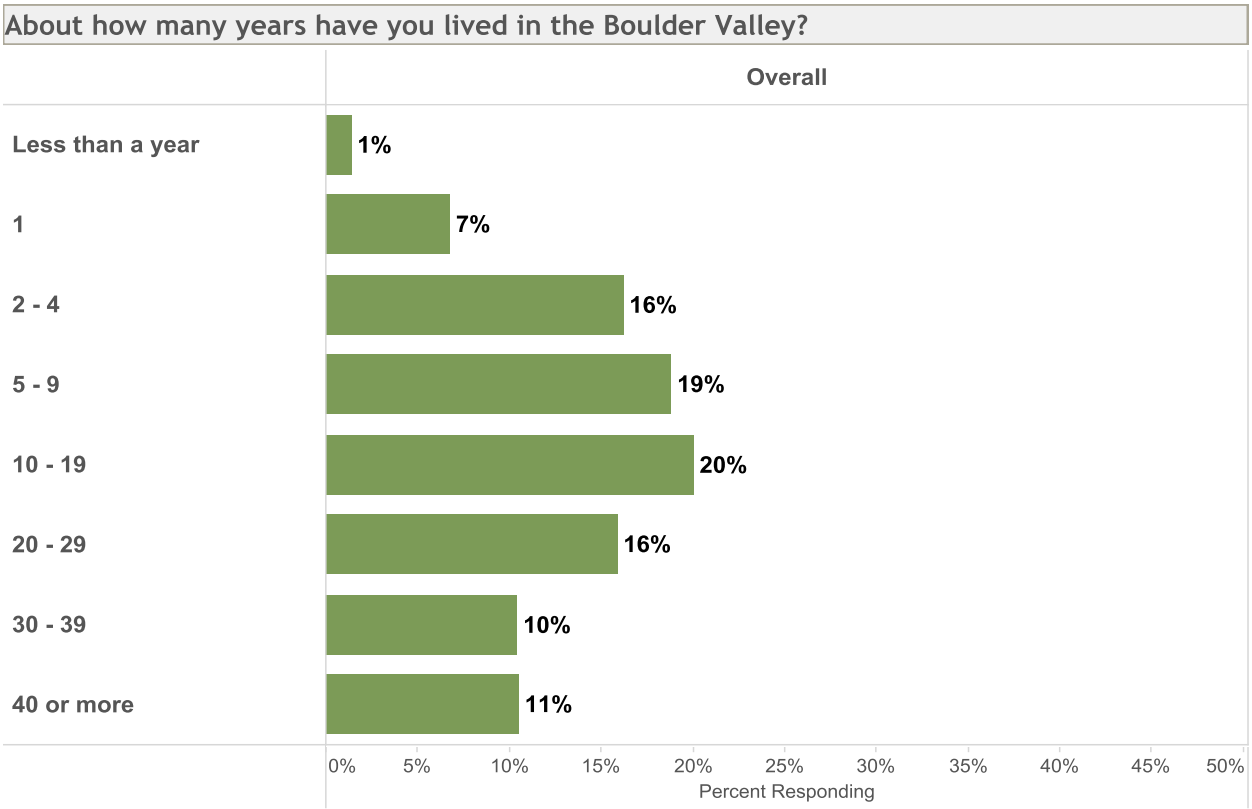


Figure 24: Length of Residence and People in Household



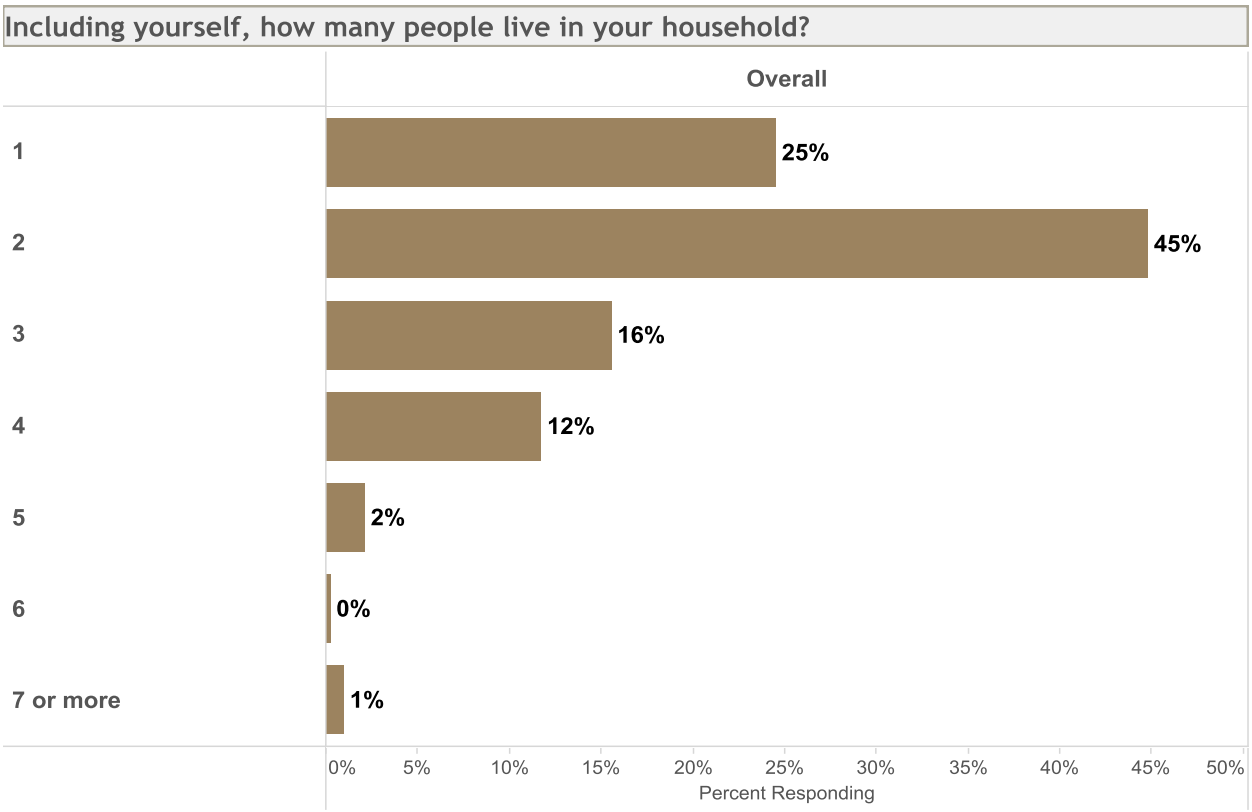


Figure 25: Employment Characteristics and Student Status

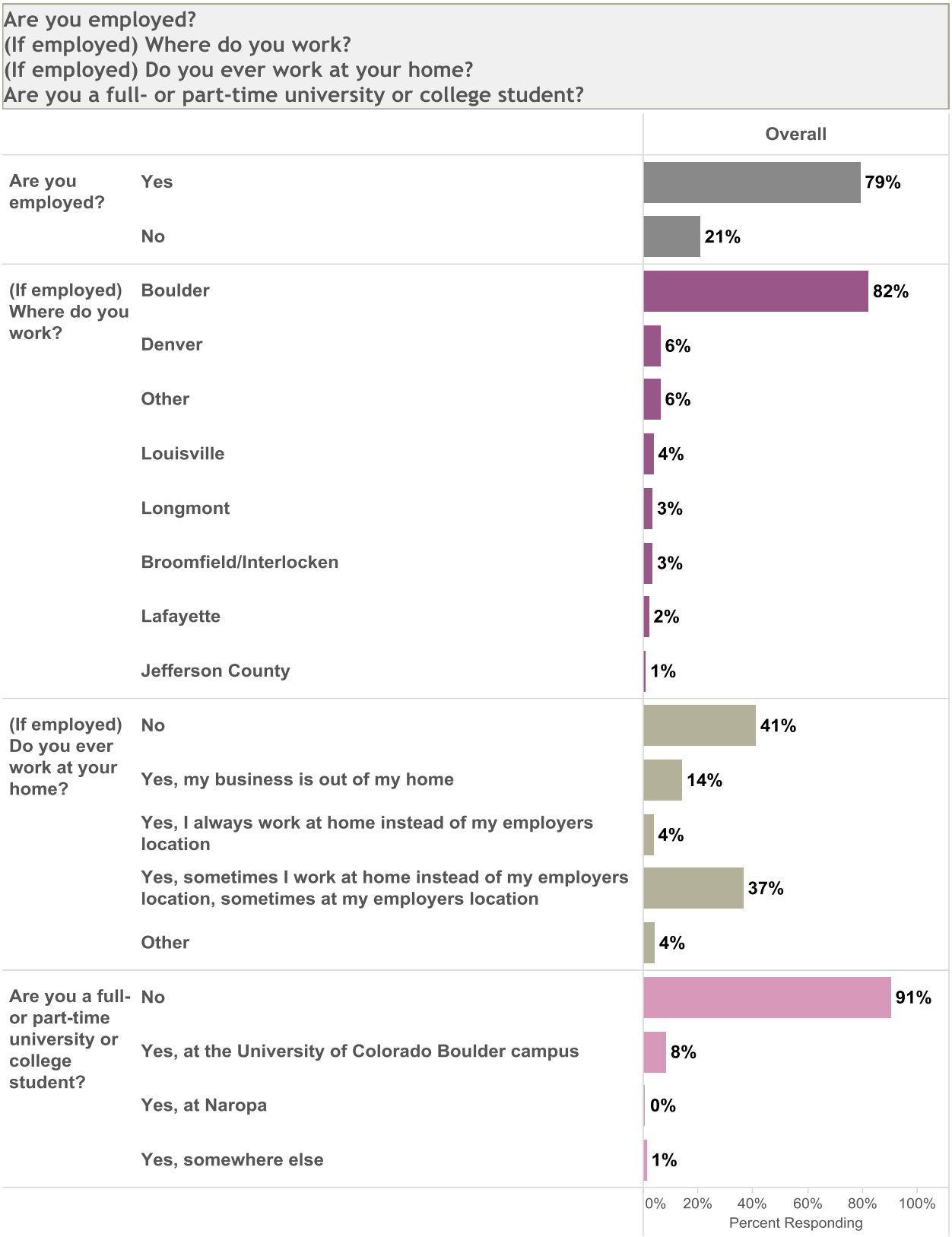
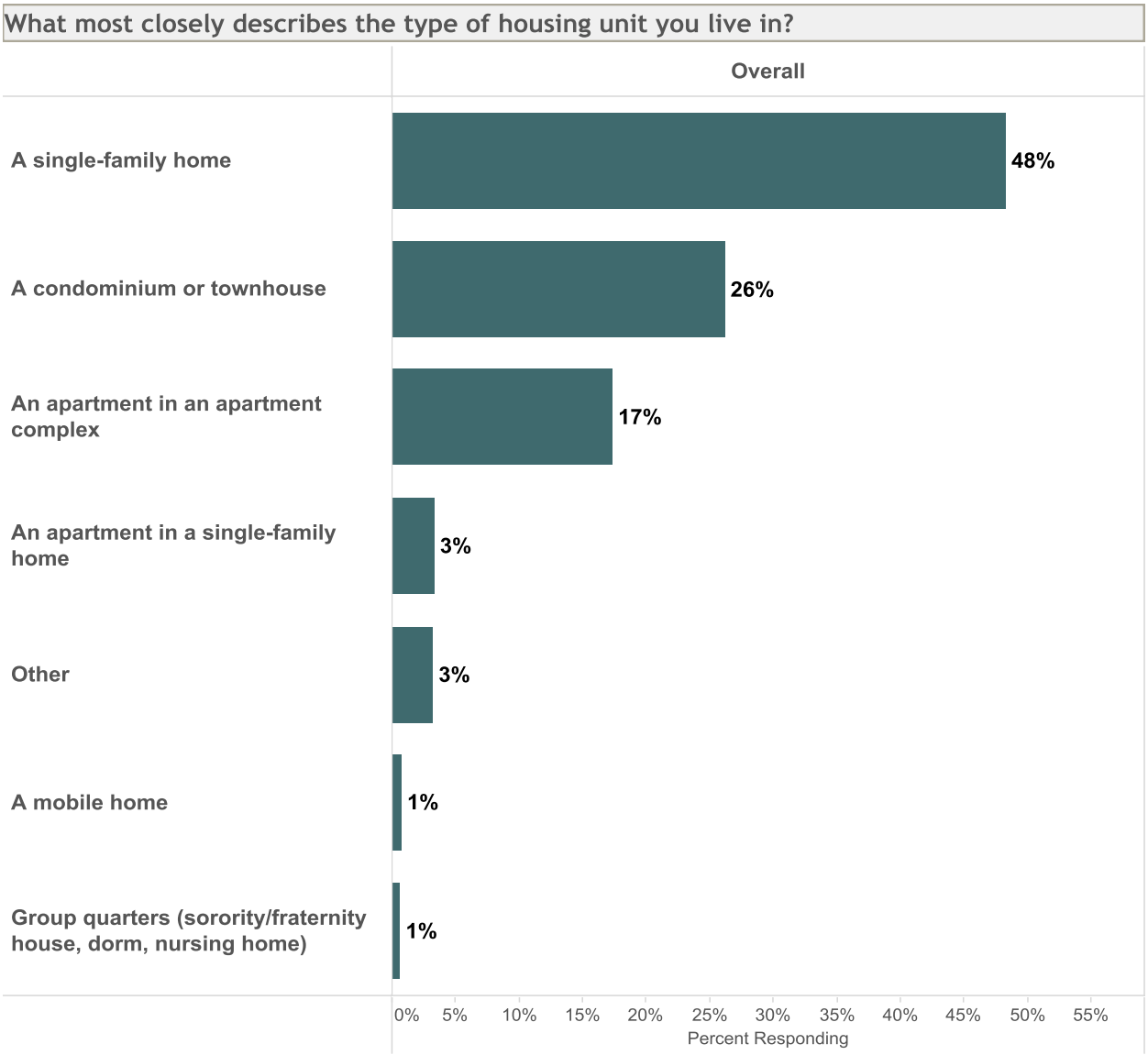


Figure 26: Housing Characteristics



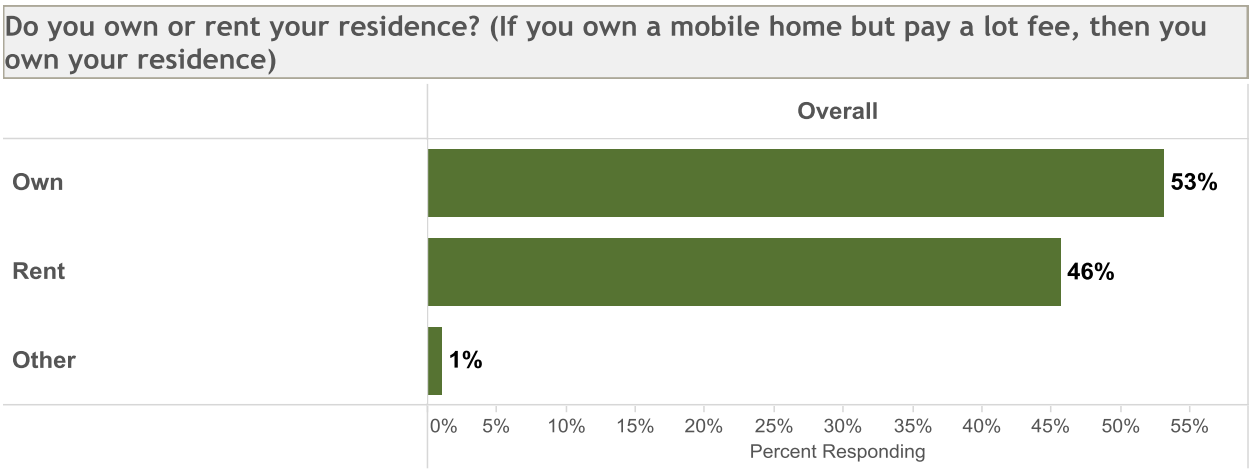
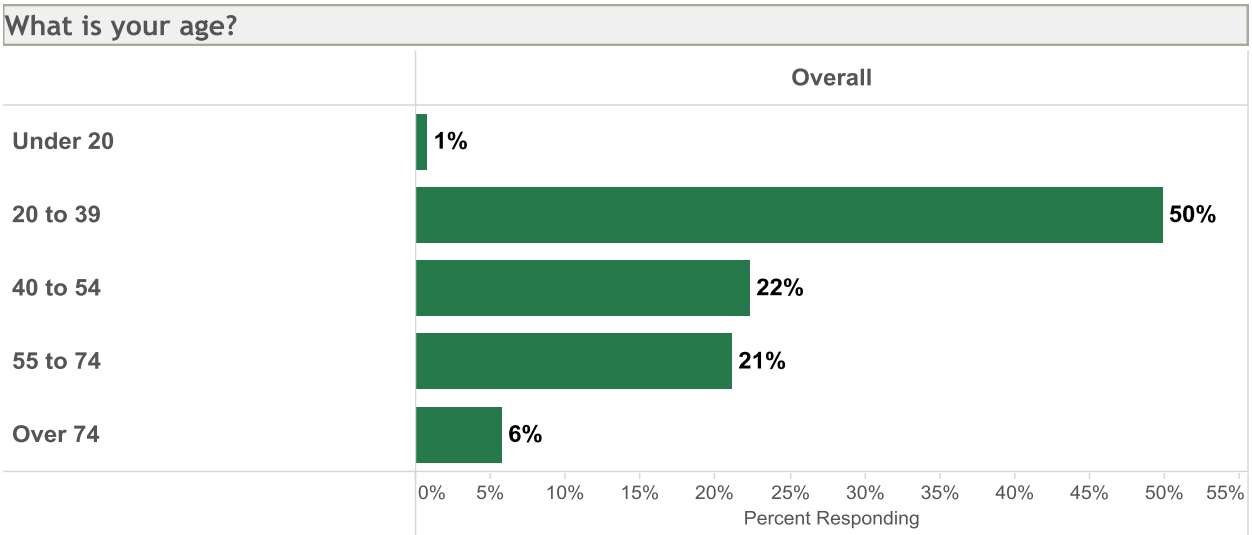
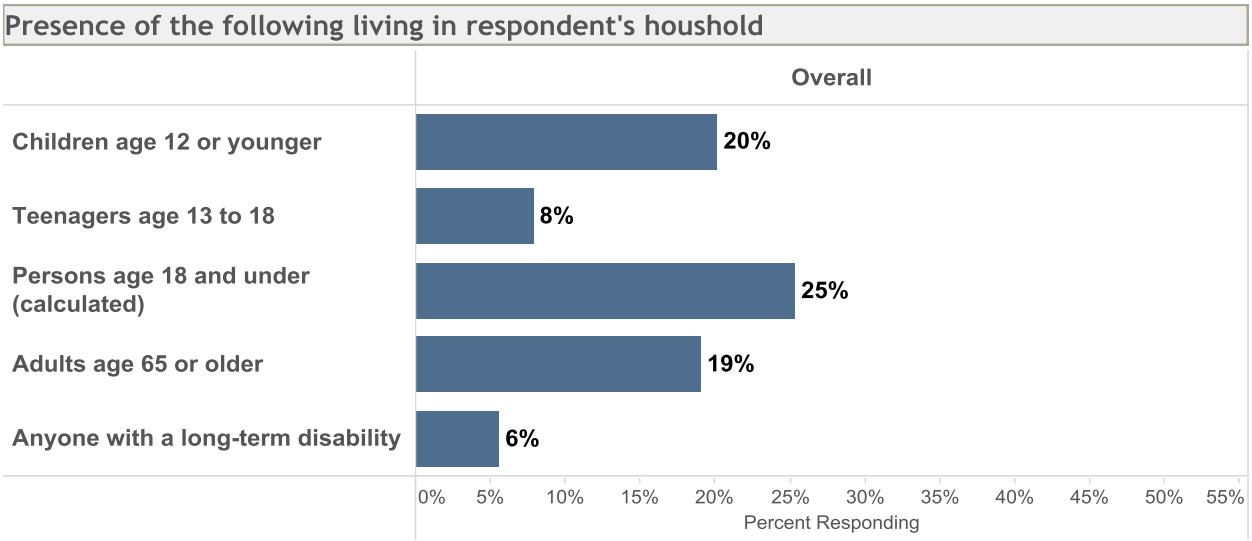


Figure 27: Demographic Characteristics





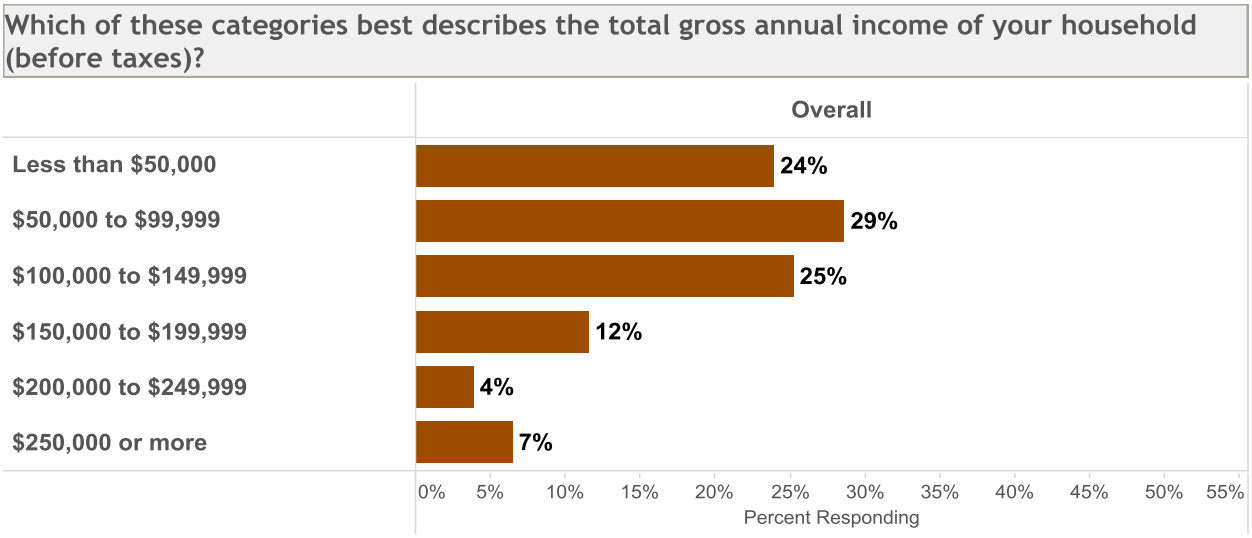
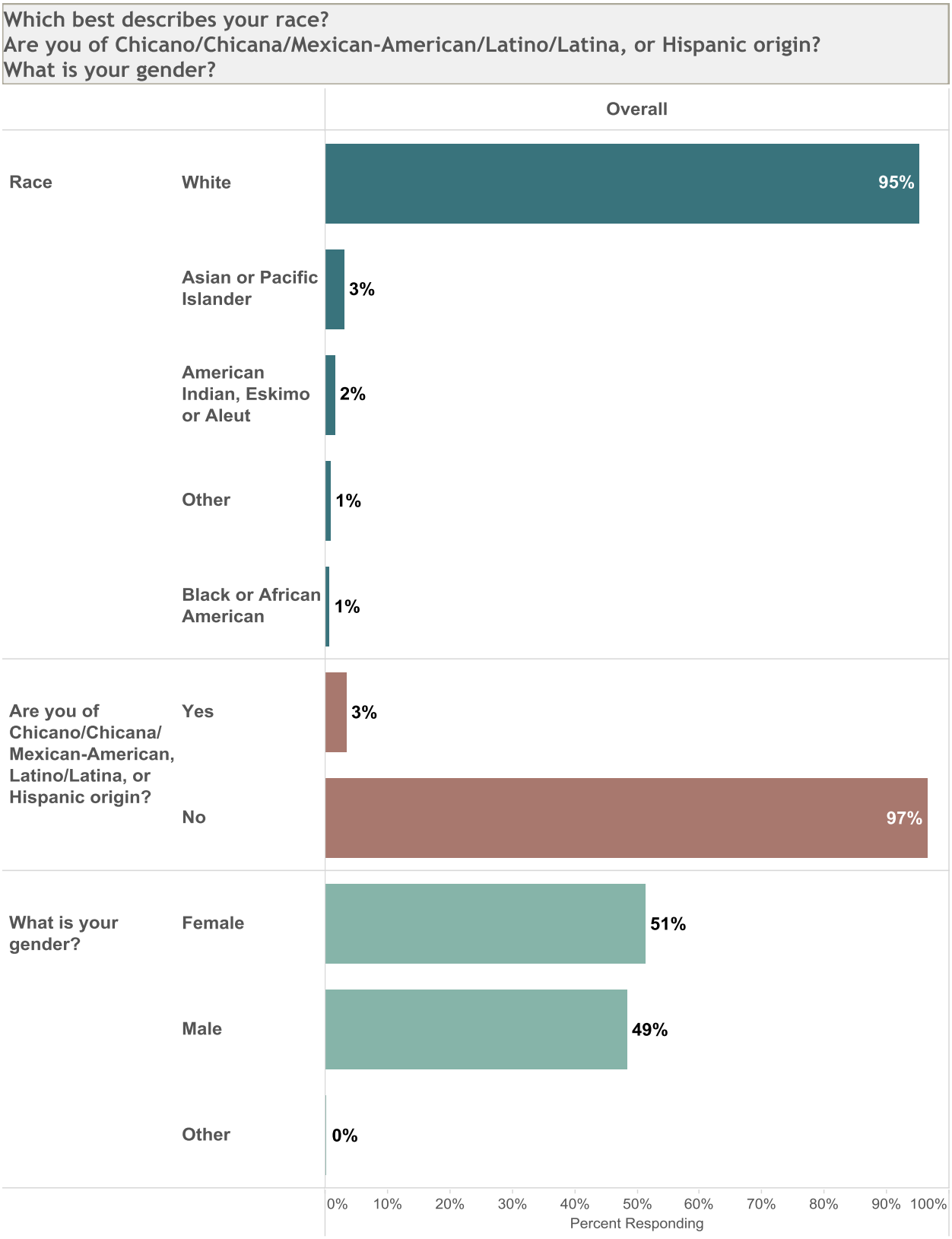


Figure 28: Demographic Characteristics



Respondent Demographics Before and After Survey Weighting

As described in the methodology, the raw survey data were weighted to match the demographic profile of the adult household population in the Boulder Valley by age, housing tenure (own vs. rent), and residence in the City versus unincorporated county (Area II/III), based on 2010 Decennial Census and 2009-14 American Community Survey data. The objective of the weighting was to ensure that the results are representative of the Boulder Valley population on key demographic characteristics. A summary of selected respondent demographic characteristics before and after survey weighting, as compared to the Boulder Valley population profile, is included below. Only weighted results are summarized in this report, unless noted otherwise.

Table 12
Respondent Demographics (Weighted and Unweighted), Compared to Boulder Valley Population

AGE (adult population)	**Population target**	**Weighted results**	**Unweighted results**
18 - 39	52%	51%	16%
40 - 54	22%	22%	30%
55 - 74	21%	21%	45%
75+	5%	6%	10%
Total	*100%*	*100%*	*100%*
HOUSING TENURE	**Population target**	**Weighted results**	**Unweighted results**
Owner-occupied households	53%	53%	86%
Renter-occupied households	47%	46%	13%
Other	n/a	1%	1%
Total	*100%*	*100%*	*100%*
INCORPORATED VS. UNINCORPORATED	**Population target**	**Weighted results**	**Unweighted results**
City of Boulder	84%	85%	83%
Unincorporated area of Boulder County	16%	15%	17%
Total	*100%*	*100%*	*100%*
SUBCOMMUNITY (Households)	**Population target**	**Weighted results**	**Unweighted results**
Central Boulder	26%	25%	22%
Colorado University	4%	4%	2%
Crossroads	7%	7%	3%
East Boulder	3%	4%	4%
Gunbarrel	10%	13%	11%
North Boulder	11%	12%	16%
Palo Park	3%	3%	3%
South Boulder	14%	15%	19%
Southeast Boulder	18%	14%	15%
Area III	4%	3%	4%
Total	*100%*	*100%*	*100%*

SUMMARY OF FOCUS GROUP RESULTS

Introduction and Methodology

This section of the report summarizes the methodology and results of a series of six, 90-minute focus groups that were conducted with Boulder Valley residents by RRC Associates, as a follow-up to the Boulder Valley Comprehensive Plan (BVCP) survey effort. The primary objective of the groups was to probe selected subjects addressed in the survey in greater depth. A total of 51 residents participated in the focus groups, including 24 men and 27 women. The focus groups occurred across four different weekdays during the Friday, November 6 – Friday, November 13 timeframe, at various times in the afternoon and evening. Table 13 below summarizes the dates, times, locations, and number of participants in the six focus groups.

Table 13
BVCP Focus Groups: Dates, Times, Locations and Participant Count

FG #	Date	Time	Location	Number of Participants
1	Fri. Nov. 6	1:30 - 3pm	Boulder Public Library Main Branch, Flatirons Room	9
2	Tue. Nov. 10	5:30 - 7pm	401 Park Central Building, 4th Floor Conference Room	9
3	Tue. Nov. 10	7:30 - 9pm	401 Park Central Building, 4th Floor Conference Room	9
4	Thu. Nov. 12	3:30 - 5pm	Boulder Public Library Main Branch, Flatirons Room	8
5	Thu. Nov. 12	7:30 - 9pm	Impact Hub Boulder, 1877 Broadway #101	8
6	Fri. Nov. 13	1:30 - 3pm	Boulder Municipal Building, West Conference Room	8

All of the focus group participants had completed the BVCP "random sample survey" or "open link survey" conducted in September - November 2015, and had provided their email address at the end of the survey in order to volunteer to be contacted for additional surveys or focus groups on the Plan. Fully 711 respondents across the two surveys, or approximately 60 percent of survey respondents, provided their email for follow-up research, suggesting a significant level of interest.

A random sample of these respondents was contacted via email and asked if they were available and interested in participating in a focus group at one of several potential times. From among interested and available respondents, a smaller group of participants was randomly selected based on desire and availability to participate; additionally, some steps were taken to try to ensure participant balance. Specifically, an effort was made to insure that the participants in each focus group reflected a mix of ages, areas of residency in the City of Boulder and Boulder Valley, owners and renters, newer residents and long-time residents, and those feeling the general direction of growth and development in Boulder is either headed in the right direction, the wrong direction, or a mixed reaction (both right and wrong).
While the discussion topics varied slightly across the groups depending upon the flow of the discussion and in order to cover the range of topics of interest, in general, the groups followed

a consistent sequence of questions from the moderator, based on a Discussion Guide (included as a report attachment). As more fully documented in the Discussion Guide, the focus groups centered on the following set of topics:

- Aspects of the community which are headed in the right / wrong direction
- Housing affordability and housing growth
- Job growth
- Mixed use and higher density development
- Building height and design
- Other topics participants felt should be addressed in the Plan update

All the focus groups were conducted by Dave Belin, an experienced moderator and member of the RRC staff. A large map of the Boulder Valley was displayed in the room for introduction and reference purposes as needed. The groups were audio recorded and a note taker was present at each group. A written summary of notes of the discussion of each group has been provided under separate cover.

Summary of Major Themes and Findings

A summary of selected findings from the groups follows, presented in no particular order or hierarchy. Many of these themes are consistent with the quantitative and qualitative feedback gathered in the surveys.

- Sentiments Regarding Overall Growth and Change. Focus Group participants were mostly okay with growth and change in the Boulder Valley, but prefer it to be gradual, to fit into the existing neighborhood context, to maintain the character of Boulder, and to provide benefit to the community – themes generally suggestive of moderation and balance. Participants were often careful to note that the details of development are important and need to be carefully planned out and thought through, with regards to location, density, architecture/aesthetics/design, fitting into the fabric of the community, and related issues.
- Mixed Use Development. Mixed use development is seen as generally positive, as long as it fits into a neighborhood and provides elements of good design – for example, trees, parks, pedestrian friendliness, and human scale features were frequently mentioned as important considerations. Participants indicated that they are willing to accept (or are supportive of) mixed use in the right locations – along transportation corridors and along other areas identified for higher density, but generally not in single family neighborhoods.

- Good Examples of Mixed Use Development. The Holiday neighborhood and Uptown Broadway were frequently cited as good examples of mixed use development – with a variety of housing styles and affordability levels, density without feeling too cramped, a vibrant retail and community scene, walkability, parks, and integration with the surrounding neighborhood.

- Additional Locations for Mixed Use. East Boulder, particularly around the 55th/Arapahoe area, was frequently cited as a location in the city that would be appropriate for mixed use and higher density development. Other areas noted for potential mixed use include Basemar, Diagonal Plaza, 28th Street between Pearl and Iris, Table Mesa, and the Meadows. These areas were generally consistent with those most identified in the Random Sample and Open Link surveys. Some participants noted that existing shopping centers in some of these areas are dated and could be redeveloped as mixed use, with retail/commercial on the ground floor and residential on upper floors.

- Height Limit. Participants generally support the existing height limits, and feel that providing more housing and commercial space can be achieved through redevelopment and mixed use, and not through additional height (or relatedly, that additional height should only be considered after existing redevelopment opportunities are exhausted). Concerns about additional height focused especially on views of the mountains and community character (urban feel, wind tunnel effects, shade, etc.) – e.g. the height limit "is what makes Boulder Boulder." Some were okay with varying the height from time to time to provide more diversity and interest, rather than rows of buildings all the same height. No one indicated that they want to see skyscrapers in Boulder, although some were potentially supportive of buildings above 55 feet, particularly if they helped provide affordable housing. Due to view impacts, respondents generally thought that higher buildings would best be accommodated where they don't block the westward views of existing residents (e.g. generally more in industrial areas on the east side of town). Some respondents also suggested that public access to rooftops of tall buildings might help make them more acceptable.

- Building Design and Aesthetics. The idea of the relationship between height and good design came up in many of the sessions. Some participants made the point that one of the problems with the larger new buildings is with their appearance and siting, with too little open or landscaped areas around them, too little setback, too much uniformity in height, repetitive/uninteresting/"boxy" facades or designs, and/or blocking views. Building design and aesthetics were sometimes criticized as being "ugly" or not fitting into the neighborhood and/or character of Boulder.

- Affordable Housing. The cost of housing was probably the most common and highest-priority concern of focus group participants – out of concern for their own or their kids' future housing options and ability to live/stay in Boulder, and out of concern for

Boulder's socioeconomic diversity and character. Many participants felt that housing diversity (types and price points) can be enhanced through some creative adjustments – e.g. increasing the occupancy limit (focusing on the problems that might be caused, not just the number of people), allowing (or easing the review process for) accessory dwelling units, splitting lots, co-op housing, more density (duplexes and condos), mixed use, protecting mobile home parks, and potentially limiting house sizes, among others. There is general support for the affordable housing programs in Boulder, with some feeling that there could be some improvements.

- Desirability of Boulder. There was some sentiment expressed in multiple groups around the idea that there will always be more people who want to live in Boulder than can afford to live in Boulder, and that it's okay for people to work in Boulder but not live in Boulder. Some expressed the viewpoint that building more housing will not bring down the price of housing – "you can't build your way out of it", and "there won't be a starter house built in Boulder ever again."

- Diversity. While not specifically queried in the focus group discussion, a desire exists for more diversity of the population in Boulder. Some people mentioned that there was once more diversity (10 plus years ago) and they regret that it has been eroded. Some of the participants with children explained their concerns for raising children in a community that lacks diversity.

- Inclusiveness. Related to the topic of diversity described above, some suggested that Boulder shouldn't focus too much on one segment of the population, but rather consider the wide spectrum of those who live in Boulder, including elderly, those on fixed incomes, those who drive cars, those with families, etc.

- Jobs. Participants frequently noted connections between job growth and traffic congestion / transportation needs, and sometimes suggested mitigating commuting impacts by having employers provide Ecopasses, have flexible or staggered work hours, and/or encourage telecommuting. Several participants brought up connections between job growth and the cost of housing. However, participants were also generally positive about the strength of Boulder's economy, and several mentioned that Boulder as an employment center is a good problem to have.

- Transportation. Transportation came up numerous times, though it was not specifically asked about during the discussion. Better transportation for those who work in Boulder but don't live in Boulder, better transportation within Boulder, suggestions for a free bus system like in the mountain towns (or a community-wide Ecopass), enhanced performance of the RTD system, and creative transportation systems (using Lyft-like technology) all came up as transportation improvement ideas/suggestions. The bike path system was also frequently identified as a very positive aspect of Boulder.

- Balance. Several participants felt that the Comp Plan should recognize that development patterns and regulations do not need to be the same across all parts of Boulder – that the Plan should be sensitive to the larger community's needs but we don't need all types of housing or all types of mixed use everywhere. The Plan should be smart and creative about what needs to go where and keep the overall balance in mind.
- CU Involvement. Some noted that CU needs to be a part of the Comp Plan because of students' impacts on the cost of rental housing, as well as impacts on community services around the university area. "The university is projected to continue to grow, and they need to take some responsibility for their impacts," was one comment from a focus group participant.
- Communication. The idea of improving communications by the City government came up in a number of different ways. Better communication from the City and more opportunities to provide input on the Comp Plan-type issues was mentioned. Many of the groups expressed appreciation for being asked to take the survey and being invited to the focus group.
- Specific Concerns from Residents that live Outside the City of Boulder. Several of the respondents from Gunbarrel mentioned concerns with new buildings going in, density in "open fields" and a lack of attention to good design.

OVERVIEW OF THE OPEN LINK SURVEY

Introduction and Methodology

As a complement to the random sample survey, an identical "open link" survey was made available online for anyone in the community to complete, without a password requirement. While most of the emphasis in this report has been placed on the random sample survey results (given the random sample survey's more statistically valid methodological approach and larger sample size), the results of the open link survey are also important and of interest and value. The responses (including comments) of the open-link respondents are in many ways as rich and thoughtful as the responses to the random sample survey, and reflect the opinions of a large group of respondents who care enough about the community to participate in the survey.

The "open link" survey was announced in an October 26 City press release, and information about the survey was also included in multiple Boulder Planning weekly e-mails (over 5000 subscribers), promoted on Channel 8, and promoted through social media. The survey was intended to invite and gather input from anyone in the community not selected to take the random sample survey, and thus ensure that the full breadth of the community had an opportunity to share their opinions.

A total of 459 respondents completed the survey, and an additional 277 respondents answered a smaller number of the survey questions. The 95 percent confidence interval (or margin of error) for a sample of 459 is approximately +/-4.6 percentage points.

The results of the open link survey, like the random sample survey, were weighted on the basis of age, housing tenure, and residence in the City versus unincorporated county (Area II/III), in order to enhance the demographic representativeness of the results.

The results of the open link survey have been kept strictly separate from the random sample survey for reporting purposes, given the distinctly different sampling approaches for the two surveys.

This chapter contains a brief overview of key similarities and differences in the results of the open link and random sample survey. In addition, the Appendix contains the following additional detail regarding the open link survey results:

- Graphical comparisons of the weighted "open link" and weighted "random sample" survey results.
- Tabular comparisons of the open link and random sample results (both weighted an unweighted for each survey).
- Verbatim comment responses to the open link survey.

Selected Key Findings from Open Link Survey

Overall, perhaps the most notable finding regarding the open link results is that they exhibit a high degree of statistical similarity to the random sample results. To the extent there are differences in the results of the two surveys, they are most commonly moderate in size – differing in degrees rather than in kind. Following are some of the key findings, highlighting similarities and differences in the open link results relative to the random sample survey results.

- Familiarity with the Plan and update process: The largest statistical differences between the open link and random sample results concern familiarity with the Plan and with discussions regarding the Plan update process. Open link respondents tend to be more familiar with the Plan on both fronts. Specifically, open link respondents are more likely than random sample respondents to know "some things" or "quite a bit" about the Plan, or are "very familiar with it" (60 percent open link vs. 41 percent random sample). Conversely, open link respondents are less likely to have "never heard of it" or "not know much about it" (40 percent open link vs. 59 percent random sample).

  Likely relatedly, open link respondents are more likely than random sample respondents to be following discussions about the Plan update "somewhat closely" or "very closely" (40 percent open link vs. 24 percent random sample), and are less likely to be following the discussions "not at all" or "not too closely" (60 percent vs. 76 percent).

  These differences in familiarity are perhaps to be expected, given that the open link respondents are a self-selected group, and were likely motivated to participate by virtue of greater interest/awareness and perhaps strongly held opinions.

- Quality of life. Open link respondents give slightly lower ratings than random sample respondents for quality of life in Boulder Valley, and are also slightly more likely to say neighborhood has gotten worse over past 5-10 years. At the same time, the overall feedback remains quite positive from the open link respondents, with 93 percent saying the overall quality of life in the Boulder Valley is good or very good (versus 95 percent for the random sample).

- Community values. The two survey groups had largely similar opinions regarding community values that should be priorities, led by a diversity of housing types and price ranges (57 percent open link, 63 percent random sample), and followed by an all-mode transportation system (48 percent open link, 56 percent random sample), a place with unique identity and sense of place (30-31 percent respectively), a compact community surrounded by preserved open space (30 percent each), and various other values.

- General direction of the community. On balance, open link respondents are slightly less likely than random sample respondents to have favorable views the direction the

community is going with regards to growth and change. Specifically, open link respondents are somewhat more likely to think the community is going in the wrong direction than right direction (22 percent wrong vs. 19 percent right, as compared to 17 percent wrong and 23 percent right for the random sample).

- Jobs and housing growth. Open link respondents are somewhat more likely than random sample respondents to want to reduce job growth and housing growth. Specifically, 21 percent of open link respondents prefer to reduce the potential for future job growth in the Boulder Valley (versus 11 percent of the random sample). An additional 45 percent of open link respondents want to maintain the potential for future job growth (vs. 57 percent of the random sample). Similar shares of both survey groups want to increase the potential for future job growth (24 - 25 percent).

  Similarly, 18 percent prefer to reduce the potential for housing growth (versus 12 percent of the random sample), while 27 percent want to maintain the potential for housing growth (vs. 39 percent of the random sample). Similar shares want to increase the potential for future housing growth (43 – 45 percent).

- Rate of housing unit growth. On balance, open link respondents are somewhat more likely to prefer looser restrictions on the rate of housing unit growth. Open link respondents are somewhat more likely to say the city should not limit the rate of housing unit growth (36 percent vs. 26 percent random sample), and are somewhat less likely to say the city should maintain its current system of limiting the rate of growth (34 percent vs. 43 percent random sample).

- Rate of commercial growth. The two survey groups had highly similar opinions, with generally similar shares of each group saying the city does not need to manage the rate of commercial growth (44 percent open link, 48 percent random sample), and that the city needs a system to limit and slow the rate of commercial growth (39 percent and 36 percent respectively).

- Mixed use. The largest share of both survey groups generally support the encouragement of mixed use (50 percent open link, 47 percent random sample), and generally similar shares say there are tradeoffs (35 percent and 39 percent respectively) or oppose mixed use (11 percent and 10 percent respectively).

- Locations for future concentrated activity. On balance, open link respondents tend to be supportive of future mixed use and concentrated activity in somewhat more locations than random sample respondents, selecting an average of 4.2 of the twelve locations listed (as compared to 3.8 among random sample respondents).

- Priorities for developer requirements. Both groups include the following developer requirements among their top three priorities: providing permanently affordable

housing (45 percent open link, 47 percent random sample), paying for necessary related new infrastructure (45 percent and 44 percent respectively), and limiting height/protecting views (43 percent and 46 percent). Open link respondents were somewhat more likely to select minimizing automobile use and promoting alternative modes of transportation as one of their top three developer requirements (43 percent vs. 34 percent random sample).

- Building height. Open link respondents were somewhat more likely to say that buildings higher than 55 feet might be OK in some parts of Boulder (32 percent vs. 19 percent).

- Neighborhood likes and dislikes. Most- and least-linked aspects of neighborhoods were highly similar between the two groups.

- Neighborhood programs. In aggregate, open link respondents are somewhat more likely to support selected neighborhood programs, particularly support to improve neighborhood livability and support for land use planning at the local level. Open link respondents selected an average of 2.3 of the seven listed neighborhood programs for increased emphasis by the city, as compared to 2.1 programs among the random sample of respondents.

- Demographics. Reflecting the open nature of the survey, a small share of open link respondents lived in Boulder County cities other than the City of Boulder (5 percent) or outside of Boulder County (3 percent), about six in ten of whom lived in Boulder at one time. Open link respondents were also somewhat more likely than random sample respondents to be employed (84 percent vs. 79 percent), to live in a multi-person household (84 percent vs. 75 percent), to have an annual household income of $100,000+ (56 percent vs. 47 percent), and to be female (56 percent vs. 51 percent).

Respondent Demographics Before and After Survey Weighting

As described in the methodology, the raw survey data were weighted to match the demographic profile of the adult household population in the Boulder Valley by age, housing tenure (own vs. rent), and residence in the City versus unincorporated county (Area II/III), based on 2010 Decennial Census and 2009-14 American Community Survey data. The objective of the weighting was to ensure that the results are representative of the Boulder Valley population on key demographic characteristics. A summary of selected open link respondent demographic characteristics before and after survey weighting, as compared to the Boulder Valley population profile, is included below. Only weighted results are summarized in this report, unless noted otherwise.

Table 14
Open Link Respondent Demographics (Weighted and Unweighted), Compared to Boulder Valley Population

AGE (adult population)	**Population target**	**Weighted results**	**Unweighted results**
18 - 39	52%	49%	23%
40 - 54	22%	26%	36%
55 - 74	21%	21%	38%
75+	5%	5%	3%
Total	*100%*	*100%*	*100%*
HOUSING TENURE	**Population target**	**Weighted results**	**Unweighted results**
Owner-occupied households	53%	55%	82%
Renter-occupied households	47%	45%	17%
Other	n/a	1%	1%
Total	*100%*	*100%*	*100%*
INCORPORATED VS. UNINCORPORATED	**Population target**	**Weighted results**	**Unweighted results**
City of Boulder	84%	78%	71%
Unincorporated area of Boulder County	16%	15%	21%
Other Boulder County city or outside Boulder Co.	n/a	8%	8%
Total	*100%*	*100%*	*100%*
SUBCOMMUNITY (if in Boulder Valley)	**Population target**	**Weighted results**	**Unweighted results**
Central Boulder	26%	27%	25%
Colorado University	4%	5%	3%
Crossroads	7%	2%	3%
East Boulder	3%	2%	2%
Gunbarrel	10%	16%	21%
North Boulder	11%	17%	20%
Palo Park	3%	1%	2%
South Boulder	14%	14%	11%
Southeast Boulder	18%	14%	10%
Area III	4%	2%	3%
Total	*100%*	*100%*	*100%*

OUR LEGACY. OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

September 15, 2015

Dear Boulder Valley Resident:

Your response to the enclosed survey is extremely important.
You were randomly selected to receive this survey because you are a resident of the City of Boulder or the Boulder Valley planning area that is addressed by the Boulder Valley Comprehensive Plan (the Plan). The City of Boulder and Boulder County are working together with the community to update the Plan, and a cornerstone of the planning effort is resident input and involvement, including the enclosed survey. Your responses to these questions will help shape the plan policies and land use map to reflect what people in the community want the future to be like.

Thank you for your time and opinions.
This survey will take approximately 15 minutes to complete. Each question is important. The time you invest in completing this survey and your opinions will help shape the update process.

Please complete and return your survey no later than October 10, 2015.
To get a representative sample of people living in the Boulder Valley, this questionnaire should be completed by the adult (anyone 18 years or older) in your household who most recently had a birthday. That person's year of birth does not matter, as long as he or she is 18 years of age or older.

RRC Associates, an independent consulting company, is working on behalf of the city and county to administer this survey. They will compile the responses and present the results to the city and county.

Your responses will remain confidential.
Please return your completed survey in the enclosed postage-paid envelope. If you prefer to take the survey online, you can go to **www.bvcpsurvey.com** and enter the passcode _____. If you take the survey online, please recycle this paper copy because only one response from your household will be accepted.

The project webpage: www.BoulderValleyCompPlan.net contains a wealth of information about the Plan, including area maps, the Trends Report and data, subcommunity fact sheets, and how to get involved with the plan update.

If you have any questions, please contact Dave Belin with RRC Associates at 303-396-1600.

Sincerely,

Matthew Appelbaum, *Boulder Mayor* Elise Jones, *Boulder County Commissioner*

Esta encuesta es sobre el futuro de Boulder. Sus respuestas a esta encuesta son importantes. Por favor, pídale a un familiar o amigo que hable inglés que le ayude a completar la encuesta. Gracias.

OUR LEGACY. OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

2015 Boulder Valley Comprehensive Plan Survey

The Boulder Valley Comprehensive Plan ("the Plan") is a jointly adopted plan between the City of Boulder and Boulder County that has largely been in place since the 1970s. The Plan guides city/county shared responsibility for preservation, growth, and provision of services for the Boulder Valley (i.e., the City of Boulder plus portions of the adjoining unincorporated area). Implementation of the Plan takes place through numerous avenues, including regulations, programs, budgets, and initiatives, among others. The city and county update the Plan at least every five years, targeting particular areas that need improvements based on current needs and conditions.

The 2015 update currently underway has a few focus areas: livability and growth management, design, housing, and neighborhoods; as well as other emerging issues such as resilience, climate action, local foods, arts and culture, and age-friendly policies. Community engagement and input, of which this survey is a part, will play a key role in the update process and in confirming the Plan's core values. More information can be found on the project webpage: www.BoulderValleyCompPlan.net.

Please provide your input via this survey. Your opinions are important and will help to shape the future direction of the Plan along with other community discussion. Please note that individual survey responses are strictly confidential – a third party consultant, not the city or county, is gathering and analyzing the data from this survey. Thank you for your participation!

---

1. **How would you rate the overall quality of life in the Boulder Valley, taking all things into consideration?**
   ☐ Very good ☐ Good ☐ Neither good nor bad ☐ Bad ☐ Very bad ☐ Don't know/no opinion

2. **How would you rate your familiarity with the Boulder Valley Comprehensive Plan (the Plan)?**
   ☐ Never heard of it/know nothing about it
   ☐ Don't know much about it
   ☐ Know some things about it
   ☐ Know quite a bit about it
   ☐ Very familiar with it (e.g., understand its purpose, scope, objectives, etc.)

3. **How closely would you say you have been following the discussions about the Plan update now taking place?**
   ☐ Not at all ☐ Not too closely ☐ Somewhat closely ☐ Quite closely

COMMUNITY VALUES

Background: The Plan sets forth a series of long-standing community values/aspirations for the future of the Boulder Valley that demonstrate the community's commitment to sustainability and meeting its environmental, economic and social goals. It is important during each Plan update to assess the community's feedback on these values. The values currently identified in the Plan are:

a. **A compact community surrounded by preserved open space**
b. A community that practices **environmental** stewardship and **climate** action
c. A place with a unique **identity and sense of place,** with great **neighborhoods** and **public spaces**
d. A **welcoming** and **inclusive** community, with a culture of **creativity** and **innovation**
e. A **healthy** community where people's well-being is supported
f. A vibrant **economy** based on Boulder's quality of life and economic strengths
g. A diversity of **housing** types and price ranges
h. An all-mode **transportation** system to make getting around (with or without a car) easy and accessible to everyone
i. Strong **city and county** cooperation to carry out the Plan

4. **Are there any additional core values not included in the above list that you think should be emphasized by the Plan?**

   _____

   _____

5. **Are any of the core values in the above list no longer important, or in need of clarification/modification?** (If yes, write in letters corresponding to the values, along with any comments you might have. If not, leave blank.)

   _____

   _____

6. **Which of the values do you believe are in greatest need of increased attention in the coming years? Please insert letters from the list of values to indicate your top 3 priorities (or write in if not listed). You may identify up to three priorities that need increased attention in the near future.**

_____ 1st Priority for increased attention (Or write in if not listed: _____)

_____ 2nd Priority for increased attention (Or write in if not listed: _____)

_____ 3rd Priority for increased attention (Or write in if not listed: _____)

7. **In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community?**

- ☐ The community is generally heading in the right direction.
- ☐ The community is generally heading in the wrong direction.
- ☐ Mixed reaction; in some ways things are heading in the right direction, in other equally important ways the wrong direction.
- ☐ Other: _____
- ☐ Don't know / no opinion

Any comments on your response? _____

_____

_____

COMMUNITY LIVABILITY AND GROWTH MANAGEMENT

Background: The Boulder Valley Comprehensive Plan supports preservation and enhancement of the physical, social, and economic assets of the community. It intends that the city be compact and surrounded by preserved open space and rural areas. The Plan also states that growth is accommodated in certain redevelopment areas and limited infill areas, and only if it adds significant value to the community. Annexation may also provide some limited potential for expansion at the edge of the community. The Plan also calls for growth to pay its own way, with the requirement that new development pay the cost of providing needed facilities and an equitable share of services including affordable housing, and that growth mitigate its negative impacts.

In 2015, the City of Boulder is estimated to have approximately 45,700 housing units, just under 105,000 residents, and close to 100,000 jobs. The city is an employment center, with more people commuting in for jobs than out. By 2040, based on current zoning and historic average growth rates, the city may see an additional 6,300 housing units (including CU dorms), approximately 18,200 new residents, and approximately 18,500 new employees. There is less land zoned for future housing than for future jobs, so the balance of housing and jobs could become further tipped toward jobs. Additionally, because the city has little vacant land and an urban growth boundary, future growth within the Boulder Valley will result mostly from redevelopment in the city. ***More information about trends and growth projections can be found at www.BoulderValleyCompPlan.net.***

8. **Jobs / housing mix: The Plan recognizes Boulder's role as a major employment center. This has resulted in both positive benefits such as economic prosperity and tax revenues to support services, as well as negative impacts including significant in-commuting and high demand for existing housing. The Plan prescribes seeking opportunities to add housing by encouraging new housing and mixed use neighborhoods and converting industrial uses to residential uses in appropriate locations, while recognizing that the city will continue to be an employment center.**

We would like to understand your preferences regarding the future balance of jobs and housing in the Boulder Valley, in light of the background information above.

8a. Which of the following statements best represents your preference regarding the future growth of jobs in the Boulder Valley?

- ☐ Boulder should increase the current potential for additional jobs.
- ☐ Boulder should maintain the current potential for additional jobs.
- ☐ Boulder should reduce the current potential for additional jobs.
- ☐ Other: _____
- ☐ Don't know / no opinion

8b. Which of the following statements best represents your preference regarding the future growth of housing in the Boulder Valley?

- ☐ Boulder should increase the current potential for additional housing.
- ☐ Boulder should maintain the current potential for additional housing.
- ☐ Boulder should reduce the current potential for additional housing.
- ☐ Other: _____
- ☐ Don't know / no opinion

9. **Rate of housing unit growth: The average annual rate of housing unit growth within the City of Boulder over the past five years has been approximately 0.8% (i.e., approximately 350 units per year). The intent of Boulder's Residential Growth Management System is to limit housing permits to an average growth rate of 1% per year (with selected exemptions such as for permanently affordable housing and in mixed use projects). All new housing must meet land use regulations and standards.**

   Some people think the current system artificially limits housing potential and results in higher housing prices. Others think the rate of new housing growth under current regulations is appropriate, or should be limited further. Which of the following best reflects your view?

   - ☐ The city should not limit the rate of housing growth, but instead allow normal market fluctuations in the growth rate.
   - ☐ The city should maintain its system of limiting the rate of housing growth (no more than 1% per year on average).
   - ☐ The city should reduce the rate of potential housing growth (i.e., less than 1% per year on average).
   - ☐ Other: _____
   - ☐ Don't know / no opinion

10. **Rate of new commercial growth: The city does not manage the rate of commercial growth (i.e., non-residential uses including retail, office, industrial and educational); however, all new commercial development must meet standards and regulations. In 2015, City Council approved a linkage fee so that new commercial development helps pay for the construction of permanently affordable housing units related to the new employees that are generated. Over the past 20 years, the pace of commercial and industrial building and jobs has fluctuated, including the "great recession" when little building occurred and unemployment increased, as well as a period of higher growth in the past few years.**

    Some people think the current rate of commercial/jobs growth is having negative impacts on quality of life, while others think the commercial development is sustaining Boulder's economic vitality and adding benefits. Which of the following best reflects your view about the rate of commercial growth?

    - ☐ The city does not need to manage the rate of commercial growth; allow normal market conditions, which tend to fluctuate from year to year, to prevail, so long as any new commercial development meets all applicable zoning and land use regulations.
    - ☐ The city needs a system to limit and slow the rate of commercial growth.
    - ☐ Other: _____
    - ☐ Don't know / no opinion

11. **Mixed use development: The Plan encourages mixed use development to revitalize appropriate areas, including within some commercial centers/industrial areas and along major streets with transit centers or stops. "Mixed use development" combines two or more different types of land uses (such as residential and commercial) in close proximity, either in the same building or in separate buildings on the same lot. Examples include Boulder Steelyards at 30th and Bluff, the Uptown Broadway area near Broadway and Yarmouth, Pearl Street east and west of the downtown mall, and Boulder Junction (30th and Pearl).**

    Some people say that mixed use is environmentally advantageous, promotes a greater diversity of housing types and price ranges, and promotes walkability, transit, and reduced reliance on automobiles. Others say that mixed use, with typically more intense activity accompanied by increased height and mass, can be disruptive to desired community character and can cause congestion. Which of the following statements best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads?

    - ☐ I generally support the encouragement of mixed use developments in these locations.
    - ☐ I believe there are positive and negative tradeoffs; mixed use is beneficial in limited areas of the city. Mixed use with higher densities should be encouraged only in carefully defined areas of Boulder.
    - ☐ I generally oppose more mixed use developments. Further mixed use development should be discouraged. Additional such developments are not desirable within the community and their negative impacts would outweigh any positive attributes.
    - ☐ Other: _____
    - ☐ Don't know / no opinion

    Any comments on your response? _____

    _____

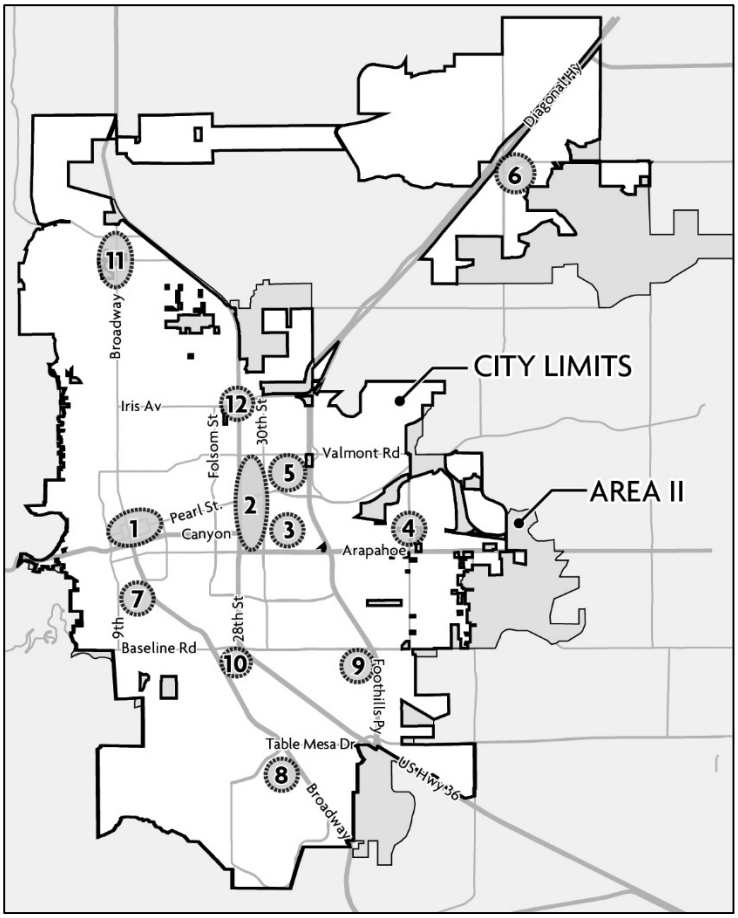
    _____

    _____

12. **<u>Locations for future concentrated activity</u>: The Plan encourages concentrated activity in certain locations of the city such as along major streets with services, while discouraging intensive activity or redevelopment in other locations (e.g., open space and single-family neighborhoods). North Boulder along Broadway, Boulder Junction (30th and Pearl), and Gunbarrel Town Center are examples of places that were planned with community involvement and have redeveloped over the years according to the Plan policies.**

Which locations, if any, should the city emphasize for planning for redevelopment and future mixed use concentrated activity? (Select all that apply; refer to map)

01) ☐ Downtown Boulder
02) ☐ 29th Street Center and 28th/30th Street corridor
03) ☐ North of Arapahoe between 30th and 38th Streets
04) ☐ 55th and Arapahoe
05) ☐ Boulder Junction (30th and Pearl)
06) ☐ Gunbarrel town center
07) ☐ University Hill commercial area
08) ☐ Table Mesa Center
09) ☐ Meadows Community Center
10) ☐ Basemar (near Baseline and Broadway)
11) ☐ North Boulder/North Broadway
12) ☐ Diagonal Plaza
13) ☐ Other: _____
14) ☐ None of the above



13. **<u>Community benefit from development</u>: The Plan states that development must provide significant value and community benefits that improve the quality of life of residents. Following are a list of selected types of benefits that new development could provide.**

a. Be built with exceptionally high-quality design and materials
b. Provide permanently affordable housing
c. Exceed standards for energy conservation, reduced carbon footprint, and use of renewable resources
d. Limit height and/or protect views
e. Minimize automobile use and promote alternative modes of transportation or non-single occupancy vehicles
f. Pay for necessary related new infrastructure such as intersection improvements, bike paths and pedestrian ways
g. Provide accessible and useable public spaces – plazas, courtyards, seating, art, etc.
h. Provide a unique economic opportunity for the city

Which of the above requirements for new development do you believe are the most important? Please insert letters from the list above to indicate your top three priorities (or write in if not listed).

_____ 1st Priority for developer requirement (Or write in if not listed: _____)

_____ 2nd Priority for developer requirement (Or write in if not listed: _____)

_____ 3rd Priority for developer requirement (Or write in if not listed: _____)

What additional examples of "community benefit" not listed above do you believe are important?

_____

_____

_____

14. **Building height: The City Charter limits the height of all buildings constructed in the city after 1971 to 55 feet (as measured from a low point 25 feet away from a building), although in most areas of the city, zoning limits the height to 35 or 40 feet unless a taller height is approved as part of a Site Review process. In some areas such as downtown, the Boulder Valley Regional Center (28th/29th Street shopping area), and Boulder Junction, the Plan and specific area plans anticipate more urban, mixed-use, and walkable development, and thus the zoning permits more intense development in terms of density (number of units per acre) and floor area. In these locations, it is more common to see height modification requests for up to 55 feet if it is demonstrated through the Site Review process that the height and design is consistent with a specific area plan or with the existing surrounding development context. Site Review also requires projects to be of a higher level of quality than by-right developments. High land values and scarce redevelopment sites often encourage property owners to seek height modifications to build to 55 feet. Which of the following statements best represent your opinion regarding the height of new buildings in the City of Boulder? (Select all that apply)**

- ☐ Buildings taller than 55 feet might be OK in some parts of Boulder.
- ☐ Buildings up to 55 feet are generally OK in most commercial areas of Boulder or if they are consistent with a specific area plan.
- ☐ Buildings up to 55 feet might be OK in a few selected areas of Boulder only if they provide a number of community benefits listed in Question 13 above and meet all other standards and regulations.
- ☐ Buildings up to 55 feet might be OK in a few selected areas of Boulder if the quality and design of the buildings and public spaces is exemplary and they meet all other standards and regulations.
- ☐ Buildings above 35 or 40 feet should be prohibited in the City of Boulder.
- ☐ Other:_____
- ☐ Don't know / no opinion

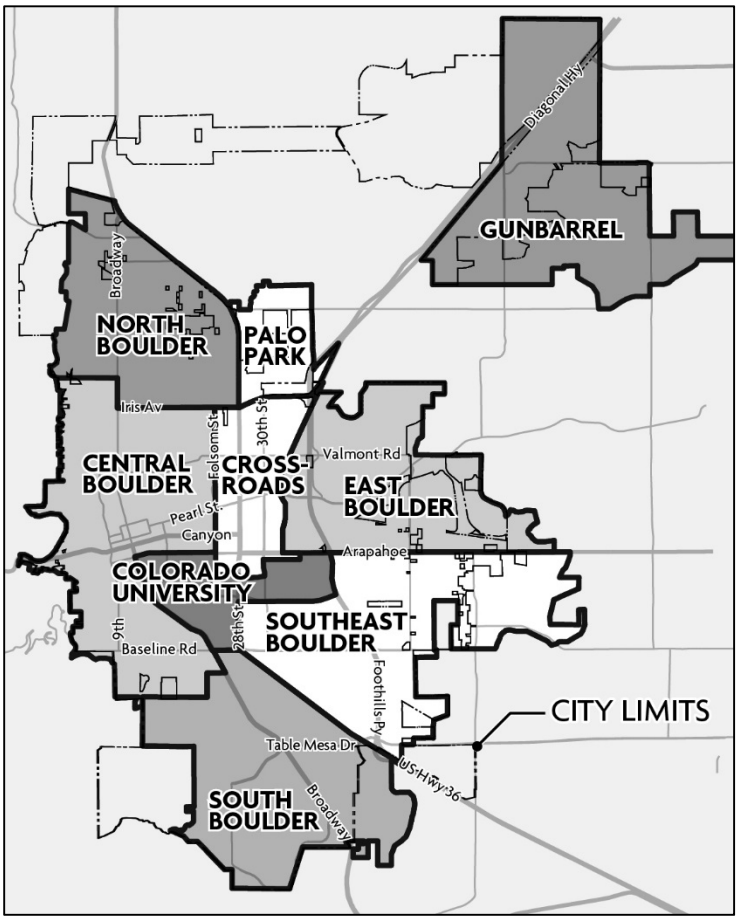
Any comments on your response? _____

_____

_____

NEIGHBORHOODS

The Plan includes policies to foster neighborhoods as unique places for community interaction and emphasizes support for existing residential neighborhoods. It also identifies nine unique areas (sub-communities) within Boulder that are larger than neighborhoods that serve as a way to gather data and information about different parts of the community.



15. **Where do you live? (refer to map)**
    - ☐ Gunbarrel
    - ☐ North Boulder
    - ☐ Palo Park
    - ☐ Crossroads
    - ☐ Central Boulder
    - ☐ East Boulder
    - ☐ Colorado University
    - ☐ Southeast Boulder
    - ☐ South Boulder
    - ☐ Outside these areas / rural

16. **Neighborhoods are smaller geographic areas than what is shown on the map. Which neighborhood do you live in?**

    _____

    OR ☐ Don't know or don't consider myself as living in a neighborhood

17. **How would you rate the overall quality of life in your neighborhood (or where you live), taking all things into consideration?**
    - ☐ Very good
    - ☐ Good
    - ☐ Neither good nor bad
    - ☐ Bad
    - ☐ Very bad
    - ☐ Not applicable or don't know

18. What do you like MOST about your neighborhood (or the area where you live) that should be preserved or protected? (Select all that apply)

01) ☐ Access to trails and open space
02) ☐ Affordability
03) ☐ Ease and pleasantness of walking / biking to places I go
04) ☐ Most of the places I regularly go are within a 15-minute walk
05) ☐ General level of safety
06) ☐ Housing styles, types, and character
07) ☐ Location near bus transit
08) ☐ Mix of owner-occupied and rental units
09) ☐ Mostly owner-occupied units
10) ☐ Mostly rental units
11) ☐ Overall cleanliness and maintenance
12) ☐ Parks and public spaces
13) ☐ Quiet / low noise and traffic levels
14) ☐ Other: _____
15) ☐ Nothing / none of the above

19. What do you like LEAST about your neighborhood (or the area where you live) that you would most like to improve? (Select all that apply)

01) ☐ Affordability
02) ☐ Doesn't feel safe
03) ☐ Doesn't seem clean or well-maintained
04) ☐ Far from bus transit
05) ☐ Hard or unpleasant to walk / bike to nearby destinations
06) ☐ Most of the places I regularly go are farther than a 15-minute walk
07) ☐ Housing styles, types, and character
08) ☐ Lacks access to trails and open space
09) ☐ Lacks nearby parks or public spaces
10) ☐ Mostly rental units
11) ☐ Mostly owner-occupied units
12) ☐ Mix of owner-occupied and rentals
13) ☐ Too much noise and traffic
14) ☐ Other: _____
15) ☐ Nothing / none of the above

20. Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stayed the same as a place to live, taking all things into consideration?

☐ Improved
☐ Gotten worse
☐ Stayed the same
☐ Some things have improved and other equally important things have gotten worse
☐ Don't know / no opinion

What factors influence your response? _____

21. The city is revitalizing its neighborhood outreach and programs with the new role of a neighborhood liaison. What neighborhood programs, improvements, or outreach services would you like to see emphasized by the city? (Select all that apply)

☐ Better information from the city about services, programs, and policy changes and proposals
☐ Civic or leadership training
☐ Small grants and funding for priority neighborhood projects
☐ Support to improve neighborhood livability (e.g., services needed, amenities, infrastructure)
☐ Support for neighborhood events and fostering interaction among neighbors (e.g., block parties)
☐ Support land use planning at local level
☐ Support disaster preparedness and communications planning
☐ Other: _____
☐ None of the above

ADDITIONAL COMMENTS

22. Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

_____

_____

_____

_____

_____

_____

DEMOGRAPHICS

Finally, just a few more questions about yourself, for grouping purposes only . . . As a reminder, all individual responses are confidential.

23. Do you live in:
- ☐ City of Boulder
- ☐ Unincorporated area of Boulder County

24. About how many years have you lived in the Boulder Valley?
_____ years (Enter 0 if less than 6 months)

25. Including yourself, how many people live in your household?
_____ people, including yourself (Enter 1 if you live alone)

26. Are you employed?
- ☐ Yes
- ☐ No **(GO TO Q. 29)**

27. Where do you work?
- ☐ Boulder
- ☐ Louisville
- ☐ Broomfield/Interlocken
- ☐ Denver
- ☐ Lafayette
- ☐ Longmont
- ☐ Jefferson County
- ☐ Other: _____

28. Do you ever work at your home?
- ☐ No
- ☐ Yes, my business is out of my home
- ☐ Yes, I always work at home instead of my employer's location
- ☐ Yes, sometimes I work at home instead of my employer's location, sometimes at my employer's location
- ☐ Other: _____

29. Are you a full- or part-time university or college student?
- ☐ No
- ☐ Yes, at the University of Colorado Boulder campus
- ☐ Yes, at Naropa
- ☐ Yes, somewhere else

30. Please check the one box that most closely describes the type of housing unit you live in.
- ☐ A single-family home
- ☐ An apartment in an apartment complex
- ☐ An apartment in a single-family home
- ☐ A condominium or townhouse
- ☐ A mobile home
- ☐ Group quarters (sorority/fraternity house, dorm, nursing home – go to Q. 32)
- ☐ Other: _____

31. Do you own or rent your residence? (If you own a mobile home but pay a lot fee, then you own your residence.)
- ☐ Own
- ☐ Rent
- ☐ Other: _____

32. What is your age?
- ☐ Under 20
- ☐ 20 to 39
- ☐ 40 to 54
- ☐ 55 to 74
- ☐ Over 74

33. Do any of the following live in your household?

Yes	No	
☐	☐	Children age 12 or younger
☐	☐	Teenagers age 13 to 18
☐	☐	Adults age 65 or older
☐	☐	Anyone with a long-term disability

34. Which of these categories best describes the total gross annual income of your household (before taxes)?
- ☐ Less than $50,000
- ☐ $50,000 to $99,999
- ☐ $100,000 to $149,999
- ☐ $150,000 to $199,999
- ☐ $200,000 to $249,999
- ☐ $250,000 or more

35. Are you of Chicano/Chicana/Mexican-American, Latino/Latina, or Hispanic origin?
- ☐ Yes
- ☐ No

36. Which best describes your race? (Please select all that apply)
- ☐ White
- ☐ Asian or Pacific Islander
- ☐ American Indian, Eskimo or Aleut
- ☐ Black or African American
- ☐ Other, please specify: _____

37. What is your gender?
- ☐ Male
- ☐ Female

38. Would you be interested in participating in additional opinion surveys or focus groups regarding the Boulder Valley Comprehensive Plan update?
- ☐ No
- ☐ Yes → Thank you! Please provide your email address so we may contact you.

_____

(Your email will be used solely to contact you for follow-up research; you will not be added to any lists and your responses will not be linked to your contact information.)

(OPTIONAL)
- ☐ Yes, sign me up for the City of Boulder Planning Department email list for periodic email updates on the BVCP process. Please provide your email address if you haven't done so above:

_____

Thank you for taking the time to share your opinions.
Please return your survey in the enclosed postage-paid envelope.

BVCP Random Sample Survey 2015
Graphical Crosstabulations of Selected Survey Questions
Table of Contents

1. How to read the crosstabulation graphs

2. Q1: How would you rate the overall quality of life in the Boulder Valley, taking all things into consideration?

3. Q2: How would you rate your familiarity with the Boulder Valley Comprehensive Plan (the Plan)?

4. Q3: How closely would you say you have been following the discussions about the Plan update now taking place?

5. Q7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community?

6. Q8a: Which of the following statements best represents your preference regarding the future growth of jobs in the Boulder Valley?

7. Q8b: Which of the following statements best represents your preference regarding the future growth of housing in the Boulder Valley?

8. Q9: Some people think the current system artificially limits housing potential and results in higher housing prices. Others think the rate of new housing growth under current regulations is appropriate, or should be limited further. Which of the following best reflects your view?

9. Q10: Some people think the current rate of commercial/jobs growth is having negative impacts on quality of life, while others think the commercial development is sustaining Boulder's economic vitality and adding benefits. Which of the following best reflects your view about the rate of commercial growth?

10. Q11: Some people say that mixed use is environmentally advantageous, promotes a greater diversity of housing types and price ranges, and promotes walkability, transit, and reduced reliance on automobiles. Others say that mixed use, with typically more intense activity accompanied by increased height and mass, can be disruptive to desired community character and can cause congestion. Which of the following statements best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads?

11. Q17: How would you rate the overall quality of life in your neighborhood (or where you live), taking all things into consideration?

12. Q20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stayed the same as a place to live, taking all things into consideration?

HOW TO READ THE GRAPHICAL CROSSTABULATIONS (Random Sample Survey)

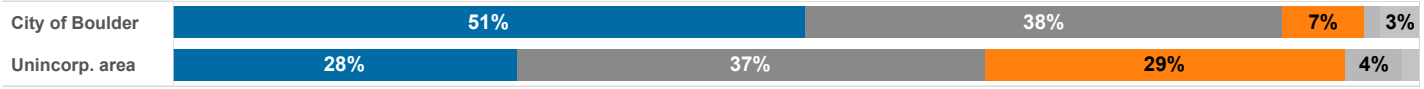
This packet contains a series of graphs that summarize and cross tabulate many of the questions in the Random Sample Survey. A consistent format is used that begins with the verbatim wording of the question that is being reported, followed by a graph of the "Overall" weighted results (for all respondents to the random sample survey). In the example below, 47% of respondents indicate that they "support" the encouragement of mixed use within commercial hubs and along major arterial roads, 39% believe there are tradeoffs, and 10% "oppose" more mixed use development. In addition, respondents that indicated they had an "other" opinion, and those that "don't know/ have no opinion", are also graphed, with the length of the bar summing to 100% (the entirety of responses).

Survey Question. Question 11 - Some people say that mixed use is environmentally advantageous, promotes a greater diversity of housing types and price ranges, and promotes walkability, transit, and reduced reliance on automobiles. Others say that mixed use, with typically more intense activity accompanied by increased height and mass, can be disruptive to desired community character and can cause congestion. Which of the following statements best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads?

Opinions of subgroups of respondents

Following the overall results, opinions on the particular subject at issue (in this case, mixed use development) are then segmented to illustrate the opinions of different demographic and opinion groups. For example, the first segmentation below compares the opinions of those who live in the City of Boulder vs. those who live in unincorporated Boulder County regarding mixed use development. Specifically, city residents are more likely respondents from the unincorporated county to say they support the encouragement of mixed use, i.e. 51% compared to 28%. The opinions of residents in and outside the city can also be compared to the Overall results by reference to the "overall" graph above.

Segmentation by area of residence



Opinions of subgroups of respondents - continued

In a similar manner, opinions regarding mixed use development are then broken down for a series of other demographic and opinion groups. The illustration below contains three additional segmentations:

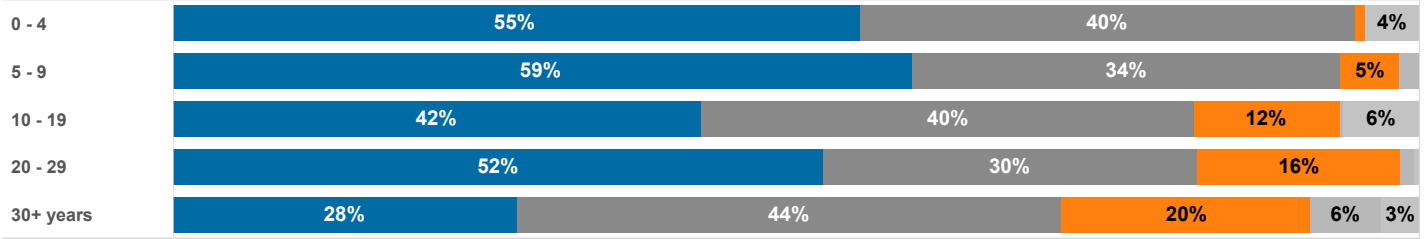
- Housing Tenure: the opinions of owners vs. the opinions of renters, regarding mixed use (e.g. 44% of owners and 51% of renters support mixed use).

- Years of residency in the Boulder Valley: the opinions of those who have lived in the Boulder Valley for 0-4 years, 5-9 years, etc., regarding mixed use.

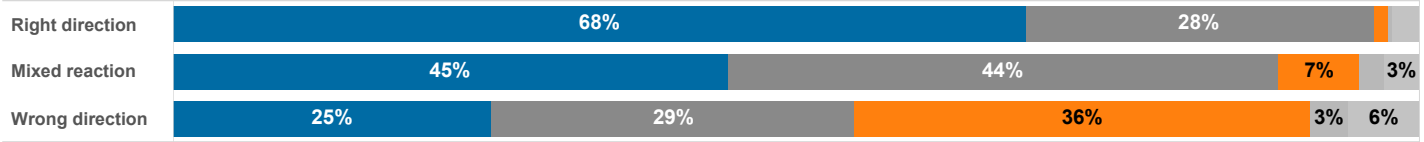
- Opinions on recent trends of growth and change in the community (based on the responses to Question 7), i.e. the opinions of those who feel the community is heading in the right direction, mixed reaction, or wrong direction. (E.g. of those who think the community is headed in the right direction, 68% support mixed use, 28% feel there are tradeoffs. Of those who feel the community is headed in the wrong direction, 25% support mixed use, 29% feel there are tradeoffs, and 36% oppose more mixed use developments.)

Segmentation by housing tenure

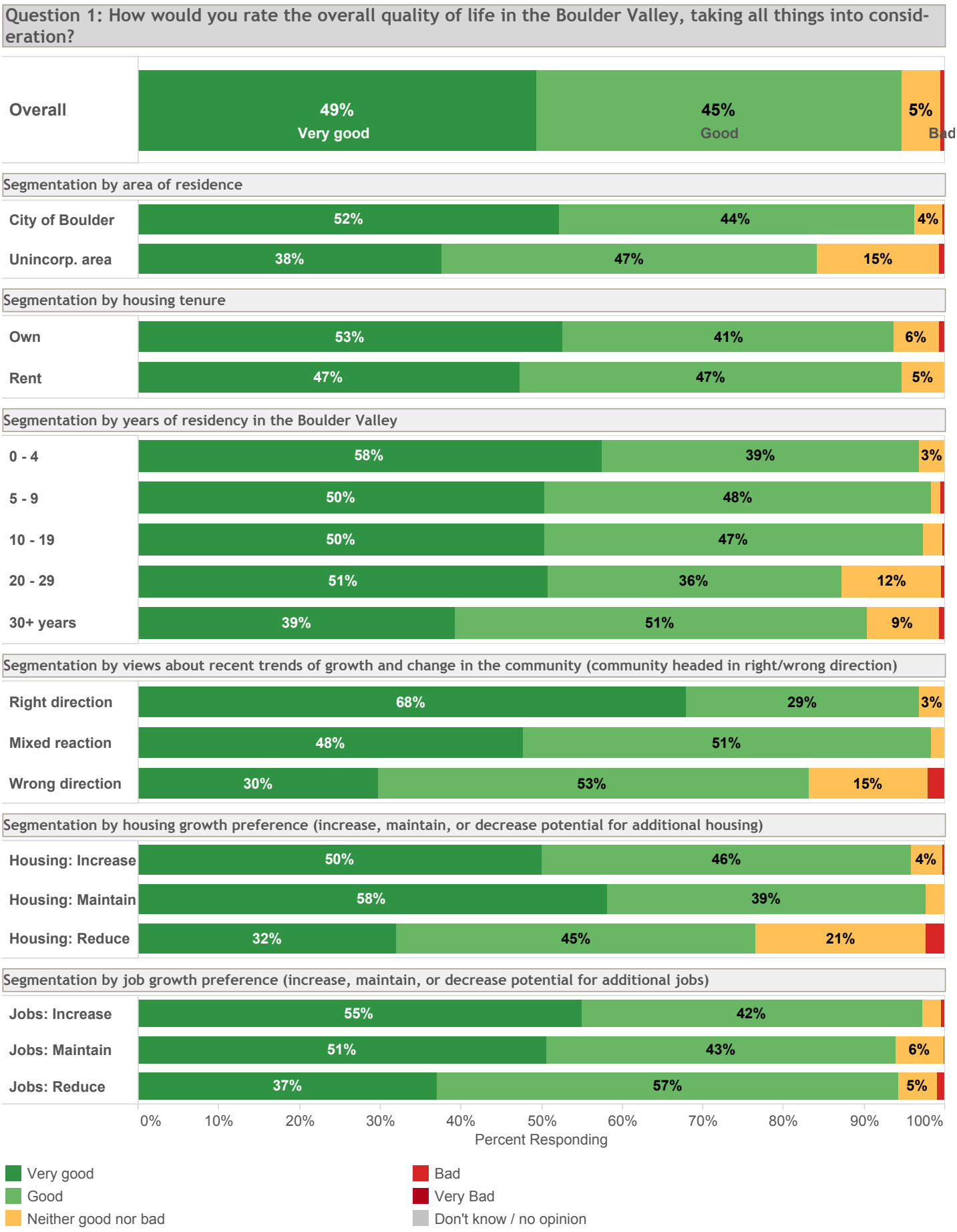
Segmentation by years of residency in the Boulder Valley



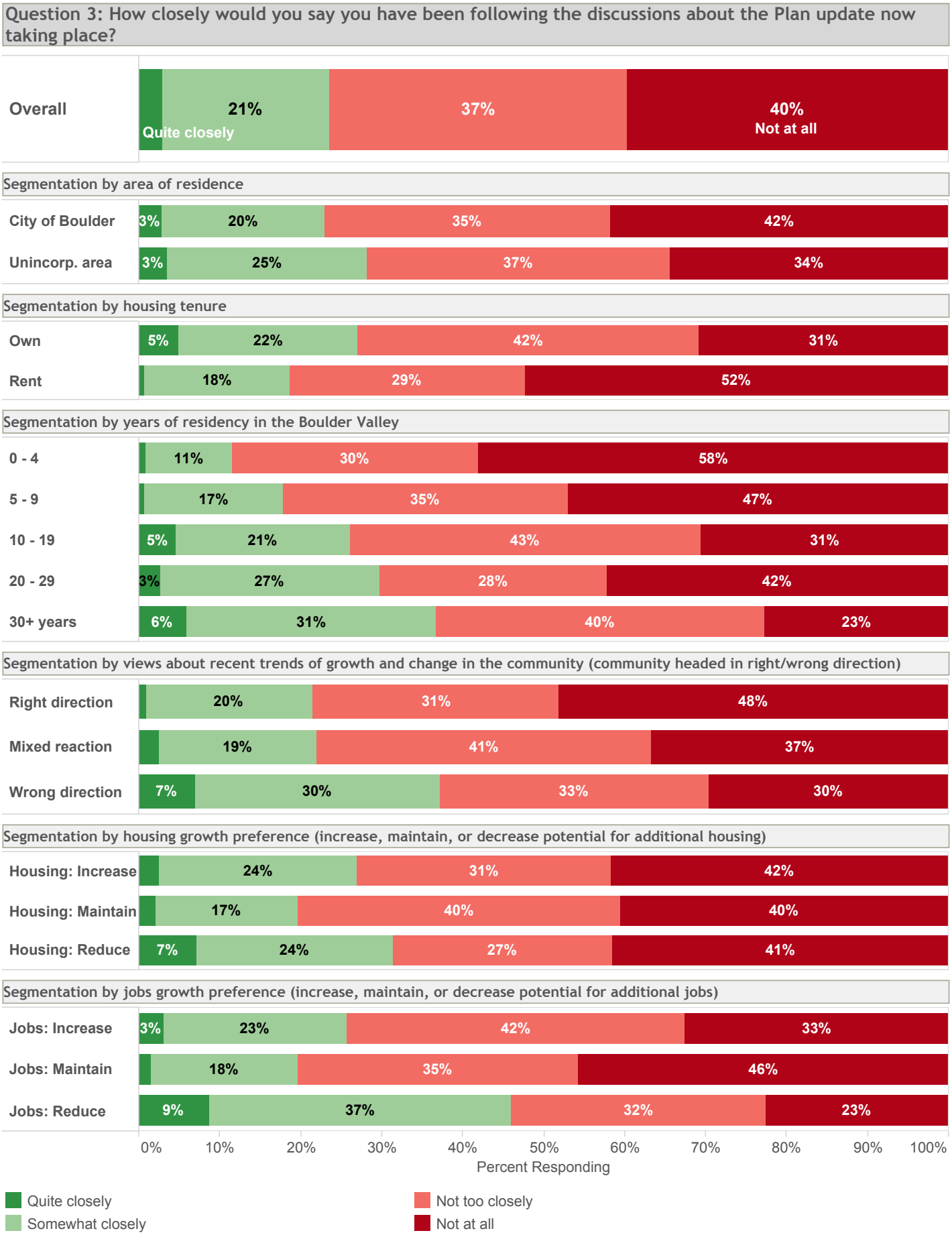
Segmentation by views about recent trends of growth and change in the community (community headed in right/wrong direction)



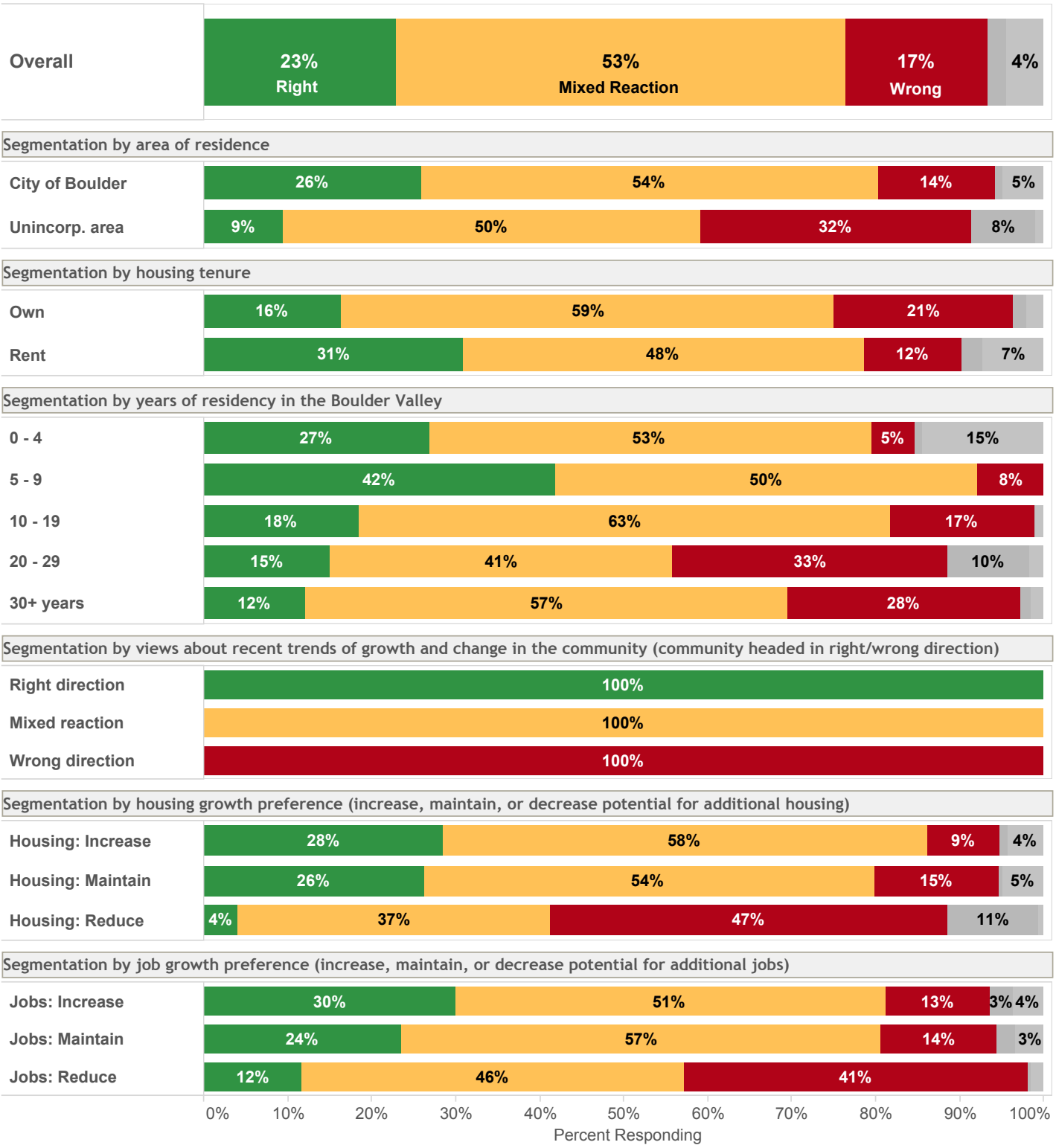
- I generally support the encouragement of mixed use developments in these locations
- I believe there are positive and negative tradeoffs ... mixed use should be encouraged only in carefully defined areas
- I generally oppose more mixed use developments ... their negative impacts would outweigh any positive attributes
- Other
- Don't know / no opinion


Question 1: How would you rate the overall quality of life in the Boulder Valley, taking all things into consideration?
Overall
49% Very good
45% Good
5% Bad
Segmentation by area of residence
City of Boulder
52%
44%
4%
Unincorp. area
38%
47%
15%
Segmentation by housing tenure
Own
53%
41%
6%
Rent
47%
47%
5%
Segmentation by years of residency in the Boulder Valley
0 - 4
58%
39%
3%
5 - 9
50%
48%
10 - 19
50%
47%
20 - 29
51%
36%
12%
30+ years
39%
51%
9%
Segmentation by views about recent trends of growth and change in the community (community headed in right/wrong direction)
Right direction
68%
29%
3%
Mixed reaction
48%
51%
Wrong direction
30%
53%
15%
Segmentation by housing growth preference (increase, maintain, or decrease potential for additional housing)
Housing: Increase
50%
46%
4%
Housing: Maintain
58%
39%
Housing: Reduce
32%
45%
21%
Segmentation by job growth preference (increase, maintain, or decrease potential for additional jobs)
Jobs: Increase
55%
42%
Jobs: Maintain
51%
43%
6%
Jobs: Reduce
37%
57%
5%
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%
Percent Responding
Very good
Good
Neither good nor bad
Bad
Very Bad
Don't know / no opinion

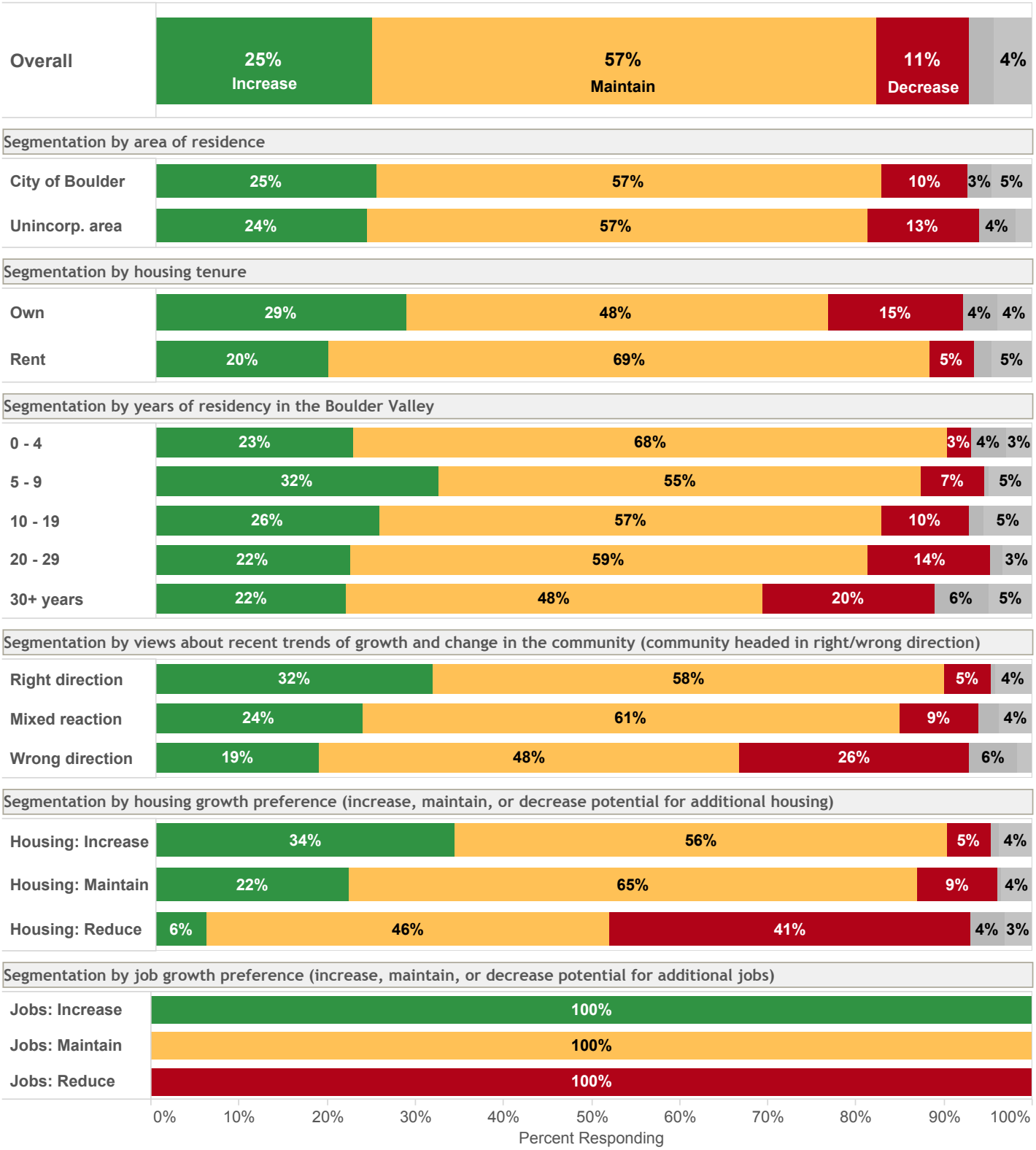
Question 2: How would you rate your familiarity with the Boulder Valley Comprehensive Plan (the Plan)?
Overall
8%
Familiar
30%
40%
19%
Never heard of it
Segmentation by area of residence
City of Boulder
3%
8%
27%
41%
21%
Unincorp. area
4%
8%
40%
35%
12%
Segmentation by housing tenure
Own
4%
9%
36%
37%
13%
Rent
7%
19%
45%
28%
Segmentation by years of residency in the Boulder Valley
0 - 4
3%
4%
16%
40%
37%
5 - 9
8%
23%
40%
28%
10 - 19
5%
4%
30%
51%
9%
20 - 29
10%
30%
43%
14%
30+ years
5%
15%
47%
29%
5%
Segmentation by views about recent trends of growth and change in the community (community headed in right/wrong direction)
Right direction
4%
11%
23%
34%
28%
Mixed reaction
5%
30%
45%
17%
Wrong direction
5%
9%
44%
28%
15%
Segmentation by housing growth preference (increase, maintain, or decrease potential for additional housing)
Housing: Increase
5%
7%
28%
38%
22%
Housing: Maintain
6%
30%
40%
22%
Housing: Reduce
5%
11%
36%
40%
9%
Segmentation by job growth preference (increase, maintain, or decrease potential for additional jobs)
Jobs: Increase
3%
14%
30%
39%
13%
Jobs: Maintain
4%
28%
43%
23%
Jobs: Reduce
5%
12%
45%
27%
10%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Percent Responding
Very familiar with it (e.g., understand its purpose, scope, objectives, etc.)
Know quite a bit about it
Know some things about it
Do not know much about it
Never heard of it / know nothing about it

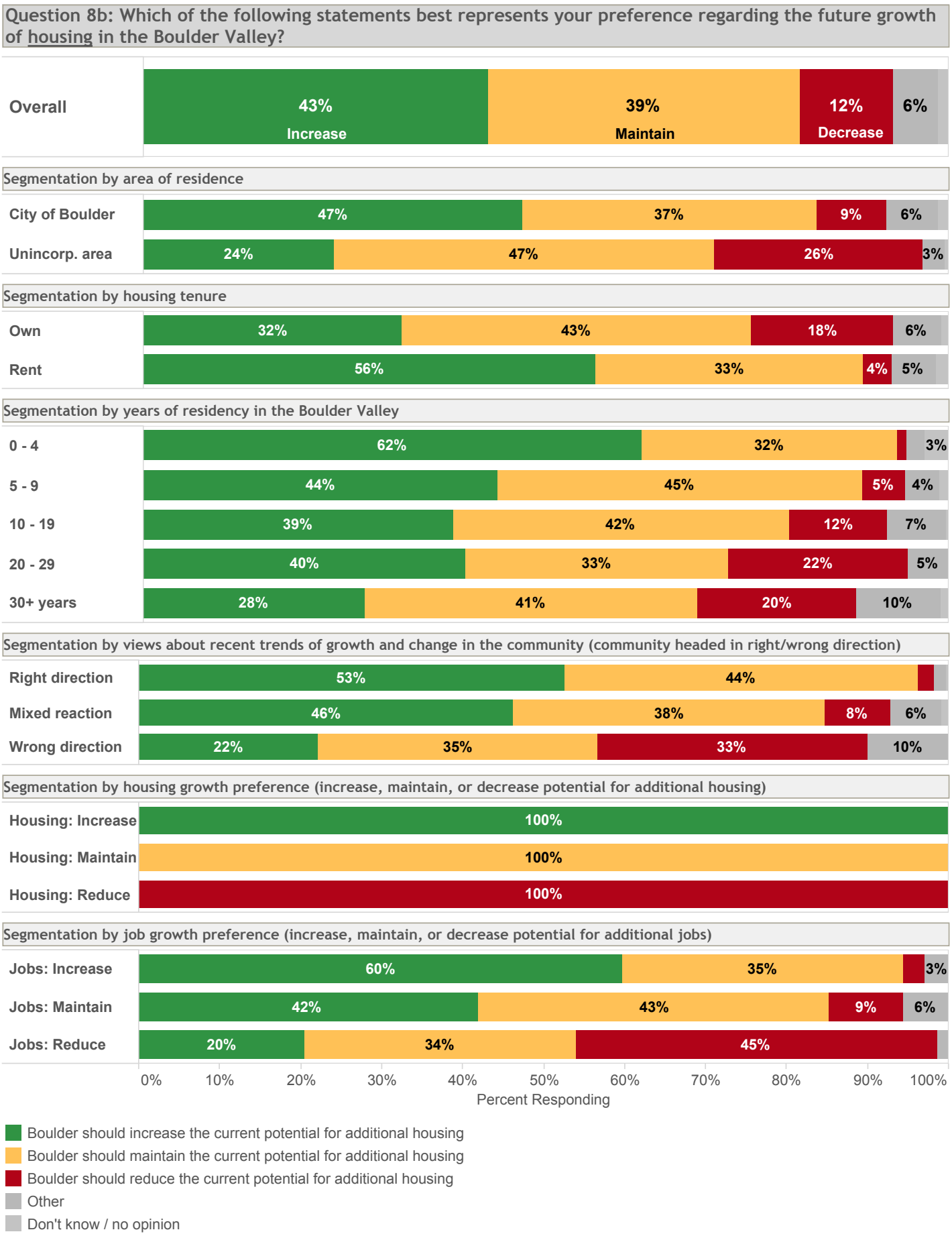

Question 3: How closely would you say you have been following the discussions about the Plan update now taking place?
Overall
21%
Quite closely
37%
40%
Not at all
Segmentation by area of residence
City of Boulder
3%
20%
35%
42%
Unincorp. area
3%
25%
37%
34%
Segmentation by housing tenure
Own
5%
22%
42%
31%
Rent
18%
29%
52%
Segmentation by years of residency in the Boulder Valley
0 - 4
11%
30%
58%
5 - 9
17%
35%
47%
10 - 19
5%
21%
43%
31%
20 - 29
3%
27%
28%
42%
30+ years
6%
31%
40%
23%
Segmentation by views about recent trends of growth and change in the community (community headed in right/wrong direction)
Right direction
20%
31%
48%
Mixed reaction
19%
41%
37%
Wrong direction
7%
30%
33%
30%
Segmentation by housing growth preference (increase, maintain, or decrease potential for additional housing)
Housing: Increase
24%
31%
42%
Housing: Maintain
17%
40%
40%
Housing: Reduce
7%
24%
27%
41%
Segmentation by jobs growth preference (increase, maintain, or decrease potential for additional jobs)
Jobs: Increase
3%
23%
42%
33%
Jobs: Maintain
18%
35%
46%
Jobs: Reduce
9%
37%
32%
23%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Percent Responding
Quite closely
Somewhat closely
Not too closely
Not at all

Question 7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community?

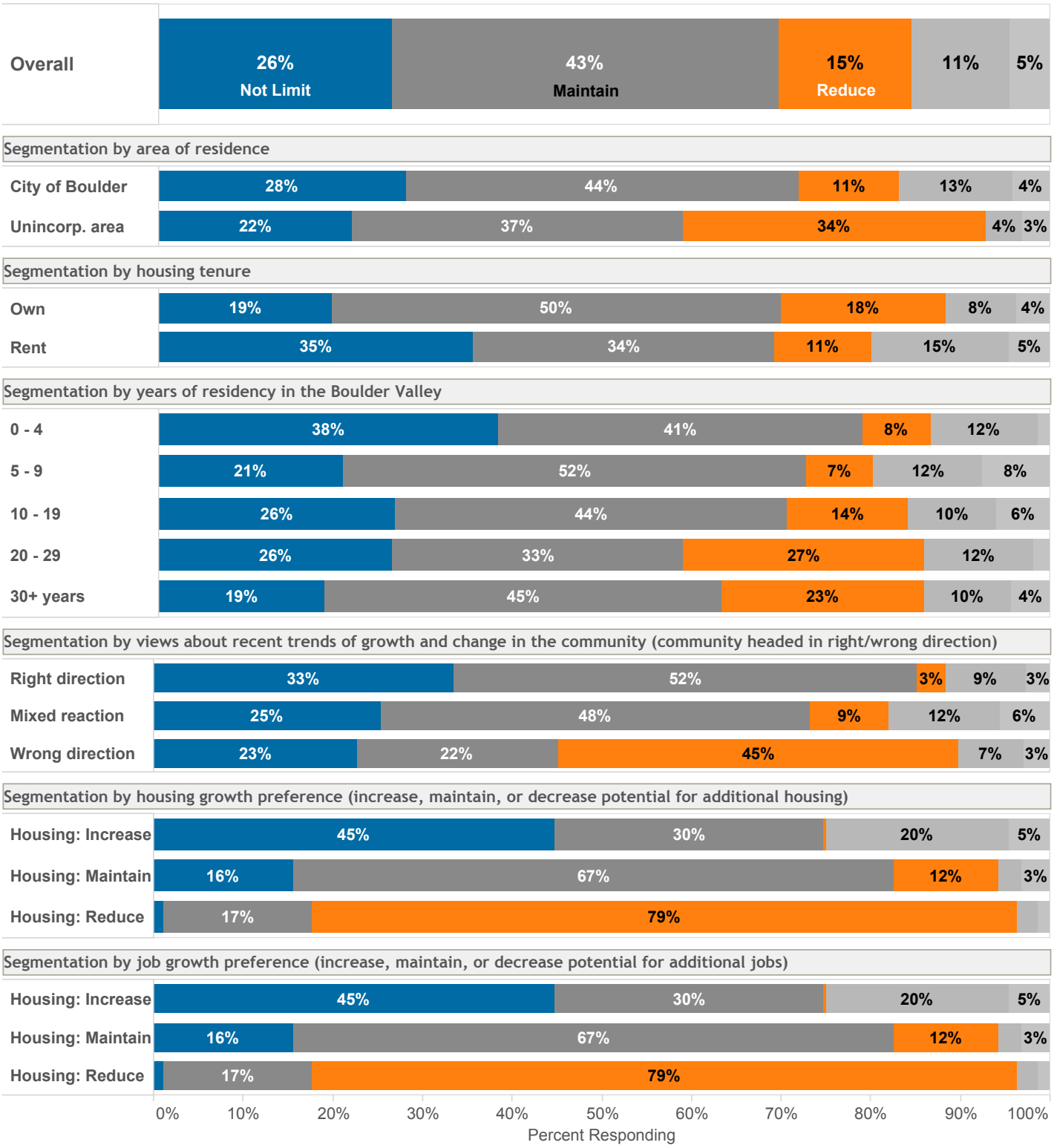


Question 8a: Which of the following statements best represents your preference regarding the future growth of jobs in the Boulder Valley?

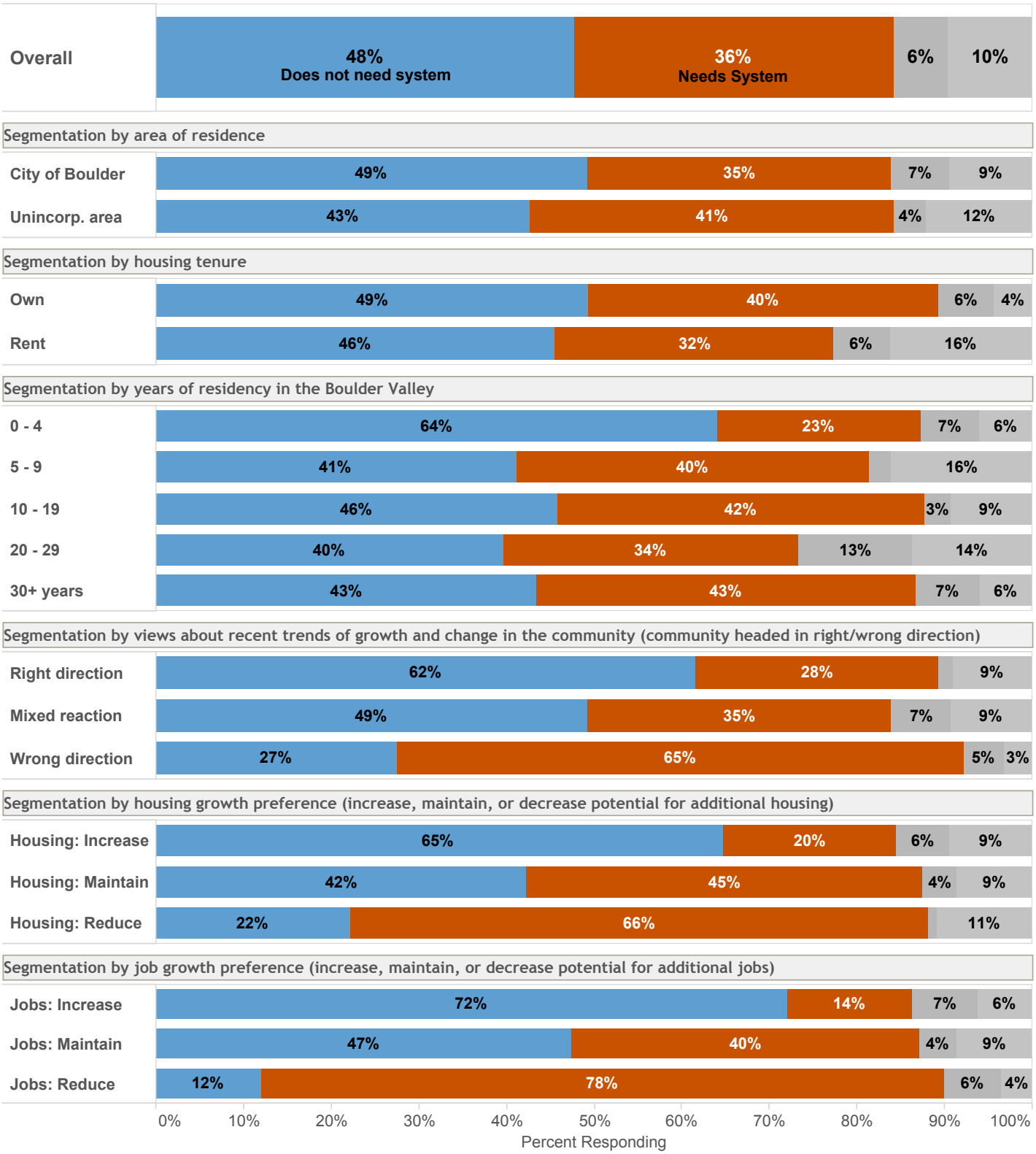



Question 8b: Which of the following statements best represents your preference regarding the future growth of housing in the Boulder Valley?
Overall
43% Increase
39% Maintain
12% Decrease
6%
Segmentation by area of residence
City of Boulder
47%
37%
9%
6%
Unincorp. area
24%
47%
26%
3%
Segmentation by housing tenure
Own
32%
43%
18%
6%
Rent
56%
33%
4%
5%
Segmentation by years of residency in the Boulder Valley
0 - 4
62%
32%
3%
5 - 9
44%
45%
5%
4%
10 - 19
39%
42%
12%
7%
20 - 29
40%
33%
22%
5%
30+ years
28%
41%
20%
10%
Segmentation by views about recent trends of growth and change in the community (community headed in right/wrong direction)
Right direction
53%
44%
Mixed reaction
46%
38%
8%
6%
Wrong direction
22%
35%
33%
10%
Segmentation by housing growth preference (increase, maintain, or decrease potential for additional housing)
Housing: Increase
100%
Housing: Maintain
100%
Housing: Reduce
100%
Segmentation by job growth preference (increase, maintain, or decrease potential for additional jobs)
Jobs: Increase
60%
35%
3%
Jobs: Maintain
42%
43%
9%
6%
Jobs: Reduce
20%
34%
45%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Percent Responding
Boulder should increase the current potential for additional housing
Boulder should maintain the current potential for additional housing
Boulder should reduce the current potential for additional housing
Other
Don't know / no opinion

Question 9: Some people think the current Residential Growth Management System artificially limits housing potential and results in higher housing prices. Others think the rate of new housing unit growth under current regulations is appropriate, or should be limited further. Which of the following best reflects your views?

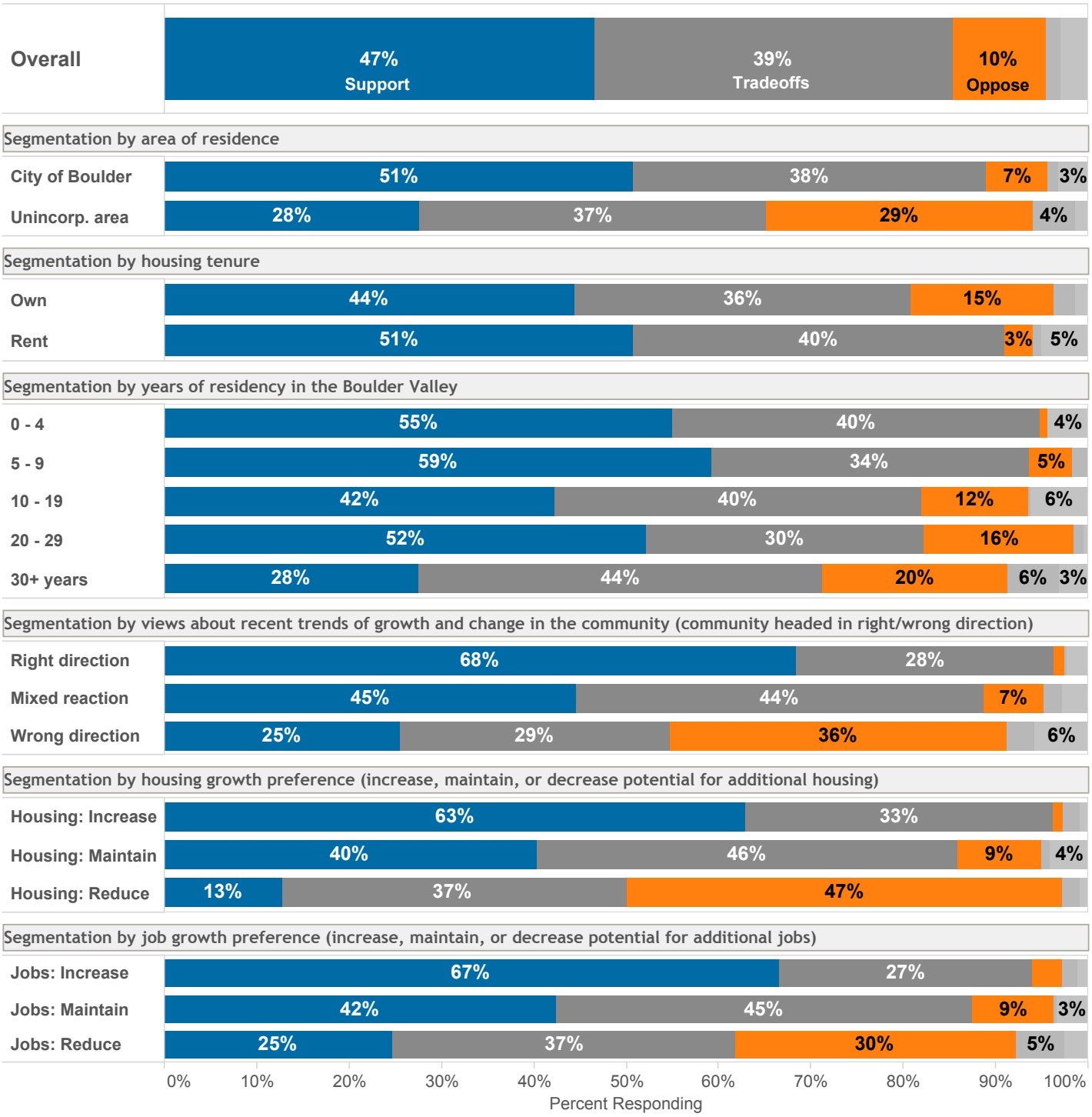


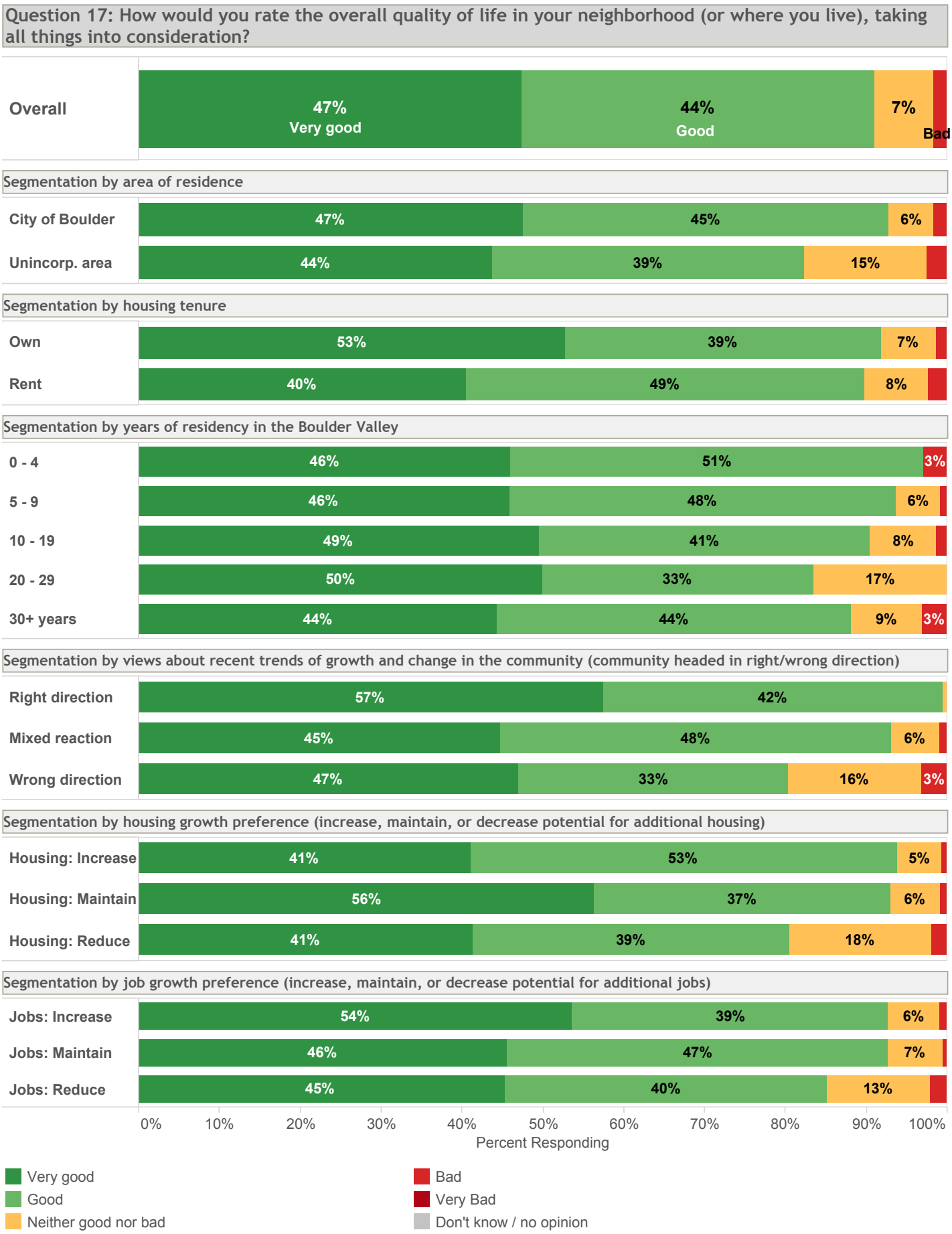
Question 10: Some people think the current rate of commerical/jobs growth is having negative impacts on quality of life, while others think the commercial development is sustaining Boulder's economic vitality and adding benefits. Which of the following best reflects your view about the rate of commercial growth?



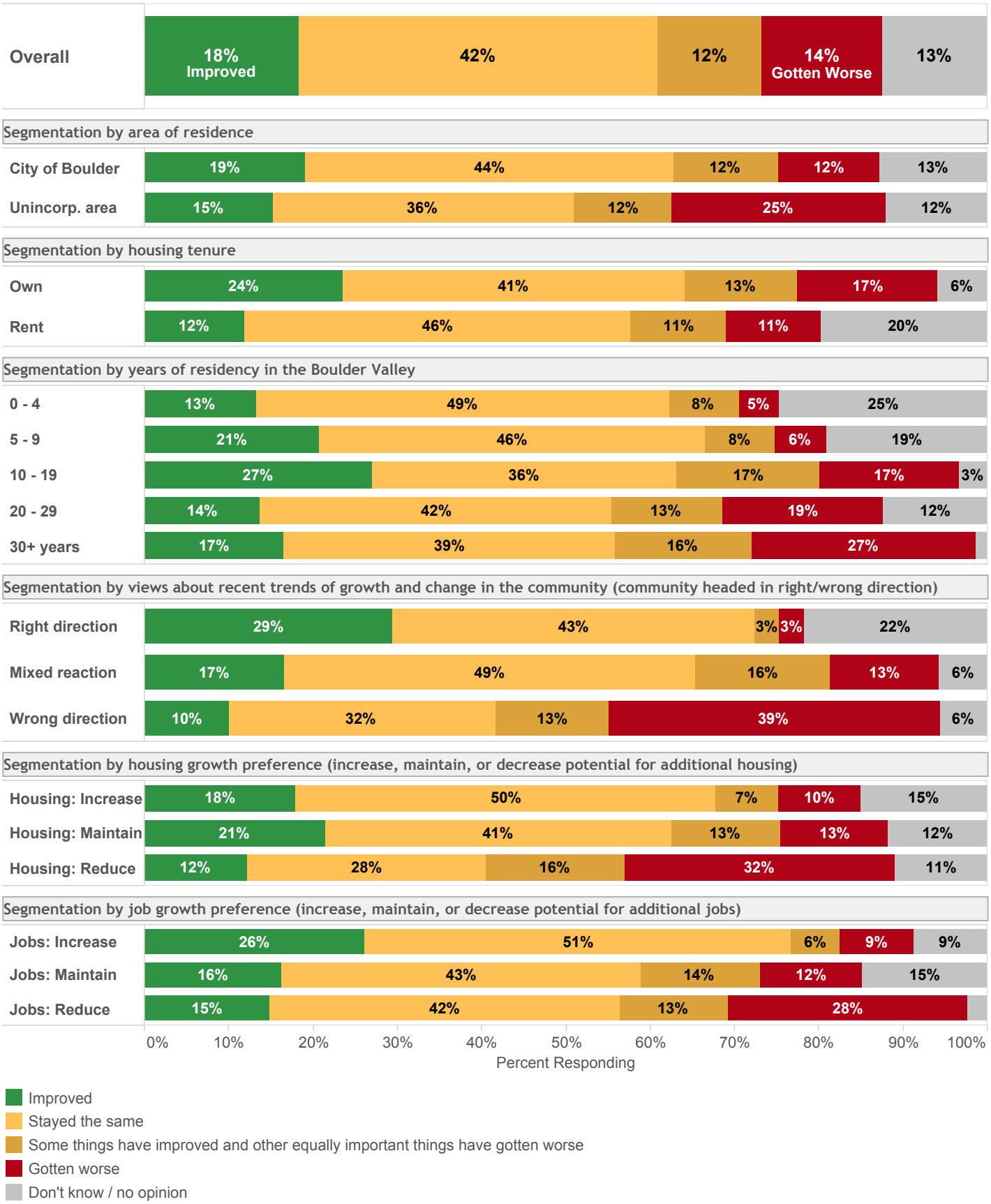
- The city does not need to manage the rate of commercial growth; allow normal market conditions to prevail
- The city needs a system to limit and slow the rate of commercial growth
- Other
- Don't know / no opinion

Question 11: Some people say that mixed use is environmentally advantageous, promotes a greater diversity of housing types and price ranges, and promotes walkability, transit, and reduced reliance on automobiles. Others say that mixed use, with typically more intense activity accompanied by increased height and mass, can be disruptive to desired community character and can cause congestion. Which of the following statements best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads?

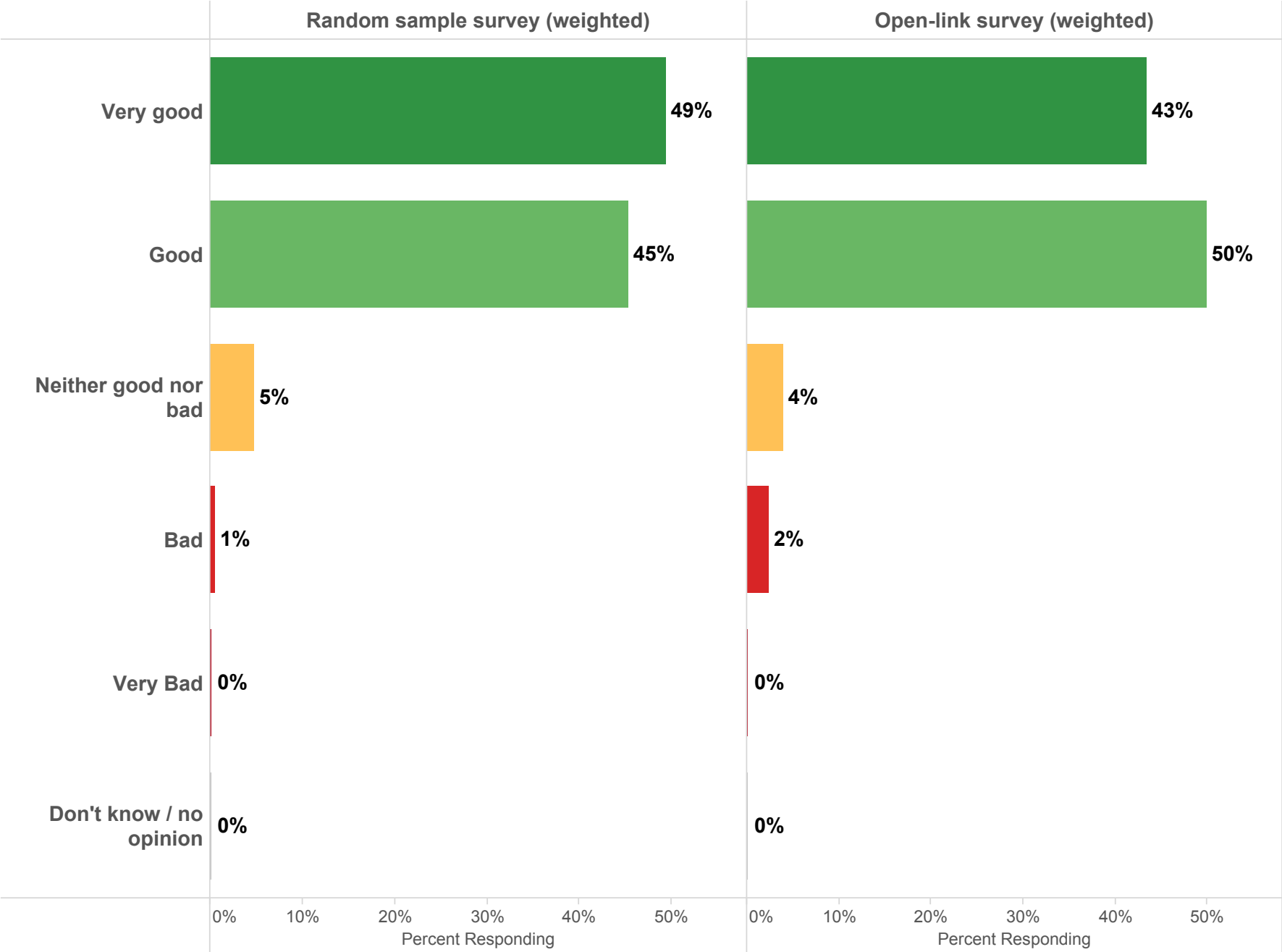



Question 17: How would you rate the overall quality of life in your neighborhood (or where you live), taking all things into consideration?
Overall
47% Very good
44% Good
7%
Bad
Segmentation by area of residence
City of Boulder
47%
45%
6%
Unincorp. area
44%
39%
15%
Segmentation by housing tenure
Own
53%
39%
7%
Rent
40%
49%
8%
Segmentation by years of residency in the Boulder Valley
0 - 4
46%
51%
3%
5 - 9
46%
48%
6%
10 - 19
49%
41%
8%
20 - 29
50%
33%
17%
30+ years
44%
44%
9%
3%
Segmentation by views about recent trends of growth and change in the community (community headed in right/wrong direction)
Right direction
57%
42%
Mixed reaction
45%
48%
6%
Wrong direction
47%
33%
16%
3%
Segmentation by housing growth preference (increase, maintain, or decrease potential for additional housing)
Housing: Increase
41%
53%
5%
Housing: Maintain
56%
37%
6%
Housing: Reduce
41%
39%
18%
Segmentation by job growth preference (increase, maintain, or decrease potential for additional jobs)
Jobs: Increase
54%
39%
6%
Jobs: Maintain
46%
47%
7%
Jobs: Reduce
45%
40%
13%
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%
Percent Responding
Very good
Good
Neither good nor bad
Bad
Very Bad
Don't know / no opinion

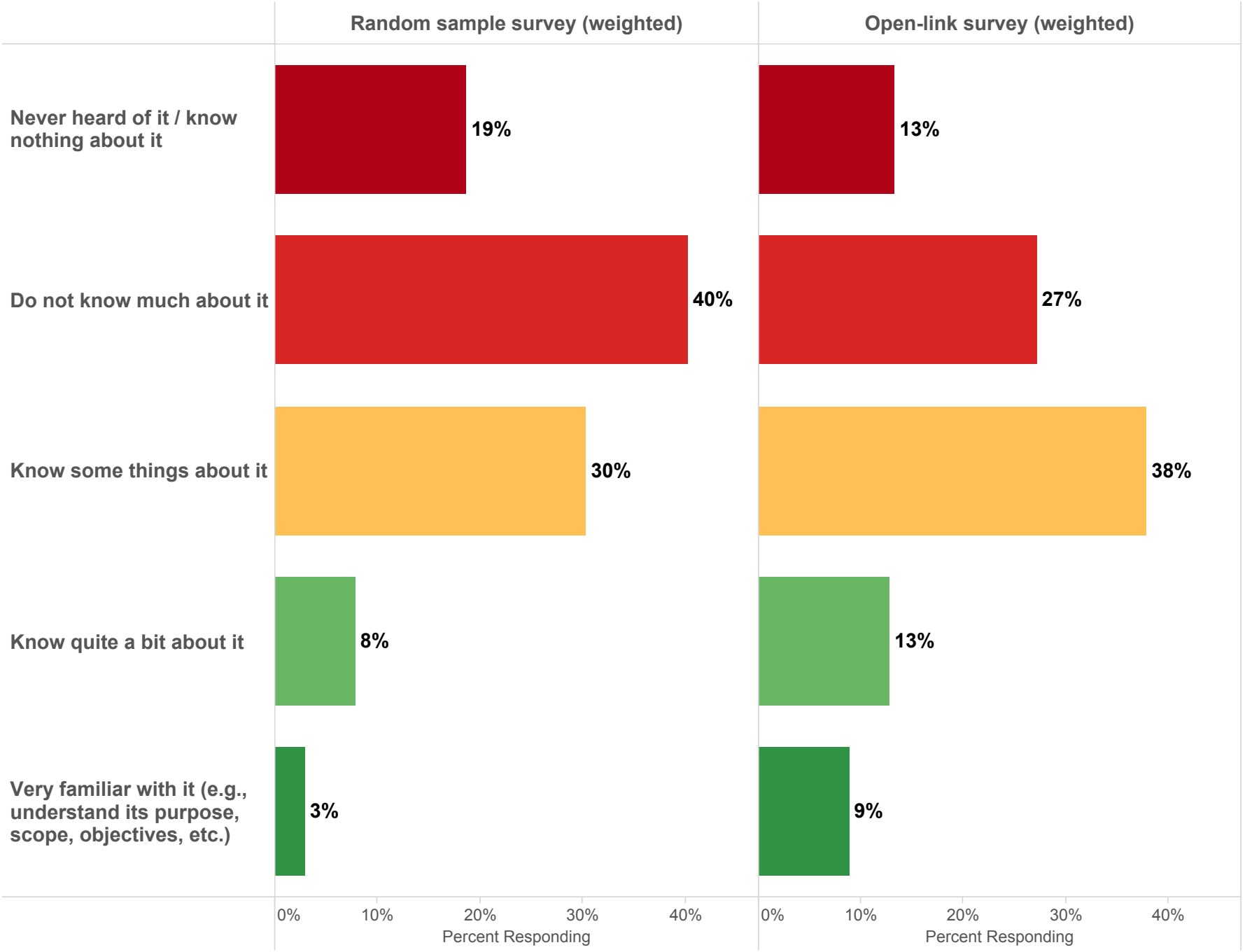
Question 20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stayed the same as a place to live, taking all things into consideration?



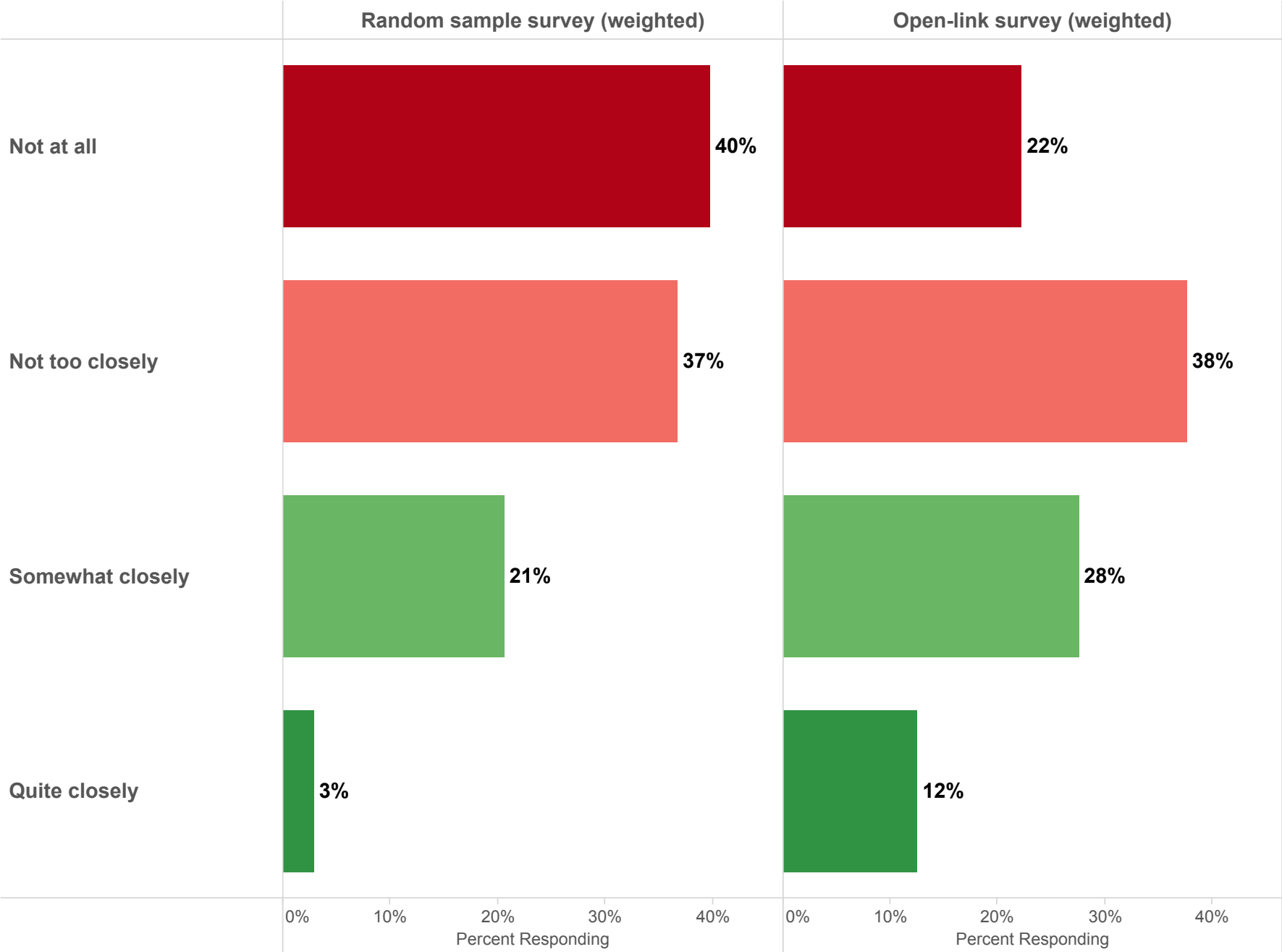
Question 1 - How would you rate the overall quality of life in the Boulder Valley, taking all things into consideration?



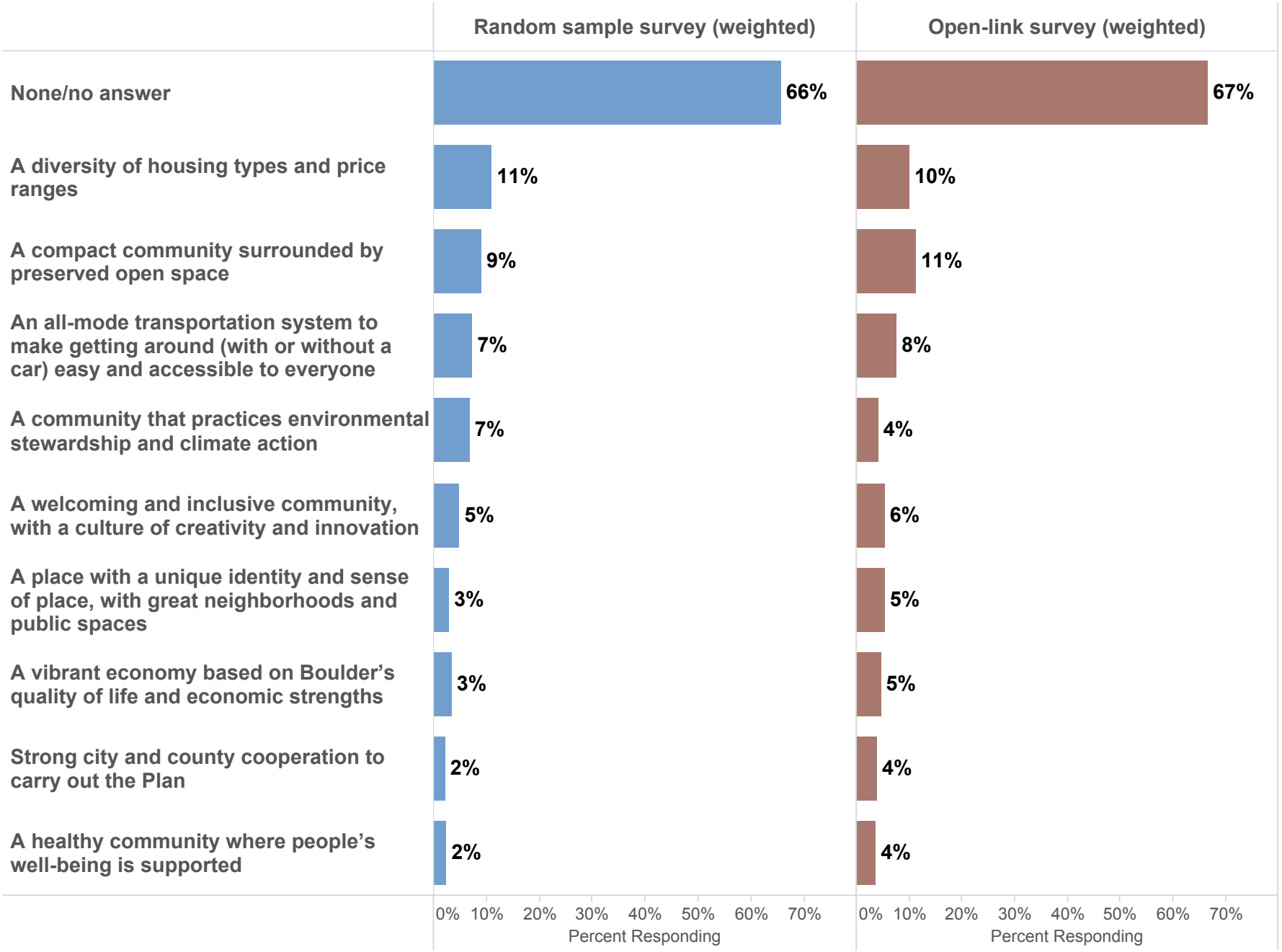
Question 2 - How would you rate your familiarity with the Boulder Valley Comprehensive Plan (the Plan)?



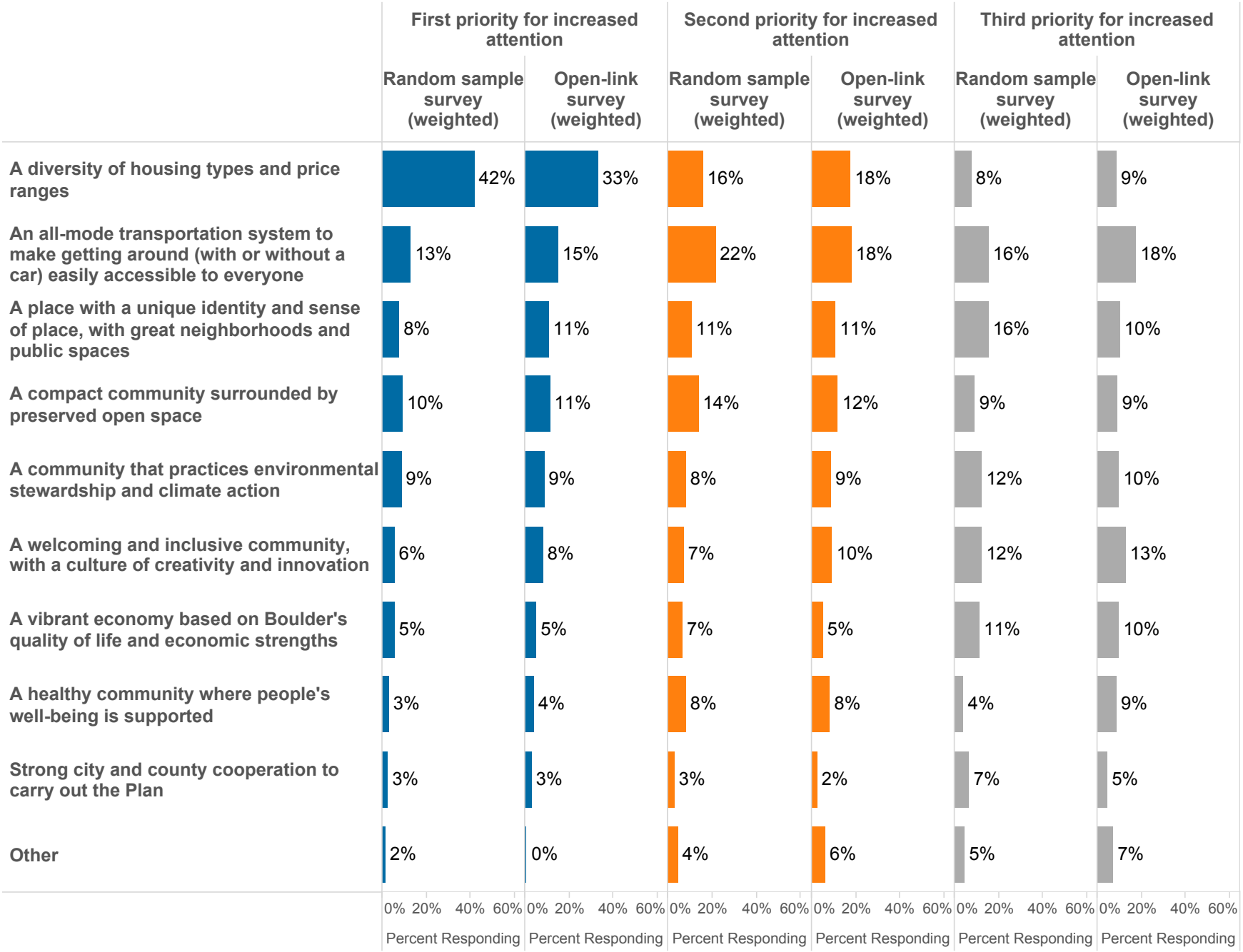
Question 3 - How closely would you say you have been following the discussions about the Plan update now taking place?



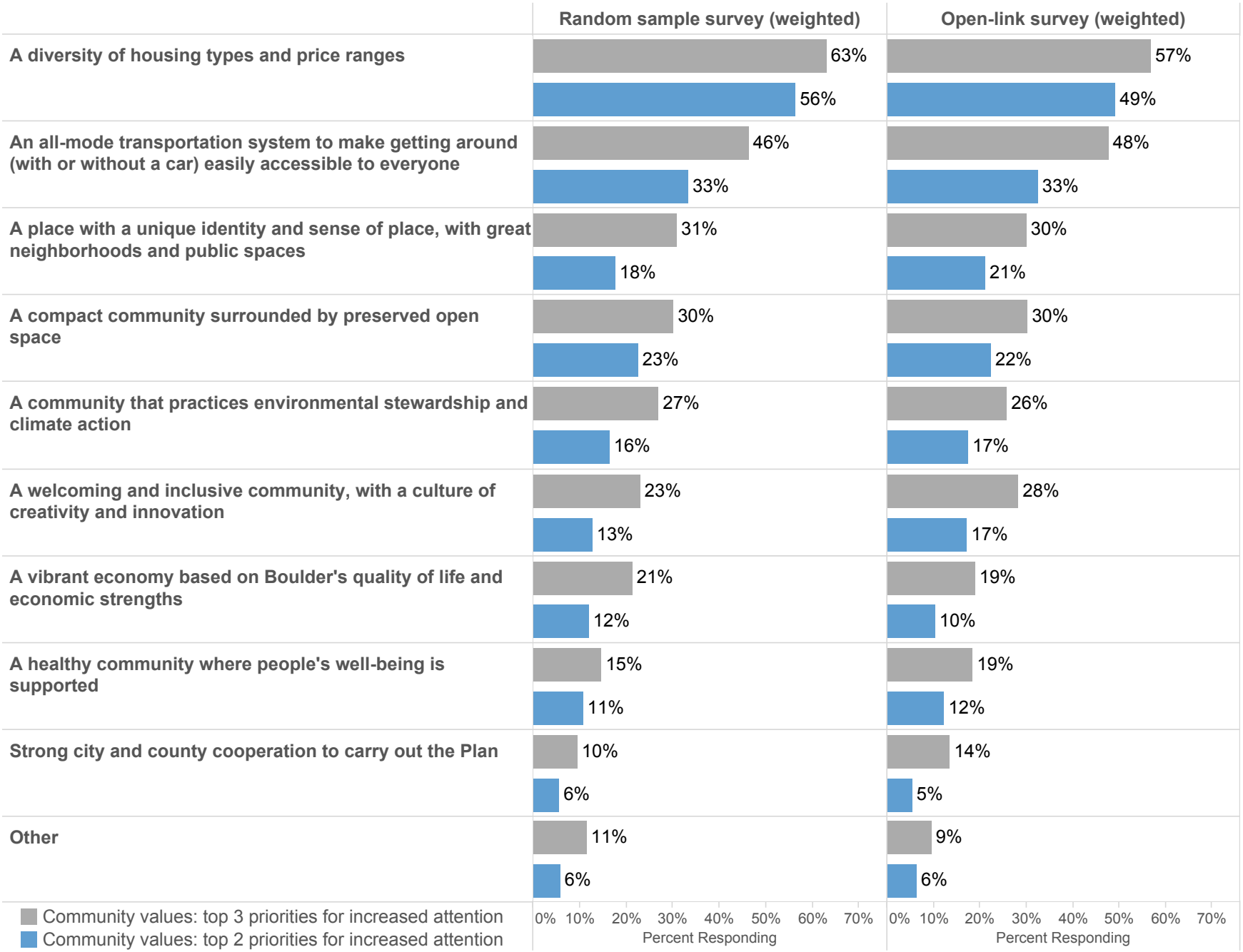
Question 5 - Are any of the core values in the above list no longer important, or in need of clarification/modification?



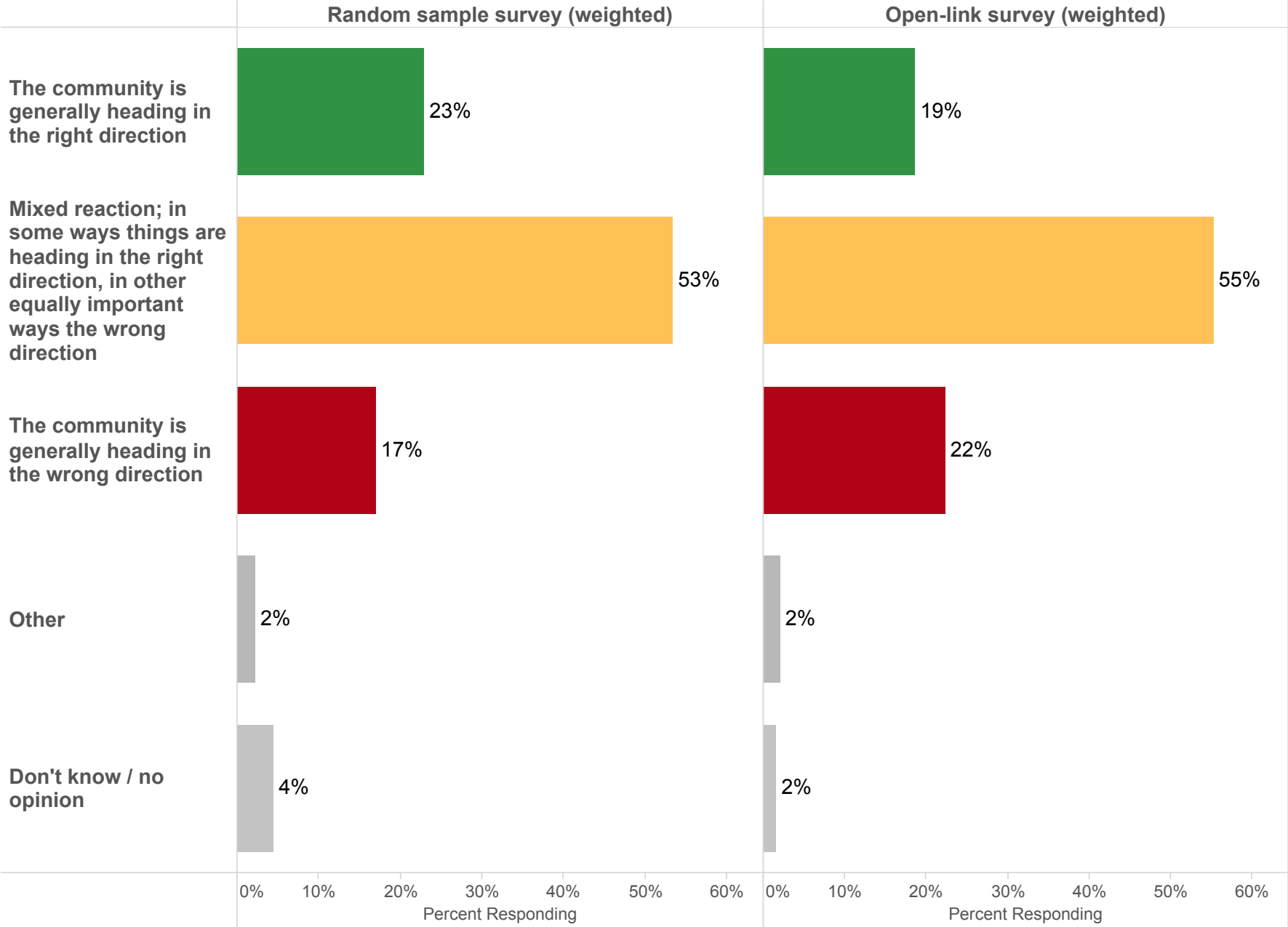
Question 6 - Which values do you believe are in greatest need of increased attention in the coming years? Please indicate your top three priorities.



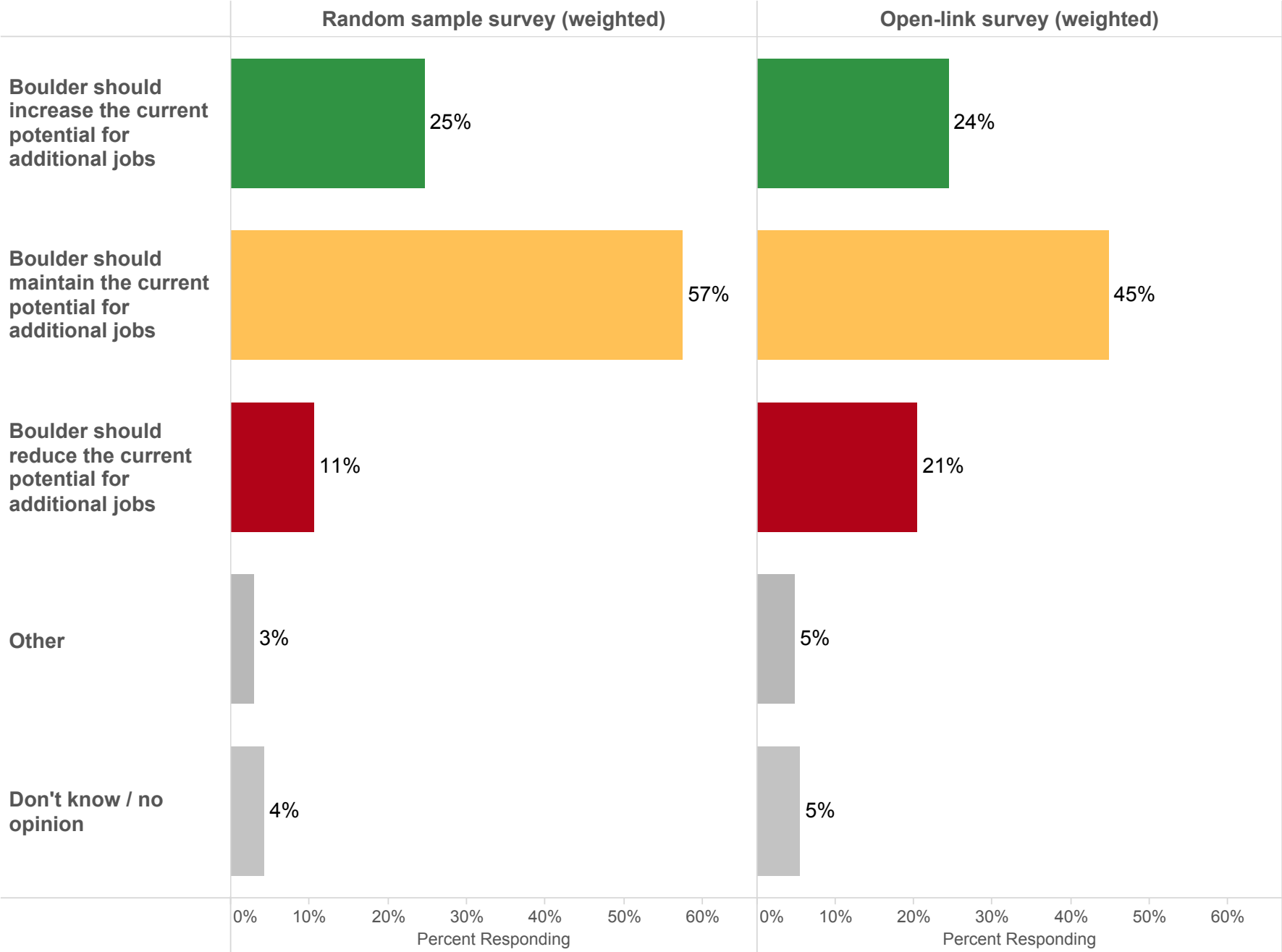
Question 6 - Which values do you believe are in greatest need of increased attention in the coming years? Top 2 and top 3 priorities for increased attention



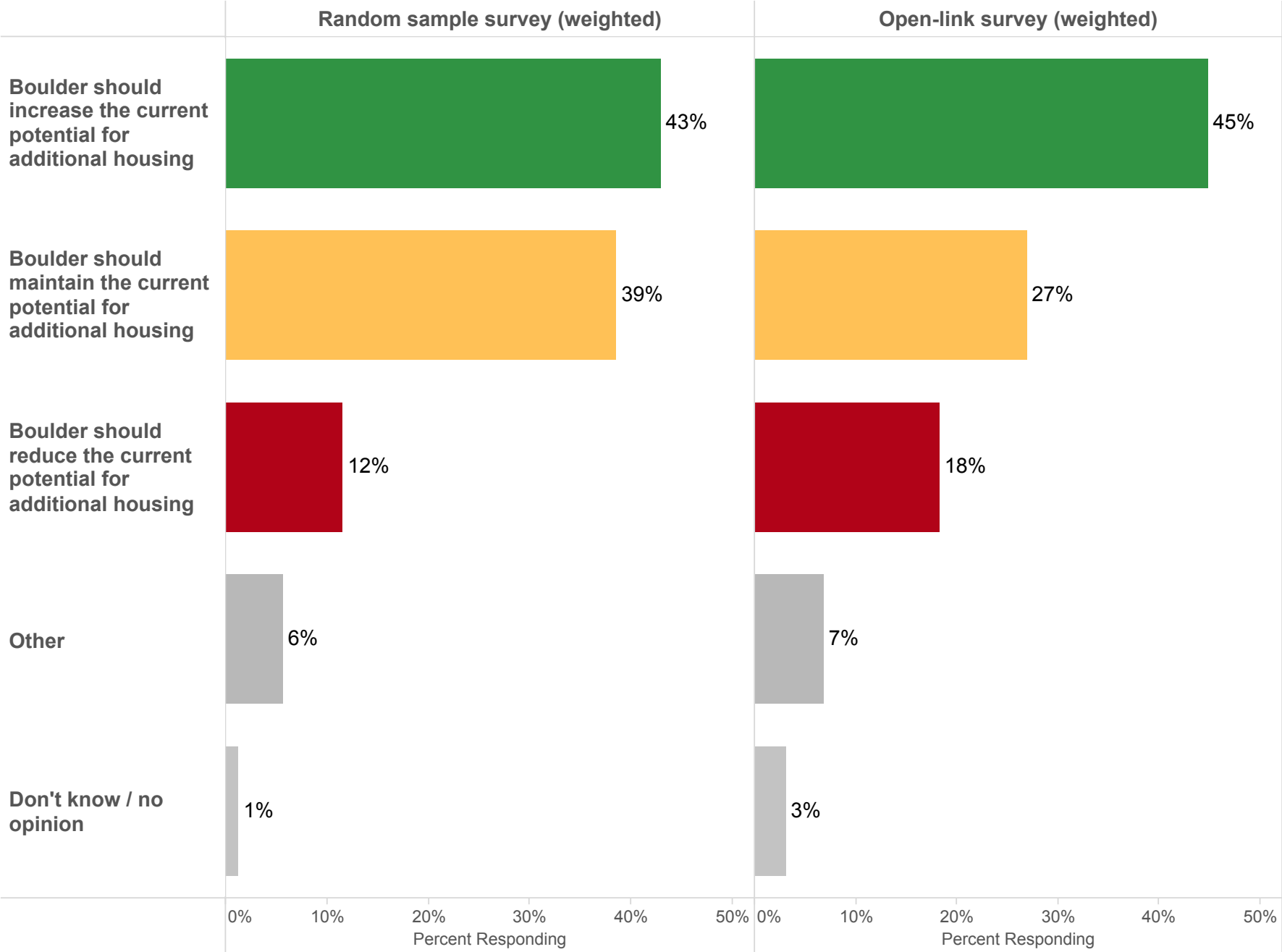
Question 7 - In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community?



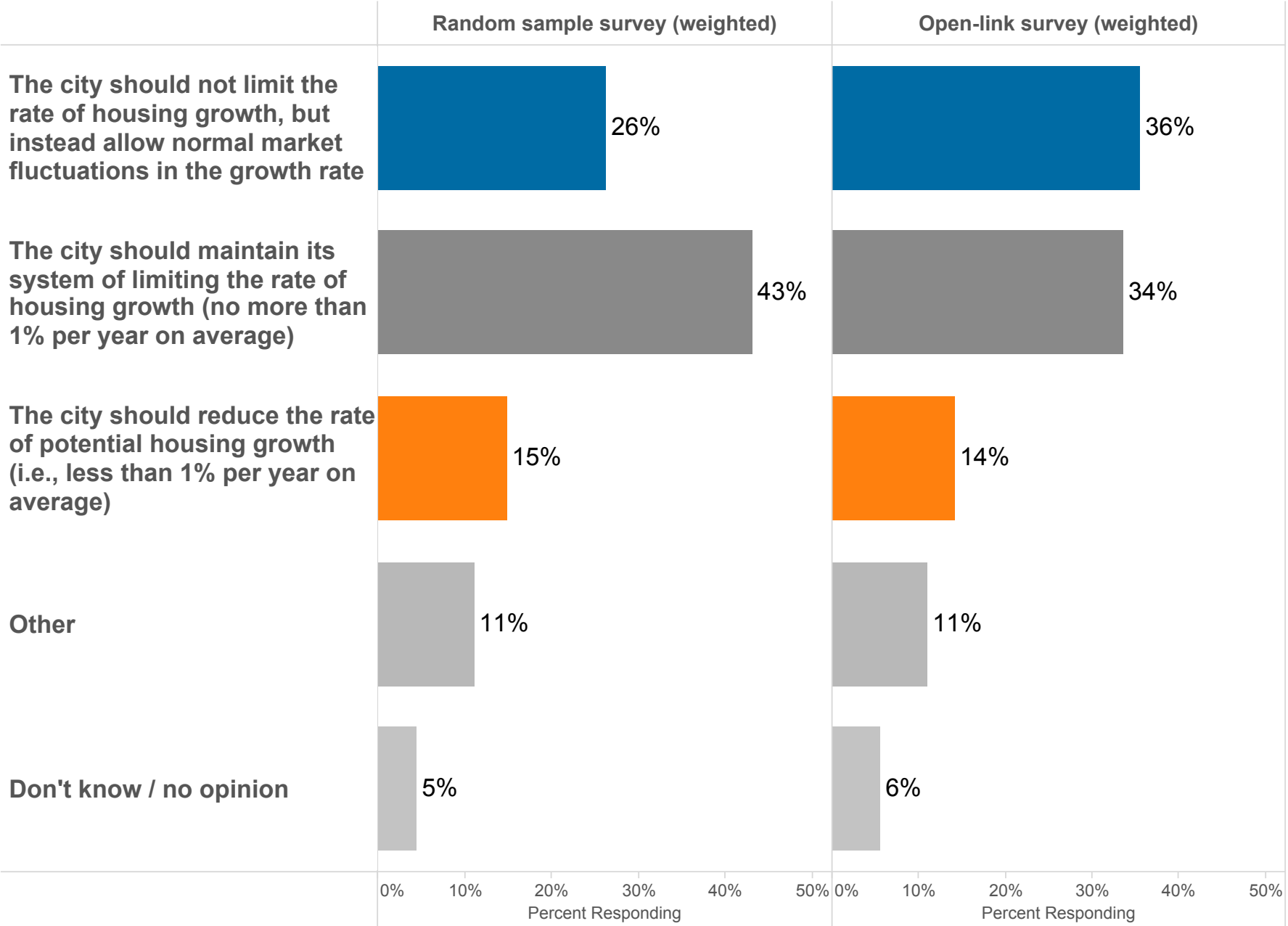
Question 8a - Which of the following statements best represents your preference regarding the future growth of jobs in the Boulder Valley?



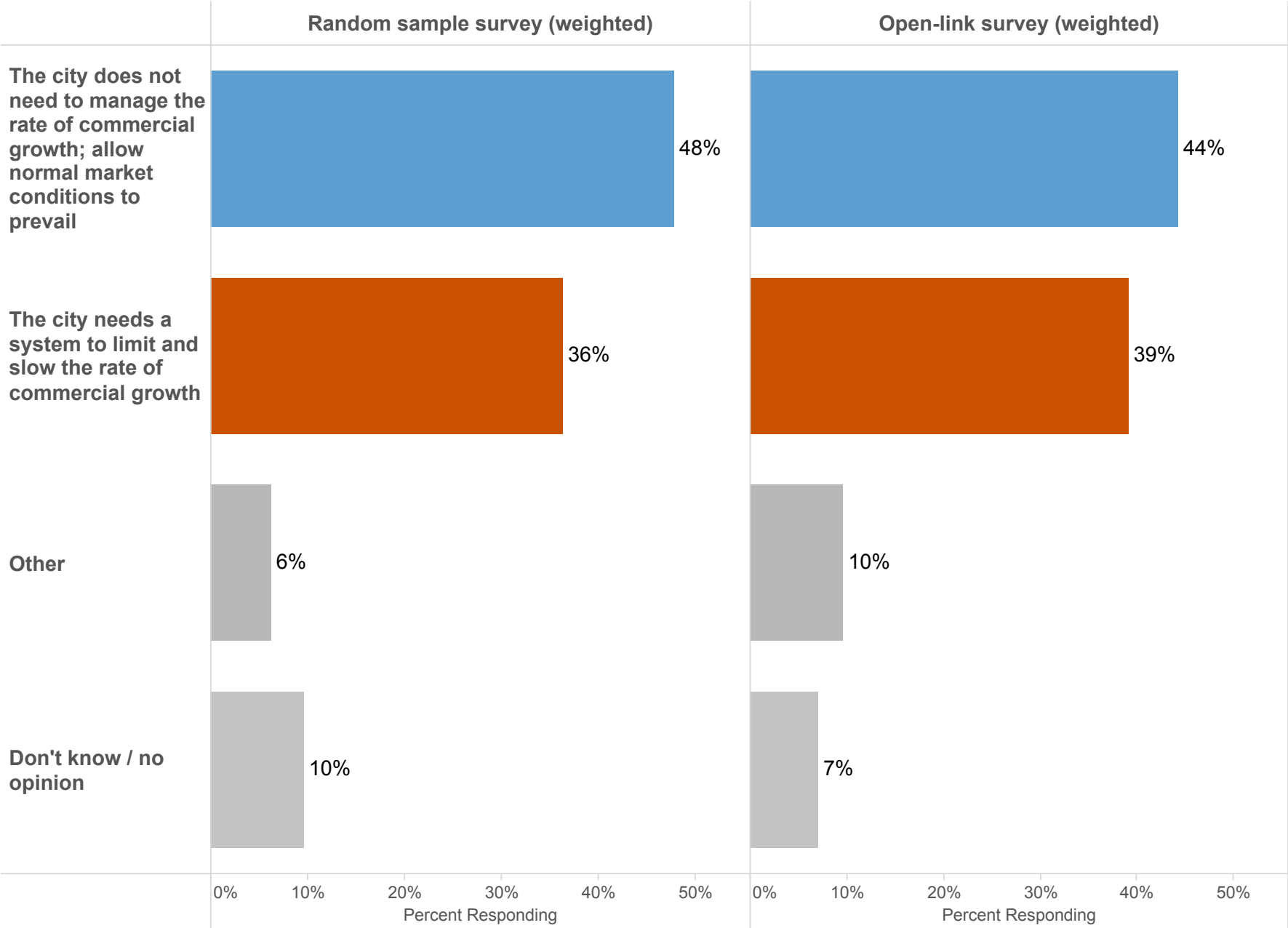
Question 8b - Which of the following statements best represents your preference regarding the future growth of housing in the Boulder Valley?



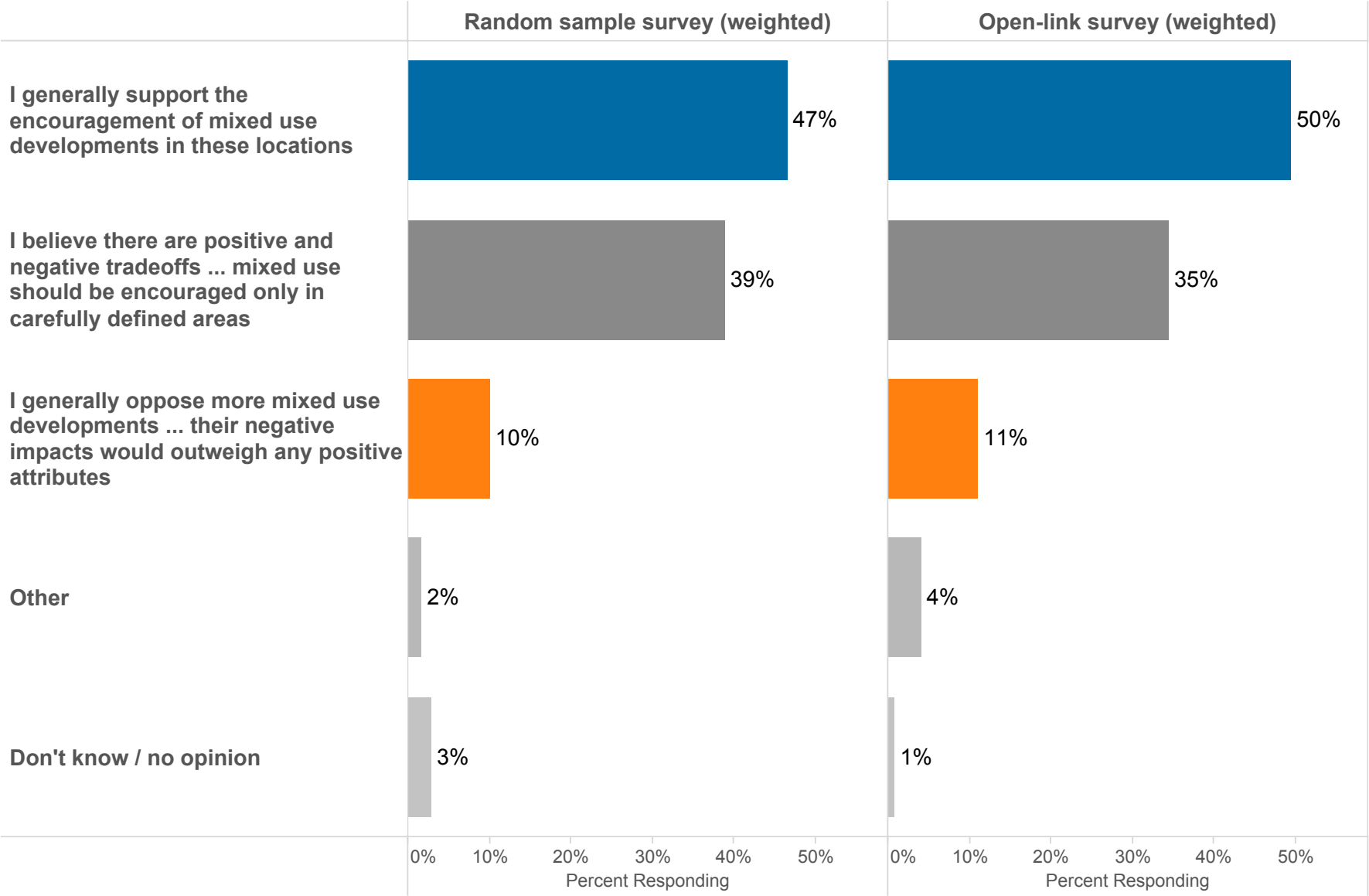
Question 9 - Some people think the current Residential Growth Management System artificially limits housing potential and results in higher housing prices. Others think the rate of new housing unit growth under current regulations is appropriate, or should be limited further. Which of the following best reflects your views?



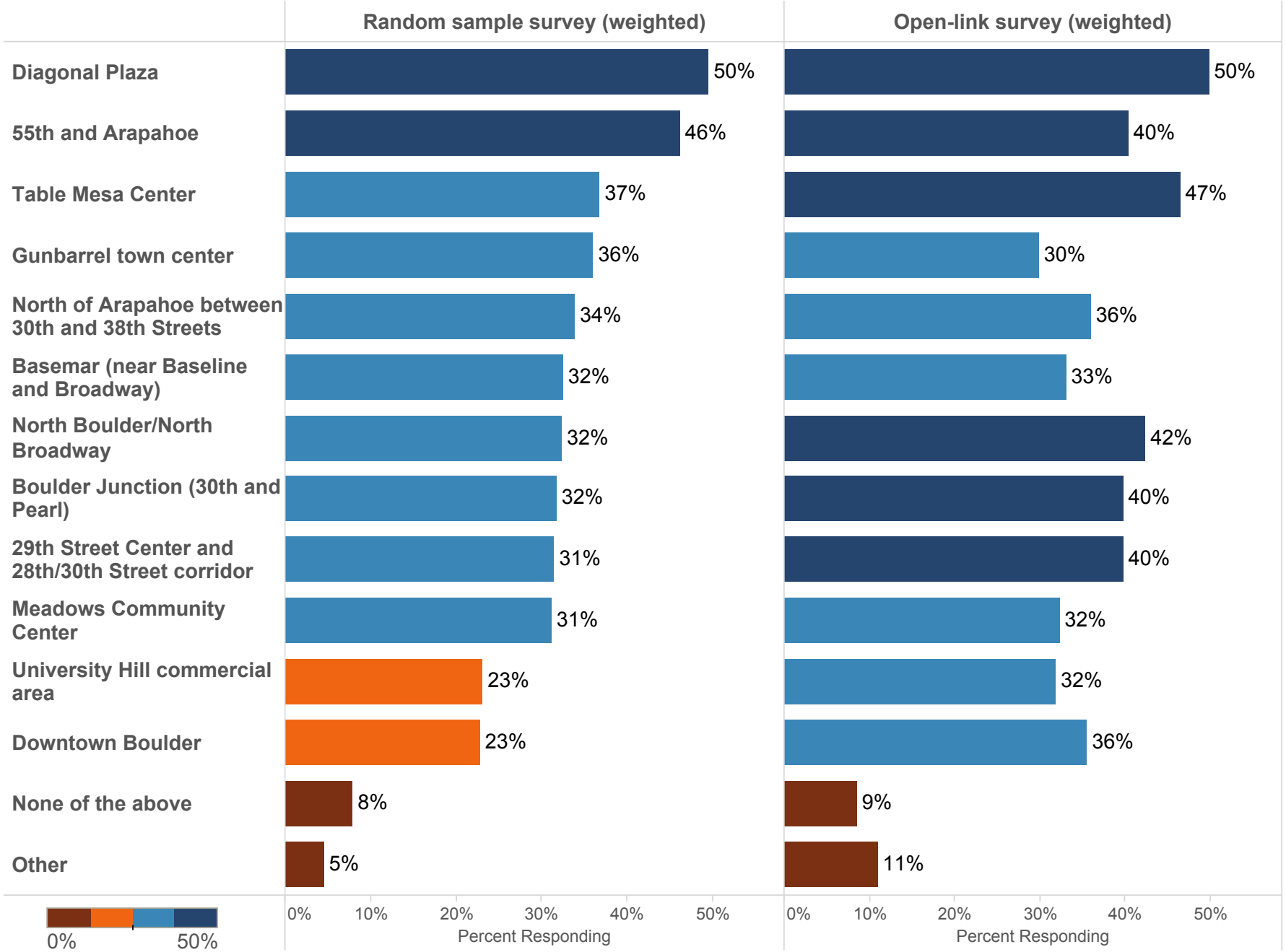
Question 10 - Some people think the current rate of commerical/jobs growth is having negative impacts on quality of life, while others think the commercial development is sustaining Boulder's economic vitality and adding benefits. Which of the following best reflects your view about the rate of commercial growth?



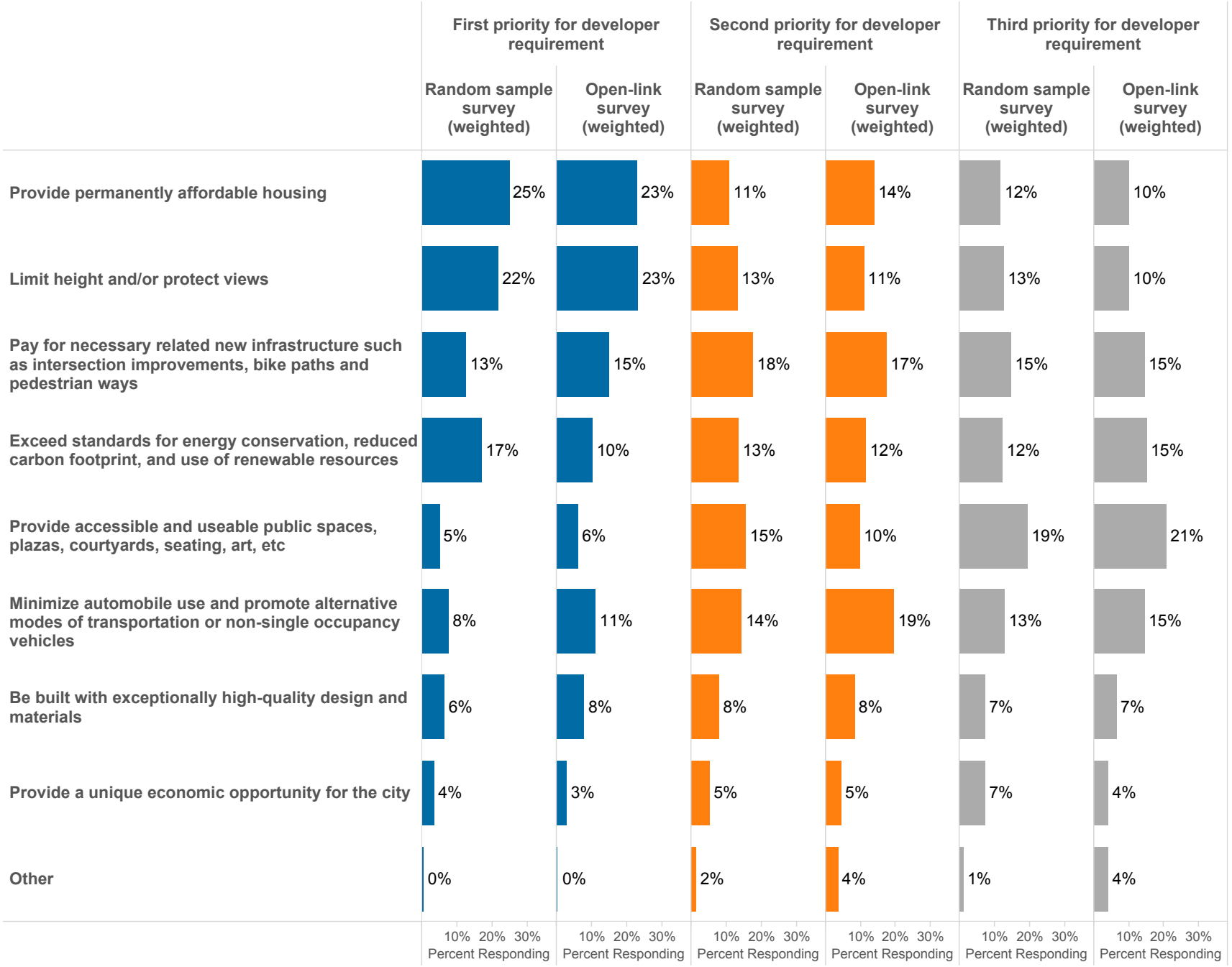
Question 11 - Some people say that mixed use is environmentally advantageous, promotes a greater diversity of housing types and price ranges, and promotes walkability, transit, and reduced reliance on automobiles. Others say that mixed use, with typically more intense activity accompanied by increased height and mass, can be disruptive to desired community character and can cause congestion. Which of the following statements best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads?



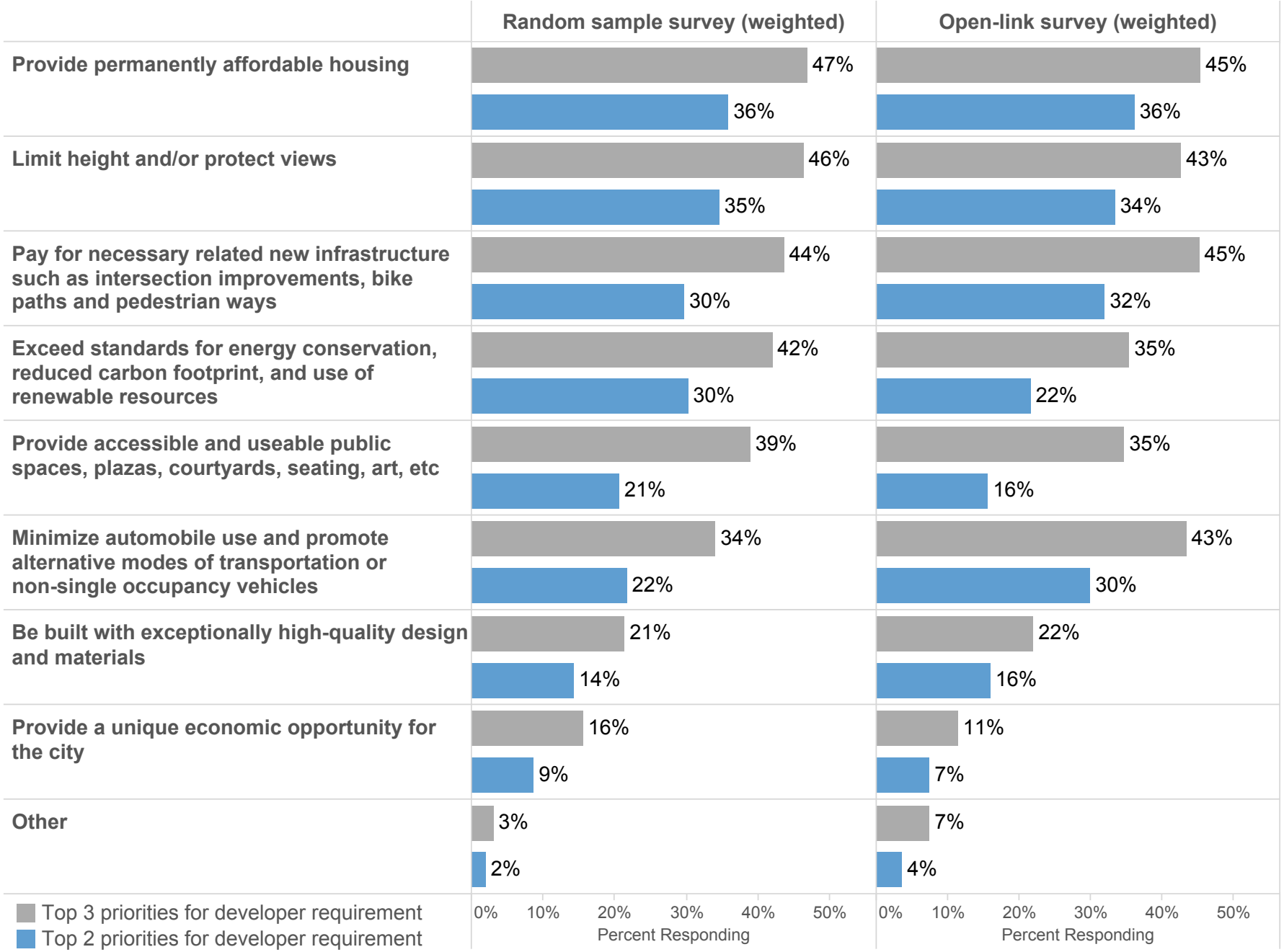
Question 12 - Which locations, if any, should the city emphasize for planning for redevelopment and future mixed use concentrated activity?



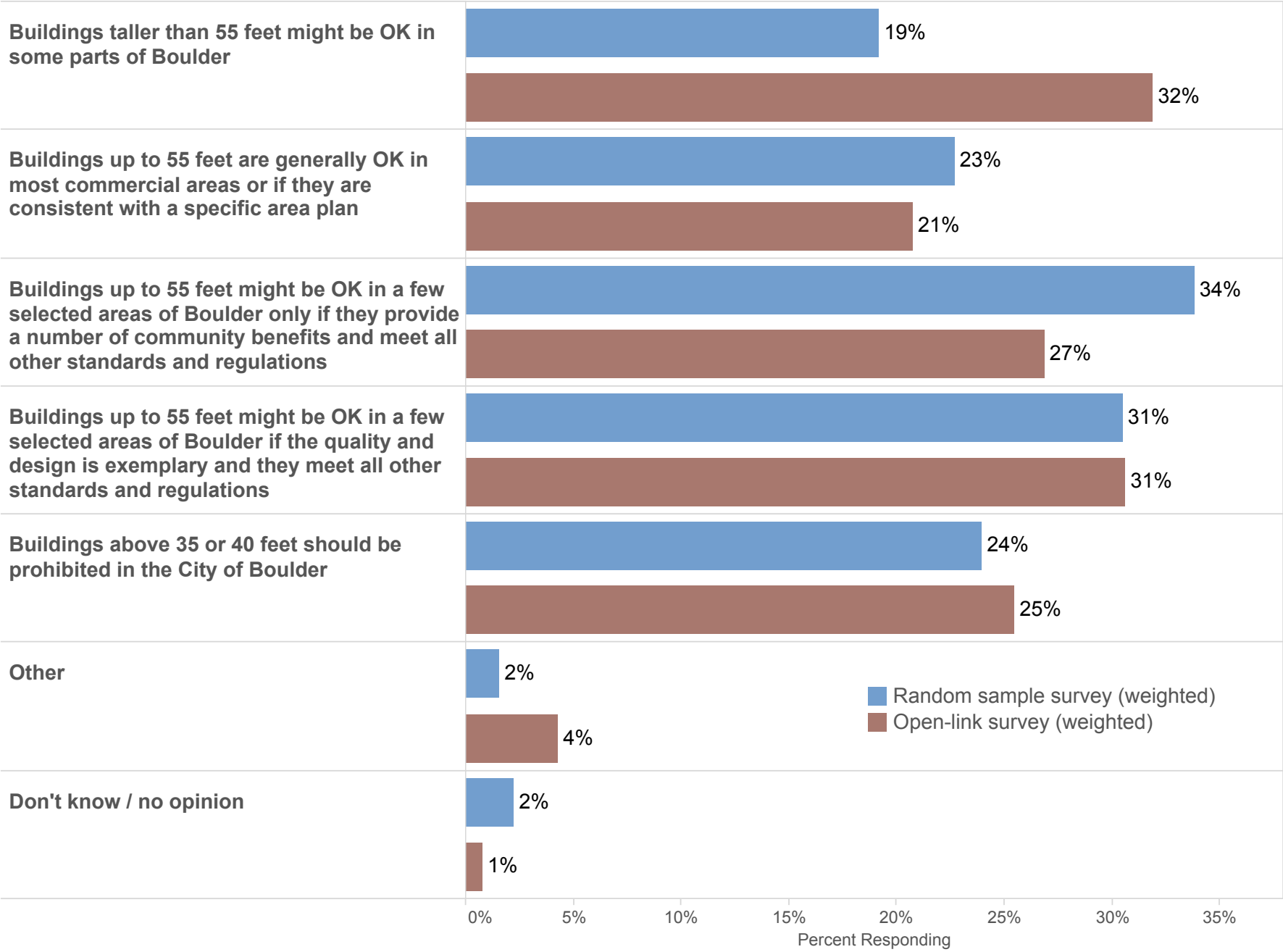
Question 13 - Which requirements for new development do you believe are the most important? Please indicate your top three priorities.



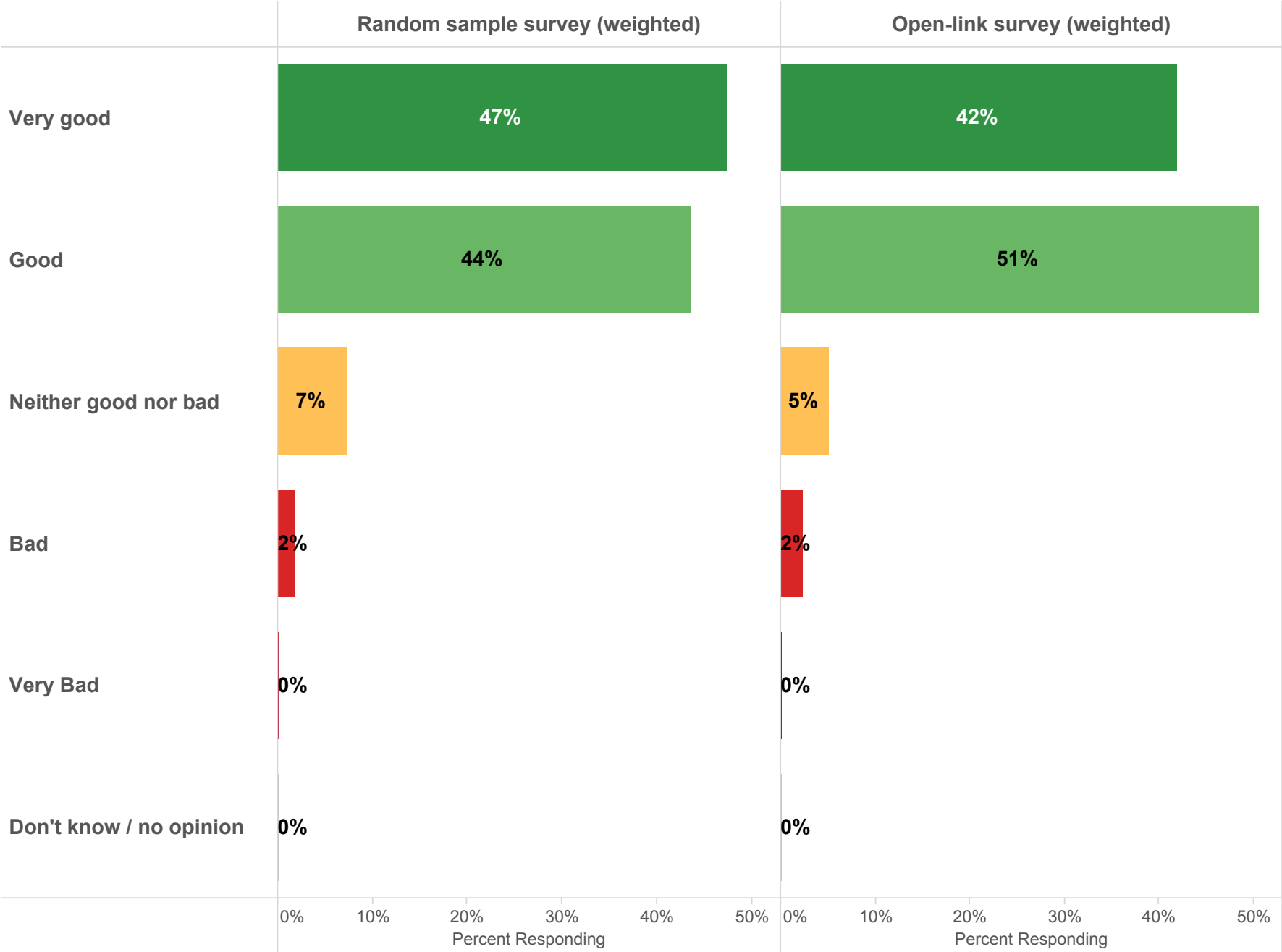
Question 13 - Which requirements for new development do you believe are the most important? Top 2 and top 3 priorities for developer requirement



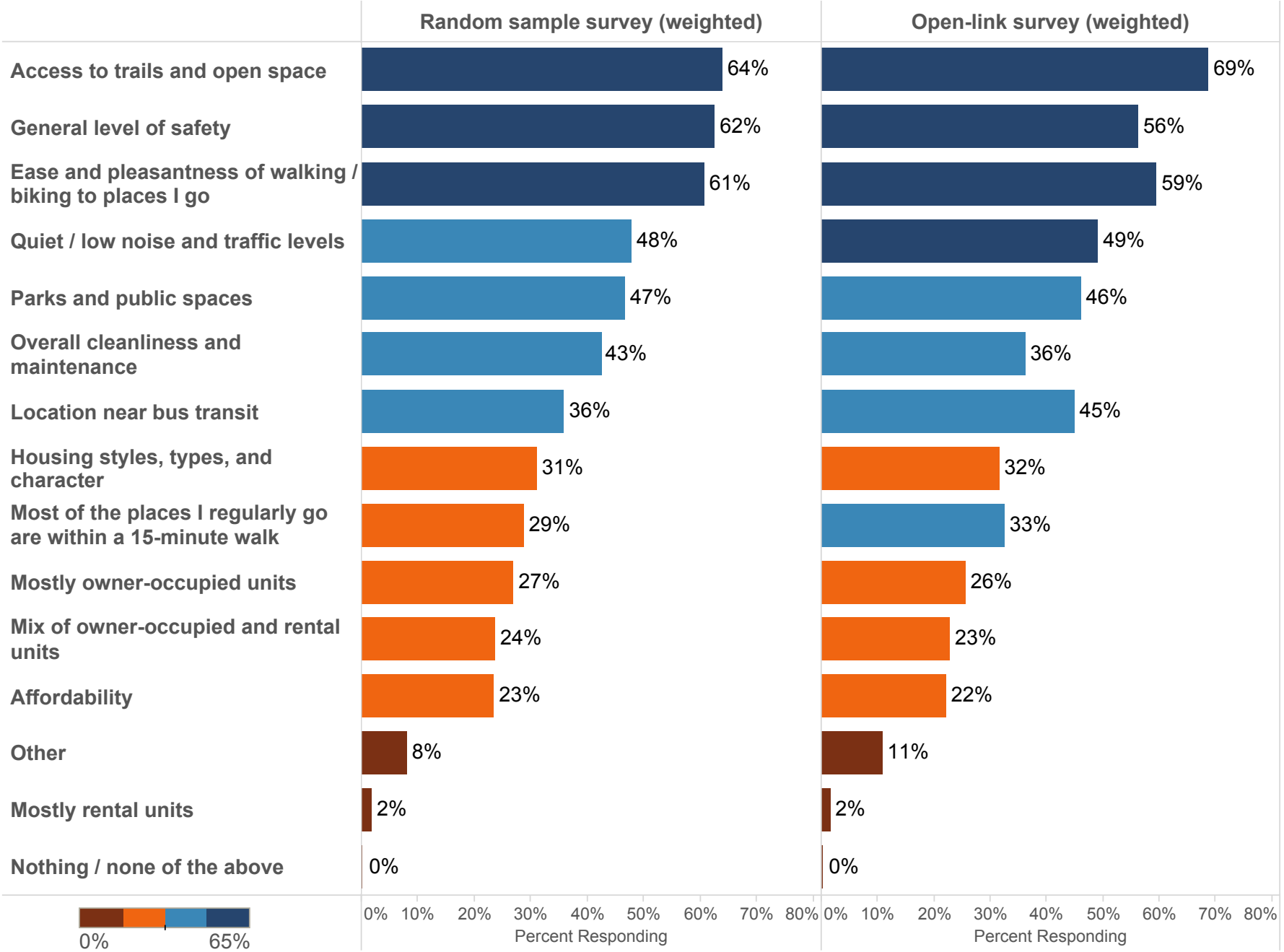
Question 14 - Which of the following statements best represents your opinion regarding the height of new buildings in the City of Boulder? (Please select all that apply)



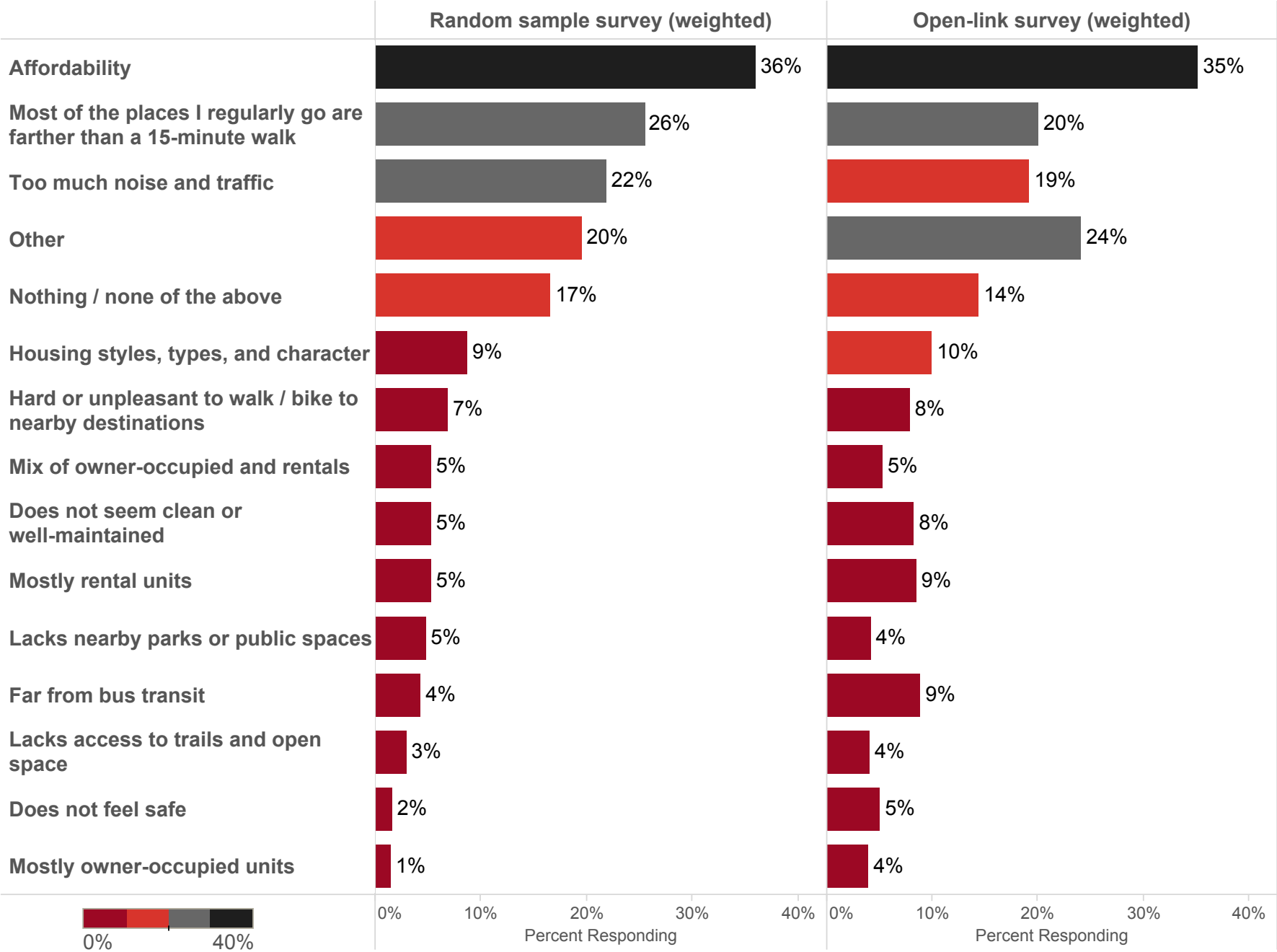
Question 17 - How would you rate the overall quality of life in your neighborhood (or where you live), taking all things into consideration?



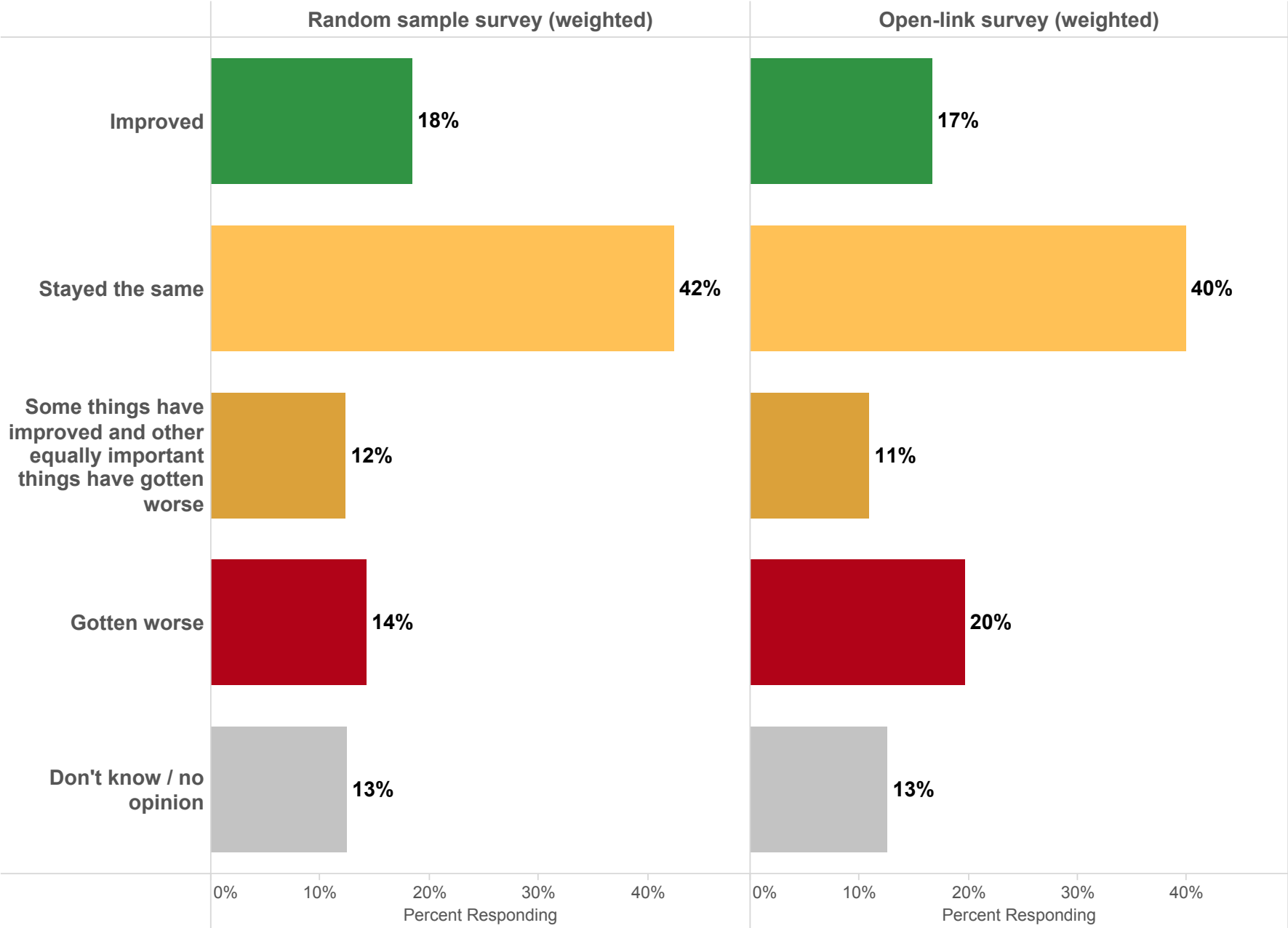
Question 18 - What do you like MOST about your neighborhood (or the area where you live) that should be preserved or protected?



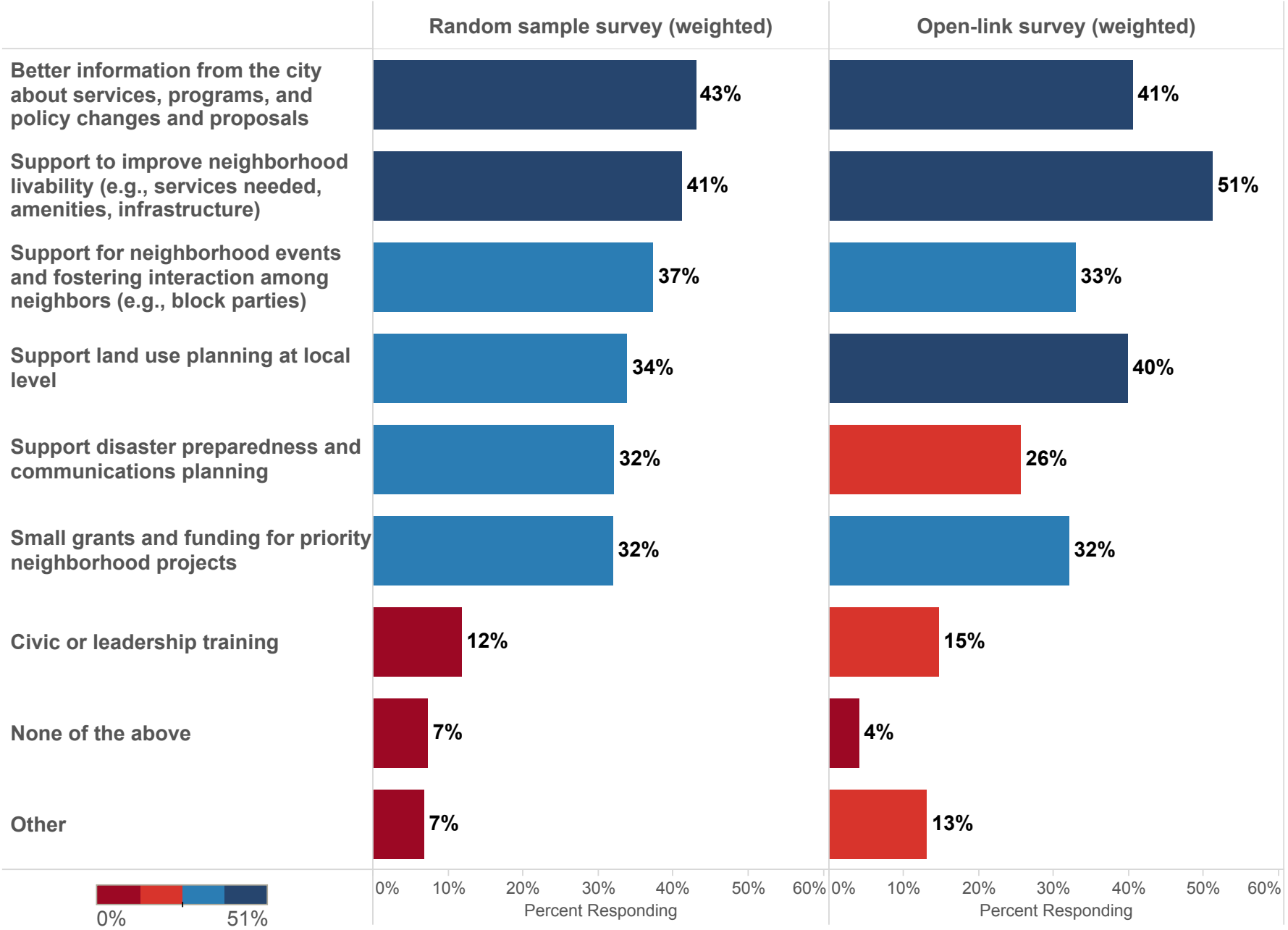
Question 19 - What do you like LEAST about your neighborhood (or the area where you live) that you would most like to improve?



Question 20 - Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stayed the same as a place to live, taking all things into consideration?



Question 21 - The city is revitalizing its neighborhood outreach and programs with the new role of a neighborhood liason. What neighborhood programs, improvements, or outreach services would you like to see emphasized by the city?



BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
How would you rate the overall quality of life in the Boulder Valley, taking all things into consideration?	1 - Very bad		0%		0%
	2 - Bad	1%	2%	1%	3%
	3 - Neither good nor bad	5%	4%	4%	4%
	4 - Good	45%	50%	44%	48%
	5 - Very good	49%	43%	51%	45%
TOTAL		100%	100%	100%	100%
Average		4.4	4.3	4.4	4.4
n =		925	719	925	719
How would you rate your familiarity with the Boulder Valley Comprehensive Plan (the Plan)?	Never heard of it / know nothing about it	19%	13%	12%	10%
	Do not know much about it	40%	27%	38%	24%
	Know some things about it	30%	38%	38%	40%
	Know quite a bit about it	8%	13%	9%	14%
	Very familiar with it (e.g., understand its purpose, scope, objectives, etc.)	3%	9%	3%	10%
TOTAL		100%	100%	100%	100%
	n =	913	705	913	705
How closely would you say you have been following the discussions about the Plan update now taking place?	Not at all	40%	22%	30%	17%
	Not too closely	37%	38%	42%	34%
	Somewhat closely	21%	28%	24%	34%
	Quite closely	3%	12%	4%	15%
TOTAL		100%	100%	100%	100%
	n =	892	630	892	630

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015

Comparison of random sample and open link surveys (weighted and unweighted)

Values in greatest need of increased attention		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
First priority for increased attention	A diversity of housing types and price ranges	42%	33%	30%	26%
	An all-mode transportation system to make getting around (with or without a car) easily accessible to everyone	13%	15%	18%	15%
	A compact community surrounded by preserved open space	10%	11%	12%	14%
	A place with a unique identity and sense of place, with great neighborhoods and public spaces	8%	11%	8%	13%
	A community that practices environmental stewardship and climate action	9%	9%	8%	9%
	A welcoming and inclusive community, with a culture of creativity and innovation	6%	8%	6%	7%
	A vibrant economy based on Boulder's quality of life and economic strengths	5%	5%	7%	6%
	A healthy community where people's well-being is supported	3%	4%	4%	6%
	Strong city and county cooperation to carry out the Plan	3%	3%	3%	3%
	Other	2%		3%	
TOTAL		100%	100%	100%	100%
	n =	802	479	802	479
Second priority for increased attention	An all-mode transportation system to make getting around (with or without a car) easily accessible to everyone	22%	18%	18%	17%
	A diversity of housing types and price ranges	16%	18%	15%	13%
	A compact community surrounded by preserved open space	14%	12%	12%	11%
	A place with a unique identity and sense of place, with great neighborhoods and public spaces	11%	11%	12%	14%
	A community that practices environmental stewardship and climate action	8%	9%	8%	9%
	A welcoming and inclusive community, with a culture of creativity and innovation	7%	10%	9%	9%
	A healthy community where people's well-being is supported	8%	8%	6%	9%
	A vibrant economy based on Boulder's quality of life and economic strengths	7%	5%	8%	6%
	Other	4%	6%	8%	8%
	Strong city and county cooperation to carry out the Plan	3%	2%	5%	4%
TOTAL		100%	100%	100%	100%
	n =	781	492	781	492
Third priority for increased attention	An all-mode transportation system to make getting around (with or without a car) easily accessible to everyone	16%	18%	15%	15%
	A place with a unique identity and sense of place, with great neighborhoods and public spaces	16%	10%	14%	11%
	A welcoming and inclusive community, with a culture of creativity and innovation	12%	13%	9%	10%
	A community that practices environmental stewardship and climate action	12%	10%	9%	11%
	A vibrant economy based on Boulder's quality of life and economic strengths	11%	10%	11%	9%
	A compact community surrounded by preserved open space	9%	9%	9%	10%
	A diversity of housing types and price ranges	8%	9%	8%	9%
	Strong city and county cooperation to carry out the Plan	7%	5%	9%	6%
	Other	4%	9%	7%	10%
	A healthy community where people's well-being is supported	5%	7%	8%	9%
TOTAL		100%	100%	100%	100%
	n =	673	428	673	428

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015

Comparison of random sample and open link surveys (weighted and unweighted)

Values in greatest need of increased attention		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Community Values: top 2 priorities for increased attention	A diversity of housing types and price ranges	56%	49%	43%	37%
	An all-mode transportation system to make getting around (with or without a car) easily accessible to everyone	33%	33%	34%	31%
	A compact community surrounded by preserved open space	23%	22%	23%	23%
	A place with a unique identity and sense of place, with great neighborhoods and public spaces	18%	21%	19%	26%
	A community that practices environmental stewardship and climate action	16%	17%	16%	17%
	A welcoming and inclusive community, with a culture of creativity and innovation	13%	17%	14%	16%
	A vibrant economy based on Boulder's quality of life and economic strengths	12%	10%	15%	12%
	A healthy community where people's well-being is supported	11%	12%	9%	14%
	Other	6%	6%	11%	8%
	Strong city and county cooperation to carry out the Plan	6%	5%	8%	7%
TOTAL		194%	194%	192%	192%
	n =	826	507	826	507
Community Values: top 3 priorities for increased attention	A diversity of housing types and price ranges	63%	57%	50%	44%
	An all-mode transportation system to make getting around (with or without a car) easily accessible to everyone	46%	48%	46%	44%
	A place with a unique identity and sense of place, with great neighborhoods and public spaces	31%	30%	31%	36%
	A compact community surrounded by preserved open space	30%	30%	31%	31%
	A community that practices environmental stewardship and climate action	27%	26%	24%	26%
	A welcoming and inclusive community, with a culture of creativity and innovation	23%	28%	21%	24%
	A vibrant economy based on Boulder's quality of life and economic strengths	21%	19%	24%	19%
	A healthy community where people's well-being is supported	15%	19%	16%	22%
	Other	10%	14%	16%	17%
	Strong city and county cooperation to carry out the Plan	11%	9%	15%	12%
TOTAL		278%	279%	273%	276%
	n =	826	507	826	507

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015

Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which best reflects your views?	The community is generally heading in the right direction	23%	19%	18%	19%
	The community is generally heading in the wrong direction	17%	22%	21%	28%
	Mixed reaction; in some ways the right direction, in other equally important ways the wrong direction	53%	55%	57%	50%
	Other	2%	2%	2%	2%
	Do not know / no opinion	4%	2%	2%	1%
TOTAL		100%	100%	100%	100%
	n =	863	490	863	490
Which of the following statements best represents your preference regarding the future growth of jobs in the Boulder Valley?	Boulder should increase the current potential for additional jobs	25%	24%	26%	21%
	Boulder should maintain the current potential for additional jobs	57%	45%	51%	43%
	Boulder should reduce the current potential for additional jobs	11%	21%	16%	27%
	Other	3%	5%	4%	5%
	Do not know / no opinion	4%	5%	4%	4%
TOTAL		100%	100%	100%	100%
	n =	855	490	855	490
Which of the following statements best represents your preference regarding the future growth of housing in the Boulder Valley?	Boulder should increase the current potential for additional housing	43%	45%	33%	37%
	Boulder should maintain the current potential for additional housing	39%	27%	42%	28%
	Boulder should reduce the current potential for additional housing	12%	18%	17%	24%
	Other	6%	7%	6%	8%
	Do not know / no opinion	1%	3%	1%	2%
TOTAL		100%	100%	100%	100%
	n =	847	480	847	480

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Which of the following best reflects your view about the rate of housing unit growth	The city should not limit the rate of housing growth, but instead allow normal market fluctuations in the growth rate	26%	36%	22%	27%
	The city should maintain its system of limiting the rate of housing growth (no more than 1% per year on average)	43%	34%	47%	36%
	The city should reduce the rate of potential housing growth (i.e., less than 1% per year on average)	15%	14%	18%	20%
	Other	11%	11%	9%	13%
	Do not know / no opinion	5%	6%	3%	4%
TOTAL		100%	100%	100%	100%
	n =	848	476	848	476
Which of the following best reflects your view about the rate of new commercial growth	The city does not need to manage the rate of commercial growth allow normal market conditions	48%	44%	48%	43%
	The city needs a system to limit and slow the rate of commercial growth	36%	39%	39%	42%
	Other	6%	10%	7%	10%
	Do not know / no opinion	10%	7%	5%	5%
TOTAL		100%	100%	100%	100%
	n =	846	477	846	477

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Which of the following statements best represents your opinion regarding the encouragement of mixed use within commerical hubs and along major arterial roads?	I generally support the encouragement of mixed use developments in these locations	47%	50%	43%	44%
	I believe there are positive and negative tradeoffs ... mixed use should be encouraged only in carefully defined areas	39%	35%	39%	34%
	I generally oppose more mixed use developments ... their negative impacts would outweigh any positive attributes	10%	11%	14%	17%
	Other	2%	4%	2%	5%
	Do not know / no opinion	3%	1%	2%	0%
TOTAL		100%	100%	100%	100%
	n =	844	477	844	477
Locations for future concentrated activity	Diagonal Plaza	50%	50%	49%	48%
	55th and Arapahoe	46%	40%	40%	38%
	Table Mesa Center	37%	47%	39%	41%
	North Boulder/North Broadway	32%	42%	32%	36%
	North of Arapahoe between 30th and 38th Streets	34%	36%	33%	36%
	Boulder Junction (30th and Pearl)	32%	40%	30%	38%
	29th Street Center and 28th/30th Street corridor	31%	40%	30%	37%
	Gunbarrel town center	36%	30%	35%	29%
	Basemar (near Baseline and Broadway)	32%	33%	30%	30%
	Meadows Community Center	31%	32%	31%	28%
	Downtown Boulder	23%	36%	23%	32%
	University Hill commercial area	23%	32%	23%	27%
	None of the above	8%	9%	11%	10%
	Other	5%	11%	6%	11%
TOTAL		420%	477%	411%	442%
	n =	807	464	807	464

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015

Comparison of random sample and open link surveys (weighted and unweighted)

Requirements for new development		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
First priority for developer requirement	Limit height and/or protect views	22%	23%	29%	30%
	Provide permanently affordable housing	25%	23%	18%	17%
	Pay for necessary related new infrastructure such as intersection improvements, bike paths and pedestrian ways	13%	15%	13%	15%
	Exceed standards for energy conservation, reduced carbon footprint, and use of renewable resources	17%	10%	12%	8%
	Minimize automobile use and promote alternative modes of transportation or non-single occupancy vehicles	8%	11%	9%	11%
	Be built with exceptionally high-quality design and materials	6%	8%	9%	8%
	Provide accessible and useable public spaces, plazas, courtyards, seating, art, etc	5%	6%	6%	8%
	Provide a unique economic opportunity for the city	4%	3%	4%	3%
	Other	0%		1%	
TOTAL		100%	100%	100%	100%
	n =	797	427	797	427
Second priority for developer requirement	Pay for necessary related new infrastructure such as intersection improvements, bike paths and pedestrian ways	18%	17%	22%	19%
	Minimize automobile use and promote alternative modes of transportation or non-single occupancy vehicles	14%	19%	12%	16%
	Provide accessible and useable public spaces, plazas, courtyards, seating, art, etc	15%	10%	14%	13%
	Limit height and/or protect views	13%	11%	16%	11%
	Exceed standards for energy conservation, reduced carbon footprint, and use of renewable resources	13%	12%	11%	13%
	Provide permanently affordable housing	11%	14%	10%	11%
	Be built with exceptionally high-quality design and materials	8%	8%	8%	9%
	Provide a unique economic opportunity for the city	5%	5%	5%	3%
	Other	2%	4%	2%	5%
TOTAL		100%	100%	100%	100%
	n =	785	436	785	436
Third priority for developer requirement	Provide accessible and useable public spaces, plazas, courtyards, seating, art, etc	19%	21%	21%	20%
	Pay for necessary related new infrastructure such as intersection improvements, bike paths and pedestrian ways	15%	15%	18%	17%
	Minimize automobile use and promote alternative modes of transportation or non-single occupancy vehicles	13%	15%	12%	12%
	Exceed standards for energy conservation, reduced carbon footprint, and use of renewable resources	12%	15%	11%	14%
	Limit height and/or protect views	13%	10%	12%	11%
	Provide permanently affordable housing	12%	10%	10%	9%
	Be built with exceptionally high-quality design and materials	7%	7%	8%	7%
	Provide a unique economic opportunity for the city	7%	4%	7%	6%
	Other	1%	4%	2%	5%
TOTAL		100%	100%	100%	100%
	n =	726	400	726	400

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015

Comparison of random sample and open link surveys (weighted and unweighted)

Requirements for new development		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Top 2 priorities for developer requirement	Limit height and/or protect views	35%	34%	44%	40%
	Pay for necessary related new infrastructure such as intersection improvements, bike paths and pedestrian ways	30%	32%	34%	33%
	Provide permanently affordable housing	36%	36%	28%	27%
	Exceed standards for energy conservation, reduced carbon footprint, and use of renewable resources	30%	22%	23%	20%
	Minimize automobile use and promote alternative modes of transportation or non-single occupancy vehicles	22%	30%	20%	27%
	Provide accessible and useable public spaces, plazas, courtyards, seating, art, etc	21%	16%	19%	21%
	Be built with exceptionally high-quality design and materials	14%	16%	16%	17%
	Provide a unique economic opportunity for the city	9%	7%	9%	6%
	Other	2%	4%	3%	5%
TOTAL		198%	196%	197%	196%
	n =	805	441	805	441
Top 3 priorities for developer requirement	Limit height and/or protect views	46%	43%	55%	50%
	Pay for necessary related new infrastructure such as intersection improvements, bike paths and pedestrian ways	44%	45%	51%	48%
	Provide permanently affordable housing	47%	45%	37%	36%
	Provide accessible and useable public spaces, plazas, courtyards, seating, art, etc	39%	35%	38%	39%
	Exceed standards for energy conservation, reduced carbon footprint, and use of renewable resources	42%	35%	33%	33%
	Minimize automobile use and promote alternative modes of transportation or non-single occupancy vehicles	34%	43%	30%	37%
	Be built with exceptionally high-quality design and materials	21%	22%	23%	23%
	Provide a unique economic opportunity for the city	16%	11%	16%	11%
	Other	3%	7%	5%	9%
TOTAL		292%	288%	287%	286%
	n =	805	441	805	441

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

Which best represents your opinion		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Building height	Buildings taller than 55 feet might be OK in some parts of Boulder	19%	32%	18%	25%
	Buildings up to 55 feet are generally OK in most commercial areas	23%	21%	19%	17%
	Buildings up to 55 feet might be OK in a few selected areas of Boulder if they provide a number of community benefits	34%	27%	29%	25%
	Buildings up to 55 feet might be OK in a few selected areas of Boulder if quality and design is exemplary	31%	31%	29%	26%
	Buildings above 35 or 40 feet should be prohibited in the City of Boulder	24%	25%	28%	32%
	Other	2%	4%	2%	4%
	Do not know / no opinion	2%	1%	2%	1%
TOTAL		134%	141%	127%	130%
	n =	826	476	826	476

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Where do you live? (Random sample survey: all respondents. Open link survey: residents of City of Boulder or Unincorporated Boulder County only)	Central Boulder	25%	27%	22%	25%
	North Boulder	12%	17%	16%	20%
	South Boulder	15%	14%	19%	11%
	Gunbarrel	13%	16%	11%	21%
	Southeast Boulder	14%	14%	15%	10%
	Crossroads	7%	2%	3%	3%
	East Boulder	4%	2%	4%	2%
	Colorado University	4%	5%	2%	3%
	Outside these areas / rural	3%	2%	4%	3%
	Palo Park	3%	1%	3%	2%
TOTAL		100%	100%	100%	100%
	n =	830	436	830	436
How would you rate the overall quality of life in your neighborhood (or where you live), taking all things into consideration?	1 - Very bad		0%		0%
	2 - Bad	2%	2%	2%	3%
	3 - Neither good nor bad	7%	5%	7%	4%
	4 - Good	44%	51%	39%	47%
	5 - Very good	47%	42%	53%	46%
TOTAL		100%	100%	100%	100%
Average		4.4	4.3	4.4	4.4
n =		826	395	826	395

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Like most about neighborhood	Access to trails and open space	64%	69%	66%	70%
	General level of safety	62%	56%	66%	59%
	Ease and pleasantness of walking / biking to places I go	61%	59%	57%	56%
	Quiet / low noise and traffic levels	48%	49%	54%	55%
	Parks and public spaces	47%	46%	48%	47%
	Overall cleanliness and maintenance	43%	36%	45%	39%
	Location near bus transit	36%	45%	37%	38%
	Mostly owner-occupied units	27%	26%	42%	36%
	Housing styles, types, and character	31%	32%	33%	39%
	Most of the places I regularly go are within a 15-minute walk	29%	33%	22%	28%
	Affordability	23%	22%	16%	19%
	Mix of owner-occupied and rental units	24%	23%	14%	18%
	Other	8%	11%	8%	12%
	Mostly rental units	2%	2%	0%	0%
	Nothing / none of the above	0%		0%	
TOTAL		504%	508%	511%	519%
	n =	837	431	837	431
Like least about neighborhood	Affordability	36%	35%	24%	25%
	Most of the places I regularly go are farther than a 15-minute walk	26%	20%	25%	20%
	Other	20%	24%	22%	28%
	Too much noise and traffic	22%	19%	22%	19%
	Nothing / none of the above	17%	14%	20%	17%
	Housing styles, types, and character	9%	10%	9%	8%
	Hard or unpleasant to walk / bike to nearby destinations	7%	8%	5%	7%
	Mix of owner-occupied and rentals	5%	5%	8%	8%
	Far from bus transit	4%	9%	6%	10%
	Mostly rental units	5%	9%	6%	8%
	Does not seem clean or well-maintained	5%	8%	5%	8%
	Lacks nearby parks or public spaces	5%	4%	4%	4%
	Lacks access to trails and open space	3%	4%	3%	5%
	Does not feel safe	2%	5%	2%	5%
	Mostly owner-occupied units	1%	4%	1%	2%
TOTAL		166%	179%	161%	174%
	n =	792	392	792	392

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015

Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stayed the same as a place to live, taking all things into consideration?	Improved	18%	17%	20%	20%
	Gotten worse	14%	20%	18%	25%
	Stayed the same	42%	40%	42%	38%
	Some things have improved and other equally important things have gotten worse	12%	11%	14%	12%
	Do not know / no opinion	13%	13%	5%	5%
TOTAL		100%	100%	100%	100%
	n =	829	402	829	402
Preferences of neighborhood programs emphasized by city	Support to improve neighborhood livability (e.g., services needed, amenities, infrastructure)	41%	51%	39%	48%
	Better information from the city about services, programs, and policy changes and proposals	43%	41%	40%	41%
	Support land use planning at local level	34%	40%	33%	45%
	Support for neighborhood events and fostering interaction among neighbors (e.g., block parties)	37%	33%	28%	29%
	Small grants and funding for priority neighborhood projects	32%	32%	28%	30%
	Support disaster preparedness and communications planning	32%	26%	29%	25%
	Civic or leadership training	12%	15%	10%	12%
	Other	7%	13%	9%	17%
	None of the above	7%	4%	9%	4%
TOTAL		245%	254%	226%	252%
	n =	783	393	783	393

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Do you live in:	Boulder (in city limits)	85%	78%	83%	71%
	Lafayette		1%		1%
	Longmont		1%		1%
	Louisville		0%		0%
	Superior		1%		1%
	Other Boulder County city		1%		1%
	Unincorporated Boulder County	15%	15%	17%	21%
	Outside Boulder County		3%		3%
TOTAL		100%	100%	100%	100%
	n =	824	478	824	478
(If not a resident of Boulder or uninc. Bo Co) Did you ever live in the City of Boulder?	Yes		58%		59%
	No		42%		41%
TOTAL			100%		100%
	n =		34		34
(If not a resident of Boulder or uninc. Bo Co, but at one point lived in Boulder) When did you move out of Boulder?	Within the last year		6%		6%
	One to three years ago		28%		28%
	Four to six years ago		11%		11%
	Seven to nine years ago		17%		17%
	Ten or more years ago		33%		33%
	Other		6%		6%
TOTAL			100%		100%
	n =		18		18

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
How many years have you lived in the Boulder Valley? (Random sample survey: all respondents. Open link survey: residents of City of Boulder and uninc. Bldr Co only)	Less than a year	1%	3%	1%	1%
	1	7%	5%	3%	3%
	2 - 4	16%	17%	7%	9%
	5 - 9	19%	24%	13%	15%
	10 - 19	20%	21%	20%	24%
	20 - 29	16%	13%	19%	20%
	30 - 39	10%	10%	18%	16%
	40 or more	11%	7%	20%	11%
TOTAL		100%	100%	100%	100%
Average		16.9	14.9	24.3	20.5
Median		11.7	10.0	23.0	18.0
n =		826	415	826	415
(If not a resident of Boulder or uninc. Bo Co) How many years have you lived in Boulder County?	Less than a year		5%		5%
	1		14%		14%
	2 - 4		5%		5%
	5 - 9		27%		27%
	10 - 19		23%		23%
	20 - 29		18%		18%
	40 or more		9%		9%
TOTAL			100%		100%
Average		.	14.3	.	14.3
Median		.	9.5	.	9.5
n =		0	22	0	22

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Including yourself, how many people live in your household?	1	25%	16%	22%	15%
	2	45%	49%	49%	46%
	3	16%	13%	14%	15%
	4	12%	16%	13%	19%
	5	2%	3%	2%	4%
	6	0%	0%	0%	0%
	7	0%	0%	0%	0%
	9	0%		0%	
	12	1%	1%	0%	0%
	15		0%		0%
	16		1%		0%
	25		0%		0%
	45		0%		0%
TOTAL		100%	100%	100%	100%
Average		2.3	2.8	2.3	2.8
n =		819	446	819	446

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015

Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Are you employed?	Yes	79%	84%	64%	78%
	No	21%	16%	36%	22%
TOTAL		100%	100%	100%	100%
	n =	825	450	825	450
(If employed) Where do you work?	Boulder	82%	80%	77%	75%
	Other	6%	8%	7%	12%
	Denver	6%	5%	7%	5%
	Longmont	3%	2%	4%	3%
	Broomfield/Interlocken	3%	2%	4%	3%
	Louisville	4%	1%	4%	1%
	Lafayette	2%	1%	3%	1%
	Jefferson County	1%	0%	2%	1%
TOTAL		108%	100%	108%	100%
	n =	526	348	526	348
(If employed) Do you ever work at home?	No	41%	35%	35%	29%
	Yes, sometimes I work at home instead of my employers location, sometimes at my employers location	37%	32%	36%	35%
	Yes, my business is out of my home	14%	17%	19%	22%
	Yes, I always work at home instead of my employers location	4%	9%	6%	8%
	Other	4%	6%	5%	6%
TOTAL		100%	100%	100%	100%
	n =	524	348	524	348

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Are you a full- or part-time university or college student?	No	91%	95%	97%	97%
	Yes, at the University of Colorado Boulder campus	8%	4%	2%	2%
	Yes, somewhere else	1%	1%	1%	1%
TOTAL		100%	100%	100%	100%
	n =	808	442	808	442
What type of housing unit do you live in?	A single-family home	48%	54%	71%	71%
	An apartment in an apartment complex	17%	15%	5%	6%
	An apartment in a single-family home	3%	4%	1%	2%
	A condominium or townhouse	26%	22%	19%	17%
	A mobile home	1%	1%	1%	2%
	Group quarters (sorority/fraternity house, dorm, nursing home)	1%	0%	1%	0%
	Other	3%	4%	1%	3%
TOTAL		100%	100%	100%	100%
	n =	830	448	830	448
Do you own or rent your residence?	Own	53%	55%	86%	82%
	Rent	46%	45%	13%	17%
	Other	1%	1%	1%	1%
TOTAL		100%	100%	100%	100%
	n =	817	436	817	436
What is your age?	Under 20	1%		0%	
	20 to 39	50%	49%	15%	23%
	40 to 54	22%	26%	30%	36%
	55 to 74	21%	21%	45%	38%
	Over 74	6%	5%	10%	3%
TOTAL		100%	100%	100%	100%
	n =	824	452	824	452

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

Do any of the following live in your household?		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Children age 12 or younger	Yes	20%	22%	17%	25%
	No	80%	78%	83%	75%
TOTAL		100%	100%	100%	100%
	n =	796	410	796	410
Teenagers age 13 to 18	Yes	8%	9%	12%	13%
	No	92%	91%	88%	87%
TOTAL		100%	100%	100%	100%
	n =	796	410	796	410
Children 18 and under (calculated)	Yes	25%	27%	25%	33%
	No	75%	73%	75%	67%
TOTAL		100%	100%	100%	100%
	n =	796	410	796	410
Adults age 65 or older	Yes	19%	15%	35%	20%
	No	81%	85%	65%	80%
TOTAL		100%	100%	100%	100%
	n =	796	410	796	410
Anyone with a long-term disability	Yes	6%	6%	7%	6%
	No	94%	94%	93%	94%
TOTAL		100%	100%	100%	100%
	n =	796	410	796	410

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Which of these categories best describes the total gross annual income of your household (before taxes)?	Less than $50,000	24%	19%	16%	16%
	$50,000 to $99,999	29%	24%	30%	22%
	$100,000 to $149,999	25%	28%	26%	31%
	$150,000 to $199,999	12%	13%	12%	14%
	$200,000 to $249,999	4%	7%	6%	7%
	$250,000 or more	7%	8%	10%	9%
TOTAL		100%	100%	100%	100%
	n =	754	397	754	397
Are you of Chicano/Chicana/Mexican-American, Latino/Latina, or Hispanic origin?	Yes	3%	3%	2%	4%
	No	97%	97%	98%	96%
TOTAL		100%	100%	100%	100%
	n =	785	409	785	409
Race	White	95%	99%	97%	98%
	Asian or Pacific Islander	3%	1%	3%	2%
	American Indian, Eskimo or Aleut	2%	0%	1%	0%
	Black or African American	1%	0%	1%	0%
	Other	1%		0%	
TOTAL		102%	101%	101%	101%
	n =	778	394	778	394
What is your gender?	Male	49%	44%	52%	41%
	Female	51%	56%	48%	59%
	Other	0%		0%	
TOTAL		100%	100%	100%	100%
	n =	809	417	809	417

30 Nov 15
Source: RRC Associates

BOULDER VALLEY COMP PLAN SURVEY 2015
Comparison of random sample and open link surveys (weighted and unweighted)

		WEIGHTED RESULTS		UNWEIGHTED RESULTS	
		Random sample survey	Open link survey	Random sample survey	Open link survey
Would you be interested in participating in additional opinion surveys or focus groups regarding the Boulder Valley Comprehensive Plan update?	No	40%	41%	42%	37%
	Yes	60%	59%	58%	63%
TOTAL		100%	100%	100%	100%
	n =	786	401	786	401
Please sign me up for the City of Boulder Planning Department email list for periodic updates on the BVCP process	Yes, sign me up	36%	37%	36%	39%
	No, don't sign me up (or no response)	64%	63%	64%	61%
TOTAL		100%	100%	100%	100%
	n =	815	418	815	418

30 Nov 15
Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments
Cover Page: Listing of Comment Questions and Number of Comments Received

# Comments	Question
401	Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?
420	Q.5: Are any of the core values in the above list no longer important, or in need of clarification/modification? (If yes, write in letters corresponding to the values, along with any comments you might have. If not, leave blank.)
147	Q.6 1st Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:
69	Q.6 2nd Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:
58	Q.6 3rd Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:
13	Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? (OTHER)
503	Q.7: Which of the following statements best reflects your views about recent trends of growth and change in the community? Any comments on your response?
29	Q.8a: Which of the following statements best represents your preference regarding the future growth of jobs in the Boulder Valley? (OTHER)
53	Q.8b: Which of the following statements best represents your preference regarding the future growth of housing in the Boulder Valley? (OTHER)
77	Q.9: Which of the following best reflects your views regarding the rate of housing unit growth? (OTHER)
56	Q.10: Which of the following best reflects your view about the rate of new commercial growth? (OTHER)
18	Q.11: Which of the following best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads? (OTHER)
250	Q.11: Which of the following best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads? Any comments on your response?
37	Q.12: Which locations should the city emphasize for planning for redevelopment and future mixed use concentrated activity? (OTHER)
70	Q.13 1st Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:
25	Q.13 2nd Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:
16	Q.13 3rd Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:
195	Q.13: What additional examples of "community benefit" not listed above do you believe are important?
15	Q.14: Which of the following best represents your opinion regarding the height of new buildings in the City of Boulder? (OTHER)
214	Q.14: Which of the following best represents your opinion regarding the height of new buildings in the City of Boulder? Any comments on your response?

2015 BVCP Random Sample Survey
Open-Ended Comments
Cover Page: Listing of Comment Questions and Number of Comments Received

# Comments	Question
614	Q.16: Which neighborhood do you live in?
67	Q.18: What do you like MOST about your neighborhood (or the area where you live) that should be preserved or protected? (OTHER)
163	Q.19: What do you like LEAST about your neighborhood (or the area where you live) that you would most like to improve? (OTHER)
410	Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?
65	Q.21: The city is revitalizing its neighborhood outreach and programs with the new role of a neighborhood liaison What neighborhood programs, improvements, or outreach services would you like to see emphasized by the city? (OTHER)
373	Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?
29	Q,27: Where do you work? (OTHER)
19	Q.28: Do you ever work at your home? (OTHER)
10	Q.30: Please check the one box that most closely describes the type of housing unit you live in. (OTHER)
6	Q.31: Do you own or rent your residence? (If you own a mobile home but pay a lot fee, then you own your residence) (OTHER)
12	Q.36: Which best describes your race? (OTHER)

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- - Community or county broadband should be a goal -Greater support of roof top solar
- "Currently identified values" - this frames the discussion in terms of current City Council. Benefit to city and citizens for any changes.
- : D - Medium-Coordination among the City and County and other Boulder Valley communities with NGOs on treating homelessness as a comprehensive problem to be treated as a social/economic problem not a criminal justice problem with resources allocated accordingly.
- 1) A city that has a higher priority to maintain the assets it has, i.e., roads, sewer, water, police, fire instead of aspirational goals. 2) A city with stronger neighboring municipality relationships and other entities i.e. CU, Naropa, churches, etc. 3) Stronger family themes.
- 1) A commitment to the arts within the community. This will require: Adequate work facilities for artists. Committed funds for arts organizations. Grants for artists. Funding for programs that bring the arts to a cross section of our populace. 2) A commitment to preserving Boulder as a multigenerational community.
- 1) committment to Open Space preservation 2) No More bike lane sectioning off of CAR LANES as has occured on FOLSOM Street 3) COMMITTMENT to including gunbarrel areas (that are in the CITY, and paying City taxes) access to Boulder city services we fund heavily with our taxes!
- 1. Please use common sense, and stop being influenced by a small group of very vocal people.
- 1. a diverse community (,inclusive, doesn't necessarily mean diverse) 2. a compassionate community (I think we are very good at serving those in need in our community, but formalizing this value may be worthwhile when it comes to planning and supporting programs to serve the homeless, poor, mentally ill, and elderly)
- 1. Common Sense values not based on whims or unproven science.
- 1. Strong attendance at NEIGHBORHOOD schools; excellent education; excellent teachers; beautiful, well-supported schools and grounds. 2. Socio-economic diversity. 3. Promote urban density to preserve the environment and beauty of our area open spaces, and to encourage use of alternative (non-car) transportation.
- 1Limiting growth so that Boulder is able to stay a livable manageable size and so that it does't lose it unique special character.
- A balance of consideration for individual rights and community health and safety
- A balance of growth versus excessive development
- A balance of housing sufficient to better accommodate the large number of workers currently communting into Boulder for work who cannot afford the Boulder housing stock.
- A balanced business environment that encourages small businesses to thrive and residents to eat and shop within the community without favoring 'big box' retailers, restaurants, and companies.
- A caring community
- A city and county that frequently solicits the opinions of its residents.
- A city in which one can remain as he/she ages. This is NOT a senior-friendly place.
- A commitment to diversity inclusion that reflects, on every decision, the differential impacts regarding race, ethnicity and class and rectifying any differential impact
- A commitment to making auto traffic move with more ease, and to stop the war on the car.
- A commitment to moderate growth A truly representative government
- A commitment to supporting education by funding for our public schools.
- A community with a diversity of economic opportunities for all citizens.
- A community committed to the educational opportunities of all ages and backgrounds of citizens.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- A community defined by a commitment to justice for all, regardless of race, age, sex, income, or gender identification.
- A community that cares about ALL of its citizens, not only those that are activists. This should include the thousands of commuters who work in the city, pay taxes, but are disenfranchised from having their views counted because they are not city residents.
- A community that considers citizen safety equally important to its other values.
- A community that honors diversity of culture, race, and socioeconomic status.
- A community that invites and nurtures multicultural and crosscultural integration and activities (d?)
- A community that is concerned with quality of life including the perils of overcrowding and too much population
- A community that is not stuck in the past and citizens with a bit less of a sense of self importance
- A community that is out pricing its residents and outbuilding its attractiveness
- A community that practices true democracy
- A community that practices wildlife stewardship, preserving habitat as well as valueing their wellbeing and beauty. And value cycling. Noise and traffic have increased exponentially. City landscaping has been declining.
- A community that protects wildlife and habitat. A community with resources available to move people from homelessness and joblessness into being productive members of the community
- A community that pursues cohabitation with nature, specifically wildlife. A community with a diverse population A community that embraces diversity in the use of their public trail systems, specifically mt. biking A community with a public art program A community with a year round farmers market and a more open policy for food trucks which create communal eating.
- A community that supports and encourages diversity.
- A community that supports and enhances all stages of life
- A community that supports its children, and provides opportunities for them to support themselves as they grow into their own lives.
- A community that supports the well-being of its animals (domestic pets and livestock) with strong animal welfare and anti-cruelty laws and effective monitoring and enforcement.
- A community that values diversity.
- A community that works closely to foster a cooperative town/gown environment
- A community which always seeks to enhance its aesthetic qualities and appeal, especially preserving its historic sense ad flavor of the open West
- A community which encourages stewardship of the surrounding Open Space by residents
- A community which offers assistance to those in need. A community which supports cultural events and the arts.
- A community which offers strong K-12 educational opportunities which welcome a broad range of opinions. A community which is friendly to people of faith.
- A community whose leaders listen to the wishes of constituents.
- A community with a strong connection to its surrounding environment
- A community with closer ties to the offerings and values of the university--i.e, a stronger town-gown relationship.
- A community with the optimum balance between "organic-natural" (i.e., free market) growth and limited "social engineering!"
- A compassionate community that takes care of its vulnerable residents

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- A diverse community with people of all races and socioeconomic classes
- A diverse population across ethnic, cultural, and economic ranges.
- a diversity of office space types and price ranges - making start-up and non-profit sector businesses a vibrant part of the community and economy.
- A diversity of social-economical backgrounds and levels
- A drug and smoke-free community where people's well-being is positively supported. A community that takes positive steps to attract and keep jobs through attractive taxing structures, infrastructure assistance and strong city and county cooperation with commercial interests. A community that positively supports its places of worship in order to enhance strong family and community values.
- A flexible community willing to help neighbors.
- A focus on housing types for lower income levels.
- A focus on the arts specifically, not just creativity - which ends up meaning tech innovation and/or design, whereas I feel we need to value the arts themselves, and not as broadly as some do - i.e., a beer festival is considered culture by some organizations, and while I don't dispute that it is culture of a sort, we need to ensure that the mainstream fine arts aren't neglected (theatre, dance, visual arts, etc.).
- A government concerned about quality of life - affordable housing, transportation
- A government responsive to the community
- A government that does not discriminate between citizens within and outside city limits
- A government that respects the property rights of individuals. A government that honors each person's right to choose, without forcing lifestyle choices (environmental/climate) on its residents.
- A growth plan that takes into account the sheer number of people who call Boulder their home, including a reasonable and consistent increase in the height code, as well as a consistent accommodation for residents with extremely steep lots that takes into account precedent; i.e., accommodations that have been made for neighboring homes in the past. We also desperately need a light rail to connect Boulder with Denver and the airport.
- A healthy community where the wild animals that live in our environment are also given fair consideration
- A leading technical infrastructure capable of enhacing today's, and anticipating tomorrow's, communications demands.
- A mention of fire adapted or wildfire preparedness would be good, either in it's own core value or incorporated into another core value.
- A moderated rate of growth which enables the community to embrace the change it experiences A balance between the growth of commercial space and residential space which stabilizes in-commuting
- a place that is kid friendly, and safe for children a place that supports conscious living and discourages or bans the use of recreational marijuana a place that is open to alternative healthcare practices and practitioners - supports people's choice of how they receive health care and by whome
- A plan that operates for a basis of public involvement and a vot of the people not of county or city representatives. A plan that is based on common sense, not the whim or pet project of County and City counsel members

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- A plan that understands the limits of growth, addresses the limits of infrastructure development and maintenance, and the real cost, both environmental and economic of unfettered real estate development for the undisclosed profits of developers. What does economic strength really mean here? Are we giving away the very things we are trying to preserve? Is well being really supported by more traffic, more pollution generated by more consumption of our cherish land, resources like clean air, water, even the level of noise and light pollution. Are these things taken into consideration, or is this all about making money? Is making money always the answer to everything? Does the city really regulate and enforce it's policies and rules? Do they impose these rules and policies on itself? What makes a strong city? Is a city strong if it continues to follow an antiquated 1950's way of 'development' with lawns in a desert , parking lots, roads, and decaying infrastructure that is not futuristic?
- A police force that understands and believes in these core values
- A respectful understanding of Boulder Valley's historic roots and desire to keep connection with our Western heritage, way of life and culture
- A safe community free from any gun violence, crimes and hazards.
- A safe community.
- A safe place to live and raise a family A city that puts reasonable limits on growth (such as limits on building size) to preserve its suburban identity and quality of life
- A school system where each school has a diverse student population. One where there are no magnet schools where all of one population are concentrated into one school.
- A self sustaining community to the maximum degree possible, including energy, water, and food.
- A sense of belonging! No upper class or lower class, but one class!
- A strong focus on education; a plan for attracting like-minded businesses without sacrificing our principles
- A strong infrastructure that supports all the above to include: road surfaces bike access and shoulders that promote safety
- A team of county commissioners that practices fiscal responsibility (subdivision road maintenance), instead of spending on pet projects (open space purchases outside of the county). A city and county government that supports all citizens, not just focus groups such as cyclists and dog owners.
- A vibrant community serving residents of all economic levels, not just the wealthy
- A. A 'compact' community . . . (Quality of life in Boulder is reduced by such 'compactness.' As a multi-generation Boulder native, Boulder is near and dear to my heart. I love Boulder and live HERE, and not in an urban-like setting, replete with such 'compactness.') G. A 'diversity' of housing types and price ranges. (Quality of life in Boulder is compromised and reduced by such 'socialist' practices as 'Affordable Housing' and 'Subsidized Housing' and Boulder's governing entities shouldn't be engaging in that. In essence, a home owner is paying for her/his house AND subsidizing someone else's housing via taxation. Now THAT'S expensive. This is not right.)
- Ability to drive around town! B, D, E, G, H are no longer important.
- addressing the homeless issue
- Addressing the needs of vulnerable sections of society
- Adequate and multiple opportunities for citizen participation instead of only planning staff and special interest groups.
- Affordability of living within that community.
- affordable and convenient transportation system
- Affordable housing for middle class/upper middle class. There's only affordable housing for lower class. That and overpriced dumpy houses.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- Affordable housing for young adults and young families. Greater ethnic and racial diversity. The planners should oppose legislation to limit occupancy to 3 or 4 adults unrelated by blood or marriage.
- All of the above values should take cost into consideration. Boulder continues to get more and more expensive. Having strong values should not be at any cost.
- All that is simply paid lip service by our elected officials. A commitment to our current "exclusionary" housing policies.
- All the major values are mentioned above
- Allow more people to live in Boulder, so housing prices will decrease. Boulder has become an ELITIST community!
- Allowing homeowners who bought there houses years ago to be able to afford to stay in their homes. The taxes have increased too quickly, too fast.
- Amount of building going on. Very large, tall buildings. At one time you couldn't go above 2-3 stories. What is happening where The Camera used to be?!? Yes, I have seen the sketches.
- an awareness that diversity is not just considered an economic, racial or religious difference but also an age consideration and allowing that while supporting a greener, healthier environment the aging population may be priced out of their homes and forgotten when new policies are put into place.
- An educated community that values education for all levels of learners and places a community priority with resources to raise the bar in quality education in Boulder
- An efficient and low-cost connection to surrounding cities such as Denver via LIGHT RAIL!!!
- an empowered electorate where leaders respect the wishes of the majority and the minority.
- An inclusive approach to management of OSMP resources. i.e. – blanket 'no mountain bikes in the West TSA' does not align with (d.) and (e.) above.
- Are the values listed in any ranked order that indicates any the weighting of resource allocation to them?
- Arts and the creative economy are very important to Boulder.
- As a Boulder native, I often feel like 'd', a welcoming and inclusive community doesn't include conservative christian beliefs. I feel like we go too far in making liberal lifestyles feel welcome and included and not all people are meant to feel included. It is sometimes difficult to feel excluded or not welcome in your hometown. I think we need to remember that being liberal means including everyone.
- Attention to the needs of the elderly and disabled
- Avoid 'Aspenization' of Boulder: highly livable community, but not 'precious'
- Balance of ideals versus reality/practicality
- Balanced community.
- Be a leader in sustainability practices.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- besides a) there should be a compact community, be preserving the size of that community... you keep trying to come up with car alternatives, while granting huge housing complex sites, yes even low income people drive cars. so while you continue to make it harder to drive a car down a 'right sized' street, you grant another 1000 housing units in boulder... all with two more cars to add to the 'problem'. you should be preserving open space WITHIN that community, by buying housing sites of existing buildings and lots, and then simply protecting them, the same way the open space plan works which was adopted long before current 'comprehensive plan' of today. I've studied cities for 30yrs, and the one conclusion one can take, is once a community goes over about 80,000 people, crime and lower living standards soon follow. Boulder has entered that phase, and there is nothing that the 'plan' will do that will extract Boulder from the fate of a 1000 cities before it... unless you start taking steps to bring that population back down to about 80,000... no amount of right sizing streets will ever make up for what is about to become of Boulder... you continue to grant housing sites, and punish building of businesses, which is counter to your stated goals.
- Better maintain roads, water/sewer lines; licence bicycles; require dog training; NO hungry children; more parking garages
- Better protection for animals, both wild and domestic; a prairie dog preserve is needed
- Better protection of open space from being overrun by mountain bikes
- Better public transportation - light rail - not running on freight rail tracks
- Boulder should be cutting edge in creating green burial options
- Build enough housing in Boulder to reduce the number of in-commuters
- Care of roads and infrastructure
- Cessation of out-of-control development in Boulder, city and county
- Citizen Empowerment.
- City and county listening to community
- Clean air. Less traffic. (Traffic cannot be reduced with more bike lanes and buses. There are too many people coming to work from out of town and too many people who will not bike or bus.) All of the above are already being pursued - to the detriment of other core values (traffic and clean air).
- Clear 'Communication' needs to be emphasized. There are things that happen 'Folsom Street' Living Lab experiments that just happen without prior communication to a broader audience. A lot of people who were impacted don't live in Boulder because they can't afford to live here.
- Clear snow from residential streets, and get city council to have meetings at reasonable hours with enough time for citizens to express their concerns, and support the rights of pedestrians (who are run down by cyclists on sidewalks), and control the bicyclists, and don't raise property values when the properties have not been improved since the last assessment. Mainly, Pay Attention!
- commitment to excellent infrastructure: roads/,high speed (fiber) networking, city wifi in public areas, etc.
- COMMON SENSE and COOPERATION: not proceeding with controversial projects that half of the community objects to.
- Common sense solutions to perceived problems
- Community events encouraging interaction with all members of Boulder young and old, working and those without jobs and all the full spectrum of wage earners
- Community rights to control fracking. Busing and rail transportation needs to improve Before you try to cut back use of automobiles. Don't force people out of their cars, lure them out.
- Consideration of why people moved here initially. Hometown feel. Open and not cramped. Family/people oriented--not corporate based overcrowding.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- Consideration regarding aging population
- Consistent and serious outreach to citizens and neighborhoods affected by changes BEFORE they are decided. And have citizen input count in the decisions.
- Continue the excellent open space plan already in place
- Controls on growth, density and traffic
- Core values are right, but I think they need to be in order of priority. Higher number trumps lower. My priority listing is. c e a f d h b g i
- Cost too much
- Create more mountain bike trails close to the city and that connect the city with unincorporated parts for bike commuting totally separate from cars. Too much talk, too little action on the above values. Just because you list it and talk about it does NOT translate into positive action.
- cultural activities, more festival kind of events on a regular basis -- or maybe i just am not aware of them-- not sure how to find out about things around town.
- Cultural opportunities - music, library, talks
- currently it seems more them and us and I don't meant inclusivity, but rather governmental agencies (Council and county) making decisions with their values only and not recognizing the entire community. The last time I responded I was super high about Boulder Valley (and have been since early 70's) and lately I have been very discouraged and felt that I was losing the essence of Boulder.
- Diversity of housing no longer exists. I have cash to pay for a $1/2 million condo or townhouse and cannot buy one. The number of condos and townhouses that are vacant 80% of the time is huge. Individuals who have 2 and 3 places to live have bought out 'affordable' places for those of us who would like to live here all the time. In our capitalistic culture, might this be addressed in some fashion? Is there a balance of wealthy vs people who are doing great financially?
- Diversity of people types
- Diversity of population
- Diversity of wealth, race and culture. D. and g. are necessary but not sufficient. We will have to trade off some of f. to get diversity of wealth.
- diversity on city council
- Doing a better job of providing basic services. Concerned govt. is trying to tell me how to live. Take care of infrastructure, enforce existing codes, and provide basic services. Please do not tell me I need to ride a bike more or force me to reduce my carbon footprint.
- Easy and accessible BY CAR
- education
- Emergency management and mitigation - too much new development
- emphasis on the well-being and excellent education of our children
- Encouraging a more diverse population in terms of ethnicity, socio economic standing, etc
- Encouraging diversity among the population
- Environmental *preservation*, stewardship imply a possibility of [managed] exploitation. I highly am against any such 'managed' exploitation.
- Environmental stewardship should include people making concessions to wildlife, such as better compliance of the use bear proof containers (Chautauqua had big dumpsters right next to bear habitat behind the auditorium), more trail closures for critical animal use, keeping dog poop off trails, keeping trails away from water sources and wildlife feeding areas.
- Equal treatment of all neighborhoods: North Boulder, Uni Hill, etc.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- Family oriented
- Feel like the middle class is disappearing
- Financially conservative to keep taxes to a minimum. This makes Boulder more affordable. A place where people have a multitude of places to recreate passively and actively outside.
- Fiscal responsibility, common middle of the road approaches
- Fixing potholes, snow removal, sticking to City Council's knitting. Limiting City Council's meetings to 3 hours.
- Flood mitigation plans for safer neighborhoods
- Focus on local/community problems in an effective and efficient manner. The values are all meaningless platitudes that mean whatever the person wants it to mean.
- g. does not address directly or strongly enough the SEVERE issue of affordable housing in Boulder. I don't have the numbers handy, but I know that a great many people commute in for work because they cannot afford to live here and as a 35-year resident I have watched most people I grew up with and graduated BHS and CU with buy houses in the L-Towns or move out of state because they could never afford to own a home in Boulder as they start their own families. This is a HUGE problem for diversity, justice, race, class, climate and other reasons. I feel sad and angry every time I see more businesses going in without more housing - affordable housing - to house its workers.
- g. needs to be paid more attention to. Housing costs are ridiculous in this town. Not everyone works in IT. There are tons of us who are still incredibly underpaid and the recent rise in rent, coupled with the increase in population with NO new housing is becoming a burden. Open space is great but we need housing.

- Get the big employers and space takers like the University, NCAR and NOAA to expand in other areas of the state. Spread the money around.
- Good and cooperative relationship with CU Boulder
- Greater density to allow less expensive housing and better support local economy
- Greater economic and ethnic diversity within Boulder
- height restrictions public transportation less expensive
- helping preserve Boulder's uniqueness by supporting local business, as opposed to national franchises or 'chain' stores, by considering rent control in the Pearl Street Mall and downtown shopping area.
- Historical Preservation
- Honesty in City Government Acceptance of the realities of the Community and the diversity of the communities that preclude some of values being feasible for them
- Honor the 55 foot building height limit, period. Hold the population down, as much as possible.
- Housing that is affordable/transport to it
- how about limiting lawn care hours with all of their attendant noise and air pollution - get rid of the airport and its constant noise - outlaw loud motorcycles - all of the things you listed above are good but of lesser value if one is constantly bombarded by noise and stink from motors
- how about welcoming diversity? ratial, socio-economic? this sounds like a manifesto of a gated community

- How to attract more diversity here. While we claim to be so progressive, it seems there must be a reason that there is little racial diversity in this town. We should understand why that is and take steps to make sure people of color are truly welcome here.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- I am a native of Boulder we are being pushed out economically. I would like to see a program to support the locals ability to stay in the area. I am concerned with the permit of Google and others being able to 'buy' boulder. I don't know enough about the details but I understand that they are somewhat subsidized to be in Boulder and they are not paying their fair share. I believe the residents should also vote on the type of industry they would like to support or permit in town as well. I would like to see more programs to support local native business so they are not priced out by the big Franchise box stores as well. I would also like to propose maintaining the height restrictions on Boulder as well Traffic flow is also very challenging now in Boulder
- I believe the values of 'welcoming and inclusive' should be distinct from 'creativity and innovation.' I interpret the values of welcoming and inclusive to relate to including and embracing and accepting people of all ethnic backgrounds and all socioeconomic strata and I interpret the values of creativity and innovation to refer to including different ideas and perhaps commercial innovation. I am a third generation Boulderite (having lived in various cities throughout the country and abroad for about 10 years after college and before returning to reside here) and I believe that Boulder is perhaps one of the most exclusive and unwelcoming cities I have ever lived in. This is a white, wealthy enclave, where the few people of color who do live here are often hidden from view. Very few Boulderites even know that San Juan del Centro exists. When the Albertsons closed a few years ago many of our citizens had no affordable place to shop. How often are Latino families seen enjoying the Boulder Mall? I love living in this city, and I found it to be a good place to raise my children, but I am very thankful that they have had the opportunity, as I did, to leave and experience the real world where people of all races, backgrounds and social class can live together.

- I had a small restaurant in Boulder that was forced to move due to redevelopment. I would like to see that Boulder as a community values retaining diverse local businesses, and that these type of businesses can afford to compete with the national chains that are taking over.
- I see a good deal of conflict between some of the items
- I support all the above values.
- I think g could be a little more strong toward low-income (meaning normal income) housing.
- I think it is great
- I think municipal utilities, particularly high speed internet, and important and I would like to see effective implementation of such municipalities. (This may fit into an existing core value).
- I think that is pretty good...
- I think the recent controversy over GMOs has exposed the nearly universal shift in values from 'organic' food per se to 'local' -- See Adams and Salois paper -- and that Boulder has been overly indulgent with people unwilling to rent ground on more sustainable terms. I've spent some years on these issues, and I am convinced that monocultural high-input farming is inherently unstable and financially vulnerable. The great missing link in the small ag transition to sustainability is long-term finance, and that is where a city has very important capacity advantages. Time to re-think the management of the open space for long-term agroecology with diversified production and improvements in soil and water management. I'm spending my retirement years on this; the website is www.colorado.edu/ibs/eb/wiener and I'm assuming no one will have time to spend twenty minutes on this, but just in case... We're far ahead but not far enough!

- I think the use of bicycles or other means of transportation should be encouraged as much as possible and made as convenient as possible

2015 BVCP Random Sample Survey
Open-Ended Comments

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- I think there is something more to be said around inclusivity and housing options- Boulder should be a place where people can live where they work/study and vice versa.
- I think there should be more emphasis on young families with children having options to buy homes and live within Boulder county, and most especially in the city of Boulder. Without families, no community can call itself vital. Without families of all incomes, a community can't call itself diverse. It seems like the current vision is to attract more young, single folks. Frankly, it seems like we have lots of young single folks in the area already. As soon as they start families, they move away as it is too expensive to live in Boulder. Most folks in Colorado do not envision apartment living for their kids. This isn't NYC. Perhaps designing higher density housing with play areas could make this type of housing more attractive. But what I've observed, that is not included. When we raised our children here, this was a fantastic community for kids.

- I think these values are awesome. And, they are NOTHING if they are not implemented in policy. Example: the use of GMO seeds on open space lands. Impossible to reconcile this fact with these values.

- I think this is an excellent list
- I would include diversity of ethnicity, income, and the distinctions that would make the BV a more inclusive home for ALL. I would also strengthen (h) to include the light rail we've all been paying for but which has never come to Boulder/BV. We need more cooperation from RTD on this. I would also include more public input on such notions as 'right sizing' of streets or the construction of the enlarged Hwy.36...both of those issues have big problems, typically because so little public input carried weight. The 'people' were not well informed not did they have sufficient listeners in positions to consider those issues carefully enough...that toll system on 36 seems to be somewhat of a folly unless those lanes are the size for later implementation of light rail, which IS needed throughout the BV.
- I would like more emphasis on h) and perhaps modifying it to include reducing the number of cars on the roads in Boulder. Traffic doesn't move well during rush hours and the congestion that comes from in is troublesome. I think that making a goal of having public transportation within Boulder would help a lot. Drivers would benefit by having fewer cars on the roads; pedestrians would benefit, and those using the buses would benefit.
- I would like our community to take the inclusion of people with disabilities into consideration in the decision-making process
- I would like to see more specific mention to stewardship and sustainability by adding: A community that is committed to reducing our footprint on this planet.
- I would specifically call out the goal/value of providing facilities and support for outdoor physical activity.
- I would tie creativity and innovation to economy (natural foods, software, aerospace)
- If we could accomplish the above, would be truly amazing. Let's try.
- If we could live up to every core value listed above TO THE FULLEST, Boulder would be a paradise on earth, but that's a dream, because there is no paradise on earth. Still, Boulder comes pretty close to being the best place in the country in which to live. However,. today, I am quite concerned that some of these core values are being 'overlooked' or considered 'passé.' I believe that change is happening so quickly that one barely has the time to consider these changes and address them. I wish that one of the core values had to do with VALUING TIME.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- I'm biased by association with a retirement community, but I think that encouraging interaction between age groups is important. Maybe not important enough for this list, but I believe it's emphasized in the city's goals, and I appreciate that. Especially in a college town. I sometimes felt isolated in a college bubble, with no older people and no kids and no dogs, in my small college town on the east coast.
- improved public infrastrucure such as reliable sewer system and flood protection.
- Improvement in traffic patterns rather than getting worse as with right-sizing. More emphasis on aesthetic components of community as in art and architecture, unlike the current strip development that is patently hideous.
- Improvements in one area shall not be at the expense of other areas. As an example, 'right sizing' should not be at the expense of traffic flow, which is hampered enough by congestion. Also, when construction is commenced on one north-south artery, other north-south arteries should be free of construction. Too often Broadway and 28th St. are under construction at the same time, with even Foothills Parkway involved. Traffic is a major issue. Instead of spending money right sizing lanes at the expense of increased auto congestion, we should spend the money on subsidizing bus routes. $2.25 is too expensive per trip. We also need to municipalize the internet in Boulder. Look at Longmont's fiber project. They have brought inexpensive gigabit access to almost their whole city. We still pay usurious rates for inferior service here to a virtual monopoly.
- Including the neighborhoods in any decisions that affect their quality of Open Space, environmental issues, neighborhood identity, Housing types and modes of transportation. The people who live in the neighborhoods have a better understanding of the qualities In any surrounding area.
- Increase safety (i.e., police, fire fighters) and pay them more!
- Increase the availability of new affordable condominiums in the city of Boulder.
- increased use of our open spaces, more afordable housing to decrease influx of traffic into Boulder
- Infrastructure! Roads, bridges, sewers, water pipes.
- Invite and integrate a multi-racial and multi-cultural demographic.
- Issue of equity is very important. Boulder has become a very elitist and exclusive place to live.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- It fails to address excessive growth that has harmed Boulder to a great degree , since 2011, damage which is permanent and lasting. The growth that has been enabled by the City Council and developers has effectively destroyed the small town feel of Boulder and what used to make it a beautiful city. Boulder used to be renowned for a beautiful mountain backdrop which could be seen throughout the city and the eastern county. A backdrop carefully protected from development by prior generations of Boulderites. That is now being destroyed by growth driven by outside developers,local developers, and approved by elected officials. In 1977 the Danish Plan was approved by Boulder citizens to limit growth to 2%. Starting in 2000 exemptions to the growth limitations were passed and subsequently more exemptions were passed in 2004. The growth of commercial and industrial business has been unbridled. The prime example is the Daily Camera property which has obliterated the foothill views forever and is a blight. The next monstrosity undoubtedly will be the google campus (and the development of the Best Western Golden Bluff location), a business Boulder surely does not need, in light of over 60,000 workers commuting to Boulder daily. As to eastern Boulder county it is perceived by the city council and the planning board as an excellent place to dump high density, high height and ugly development without any consideration for destruction of foothills views, traffic and all the negative impact this type of development brings. This is being done at a huge cost of derogation of the existing residents property and the community. These county communities are being destroyed by the city council and planning board actions where the residents have no representational rights. Unfortunately the current council and most prospective council members have no interest in limiting growth and protecting Boulder's iconic landscape. In fact most have a financial interest in aggressive development, case in point is George Karakehian, an example of which is the massive building allowed to be place on his property at the corner of 9th and Pearl. Contrast this monster with low profile building from the 1990's built on west Pearl - case in point the building where Spruce Confections is now located and the surrounding structures. As Professor Bartlett put is sustainable growth is an oxymoron. Boulder is being destroyed by growth with the blessing of the city council and the bloated planning board.

- It is hard for seniors to use public transit, walk and bike. More affordable parking. It's hard getting around the city because of the bike races every weekend. There should be a limit.
- It would be forward looking to have a point to 'Ensure the impact of tourism on our open space, environment, traffic and parking does not impair the quality of life for community residents'.
- J. Strong sense of our place in a larger, global community, so that decisions made for Boulder today asks what impacts these make beyond the county, the state, the world. Our model should attempt to be one that other towns could adopt and adapt to their own situation.
- j. Thorough planning for the upcoming aging of the Boulder/Boulder County population. k. Making sure that the compact-community concept doesn't get out of hand, with housing becoming overcrowded in urban areas.. l. Attempting to address the growing problem of economic disparity between different Boulder populations.
- j. A regional center of outstanding educational, scientific, and intellectual development k. A city that actively seeks the richness or racial and ethnic diversity
- J. A respected community with influence on the national and international stages contributing to the direction of human evolution
- j. a safer streetscape k. lower speed limits to encourage walking and biking

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- j. Autonomous property rights for property owners based on current building guidelines. k. Not making property owners meet the proposed energy efficiency requirements for new builds for remodeling an existing structure.
- Keep getting our power from Excel
- Keep the unique Boulder appearance.
- Keeping growth down
- Keeping up with the influx of "transplants" moving in vs. those moving out of the area with housing and job availability.
- Limit building and growth to maintain some sense of hometown feel that drew people to this place initially
- Limit growth to preserve the existing quality of life. Especially limit tall building in the downtown (Pearl Street Mall) area. Preserve existing neighborhoods. Allow growth to take place outside Boulder city limits.
- Limits on density - allowing uncrowded areas in the community
- Livable wage (not less than $15 per hour), traffic and pollution, more diversity, both racial and socioeconomic, height restrictions honored
- low traffic volume and more polite vehicle drivers, and a less hurried and more friendly citizenry in general
- Maintain and embrace the traditions of our Western US heritage.
- Maintain the quality of life in Boulder including emphasis on single family homes. Limit growth and overcrowding, even if this limits arrival of new business employment in Boulder.
- Maintaining a small town feel by avoiding new high density urban development like at the new transit center
- Maintaining and healthy and sustainable community and natural environment
- Make Boulder a place for all people, not just those who can afford the high price to live here!
- Maybe incorporating the concept of Resiliency, which overlaps with other values but could be called out separately as well.
- Mental health services; physical recreation areas, low income, and homeless populations
- More access to shooting ranges, i.e. pistol, shotgun, and rifle.
- More affordable housing without more congestion
- More focus on why many people moved here in the first place: recreational opportunities
- More laws and regulations reducing the probability of more and more transients coming to Boulder to enjoy the services we provide.
- More public art
- More trails for mountain biking
- Need more single family housing if possible
- New development should pay its own infrastructure
- Nine values already seems very broad, adding would dilute work already committed to
- no
- no
- no
- no
- no
- no
- no
- no
- no
- no

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- no
- No
- No
- No
- No
- No
- No
- No
- No
- No
- No
- No
- No
- No - great values
- no additions
- No GMO farming, more bike lanes, more open space, no tall buildings, no Xcel in the county
- No I have nothing to add - this covers my values and the reasons I live here.
- No, although do not agree with all of the above.
- No, but a balance of jobs and housing needs to be considered
- No, but I believe City Council has paid far less attention to some of these than others. And more attention should be paid to neighborhood input.
- No, but strong emphasis on "c" and "h" especially for seniors should be considered
- No, I like those.
- No.
- No.
- No.
- No.
- No.
- No.
- No. But the wording of many of these are open to widely different interpretations. For instance, I'd bet the strip miners of the late 1800's would have said they were practicing 'environmental stewardship'. And 'climate action' isn't necessarily what most of us in Boulder would call positive action. Such ambiguity can be very dangerous. Unless, of course, that was the intent.
- none
- None
- not at this time.
- Not just a diversity of housing types, but welcoming a diversity of population.
- Not just preservation of open spaces and natural lands but of the native species (plant and animal) via sound management practices including limiting recreation in certain areas. Also, the city and county need to work better together... critical wildlife areas in the plan should receive more attention.
- Not so many bike lanes. Ones on Baseline are enough.
- Our household has one concern: the use of pesticides and herbicides in the environment. We'd like to see ZERO usage in the near future. It's sad to see my husband struggling with his health problems aggravated by spraying each time and a big increase in little animals run over on the highway after each spray.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- Parks and parklands should be present within the city as well as around
- Participation by neighborhoods in development and rezoning proposals
- Participatory and democratic modes of governance that nurture citizen input.
- Perfectly planned execution of changes that are made to the overall community. (this has not been the case)
- Placing individual rights (including property rights) equal to community rights. For example, removing rules on current home owners that make it difficult to impossible to improve their property without modifying the existing home.
- Planning that deliberately limits runaway growth to preserve the quality of life that makes Boulder special.

- Population growth, excessive taxes
- Preservation of Boulder's history and cultural character,
- Preservation of historic resources, in architecture and landscape.
- Preservation of view corridors so that people can enjoy our world-class Flatirons from most places in the city.
- Preserving Boulder's sense of place
- Preserving the rural feel of Boulder County (outside of city) especially in the Gunbarrel area.
- Progressive housing
- Promote a safe environment.
- promote compact housing projects on lands adjacent to the existing infrastructure, Pencost property next to Greenbelt meadows as an example
- Providing good education to all children
- Racial diversity
- Ready access to hiking access to open space is vital to public support
- Realistic, common sense management of community resources
- Reality
- Recognition that issues of housing, transportation, jobs are regional in nature and cannot be dealt with in isolation.
- Recreation and Outdoor Fun
- RECREATION. It's obvious, it's why many people moved here, it's what this community is known for all over the world, it's what many people do, and yet you have not included it. Why not?
- Reduce taxes.
- Reducing car congestion in city
- Reduction in City and County government micro-management, needless regulations and red tape
- Reduction of overcrowding Tranquility
- Regarding some of these values: I have had difficulty recently receiving feedback from Boulder government entities when I have tried to communicate via e-mail or phone. Having goals and/or values is great, of course, but we need backup by police, environmental enforcement, senior staff, etc. - at least an answer. A simple yes or no would often work.
- Regular consistent communication from the government entities to the members of the community
- Regulating and better planning of Growth
- Regulations which are not overly intrusive or cumbersome on the community

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- Rental prices are uncommonly high for those of us who don't qualify for assistance but make too little to keep our rent down to 30% or less of our net income. I believe the power to make a change for those of us who fall through the cracks when it comes to housing can be made by better regulating the rental prices and rental increases landlords are allowed to charge their tenants.
- Resiliency from natural disasters and economic disasters; strong commitment to; emphasis on local food production
- Respect for and consideration of the structure of neighborhoods as they have existed over the years.
- Respect for existing zoning
- Respect for property rights.
- respecting homeless people as citizens, not human detritus reducing the growing problem of poverty in BC
- Rights of nature, including plants, wildlife and domestic animals.
- Road maintenance i.e.: Resurface roads where needed! Increase number of county commissioners and run by wards.
- Safe community
- Safety and crime prevention.
- Safety and security of citizens and children
- Safety and security of our residents; providing excellent educational opportunities for our children
- Safety is not mentioned as are schools or places of education / life long learning. I think item (e) could be modified to include safety since in the broadest sense 'healthy' would include a focus on public safety. (d) could also be modified to include some thoughts on a commitment to learning. The last item I might consider would be a commitment to communal support and development. I fell the community has actually moved away from this in recent years. We can not really have collaboration to implement the plan if a strong sense of working together to solve issues or problems is not a founding principle of what we do. Recent discussions around planning, dialog between CU and the community all point to a loss of this community based approach.
- Safety. The transient and homeless population makes people (especially families) feel very unsafe in many areas around town.
- Schools that represent the community. Support for the arts in the community as a whole and in schools Strong town and gown relationship Easy access to quality healthcare for all the population Strong connections between elders and you hers Safe community for all
- SENIORS CAN NO LONGER AFFORD TO LIVE HERE -- PROPERTY TAXES ARE FORCING SOME OLDER GENERATION HOMEOWNERS TO MOVE OUT -- THE VERY ONES WHO HELPED TO BUILD THIS COMMUNITY... WE NEED TO LIMIT CONSTRUCTION TO MAINTAIN BOULDERS UNIQUE LIFESTYLE... BOULDER HAS ALWAYS MAINTAINED A UNIQUE, DESIRABLE LIFESTYLE AND WE DO NOT NEED SO MUCH OVERCROWDING THAT WILL TOTALLY UPROOT THE PRESENT LIFESTYLE... PLEASE THINK ABOUT THIS WHEN EXPLORING NEW IDEAS FOR FUTURE DEVELOPMENT..
- Sensitive to senior citizens and students
- Slow growth
- Socio-economic diversity. Working people should be able to live here. And a balance where values conflict.
- Something specific to kids' services. After Parenting Place closed there's a huge lack in children-friendly/parenting support.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- Sometimes affordability does not include minimum wage jobs. I believe in working 40 hours a week should allow a person a normal house not condo. Many people leave Boulder who have been here all their life because they cannot afford a house.
- Sounds a lot like mom and apple pie.
- Specific light-rail routes to Denver and more convenient bus service to (illegible) - if we're looking at environment why aren't we looking at noise pollution?
- Stop allowing variations to the 35 foot height limit
- Stop lying to the public! A) height limits B) selling open space to developers for custom homes C) rail service to Denver
- Strong education system for all
- Strong rail service between Boulder and interconnected key locations (Longmont, Superior/Louisville, to Denver) (like what we paid for and want - not polluting busses, which we already had)
- strong/many education opportunity
- Sufficient housing for those that work here. Well maintained basic infrastructure.
- Support culture and the arts
- Support for a diversity of businesses through a diversity of commercial buildings that are affordable, right-sizing city regulations to limit administrative the administrative burden and providing infrastructure for synergistic businesses to be created and grow
- support for a diversity of people in all economic classes; a balance of housing options for people at all income levels (especially not forgetting the low and middle income folks); year-round housing for those in the homeless community; appropriate social, political, and economic support to support the plan's diversity initiatives.
- Support for an ageing population. Quality of life, noise, respect for diversity of neighborhood.
- Support for these goals, including city and county road maintenance and effective snow plowing. Respect for existing values of established neighborhoods and not allowing further development that would diminish those values. Respect for the community by not making decisions that will affect the community without long-term research and data.
- Support of a great educational system
- Supporting a culture of diversity and small businesses
- Sustainability -- building materials (for new homes and office buildings, shops) that are non-toxic and Earth-friendly; goes hand in hand with b. and e., but I feel this term, sustainability, is an important one. Education -- I feel enough research has been done that homeschooling ought to be recognized as a superior form of education, and that steps be taken in that direction. Elder-run 'day-care', for instance, that lasts throughout childhood!
- Tear down the trailer parks and build 4 story multiple 1000 square foot condos that sell for 250,000 to Families than make no more than a nurse and fireman couple make, or a teacher and a policeman. Let them be resold at the same increase in value that Social Security allots per year. Let retired couples buy the same condos for $125.000 if their income is the same as the retired nurse/fireman or teacher/policeman couples. Same resale cap applies. Ensure that they LOOK good, get some artists involved. The current builders' designs are terrible. Boulder should insist on retaining its architectural charm - not let every greedy builder put up as many, cheap living spaces as possible on every square inch of land.

- The community should not have UGLY building like Lumine at Bluff and 28th
- The Future of Boulder.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- The rights of a diversity wildlife to safely live in the area they have always used.
- The seniors that helped build this town!
- The value of Less control by the city government More community building
- The value of personal space is critical to a happy environment. Crowded streets, clogged with cars, overburdened store clerks.
- There is a huge student population that is not mentioned at all. I think it is extremely important that the core values of the Community Plan address the need to balance student and non-student resident needs and wants.
- There should be a focus on traffic mitigation. People drive and roads should be expanded accordingly.
- There should be separate 'values' that cover RTD plans and services, working with school districts to support PK-12 education, Boulder Valley long term flood control and area wildfire resources for rapid response.

- these are plenty of challenges that are well identified I can suggest a) creating a goal of self-sufficient local economy to achieve resilience and reduce GHG: how about turning (25%) of open space into sustainable farming and demo permaculture practices? b) I feel that a better, more transparent and comprehensive collaboration with CU is justified: resource sharing, community based projects, land use planning. CU social and economic role has a substantial impact on culture and quality of life.
- These don't strike me as 'values'. Diversity of thought, race, religion, etc
- These statements are quite vague. It is hard to disagree in principle, but the practical implementations are often inappropriate or conflicting.
- Think about those of us who live here
- This is a college town strongly shaped by CU, but none of the values listed above directly support that
- This is pretty comprehensive
- This may be assumed under d, but I believe Boulder needs more of an emphasis on arts and supporting arts and artist in the community.
- Those are great.
- To clear all intersections with bums and street signs. These people are distracting to drivers and scary to pedestrians. Many of these street peole bus-in from Denver!
- To know when a goal is beyond the scope of local government. Many current decisions are futile attempts to address something much bigger than our county borders, such as global warming. The money wasted on municipalisation is a good example. The hopeless affordable housing plan is another. Taxes, especially property taxes are way too high.
- Top-quality educational system stressing smaller class sizes
- Traffic congestion reduction
- Trail management with access to open space
- transparency and open communication, value of concerns, how they will be addressed and a timeline for that process
- Transparent government
- Transportation system that is able to handle car traffic without undue delays.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- Two things that are missing that may be inferred by the values above but are not called out and should be are the words 'progressive' and 'leader.' We can have many of the values above, but if we implement them years after other communities, we will not be a leader and will stagnate as a backwater of innovation. Boulder has always been a progressive leader, be it our open space policies or the controversial, at the time, plan to remove cars from Pearl Street. Both of these changes have helped make Boulder the desirable community it is today.
- Vehicle congestion and pollution
- We are not inclusive
- We must not sacrifice our views and elbow room for the sake of high-density housing. For many, the point of being here is to see the natural beauty without having to drive to it. Likewise, the roads (with cars AND bikes) are so becoming so congested, it is difficult to get through town - which adds pollution, travel times, and general frustration, all of which seem to be opposite of the core values listed.
- we need a minimax income!! no one making income more than 20 times the least income [yes note I 'm not meaning wage - but income]
- We need more neighborhood parks, libraries and recreation centers in the Gunbarrel Green area and in the county.
- Welcoming and inclusive are great goals, but, without a tangible action plan and a set time frame to accomplish goals, they words have no significance. What are the goals and targeted time frames that show the commitment to achieve inclusion?
- Well, there is a dilemma with these values, since to an increasing extent (a), (d), and (g) become mutually exclusive. Boulder is by outside visitors described as a 'gated community'. The socio-economics makes it a city farthest away from the US average. But maybe so be it, and one should face reality instead of pretending much can (or should) be changed about it.
- What about the core value of emphasizing education?
- While we don't have a concrete bullet point to enter, two things come to mind, emphasis on education and educational opportunities so we continue to grow and a recognition of our position as leaders, influencers and educators, particularly in the areas of environmental stewardship and community-mindedness (ie: the actions of one impact all)
- Willingness to pay taxes or raise revenues for schools, parks, and other services such as infrastructure maintenance
- Yes, there should be a goal to stop the out of control building and 'densification' of housing such as the buildings at 30th and Pearl, and a stop to the building variances that have been granted. This type of building has changed the character of this city, and added to the traffic issues. The traffic impacts of adding more residents and new buildings should be a consideration before any new building are approved.
- Yes, we think that an important value worth mentioning in the Plan is to balance economic and environmental issues. Boulder County is a very expensive place to live and without a balanced view of issues (for example, focusing too much or only on environmental issues) will only lead to a increasing economic dilemma of affordability in Boulder Valley.
- You have abandoned the values of 1980s Boulder. Rents have gone up annual 100s of percentage points. Your most important points are unlisted: profit, taxes, and connections.
- You've done a good job of making it comprehensive. How about racial diversity?

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.5: Are any of the core values in the above list no longer important, or in need of clarification/modification?

Value	
a.	***A compact community surrounded by preserved open space***
b.	*A community that practices* ***environmental*** *stewardship and* ***climate*** *action*
c.	*A place with a unique* ***identity and sense of place,*** *with great* ***neighborhoods*** *and* ***public spaces***
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e.	*A* ***healthy*** *community where people's well-being is supported*
f.	*A vibrant* ***economy*** *based on Boulder's quality of life and economic strengths*
g.	*A diversity of* ***housing*** *types and price ranges*
h.	*An all-mode* ***transportation*** *system to make getting around (with or without a car) easy and accessible to everyone*
i.	*Strong* ***city and county*** *cooperation to carry out the Plan*

Value	Comment
	Clarification on homeless population and how they will be supported to move and work into the community.
	Les City employees in the tax department that cost the tax payers a lot of money
	More specifics needed in plan on "how" to achieve its goals and achieve identified goals
	No changes, but I think all values should be weighed equally
	See above
	see notes above
a	
a	... open space with sustainable use by all user groups from the community in mind.
a	'Compact' community disturbs me because I DO NOT want downtown density to continue. I would like a more open community surrounded by preserved open space, one that does not have to replace every small building or parking lot with density downtown.
a	'compact' sounds smart & attractive but reality is exhibiting over-concentration of population in buildings (sometimes poorly constructed) and impractical traffic expectations
a	'preserved' open space is such an overreach and old idea
a	"Compact" = too much density = too many apartments
a	"Compact" seems a bit unrealistic/elitist
a	"Compact" should not mean "sardine can"
a	"Preserved open space" should be debated. At some point ever more costly land purchases must stop so funds can be used for basic government services.
a	,compact, community should be better defined. eg. homes on top of one another? How will overcrowdedness be defined and measured?
a	A compact but not overly dense community surrounded by preserved open space
a	A compact community is ideal, and while I agree with height restrictions of buildings and maintaining the green-belt around Boulder proper, the only way to make the space liveable is to limit the number of citizens; however, to do so would probably stagnant the growth of the city as well as furthur increase the wage discrepancy between Boulder and the rest of the state. It is problem, and it needs to be assessed somehow.
a	a. A compact community is not as sustainable as one that incorporates, for instance, food forests.
a	additional open space purchases are not needed or wanted
a	as written would allow infinite density
a	Boulder is becoming too dense, i.e., "compact." Traffic is a major concern. Seem as though Council is trying to make it difficult for its citizens.

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Value	Comment
a	Cannot continue density east of 28th (downtown does not get this). Could do high-rise or affordable housing Mapleton area or off of 4th Street.
a	Community shouldn't be compact
a	Compact community
a	Compact doesn't mean New York City
a	define what compact means as bringing large companies like Google, to a street that's already jammed, with thousands more cars from the employees will certainly contribute to the feeling of 'packed,' but I'm not sure that's the quality of life Boulder is all about.
a	Does "compact" refer to a lack of sprawl (enclosed) or tightly spaced (due to enclosure)?
a	Does compact only allow for condos? How about townhouses, duplexes, apartments with outside entrances built around playgrounds?
a	Don't make Boulder like Denver
a	Feel that Item a would be better stated as: A community surrounded by open space where there is a balance of recreation and conservation for the community to enjoy and appreciate
a	Greater access to open space for dogs and bikes, encouraging more cooperation among all types of users
a	How compact? No need to obstruct the views of the Flatirons with high rise buildings!
a	how did that atrocity get approved--the huge building on the daily camera site? Height controls and space and view rules all obviously ignored for this building; who let that happen?
a	how much growth/ density is sustainable? This is attractive but needs clarification
a	I don't agree w/ Compact community (i.e. filling up all available space w/ high density housing), but do agree w/ preserving open space.
a	I don't believe that the community needs to be compact. However, I do believe that it is very important to maintain the open spaces around and throughout the community.
a	I don't know what 'A' means with respect to the diverse communities that inhabit many of the areas outside of the incorporated towns. Boulder City and County do not support these areas and seem to want to 'downsize' or limit the influence or importance of the rural/mountain dweller. I would like to see more support and for these areas and communities. They are important and vital to the county but don't support the idea of a compact community.
a	I don't remember the language "compact community" as a core value
a	I don't think a compact community and having a diversity of housing are achievable at the same time given the price of housing today. Limiting the size of boulder will only increase housing prices.
a	I have followed open space but did not hear the word plan used

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Value	Comment
a	i see the open space along 36 being encroached up with developement. where is the action to bring this into alignment with this plan?
a	I worry that this 'core value' can easily make Boulder into a giant gated community, not open to growth, change, progress or positive expansion.
a	I would like to see this item expanded to note the importance of having an abundance of trails so that people can enjoy open space without it feeling crowded. And the importance of having a network of connected trails throughout the county so that enable people to get to the various parks without needing to drive.
a	I'm not sure what "compact" means. If it means high-rise buildings, then I'm not for it.
a	If compact means dense, I don't value dense
a	If we insist on compactness, we can't also be welcoming and inclusive. Therefore, we should think of the open space as a 'greenbelt,' beyond which further settlement and economic activity can develop.
a	Means "high density?"
a	needs to include detail about retaining quality of life, not just creating 'compact' neighborhoods (e.g., maintaining views)
a	Not sure our community is still considered compact considering the density of housing and the reduction of lot sizes in new construction
a	Open space should be open to the public for enjoyment of nature and recreation, not closed off to groups such as mountain bikers
a	Open space should NOT be only about preservation but about multi-use by its citizens.
a	Open space that avails itself to a wide variety of uses and trail users
a	please clarify the difinition of compact community
a	Preserved open space, too much emphasis on preservation, need more trails to disperse users. Population has increased so much in the surrounding area, open space use is getting higher impacts, need more access to disperse use
a	Rather than compacting city and allowing building height to go up perhaps some open space should be compromised
a	Rather than the City and or County owning and maintaining all of the open area, perhaps this could be done with zoning. City's buys the land at market value, rezones the land and sells with zoning or deed restrictions. It could still look like open space but you don't have to maintain it.
a	restricts space and drives up prices of housing and is in direct conflict with g

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Value	Comment
a	Seeing what has occurred for other communities around the country who limit access, I am not in favor of being exclusive.
a	The 'compact' community concept is no longer viable. Communities need to be able to expand geographically consistent with other plan 'values'.
a	the community has become too 'compact' and crowded.
a	The compact community ideal is being perverted to legitimate very dubious pursuit of g - diversity of housing, and some real losses of quality of life with excessive densification and now some really foolish annexations far from transit and far from thoroughly considered planning. The Twin Lakes mess will be a huge problem for the locals and a huge expense for the intended beneficiaries, unless there is a big transit subsidy that could ony benefit some of the residents...
a	The compact community only refers to the city and not outlaying areas - greater focus on improvements to these adjacent neighborhoods is needed
a	The current densification which includes massive housing projects in areas bereft of parks is tantamount to physical assault.
a	The open space needs to be managed for fair and equitable use across user groups - not just for hikers on mountain trails
a	The term "compact community" needs to be better defined. If it means a high-density urbanized community then it is in conflict with values c, e, and h.
a	The word 'compact' seems to denote increased density within the existing community. One of the things I love about my neighborhood is the smaller, single family homes with nice yard space for trees and plants that add privacy and contribute to a healthy environment. I think it is important to maintain areas within the city that retain this balance of structure to lot size.
a	The zoning laws are adequate. We don't need a "compact" community. Boulder has been successful and it doesn't need to be Lodo Part 2!
a	There is an abundance of open space. Open space funds should be directed elsewhere, such as road maintenance. As I understand the term 'compact community', it implies overdevelopment.
a	They are generic enough that almost everyone would agree with them, but where the rubber meets the road is important. How 'compact' of a community is the goal? There's a huge range that can be interpreted.
a	This is not a role of government
a	We have enough open space

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Value	Comment
a	We have enough open space, and we should not acquire any more, especially outside of our boundaries.
a	We have more than enough open space now
a	We need homes with yards, NOT urban living condos meant for wealthy young professionals
a	what does a compact community mean
a	What does a compact community mean? High density?
a	While I still agree with the value of preserving open space around, and within, the community, I would not describe the current Boulder community as 'compact'.
a	While this is a good value in theory, it has resulted in a number of unintended consequences, including unaffordable housing for many of Boulder's workers.
a	Why do you feel the need to have a compact community. Boulder has always been a great place to live, why are you making all these changes, keep Boulder, Boulder.
a , g	Please see above. Thanks.
a, b, c,	ABOVE COMMENTS
a,d,g	a is somewhat in conflict with d and g--this should be resolved
b	'Climate Action' is vague and should be framed more positively, i.e. becoming a net positive city or something
b	1. Stop Wasting Money Fighting Xcel. You will never to be able provide the same service for the same cost. 2. Other local communities should be encouraged to provide composting. Each patron should be able to have one paper bag for free, so they don't have to drive to Costco to buy new plastic trash bags.
b	Boulder encourages driving through some of it's policies (i.e. open enrollment)
b	Clarification. Any significant actions or changes which may directly affect constituents should be presented to those constituents for majority approval, i.e., vote.
b	Climate action goals have been unrealistic
b	Climate action is contraversial and should be continually voted on. It is wrong to assume that the majority of residents are activists for climate unless this is verified through ballot issues on elections more than a single time.
b	climate action is meaningless on Boulder's scale
b	Climate action is multi-jurisdictional / cross-border issue best handled at the National government level and therefore should be removed from the Core Value list.
b	Climate action is too aggressive. Environmental stewardship is appropriate. City council should not be engaged in the energy distribution business.
b	Climate action on local level is a busybody delusion

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	Value	Comment
◆	b	Climate action. We are hypocritically working towards a local power utility instead of incremental gains.
◆	b	climate always changes.
◆	b	Climate change is not a problem that Boulder can solve itself. This requires a degree of realism and common sense.
◆	b	Come on, Boulder, you're not going to same the planet with your ridiculous energy efforts
◆	b	Cost of practicies should be balanced with benefit
◆	b	Could be made more inclusive and balanced by using "sustainability" which recognizes the necessary costs of stewardship and shares costs fairly to maintain viable life and choices for all
◆	b	delete
◆	b	Delete 'and climate action.'
◆	b	does community include the businesses and students
◆	b	does this mean a leader or simply an active participant?
◆	b	Don't need "climate action"
◆	b	Drop "and climate action"
◆	b	Energy independent from Xcel. Be the leader in emphasizing alternative resources. Are we able to do the right thing for our environment? Just tell us what we need to do.
◆	b	Environmental stewardship is good, "climate action" is a farce - climate change is a natural part of the evolution of and on this planet - nothing will change this - not costly impositions on the population
◆	b	Focus on COUNTY-level environmental issues, not national or global
◆	b	Get real!
◆	b	I don't know what climate action means. If it costs taxpayer dollars, I am reluctant.
◆	b	I think it that climate action is a misuse of resources.
◆	b	Implementation to be subject to rigorous cost/benefit analysis.
◆	b	It is time to take an "off ramp" from municipalizing Boulder power and work strongly with Xcel to achieve environmental goals
◆	b	it's over-emphasized at the expense of practical considerations
◆	b	Not needed on a local scale
◆	b	Not quite sold on the utility focus.
◆	b	Not worth the economic cost
◆	b	omit climate action
◆	b	Only as far as reasonable - don't go out of the way to push for municipal energy if it is too expensive for a lot of the community

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Value	Comment
b	Should be individual initiatives not comp plan value
b	Should be moved to number 1 in the list.
b	Should include regional context. Keeping growth down in Boulder doesn't affect overall climate change - it just pushes it elsewhere.
b	Sounds good but what are the details
b	The community should not force it's views on the individual. Encouraging is fine, mandating is not.
b	The most vague
b	The need to preserve the beauty of the area by adhering to the height limits and reducing traffic.
b	thinking that a small city somehow can run a power company is ludricrous
b	This is not a role of government
b	This should be a 'core value' for the State of Colorado or the federal government. I question if it makes sense to attempt this kind of environmental stewardship on such a local level.
b	too much climate action . the sky is not falling
b	We believe that climate control is more appropriately an individual value, not a communal value. This Valley already has a pronounced affordability problem. Further climate action as a community would almost certainly accelerate the affordability problem.
b	What is 'climate action'?
b	what is 'climate action'? May be better to emphasize 'energy efficiency' and 'renewable energy' with an added goal of limiting climate change
b	You can't have municipalization of the power grid to help keep Boulder clean and maintain a diverse housing environment. That is, the current socio-economic climate of Boulder is fairly well-to-do (eg, a 'cheap' house is $550,000). By allowing Boulder to control its utilities, the prices will only increase, where only the very upper class will be a part of the community.
b	You need to address that windmills kill one and a half million birds per year as this is not environmental stewardship. No to wind power should be emphasis of the city.
b	you're overdoing health-oriented controls, e.g. no smoking practically anywhere, letting bicycles have whatever they want, and ignoring citizen protests
b , c	Problems with high density housing in suburban neighborhoods
b, f, g, i	It is not a city government role to take on climate action, at least not as interpretted by the current city counci, and adding more jobs (such as Google) deteriorate quality of life by adding to the traffic woes. We may need to talk about NOT adding more new jobs to this city.

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c. *A place with a unique* ***identity and sense of place,*** *with great* ***neighborhoods*** *and* ***public spaces***
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g. *A diversity of* ***housing*** *types and price ranges*
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i. *Strong* ***city and county*** *cooperation to carry out the Plan*

Value	Comment
b, h	H, transportation has to take into account the aging population and the need for reasonable travel time. You can't expect everyone to ride a bike or take buses for trips. B - environmental stewardship shouldn't mean automatically preventing access to Open Space as the most desired outcome. Climate action isn't necessarily the highest good, either.
c	Bldr. is no longer the beautiful little city, with a great college. It has become more upper class.
c	Boulder is lacking in manicured open park space similar to North Boulder Park. We have an abundance of wonderful open space and some little neighborhood pocket parks. It would be nice to see more parks that attract the entire community similar to Washington Park in Denver. Entering into Boulder Valley from 36 is a dramatic beautiful site. Is there are way to highlight some of the dramatic features as you enter on the main arteries of Boulder such as the flatirons as you come in on 36, Arapahoe Peak and Boulder Creek as you come off Foothills and onto Arapahoe, other?
c	delete
c	everyone takes this for granted
c	I don't see the need to improving the Civic Center
c	I think this can be REMOVED as (A) includes the spirit.
c	Identity and sense of place can be interpreted as exclusive. White, athletic, North Face wearing. What about the rest of us?
c	Make neighborhoods with commercial districts for food and retail
c	Not clear what "great" neighborhood is
c	Not the purview of the government
c	Public spaces to include views
c	seems to imply stability when change is constant ie value d
c	This is not a role of government
c	This is way too subjective - who decides what Boulder's identity is?
c	This should be based on residents; input, not what bureaucrats think it means
c	Those of you who make these changes to our city, like allowing the huge building you've let be built and the spreading out of all these buildings as well, are taking away from the 'unique' identity that Boulder has had in the past. You are changing the greatness of Boulder, why do you feel the need to keep letting these huge (and quite ugly to boot) buildings to be built. The 'Hilton Hotel' really, what is that about.....nothing unique about that!! I say enough, stop changing Boulder!! It was a really unique great place but you have taken away from that!
c	Too general
c	Too much talk of being unique.

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Open-Ended Comments

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	Value	Comment
◆	c	We are losing our identity with respect to architecture. All new developments in commercial areas, i.e. Pearl st, have a similarly boxy look that just blends into the box next door. Not not mention we have just about lost all views of the flat irons from all of pearl stress and adjacent neighborhoods.
◆	c	What does 'great' mean? Active, safe neighborhoods? Engaging public spaces?
◆	c	What is happening to our neighborhoods with all the new construction towering over the older neighborhoods... we no longer have any sense of a small town spirit!!!
◆	c	What is the city's definition of "identity and sense of place"
◆	d	'welcoming and Inclusive' deserves its own number,apart from creativity. Need to stress racial ethnic and economic inclusion
◆	d	A vibrant economy: ours is plenty vibrant too vibrant, in fact. d welcoming & inclusive we are too big to continue this. g. Diversity of housing types we can't build our way out of this.
◆	d	Add to it. On the surface we appear to have this trait but our lack of diversity and our real action do not represent Boulder well!
◆	d	Boulder is NOT welcoming
◆	d	Boulder is very welcoming and friendly, but not very inclusive with new folks. if we want innovation to surge here, we need to attract a more diverse population to tap into all that creative talent
◆	d	Can you clarify how inclusivity relates to a compact community? How do you rectify these opposing values?
◆	d	Could be defined more
◆	d	delete
◆	d	Ensure that inclusion is for everyone, not just those that believe the same way as everyone else
◆	d	I think that the culture is just about right.
◆	d	If we are going to be vibrant in 20 years we must make Boulder a welcoming, exciting and affordable place for young professionals. Look at what some other cities like Portland have done to attract young talent. We are too baby boomer oriented!
◆	d	Include as much thinking as possible. This does not see to happen.
◆	d	Inclusivity for income as well
◆	d	need to insure that diversity preserves core values
◆	d	Needs stronger action toward multiculturalism, people of color, broader thinking problem solving, embracing creativity from larger poplulations, etc
◆	d	not inclusive with respect to income necessary to live here
◆	d	not so inclusive unless one has money/status/power and/or are progressive in action & politics

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Value	Comment
d	Not the purview of the government
d	Remove the word "inclusive." For future surveys, ask citizens it the community they live in is "inclusive" or "exclusive" and ask them how they want it.
d	Seems to be trying to cover a lot of different bases. Is the inclusivity pertaining to race, class and LGBTQ issues? Is the creativity and innovation regarding methods of creating the inclusivity or is it referencing a commitment to a culture of creativity and innovation in general terms?
d	Should address diversity of cultures and ethnicities
d	Should include income, ethnic and racial diversity
d	Sounds good, but vague and subject to very divergent interpretations
d	Still a high priority for this one. Still need to develop diversity without increasing density.
d	The creativity that I have see so far is out of bounds and flys in the face of common sense
d	The elitists needs to be reminded of "a welcoming and inclusive community"
d	This goal, while fine by itself, is really at odds with goal a.
d	This has happened already
d	this is a strange wording - we are not really welcoming or inclusive since literally no one who's not incredibly wealthy could ever afford to move here. the second part - creative and innovative, yes, but that seems really different to me than the first half, which we are not.
d	This is not a role of government
d	Unless boulder severely decreases its current economy this goal is impossible (esp without environmental sacrifices).
d	We are no longer inclusive - our children can not afford to live here
d	We do not need to welcome everyone, including the entire country's homeless, or illegal immigrants. Once again, moderation is required.
d	We don't want to encourage even more people to move here.
d	We have too much of the NIMBY attitude. When mixed use housing with affordable prices and small square footage projects are proposed, neighborhoods vote them down, resulting in homogenous wealthy neighborhoods. We need to welcome people of different socio-economic status into our neighborhoods. This would result in a stronger local economy.
d	Welcoming and inclusive should NOT mean we accommodate all who might want to live here. There are practical limits to population density.
d	What do we mean by welcoming and inclusive? One downside to Boulder is that it is not very diverse.
d	What does "inclusive" mean? What identities are you hoping to attract and retain?

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Value	Comment
d, e, g	These values need to be applied to all segments of the population not just for the benefit of the elite.
d, g	see above comment.
e	A ridiculous statement which doesn't mean anything. Just say healthy.
e	Community members participate in supporting the community's goals
e	Greater focus on women's health, quality child care and preschools
e	Health and safety of CU students
e	I don't think the City or County can foster this. It is ambiguous.
e	I think that more attention should be paid to the plight of the homeless people in our city. I am sure there are people who wish that they would disappear. And also those who don't care about them. These attitudes do NOT make for a healthy community, where everyone is welcome and included,.
e	I think the individual has more responsibility to take care of his/her well-being and health.
e	meaningless phrase
e	Never saw a rat in Bldr. until 2000.
e	Noise pollution - loud motorcycles and cars
e	Not sure what that would mean, how to measure success
e	Should not be included
e	Sounds vague, needs elaboration
e	Stop the "nanny" mentality
e	This is not a role of government
e	This is ridiculously vague
e	What does this mean?
e	Why is BCH buying places 80 miles away from here? Community owned health should be for local community members.
e, f, h	Stop trying to be a 'nanny state.' Corporate greed is smothering. Mode of transportation is a choice, it can't be forced.
f	'A vibrant economy supporting and continuously improving...'
f	'right sizing' to make getting around easy and accessible is extremely wrong minded. Bad idea, bad planning, bad for business.
f	Be nice to recognize what the economy has: strong science (NCAR, NIST, NOAA etc) and university basis

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Value	Comment
f	Because we are separate communities, with lots of space in-between we will continue to need larger roads. (right-sizing is not the answer to our main roads) If we build out the commercial properties which are currently vacant you will have twice as many people trying to get to their jobs. Jobs and easy access are what keep the economics of a City strong. Running huge buses which are empty all night long are not the answer. Perhaps the on-demand system with a small vehicles would work. Traffic is a huge part of Quality of Life.
f	Boulder does not need to foster additional job creation if it desires to ever get some level of control of the congestion that is rapidly diminishing the quality of life residents once experienced.
f	Boulder has a thriving economy, but much of the economic growth is hurting quality of life and the sense of place. Large companies moving in causes severe traffic and infrastructure problems, as well as driving up the overall cost of living. Chain stores ruin the sense of place.
f	Boulders economy is already big enough. If I wanted to live in denver I would live in nyc.
f	Building and Business are not welcome
f	Does this mean the invasion of big developers and big banks from Wall St.?
f	imbalance of jobs and housing are not taken seriously enough
f	Many people seem to believe that city policies shouldn't help create more jobs and therefore we should pay less attention to commercial and industrial land uses. I disagree. We must have in depth conversations about how to nurture and retain our cutting edge technology businesses, acknowledge that large employers like Ball will need to expand in nearby communities. I don't want Boulder to be a bedroom community for the rich. Even though retail and hospitality bring taxes, the jobs they provide are low wage and thus exacerbate cost-of-living issues. We shouldn't incentivize more retail.
f	means very little, reads like a high school book report
f	not necassary to say this...e.g. the influx of business commuters is killing Boulder = comes from business presence that does not really benefit the community (+ CU is enough!)
f	One could argue that 60k in commuters means our economy is vibrant enough, should we remove or downplay this one until the economy slows down?
f	Our vibrant economy is destroying Boulder's quality of life
f	see above comment
f	These values can and do contradict each other. How can it be compact and provide everything else?
f	This is not a role of government
f	This value should not dominate the others

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	Value	Comment
◆	f	Tone down a vibrant economy - this already exists - replace with reasonable economic growth based on neighborhood input.
◆	f	Vibrant economy needs tomean economic diversity. Right now it's become the haves and the have nots, middle class pushed out.
◆	f	We are already overdeveloped
◆	f	We have enough economic vitality. We'll have so much economic vitality that no one who is a real bootstrap startup will be able to afford to live here.
◆	f	What are the defined aspects of "quality of life?"
◆	f	what defines a vibrant economy. How is the economic strength defined?
◆	f,g,h	All need attention
◆	g	a and f (and h, somewhat) make g very difficult to achieve. We all know this. I don't know what the answer is, other than better mass transit to other Boulder County communities, but g seems like a pipe dream.
◆	g	Address open space WITH affordable housing that does not compromise views of beloved open space and quality of life as in e)
◆	g	Affordable housing and maintaining what little race and class diversity we have should be more emphasized than just 'a diversity' of housing types
◆	g	AFFORDABLE housing for students and grad students…not necessarily "diverse," because $800-$4000 rent per month is diverse but doesn't help.
◆	g	affordable housing is not important to me
◆	g	Affordable housing should not be exempt from growth limits. Affordable housing in Boulder was voted down in the 90s but the city went ahead and exempted it from the Danish plan that had been in place since the 70's. This is flagrantly illegal
◆	g	Agree with various housing types. Disagree with having various price ranges as a part of the community value. The market should control housing prices, not the government.
◆	g	be realistic, let the market determine prices
◆	g	better masterplannig of infill, and urban redevelopment is needed
◆	g	Boulder should not densify to provide housing for a large number of new residents
◆	g	Clarify
◆	g	Definition of price range
◆	g	delete
◆	g	Diversity of housing types and price ranges is severely lacking in the Boulder area
◆	g	diversity of housing types we can't build our way out of this.
◆	g	Diversity of types and price ranges are disappearing!

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Value	Comment
g	Do you really think there is a range in housing prices in Boulder? Please, no matter your rolling out the 10% affordable housing regs. for each new development, no such thing as medium income earners who own in Boulder.
g	DON't do social engineering and wealth distribution - let the marketplace determine houging placement and cost
g	Don't make me laugh, only the very well to do can afford to live here!
g	Eliminate - we seem to either get low-income housing or high-rise - what about middle class?
g	fyi: there is only one house listed for under a half-million ($499k)
g	Housing diversity and prices are just a nightmare with the beginning thought-block that 'you can't stop growth' -- in fact, you can manage growth and what is going wrong is that we're allowing far too much invasion of yuppie-palace aesthetically stupid blah while not actually encouraging true high-density instead of just high-expense. Boulder has too good a history to let the business-greed run it all down.
g	housing is not affordable for many
g	Housing prices should reflect market value
g	Housing should allow the majority of people who work here to live here.
g	How can more high density residential be included and what are the best places? Between the Peloton and the Junction or otherwise more of the commercial spaces?
g	how can you have diverse prices when a single building lot costs over a half million dollars???
g	I am not in favor of 'affordable housing'. And I am certainly not in favor of the ugly developments such as Peloton, 29th North and the 30th and Pearl development.
g	I am not sure that this is true for lower middle class. If you are financially able there is diversity.
g	I believe in the market taking housing where it will without govt. interventions.
g	I believe that it's nearly impossible to have housing in the lower price range and still meet the other goals
g	I disagree this is a core value. I have to pay a lot of money to live here and I do not know why so many want to provide low cost or low income housing.
g	I don't think this is being achieved
g	I don't think you can have a place to live that's compact and desirable and at the same time control housing prices. It's going to be expensive. A variety of housing options is good, but they're all going to be relatively expensive. Better to accept that than to become non-compact or non-desirable.

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Value	Comment
g	I feel that there's a strong push toward the dichotomy of either traditional-family or single-person living situations; my last house was a 6-bedroom house zoned for 3 unrelated parties, and while as a college student I can't afford to live in one of the shiny new apartment complexes, splitting rent six ways was comfortable, communal, and affordable.
g	I think Boulder is and will continue to be very upscale. Efforts to provide additional 'affordable' housing are a token. Let's just face the reality. We do not need to attempt to provide more affordable housing.
g	I think that Boulder goes too far providing housing for the high income and low income families and not enough for the middle class families.
g	I worry that the emphasis on affordable house has led to high density living. This places a strain on the community and places a strain on well-being and environmental stewardship. Building more is not environmentally sound. More traffic is not environmentally sound or beneficial towards well being. We need to have stricter limits on development.
g	I would like to see this item expanded to make it to emphasize the importance of the 'maintain the middle' concept. There are already policies in place for low income housing, but it's not clear if there's currently a strategy for middle-income housing.
g	If developers of condos are continuously allowed to pay the city instead of including affordable units in their buildings, there won't be affordable units built, except by the city
g	if you want diversity of housing, there can be more density.which would make for less people commenting into Boulder.
g	In the current housing environment, the goal of a diverse range of housing prices contradicts other values, like b) and c). It is a good goal, but we should be realistic and not sacrifice other values in order to try to get there.
g	Inclusivity for all price ranges is ultimately unattainable in a free-market society
g	it's unrealistic to have a community surrounded by open space, which drives up land values, and low cost housing.
g	Keeping a price range seems not to mesh with developing reality anymore
g	Let the free market dictate
g	Low income housing, visual impact, staying within height limits
g	Making housing affordable for a variety of incomes (especially those who do not qualify for affordable housing but are not very well-off financially) is very important. As a young professional, my peers and I find it very difficult to find housing that meets our budgets.
g	More consideration to the impact on residents in certain neighborhoods. I am a Martin Acre resident ,29 years in my home.

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Value	Comment
g	More emphisis should be put on lower income housing options based on the income disparities in Boulder.
g	more housing for low income
g	More work on affordable housing is needed
g	My understanding of this core value is that the city feels a responsibility to provide affordable housing for anyone who wants to live here. While I understand the value of diversity, in general (economic, ethnic, cultural, etc.), I also believe that people should learn to live within their means. I didn't move to Boulder until I was in my mid 40s because I couldn't afford to live here. I couldn't find employment in my field of expertise (health care) that would pay enough for me to live here. I worked, saved and planned in order to live in Boulder. I value being in a quiet neighborhood, within 15 minutes walk from downtown, where I can hike/bike right out my door and where I feel safe.
g	needs clarification and delineation of future plans/solutions
g	Needs clarity on "price ranges." Who defines that!
g	Not possible, we should buy land in the county near Lafayette and name it Boulder
g	Not real diversity or choice for "middle income" individuals ($30-50K)
g	Price range seems high
g	Red herring - i.e., nobody really wants it to any significant way - just look at the opposition to having affordable housing in specific neighborhoods
g	Remove from list - oxymoron
g	rent prices need to be regulated at some point, it is difficult to be a working class person in this town
g	See above comments
g	Should be need based and not political and greed based. It was worded differently in the past.
g	Strengthen
g	That doesn't seem important
g	The city government should not be in the RE business
g	There always needs to be affordable housing for low income people and family's. This has always been a struggle for me. My income has never kept up with increases.
g	there is very little price diversity currently for housing in Boulder
g	This can be achieved without excessive development
g	This has not happened and I doubt 'affordable' will ever enter the lexicon of City Council in my lifetime

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Value	Comment
g	This is doomed to fail, and Boulder will become a community of the wealthy, if we don't _reduce_ the current number of jobs per household.
g	this is in contradiction to a and b: A and B both increase the cost of housing. Choose one or the other; low cost housing OR environmentalism.
g	This is made unachievable by the other core values, such as a.
g	This is not a role of government
g	This value is even MORE important! Affordable housing is at a critical stage in Boulder. Tiny housing needs to be consider as well as the sharing economy.
g	To make single family home ownership accessible to middle class families
g	Too much emphasis has been placed on low-income housing
g	Truly affordable housing, not Boulder affordable...
g	Trying to control real estate prices is a recipe for disaster. The market controls prices, and the local governments shouldn't artificially create 'affordability'.)
g	We have enough rental property now. We are getting too much high density housing.
g	we just moved here and there are only expensive housing options
g	We need more diversity in housing options: smaller price points, smaller square footage, greater choice in locations of such housing.
g	We need to do a much better job providing affordable housing
g	Where is the affordable housing?
g	While the recent increase in apartment/townhome dwelling is heartening, the diversity of price ranges in both city and county is only relative and does not attract young, first-time homeowners.
g	you've taken this as meaning build more houses, you are destroying boulder by continuing to build houses instead of making it easier to build businesses
g, d	Too much population density already. Too welcoming to homeless.
h	"Right sizing" was a fiasco
h	Accessible to all parts of town; rail transit to other towns; NOT "right size" streets
h	An emphasis on the most environmentally- and people-friendly modes of transportation with separated bike lanes and, perhaps, electric car charging lanes is more evolved (perhaps in the future, teleportation platforms :D).
h	Bicycles need to be licensed and not allowed on sidewalks
h	bike lanes are adequate today, education of cyclists and adherence to state motor vehicle laws is lacking

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.5: Are any of the core values in the above list no longer important, or in need of clarification/modification?

Value

a. ***A compact community surrounded by preserved open space***
b. *A community that practices* ***environmental*** *stewardship and* ***climate*** *action*
c. *A place with a unique* ***identity and sense of place,*** *with great* ***neighborhoods*** *and* ***public spaces***
d. *A* ***welcoming*** *and* ***inclusive*** *community, with a culture of* ***creativity*** *and* ***innovation***
e. *A* ***healthy*** *community where people's well-being is supported*
f. *A vibrant* ***economy*** *based on Boulder's quality of life and economic strengths*
g. *A diversity of* ***housing*** *types and price ranges*
h. *An all-mode* ***transportation*** *system to make getting around (with or without a car) easy and accessible to everyone*
i. *Strong* ***city and county*** *cooperation to carry out the Plan*

Value	Comment
h	cars are a reality that are truly unwelcome but necessary for workers, seniors, and commuters....accept and accommodate such
h	City doing a poor job with vehicular traffic. People need to get to work!
h	Clarify
h	consider complimenting this goal with 'respecting' traffic : bikes and skateboards (especially student concetration areas) do not follow the law = lack of safety for all
h	County needs much better access to non car transportation
h	delete
h	Discourage commuters to Boulder, reduce traffic
h	Encourage private and nonprofit transportation modes like Via.
h	Even MORE important now. In-commuting to Boulder has drastically changed Boulder and its traffic in the 30 years I have lived here.This is a difficult issue that has to do with affordable housing, public support of transit systems and the desirability of Boulder.
h	H should include 'safe.' (I do not feel safe on a bike much of the time due to being right next to traffic.) Also 'consistent.' For example, I would like to see RTD routes covered 24/7. The Bike Park on Valmont has no service after 7 pm or on Sundays.
h	Having different modes of transportation is great but you are not going to get people out of their cars, the right sizing that you are doing is only pushing cars on to other streets. Not a good idea.
h	How about eco passes for all Boulder residents?
h	How about that vote to give RTD money to build a rail system through Boulder? Where's the leadership on that?
h	I believe in increasing bike paths but the Folsom plan was and is a disaster
h	I believe that currently the idea is to to put a the highest value on bike transportation which does not serve the needs of a vast majority of the population. Families, seniors, people who cannot afford hi tech biking gear which is necessary in inclement weather are not served by this skewed value. I do not see efforts in making car, bus, or senior/handicapped transport a value in the community.
h	I walk every day in Gunbarrell and NEVER see anyone on the RTD
h	I'm all for all-mode trasnportation. However, the street system is already too small due to the amount of people in Boulder now. Reducing roadway space, like the newly installed bike lanes, is really ridicules. I would hope the planners have better foresight moving forward with any other 'ideas' like that one.

2015 BVCP Random Sample Survey
Open-Ended Comments

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Value	Comment
h	If this has any relationship to the debacle of bike lanes, poles, paint and elimination of car lanes on Folsom, then this needs to be revised to emphasize that cars are still the major mode of transportation and that we need to make getting around in a car a priority
h	If this means 'right sizing', I am not in favor.
h	In order to enhance the all-mode transportation objective, we need to consider nominal taxes/fees on alternative modes.
h	instead of 'all-mode' how about 'improved'
h	Interests of a tiny minority should not supersede the interests of the vast majority
h	It is unsustainable for 60,000 people commuting into the city because they cannot afford housing!
h	It's failing. Traffic in Boulder is getting quite bad.
h	more low and middle income housing but not ugly box type housing that is presentinly being built.
h	Need to adjust transportation to eliminate rush hour commuting traffic jams through much greater use of mass transit - including additional bus routes to facilitate more direct access to shopping and cultural venues within the City and from outside the city
h	needs a lot of work. bus lines have been reduced instead of expanded
h	Needs clarification.
h	Needs more thoughtful ideas. We are not all bicyclists!
h	needs to include detail about spending wisely, not just creating projects to please some ('right-sizing' bike lanes), only to spend twice to correct the mistakes.
h	Non-car options need to be emphasized. If more people are going to move into Boulder to minimize in-commuting, then there need to be better bike/bus infrastructure and fewer cars. The number of cars on the street is already reaching saturation.
h	Not for the elderly!
h	Not so many bike lanes on road. Separate bike paths are better.
h	Put Folsom back the way it was. Aging people are not going to ride a bike, and there is enough room in the bike lane that was already there. Other cities have better bus schedules.
h	realisitc and researched changes, as opposed to the current 'Right Sizing' bike fiasco

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

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Value	Comment
h	Recognition that all-mode transportation cannot include favoring one mode of transportation over another - e.g. making it difficult to drive in an effort to increase bike-riding. I support the use of bicycles and public transportation. Having lived in many urban areas where I did not have a car, I have a great deal of experience relying on public transportation/walking to perform all of my daily tasks. Boulder is not, nor will it ever be, such an area and it is irresponsible to create a situation where it is inconvenient, indeed extremely difficult to drive.
h	regional rail transportation continues to be a major setback - buses don't work effectively outside of dense urbanized areas - example, getting into Denver from the Gunbarrel/Niwot area
h	Remove from list - a joke
h	Running huge buses all around the City vacant at night is not the answer. Perhaps, having on-demand service is better for the environment. We need larger roads and not right-sizing our main thorough fares. Boulder has to be looked at as if it was an island, with only 6 bridges, or compared to Cities which are built along a river (which don't have bridges). 95% come from only 180 degrees. This is unique to most of the cities in the front range. With the exception of Co Springs and we all know how much traffic they have.
h	Sounds good but what are the details
h	STOP TRYING TO MAKE IT EVEN MORE DIFFICULT TO DRIVE A CAR IN BOULDER. Many people don't want to bike. The bus system is not practically useful. Stop playing at social engineering!
h	taking away car traffic lanes is idiotic
h	the bus system is terrible - not convenient- doesn't go where I want to go
h	The city of Boulder demonizes cars! This mode of transport is necessary for many people, especially the disabled, seniors, those who have to live out of the city & county of Boulder because of cost.
h	The emphasis on bike transit is a little excessive in Boulder. Bikers seem to operate without regard to traffic laws, and additional 'rights' would only further exacerbate this bad and unlawful behavior.
h	There has been significant growth and it is very difficult to get out of town. I believe more needs to done in the county to limit growth and increase transportation options.
h	This is an impossibility in the short or long term.
h	This is not a role of government
h	Too much focus on bike transportation. We need a plan that's more considerate of adverse weather.
h	trafic problem is horrible

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.5: Are any of the core values in the above list no longer important, or in need of clarification/modification?

Value	
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	Value	Comment
◆	h	Transportation. Boulder is not doing a good job of planning for parking. Street parking is becoming more crowded (and frustrating). Traffic is getting worse and I don't see those issues being addressed.
◆	h	We don't need a traffic lane devoted for bicycles when they make up less than 1% of trip miles!
◆	h	What we have experienced with 'right sizing' shows a blatant disregard to the voice of the people. It is also discriminatory to older individuals who can not bike on a regular basis to and from things in below zero weather!
◆	h	Where is the Light Rail System we all paid for the last 11 Years???
◆	i	city of Boulder dominates county planning
◆	i	Cityy Concil should not be as domineering
◆	i	Clarification - it is the cooperation of everyone in the city and county - not just the council
◆	i	I don't know what this is or what this means. Does this give them the authority to do whatever they desire?
◆	i	I don't know what this refers to, specifically
◆	i	I don't see this in practice, I see a great amount of strife beetween the city and county!
◆	i	I think this needs to be broadened to regionalism. With 60,000 in-commuters, we need to go beyond country boundaries.
◆	i	If only to say I am not clear how/why there is a difference
◆	i	Include community input
◆	i	Remove from list - a joke
◆	i	should listen to county residents, their wants, needs desires. The commissioners only support the city.
◆	i	Should read "Strong city, county, RTD, school district, university and business cooperation…"
◆	i	The City of Boulder should no longer be bound by Boulder County authority regarding land use decisions affecting property in Area III.
◆	i	The University is such a large and powerful presence, it should be included in plan and somewhat controlled by it. Individual citizens should also be included now, since so many question who the city and county planners represent.
◆	i	This is not a role of government
◆	i	This process seems to only include the City of Boulder as if it is the only 'City' in the county. This is reflected in the way this program is being advertised in this survey. Other cities and towns within Boulder County need to included as part of the whole process and brought on board as equal partners. This is not clear from the way this survey is being carried out.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.6 First Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- A city that puts reasonable limits on growth (such as limits on building size) to preserve its suburban identity and quality of life
- A clean well kept city.
- A community that promotes openness in spite of having a circle of friends for 30 years.
- A community that welcomes people of all ethnic and socioeconomic backgrounds
- A comprehensive, non-criminal justice focused approach to addressing homelessness in the Boulder Valley
- A government responsive to the community
- A less dense community
- A safe enviornment to live: fire, police, medical care. Enviromental standards that promote stewardship of the ground we live on.
- Aesthetics
- Affordable housing
- Affordable housing for the middle class as well as lower class, and by this I mean HOME OWNERSHIP not just rentals
- Allowing people to live without county intrusion.
- An all-mode transportation system
- Attention to the natural beauty/wildlife
- Attention to the needs of the elderly and disabled
- Attracting young families
- balance towards self contained (local economy)
- Better access to ultra high speed internet.
- Better Roads!!
- BIKE LAWS. Decide if bikes are to be treated as cars and therefore subject to traffic rules or pedestrians using the sidewalks and crosswalks. It is difficult for drivers(and dangerous for all) when bikes never stop at lights or four way stop signs and its difficult for pedestrians when there are bikes on the sidewalk. If we chose to give bikes all the benefits of cars, then there needs to be enforcement of the rules of the road.
- Clean, palatable drinking water
- Commitment to communal support and development where everybody is treated with respect and all dialog is open and supportive
- common sense
- Common sense
- COMMON SENSE and COOPERATION: not proceeding with controversial projects that half of the community objects to.
- Compact indeed - observe daily traffic jam, 60,000 vehicles in/out daily
- Concerned council
- congested hurried traffic and rude drivers
- decent acoustically-competent mixed low and middle income housing in the 28-30-baseline-iris corridor

- Development to accommodate the growing population in boulder
- Discourage developers
- diverse housing
- diversity of social-economical backgrounds and levels

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.6 First Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- Diversity of wealth, race and culture.
- Do not attempt to force people out of cars, it's unrealistic
- do not create a town where only the wealthy can live.
- education
- eliminate Boulder creating a municipal electrical system
- Equitable Outdoor recreation
- Expand carefully the geographical boundaries of the City of Boulder to allow growth with reasonable cost of living.
- Finding a way to adequately house more people could help with some of the goals of raising the quality of life here by inclusiveness, reducing commutes, and practical environmental stewardship.
- fire adapted or wildfire preparedness
- Fiscal responsibility of city and county government in regard to current residents
- Fiscal responsibilty
- Fund Public schools
- Government staying out of private citizens lives and their property rights
- Growth
- Historic Preservation
- Historic preservation as part of 'great neighborhoods'
- homeless problem needs to be addressed. Not a good look for this town
- housing
- Housing
- I do not wish to sound insensitive towards homeless people, but I do not travel along the boulder creek bike path with my child anymore. The profanity and drug use by them is intolerable.
- Immediate attention to the horrible roads, which should be paved to rid potholes, rather than patches that disintegrate shortly after being patched.
- Improve car traffic flow
- Improve small business environment
- Improve traffic congestion
- include Boulder city located in Gunbarrel area in connecting services to BOulder City.
- including protecting wildlife and habitat
- Increased attention? I think everything has adequate attention already. Don't fix what isn't broken.
- Incremental development of small parcels rather than large projects by one developer
- Infrastructure
- j. A regional center of outstanding educational, scientific, and intellectual development
- Keeping the community intact and not allowing such new growth as to offset the neighborhood climate.

- Land use compatible with environment
- leadership in government
- Leaving out buildings that block our natural back ground
- Limited growth
- limiting growth
- Limiting growth commercial & residential
- Lower sales tax.
- Maintain current building height limits

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.6 First Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- Maintain the infrastructure, such as sewer, roads, public buildings
- maintaining the current character of the city and resisting densification.
- Maybe Council members and county commissioners should be required to ride only bicycles for all trips, year round
- More access to open space for humans on hiking trails
- More consideration for the aging population
- More diversity
- More housing for employees
- More inclusion
- More park and green areas within the city. What is happening to our pocket park funds
- More senior friendly
- More single track trails for mountain biking
- Multiculturalism, especially with the Mexican community.
- open space
- outlying subdivision infrastructure
- Panhandlers/Homeless
- pedestrian access and safety
- Positively support places of worship, or by removing, or exempting, adverse ordinances.
- practicality over ideaology
- Preservation of mountain views
- preserved 'inner' space, to actually preserve 'compact' communities.
- Preserving the feel of rural spaces in Boulder County
- Prudent limiting of job growth and overall poplulation
- Put quality of life ahead of growth
- Rail transportation to Boulder
- realistic goals given the # of students and commuters coming into and leaving each day
- Really DO Actions that a dress climate change, not just talk
- recognition of county residents
- Recreational opportunities
- Reduce growth
- reducing poverty
- reduction in automobile traffic through Boulder
- Reduction of overcrowding
- Remember we don't all travel by bikes
- Removal of snow from city/county streets
- Residential height modification
- Respect for neighborhoods
- Respect the property rights of individuals.
- respectg all people
- respecting buildings heights rules
- retail outlets found only outside area
- reversing many recent city council decisions including removing vehicle lanes from Folsom
- Right-sizing - continue correcting Folsom where needed, and delete doing anything to Iris, 55th and 63rd.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.6 First Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- Roads and traffic signals
- Safe environment
- safer biking routes from Gunbarrel
- Safety
- Safety/Crime prevention
- See above about education.
- Services for the homeless.
- Single family home ownership accessible
- Slow down commercial development to stop the growth of in-commuting. We can never build enough housing for 60k, though we should do things like convert unbuilt commercial zoning lots to residential where opportunity exists.
- Slow down economic growth.
- Small town feel
- snow safety -- clear all streets
- Socio-economic diversity in housing.
- something is incompatible with my browser, I can not make a selection above.
- stop further development or at least severely curb it
- Support for ageing
- Support small local Business
- Supporting Locals
- Take cost of implementation into consideration
- taking care of existing infrastructure
- The aging
- The homeless situation is getting worse....word on the street is it is because of legalized marijuana. I have been directly affected by an increase in the homeless population due to the location of my property.
- This is a feel good evaluation. Non of this is truly Happening
- too much traffic
- traffic
- traffic accommodation - 63rd to 75th Arapahoe east s/b a 4 lane
- Train/rail service from Boulder to Denver
- transportation
- Transportation to and from Boulder, frequent and cost-effective and conveniently located.
- UNIQUE LIFESTYLE
- Vehicle congestion and pollution
- Very limited density increase
- Wildlife protection

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.6 Second Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- A place with unique identity and sense of place, with great neighborhoods and public spaces
- A vibrant economy
- a welcome inclusive and creative community
- accumulate more open space
- Act like you live in the desert and limit the waste of water and fuel
- Affordable housing
- Affordable housing
- Affordable housing
- Arapahoe 75 to 287 s/b 4 lane
- Attention to children's welfare
- Basic city services like fixing pothole and snow removal, rather than City Council science fair projects or national/international issues.
- Changing the way we vote for City Council, I don't know the details but, I believe Bob Greenlee had some very valid suggestions.
- Cheaper Mass Transit
- Citizen input
- common sense over ideaology
- Control of the university's flood-threatening misdevelopment of 'south campus'
- Control the county tax assessor
- De-densifying housing
- Do not force ideologies (e.g., environment/climate) on residents.
- Do something about the cable TV monopoly.
- Educated, practical leadership
- emphasis on basic municipal funtions
- encourage growth to the east of the city, there are lots of cows out there that could be replaced by people and high density housing. Leave the city alone as it is now. The city refuses to deal with the reality of cars and the high density occupants who occupy them
- Equality
- Exceeding the goals in the current climate plan calendar / Municipalization!!
- Family oriented, not student or professional
- Find ways of controling growth
- housing
- Housing
- Housing - affordable
- Housing affordability
- housing will become more expensive...accommodate it
- Improve quality of health by sponsoring drug and smoke free initiatives and ordinances
- including embracing diversity and many cultures
- Increase condominium inventory
- Increased police and fire fighters
- Infrastructure maintenance
- k. A city that actively seeks the richness or racial and ethnic diversity
- Less traffic
- Light rail to Denver

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.6 Second Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- Maintain parks, rec centers, pools and libraries and even expand libraries
- Maintaining the spacious, small town-like character of the city
- make outside of new buildings match the surroundings
- More traffic lights on 63rd to accommodate the increasingly large population growth.
- Neighborhood schools.
- No "right sizing"
- Noise and light pollution
- observe height restrictions, e.g. daily camera site
- open space
- public places, quality design
- reduction in high rise housing developments
- repect for people & property.
- Resolve issues related to homelessness and the sense of safety in public spaces
- Respect for the community
- restoring height limits of 35 feet
- See above about people of faith.
- Seniors - we don't all bike
- stop granting variances to new building (size, height,setbacks) with no exemptions
- STOP TRYING TO MAKE IT EVEN MORE DIFFICULT TO DRIVE A CAR IN BOULDER. Many people don't want to bike. The bus system is not practically useful. Stop playing at social engineering!
- Stopping growth before the place sucks
- stopping job growth we have too may
- Taxes on property too high
- The cleanliness of the streets
- too many festivals and events
- too much construction (density)
- Traffic
- Traffic- management and planning
- Transportation improvements for cars
- ty,

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.6 Third Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- A community that honors diversity of culture, race, and socioeconomic status.
- A community with resources to move people from homelessness and joblessness to being productive members of the community
- A healthy community where people's well being is supported.
- A place with a unique identity and sense of place with great neighborhoods and public places
- abandoning the utility initiative
- Address issues of police department with too many officers feeling above the law with DUI's, Shooting Elks, Tipping off suspected pedophiles.
- Address the constant impacts of developments in neighborhoods, pollution wise and the impacts on infrstructure
- Addressing transportation
- Affordabillty
- All major shopping areas have too little parking
- And, of course I am in favor of protecting our environment and eliminating systemic pesticides throughout the valley and beyond.
- animal well-being (see above)
- Balance on transportation issues
- Boulder is already a special place, no thanks to you. Stop trying so hard to make it more so, and just keep it working reasonably well.
- Can we please get more taxes from Marijuana industry and put them towards our schools and open space and climate goals?
- car traffic is horrendous and bike solutions aren't the answer
- Changes in zoning to allow for better housing options
- clear thinking
- control job growth as job growth results in more cars, and more residents
- control the bicyclists instead of giving in to them; protect pedestrians
- County-wide all-mode transportation system
- Create new tech jobs
- Ease of use of the infrastructure: the current program seems to be making almost every aspect more difficult to use (i.e. roads, energy, water, sewage, communications)
- education and enforcement of cyclists vs. traffic laws - safety needs to be a priority
- Education focus
- environment
- Forget Boulder municipal power fiasco
- Honoring set-backs, minimizing height variants, help keep the City from being boxed in. Be flexible with the current businesses which are located in Boulder. Slow down future commercial growth, we need to see what impact Google will have. Make sure that all new buildings will have plenty of parking for workers and visitors.
- housing supply
- Increased attention to improvements in areas outside the city
- Increased cultural opportunities
- Kids' services
- law enforcement on roadways.
- Less sirens

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.6 Third Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- License bicycles
- Lower Taxes
- Maintenance of present town
- mantaining Boulder's small manageable size
- More teen projects similar to Boulder County youth corps/meaningful volunteer activities for youth. Free adult ESL classes to help immigrants assimilate.
- Not blocking the views of the mountains by big new buildings
- Police who live in and are from the neighborhoods that they police. No more militirized cops driving SUV's and shooting elk in our yards!!!
- Preserving open space!!
- Progressive Housing
- property taxes have gotten unbearable
- public spaces
- Subsidy for community RTD eco passes.
- Support for the goals
- The 3rd one above was moved over to address the lack of racial diversity here rather than the innovation & creativity, which I think is well on it's way in the private sector.
- The Gunbarrel community has become extremely overcrowded and the new housing proposal for the land by Twin Lakes will be destroying our community and wildlife habitat.
- The upgrading of neighborhood services
- Traffic planning via road networks DESIGNED FOR CARS, as a first priority, not bikes
- transportation
- Transportation
- transportation system but not based on bycycles please
- Urban density.
- We are an aging population - this is still a city for the young
- We nee a community college within the city, not all the drive to Longmont, and the county should sponsor one. Not everybody can, can afford, or wants to go to CU
- We need increased consideration of how we treat the bears and other wild animals

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? (OTHER)

- 30th/Pearl area is awful. That kind of thing should never be allowed in Boulder
- building too much
- Depends on if 301 passes. At that point, we'd all be insane by association.
- Growth
- Housing prices are crazy. Traffic is actually becoming a problem.
- It is a very difficult place to live without a lot of money, which I see as a problem and a pity
- It seems like Ballot Question 300 and 301 needs to be decided before this question can be answered.
- Municipal power is wrong-headed
- our community is already wealthy, this will drive the future in many ways
- Overdevelopment leading to overcrowding of city; does every empty lot need a building? Miss the unique, smaller-town feel
- The City is headed in the wrong direction
- There needs to be better city/county cooperation and input
- We would like to see more independence of thought and governance between the county and the City of Boulder. The issues of the state of the community and its general direction are not inclusive of the other governments and sentiments within the county. Its lopsided toward a reactionary form of response to increased population and urbanization. We are not for sprawl, nor are we anti-growth, but this approach to growth and use of resources is not 'smart'. Moreover, we continue to blunder along.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? Any comments on your response?

Community direction	Comment
Right direction	(1) Boulder seems to have a strong tension between wanting to have affordable housing and wanting to limit growth. Boulder is a very desirable place to live, based on all of the points in The Plan listed above; if Boulder continues to restrict residential growth, housing prices will continue to rise above the rate seen in other nearby communities. I think that the Boulder planners need to address this dichotomy and not continue to act like we can meet both goals simultaneously. (2) We really need a disruptive solution to transportation. (Disruptive in the sense of a disruptive technology; something that is a big change that improves on the status quo.) This will address both the traffic problems and environmental goals of the city. For example, one solution might be to charge a very high fee to be able to drive in the city. Another might be to bury some of the main roads. Another might be to shut down a large percentage of roads to private motorized vehicles. Of course we would need to create a source of income from such a change and then pay for better public transportation - buses, taxis, etc... - that would compensate for the commuting that people now do in their cars.
Right direction	All appears good except "right-sizing." Folsom is bad enough but Iris will be a disaster as it is the only east-west route on the north.
Right direction	All of the above values are excellent and I think people participating in the city and county help maintain this direction. Good job.
Right direction	Allow guided growth and development instead of becoming a 'walled garden.'
Right direction	Although I don't find modern architecture and design aesthetically please, I think it's great that there is new development throughout the city. I also think it's important that the community embraces and invites the growth of tech start ups.
Right direction	Although I understand that increased population is inevitable, I am concerned about density and traffic. I prefer a less dense city. I like to travel by bicycle but with all the development of apartments that could add 2000+ residents in a matter a few blocks - Boulder feels too congested. The bike paths even feel more congested and slow my commute to work with the increased users that are not well educated on path etiquette.
Right direction	Attracting businesses like Google to Boulder is important for long-term viability of our community.
Right direction	Becoming a little exclusive with combative people
Right direction	Boulder is becoming extraordinarily exclusive. Soon the only middle class folks living here will be retired folks who bought their homes years ago. It is becoming a gated community (this is especially true in Boulder and Louisville).

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

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Community direction	Comment
Right direction	Boulder's economy for the past few years has indicated that Boulder is staying cautious but correct in most of its planning. As long as Boulder doesn't try to be on the 'cutting edge' of virtually everything, or doesn't try to do something it isn't prepared to do, it seems to be heading the right direction.
Right direction	Folsom bike path is wonderful! Keep it!
Right direction	I am proud to be a Boulderite. I would like more cycling options for transportation--safer commutes, access for mountain bike recreation. I would like more buy-in from my employer on environmental stewardship. I would like more health programs--similar to what the city offers to its employees.
Right direction	I believe Boulder should grow in height and density - close to Boulder Junction
Right direction	I believe that it makes sense to allow some additional growth. Any residential or business growth must be balanced with expanded parks/open spaces and the addition of transportation routes to support the growth (e.g. more multi-purpose paths).
Right direction	I believe that market forces are generally guiding the redevelopment of Boulder. For example, the EADS building at the corner of 28th and Canyon was just one (of many) good examples of old, ugly buildings that are very visible, in prime locations that needed to be redeveloped. There is no historic loss to this community by allowing that to happen. Boulder is a desirable place and the structures should be allowed to reflect that as the market allows.
Right direction	I believe the free market system should contol the three items listed above. The city should set their rules and NEVER vary from them. That solves problems as developers would know NEVER to ask for or push for an exception.
Right direction	I do feel there is a vocal minority that is trying to push Boulder to be less inclusive – preserving the community for them – which I feel goes against the true principles of our community.
Right direction	I feel that Boulder is a great place to live, but that there needs to be better cooperation between the city and county. There needs to be a slowdown in the amount of apartments. I understand the need, but haven't we met that yet? Are we building future density slums? I think this is very possible and the infrastructure is NOT keeping up. The county roads are in terrible shape, but everyone uses them.
Right direction	I highly encourage Boulder City to continue the effort towards operating their own power company.

2015 BVCP Random Sample Survey
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Community direction	Comment
Right direction	I love living in Boulder. Notice I suggested one new value as you can see bove. In line with that value (safety from hazards).....Please be vigilant about hiking trails. It took the city longer than acceptable to repair damaged trails due to the floods of Sep 2013. Even other trails that weren't damaged by the natural disaster still need good inspection and reapir for safety. I know some spots that people can cause people to be subjected to a serious injury or even death. The inspectors have to be aware of the fact that people would hike those trails not only during the dry season but also during winter time. Two spots that come to my mind right now are 1) Mount Sanitas on the east side of the loop and gregory canyon about 2 miles up from the trailhead. Thanks.
Right direction	I love the development that is happening, especially in places like East Boulder where it previously was industrial area. I think pushing the industrial spaces out a little more makes sense to make more room for housing, coffe shops, restaurants and shops--places people utilize everyday.
Right direction	I think some smart growth is good. By that I mean sort of 'new urban'--housing near transit centers and shopping, so neighborhoods can develop and you don't need a car to do everything. I have lived here 35 years and I agree the traffic is getting annoying, but I don't think that should mean no growth. I don't want Boulder to just become wealthier and older with little opportunity for younger people and families to move here, and no opportunity for people at the lower end of the economic spectrum to live here.
Right direction	I'm getting concerned that I will be priced out of Boulder.
Right direction	In general Boulder is being a tech hub and I like how modern the city is becoming. I am excited for the new West End Pearl!
Right direction	It has lost it's warmth of neighborhoods and people who are interested in promoting or fostering basic human interaction. I encounter more people interested in mattes that pertain to their own indulgence.
Right direction	I've lived in this area for 37 years, went to school at CU in the 90s, lived in Boulder proper for 15 years, and bought property here 5 years ago. I could not be more proud of the direction I see Boulder heading in - I love everything about our home town. I do think it's critically important that we raise our focus on Boulder's communications infrastructure - building, maintaining and evolving a next generation internet, wireless and mobile infrastructure will enhance our way of life, increase our current prosperity, and improve our competitive position as a magnet for high-tech business moving forward. This is the future, we can embrace it in our uniquely Boulder way.

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Community direction	Comment
Right direction	Let the free market decide what is right and what is not. Not the city council which is completely out of step with reality because their heads are stuck in the clouds of idealism. The market will balance out any concerns of the city council.
Right direction	Let the free market prevail with housing.
Right direction	More investment in the recreational artery of Boulder Creek would be welcomed. Extending the development of rock cutouts and patios along the creek path to the east where the creek calms and is safer to tube would be great. This could be combined with perhaps a parklike entrance at Foothills and Arapahoe welcoming people in to Boulder through this transportation artery. I would add that a regular police bike patrol along the path would be a welcomed public safety measure as this is currently a main artery for the homeless from east to west.
Right direction	My biggest fear about our community is that as it trends towards more wealthy folks and homogenous population, people will build bigger houses, taller fences and there will be less interaction among residents of the city. I worry about the loss of our all-inclusive city vibe.
Right direction	My concerns are more in the area of consistency in the application of the rules, specifically where residential housing heights are concerned. One year, a radical accommodation may be granted, the next year a more reasonable one is denied. I understand that the nature and politics of the planning board change, but something in the nature of precedent has to be established and observed. There is also the matter of where middle-class people are to live in a nearly no-growth environment.
Right direction	My family and I are humbled and very grateful to be in Boulder, CO. It is the greatest city on earth in my opinion!
Right direction	No growth is not an option, smart growth is
Right direction	No.
Right direction	Population is growing; we can't ignore it
Right direction	Stopping growth will not help the community's economics or the jobs to housing imbalance
Right direction	The cost of living is too high for students
Right direction	The Front Range has been undergoing major changes in the past 10 years with growth (as people move here), and the resulting impacts on transportation, housing, economy etc. In some ways, the reactions I've heard among neighbors in our neighborhood has been to not want any change, particularly if it's different from past e.g. bringing in affordable housing. There needs to be more awareness of the changes and that we have the ability to manage our future.
Right direction	The one major drawback is the county's decision to not live up to their responsibility to pave county neighborhood streets
Right direction	The preservation board has seemed to aggressive on saving buildings

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Community direction	Comment
Right direction	There are too many unsightly, modern apartment/condo units that clash with the old character of Boulder. Established communities are far too expensive to by into for those of us making $125,000. Small homes and condos that might be attainable are generally in extremely poor condition. Low-income housing has grown in north Boulder, but the middle class make 'too much' to buy these.
Right direction	Transportation is huge issue with 50,000 workers commuting into boulder every day.. We need more housing in Boulder.. I'm not opposed density and height near transportation hubs. Right sizing Folsom does not add any net benefit (the bike lanes before were good and somewhat safer) to the transportation issue.. Some of the SMART standards adds to costs, although I'm pro sustainability.. The city taking over the power plant is crazy idea. I think other complaints I hear are the serious difficulties in dealing with the building and zoning departments.... There should be more flexibility and practicality in dealing builders and owners... Square foot requirements are a case in point, especially in the county.. Large parcels remain undeveloped and turn into a weed invested eyesores because size restrictions. Some environmental requirements are not practical.. For example, the Eldora Ski Resort expansion.. This resort is such a huge asset to the area so we need to keep it viable.. Loud and active groups have undo sway in political decision making..
Right direction	Value mixed use, 10 minute neighborhoods, compact development, alternate modes
Right direction	We like living in Boulder and find it to be a very family-friendly community. Would be nice to have a little more racial diversity here.
Right direction	We need density with affordable housing, but with better designs than current 30th Street corridor - people need nature out the window/door - good design can combine nature with densitu
Right direction	We need to move forward. There are definitely areas of town (like Boulder Junction or the core student area of The Hill - between Bway and 9th and College and University) that can handle more dense development and population and potentially even taller buildings. Let's focus on these relatively few areas that can support Boulder's growth and work to stabilize the existing family neighborhoods.
Wrong direction	"Historic District" coercions! Various height exceptions. Housing expense=the equivalent of a gated town.

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Community direction	Comment
Wrong direction	1. If police are wearing combat boots, bullet proof vests and driving around in tanks, they distance themselves from 'their' community. 2. When do we cap growth? When it like NYC? I was born here in 1979 and the place totally sucks compared to how it was. If you build anything else then cars will have to be banned (truly progressive thought)... There seems to be a disconnect between over development and traffic, crime and other social issues. Growth must stop sometime... NOW is good!
Wrong direction	As a long-time Boulder County resident, I cannot recall a bigger rush toward growth. In fact, it was quite the opposite as quality of life was defined by an appreciation of 'space', not just 'open' space. Just because Boulder is surrounded by open space does not mean we cram as many people into town as possible. Why the rush to add population and its inherent downsides?
Wrong direction	As a native of Boulder, I've watched it change from an eccentric, blue-collar hippie town into a wealthy, snobby place. While I'm a strong supporter of open space and dense urban development, and while I believe Boulder is at the forefront of having municipal policies that benefit the environment, I think that the current state of Boulder and where it's headed is creating more pollution and less diversity. As a young professional, I make too much money to qualify for affordable housing, yet I can't afford to buy a house or condo in Boulder. My work requires me to commute all over the Denver metro area, so I don't have the option of using bike lanes or public transportation. I find that Boulder's efforts to slow down traffic in order to encourage alternatives to driving only creates more congestion, thus more air pollution. Boulder's affordable housing program is set up so that those who qualify won't make money on home ownership; a patronizing way of keeping the poor segregated from the rich, and making it so that only the rich can make money if they are to sell a house in Boulder. Additionally, as Boulder has become more wealthy and elitist, it has lost any kind of community feel. I've never felt welcome in Boulder and I'm seeing fewer reasons to stay.
Wrong direction	As aq Boulder native, it saddens me to see Boulder sell out to corporate interests and encourage overcrowding thru high occupancy building of low quality both aesthetic and materially
Wrong direction	Becoming another big city with tall buildings, cavernous streets, overcrowding, inability to move cars across the city rapidly in order to prevent traffic tie ups and pollution. Using open space for recreation instead of conservation.
Wrong direction	Both the city and county are continuing to promote growth and economic development at the expense of quality of life. Traffic is outrageous because of the increased population.

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Community direction	Comment
Wrong direction	Boulder has become over populated with traffic congestion and crowds. The mood of people has changed from friendly to distant. I see road rage at least once a day. Pieces of land that separated housing and being developed at a steady rate. Quality of like has definitely deteriorated.
Wrong direction	Boulder has changed from a large town to a midsized city - with a corresponding feel to it
Wrong direction	Boulder has lost its charm. All the modern new ugly buildings, it's no longer the lovely place it once was.
Wrong direction	Boulder is becoming overcrowded and is losing its character
Wrong direction	Boulder is becoming overcrowded and overrun by east and west coast mentality and smacks of corporate greed
Wrong direction	Boulder is being built up too much. There are too many new buildings, and too much traffic coming along with them. Everything in town seems to be crowded these days.
Wrong direction	Boulder now looks like any place anywhere Congestion is bad and seems to be getting worse all the time
Wrong direction	Boulder, California is not the town I moved to, 36 years ago. It is snobby, rude and pricey.
Wrong direction	Boulder, like the surrounding communities, is not doing a very good job of dealing with sprawl and the expansion of strip-malls and big-box retailers. Though Boulder is doing better than places like Broomfield and Westminster in this regard, more could be done. When I moved here I loved the fact that there was no Wal-mart, no Home Depot, no Target, etc. Now we have all three. So the town 'sold out' to three big-box retailers, which in my opinion was in direct contrast to the core value of a 'unique identity', and now we are getting ready to 'sell out' to Google... We are going in the wrong direction.
Wrong direction	Boulder's become overcrowded. Driving's become a nightmare. The new high-density housing is UGLY.
Wrong direction	Boulder's neighborhoods are becoming increasingly unaffordable and/or unsuitable to families with children, particularly families who actually make their livings within the city limits. A small and decreasing number of our teachers, public employees, etc. can live here with their families in a single-family home that is not surrounded by over-occupied student rental housing, especially within walking distance of our downtown.
Wrong direction	Building downtown is obstructing views. Spending on new projects focuses on the few, not the many. We need to spend more time maintaining what was good, not creating new projects just to fix them later with more money.
Wrong direction	City Council has limited operational skills. Boulder's image is unique but not in a positive sense. We must stop population growth, which leads to greater density, transportation problems, and higher taxes.

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Community direction	Comment
Wrong direction	Congested overdevelopment and intentionally designed traffic congestion to dissuade car usage
Wrong direction	Council is too interested in growth and fixing the world's problems. Should focus more on Boulder's issues. Also need more thought before action; e.g., swapping auto lanes for bike lanes.
Wrong direction	County should FIGHT for RIGHTS of unincorporated citizens re: municipalization. The county is not a city.
Wrong direction	Creation of jobs are an essential part for improving the prosperity for the common good. Annex additional land for development. Provide density of housing in core areas.
Wrong direction	Current priorities are not consistent with most current residents
Wrong direction	Developers and money interests are influencing the City Council to a disturbing degree
Wrong direction	Development has been given priority with no sense of Boulder's beauty and sense of place. The Daily Camera development on West Pearl is one egregious example of sacrificing the whole Pearl Street experience. Another example is what looks like an intentional decrease of parking spaces, especially in the downtown area. How can this be good for the small businesses there? It discourages local use of the downtown area.
Wrong direction	Feels like a lot of recent building and growth that was not well planned for in terms of infrastructure
Wrong direction	Formerly a peaceful community, there is now too much crowding, too much traffic, a city/county government that allows too many traffic-congesting events, and a less friendly populace.
Wrong direction	Have not addressed transportation issues. Traffic in Boulder is too jammed.
Wrong direction	High density development creating congestion and pollution; county not taking responsibility for roads; city trying to take over utilities in county
Wrong direction	Housing affordability is not improved by building luxury apartments Regarding density, focus should be on people density, not building density Hollowing of middle class in Boulder will drive out the younger workers in our community Emphasis on climate action needs sustained attention
Wrong direction	I am greatly disappointed in the large, high occupancy buildings that have gone up. This takes away from the 'hometown' feel, the view! and increases the already stressful high volume congestion within our city. Along with no preferred shopping, I prefer to just drive a few miles outside the city limits and have a much more pleasant experience.

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Community direction	Comment
Wrong direction	I am writing this before the election. I am sad and angry that the Pomerance crowd is using misrepresentations, personal attacks and fear to get support for their narrow, divisive and exclusionary ideas. I love my neighborhood and I don't believe evil people at the City are trying to ruin it. There are all kinds of neighborhoods here with lots of options. Not everyone wants (or can afford) a yard and a picket fence, but there are still a lot of this type of housing. I moved to Holiday condo from a 4,000 SF home on open space and my quality of life didn't degrade. The Council needs to SLOW DOWN; with a new major policy every meeting there is no time for reflection to look at interconnections, root causes and long term consequeances.
Wrong direction	I did not vote for densification. In all my years in Boulder I have never had the opportunity to pay less than half of my earnings on rent. I did not even qualify for low-income loans or houses. Nobody built me a house. I see neighorhoods of low income home ownership that stagnate because there are no income limits once somebody is in a home. Why would somebody making a lot of money move out of a really cheap house when he/she/they don't have to. Thus the need for affordable housing never goes away. This is the reason for the need for new affordable housing. If people moved when they were financially able the houses and condos would be used by new upwardly mobile families. Furthermore, everytime we build affordable housing under this stupid scenerio it just jacks up the already over inflated housing prices elsewhere in town and county.
Wrong direction	I don't want to see large blocks of large builidings ala 30th Street and Pearl Parkway. I don't like the boring and ugly downtown buildup blocking views and crowding out nature in the downtown. Somebody has an agenda to fill up all downtown spaces with higher/denser buildings. This is repugnant to me. Let the downtown breathe. Keep open space ala parking lot on Northwest corner of Spruce and Broadway as is.
Wrong direction	I get the general feeling that we are moving towards being ordinary. We'll have the same chain stores and restaurants you can find anywhere else. My brother lives in Amherst and came to visit and commented, 'Boulder is like one giant strip mall.' I am also downright depressed about the housing situation. I'm a tenured professor and I can't afford to buy a single thing in this town. I pay rent in a crappy condo ran by an even crappier HOA with outrageous fees and my rent goes up constantly. I have no renters rights and my condo is so inefficient I just live in my winter coat instead of wasting the carbon emissions on heating my place. I'm ready to take my business elsewhere like everyone else my age (33) and move to Lafayette/Erie/Louisville.
Wrong direction	I hate all the gigantic building, especially downtown (where Camera used to be) and Transport Village on 30th and Pearl

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Community direction	Comment
Wrong direction	I have lived here 16 years and now I can hardly get around town in my car. I bike a lot too, but if I have to drive, it is getting unbearable. All I see is Lexus, Mazarati, Tesla, Audi. It is just money, money, money moving here. Not much left of old Boulder...
Wrong direction	I have seen the community become less friendly, community oriented and laid back over the last 10 years. Also, the rate of growth, development and destruction of housing for large expensive homes is concerning.
Wrong direction	I have some vague sense that the character of Boulder is changing, and it doesn't feel like it is for the better. Also, I have and hear from others a concern about the ability of people who do not come from means or have a highly paid career to live in Boulder long term.
Wrong direction	I hope you actually read this and plan to do something about it. I have lived here over 40 years and am badly shocked and very angry at recent actions by planning board and especially the city council. It's like 'Animal Farm' here, with the so-called environmentalists imposing their will on the citizens, who have no voice except at elections.
Wrong direction	I see little input from the community outside of the Boulder area. Boulder appears to make decisions which affect the surrounding areas without input from those residents their actions impact
Wrong direction	I stated earlier about my concerns about high density living. It is changing the character of Boulder in a negative way and increasing traffic and pollution. If we want to keep Boulder great and maintain its unique characteristics, we have to protect those characteristics. Growing Boulder by another 10,000 or 50,000 or more residents will forever ruin the great balance of small town living coupled with art, culture and business. We have to recognize that there exists a size limit that when surpassed, our way of life cease, and we will just be another suburb of Denver.
Wrong direction	If large companies are going to be courted and welcomed here, the location of their facilities MUST be chosen better than putting Google in already the most congested place in town. I agree it's good for the economy, but it can be good for the economy on a different street/area of town.
Wrong direction	If we care so much about the environment and climate, why are Boulder houses so large?
Wrong direction	I'm concerned about the amount of growth in the city because there doesn't seem to be any discussion about how to mitigate the increased traffic. At some point, Boulder will reach capacity with how many people can live here and how many buildings the city can sustain.

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Community direction	Comment
Wrong direction	I'm deeply disappointed that building on the former Daily Camera site obstructs the views of the Flatirons from that part of the mall. I thought height restrictions were supposed to protect our views. I also disagree with the decision to force landmark status on that bungalow; its historical significance seems low to me. If the city or neighbors want to protect the property, they should buy it.
Wrong direction	in my 15-year tenue in Boulder, I've seen elitism run rampant and the 'younger' class of residents shunned ... especially by open space programs
Wrong direction	Increased office space and commercial development have led to increased traffic congestion and loss of views of the Flatirons. We are destroying what makes Boulder so special.
Wrong direction	It is not feasible to force a large percentage of people to give up cars. Public transportation is not an adequate replacement for most people. Instead figure out how to accommodate cars and keep the streets and parking lots in good repair.
Wrong direction	It seems that Boulder is becoming more and more a place where only people with a significant amount of financial resources can live here. When moving here in 2002, I thought it was difficult finding housing in Boulder. Unfortunately, I feel the housing has become more challenging, less affordable options for individuals living and working in Boulder who have been a part of the community for some time.
Wrong direction	It seems that the developers' agenda dominates. All change does NOT have to be 'growth.'
Wrong direction	I've lived here for 40 years and the emphasis on development with disregard to height limits and traffic, auto mitigation while doing so is not in line with the comprehensive plan. Disregard for water limitations, and the affects of air, sound, light pollution is out of sync with our responsibility to think beyond the 1950's model. We must become more innovative. Look to Denmark, Germany for some ideas.
Wrong direction	Many of the new developments are too tall, blocking the view of the Flatirons and are so close to the street that there is little landscaping
Wrong direction	Many people are worried about Google's massive expansion. I think most people are concerned about the high density buildings that are very poorly designed. E.g., Boulder Junction and "the blue apartments" on 28th St.
Wrong direction	Middle income folks are being forced out. Businesses are squeezed in and parking is an issue. We tend to go outside Boulder to eat and shop because it is so much easier to get around.
Wrong direction	narrow self interest of an elite few.
Wrong direction	New developments are not well thought out (such as the transportation station near 30th of Pearl). If we wanted density we would move to Denver.

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Community direction	Comment
Wrong direction	No municipalization of electricity; too much density (transit center); traffic congestion
Wrong direction	No room for lower income teachers, artists, creative folks. Too many monied people coming in a developing everything for wealthy people with high incomes.
Wrong direction	Not enough attention to daily needs of the community. Too much attention to climate change (muni) and to outdoing other communities and countries in # of bicyclist-commuters. Too pie-in-the-sky. Need more balance between reality and futuristic thinking. I'm not Advil ting that we drop forward-thinking plans, but let's put things into a more pragmatic balance at times. I want to keep all open space, for example, but I also want more reasonable access to some of them (for varied uses), and I really don't want to spend $$$ relocating prairie dogs instead of replacing sewers or fixing roads more quickly.
Wrong direction	Overbuilding, growth and construction
Wrong direction	People with money and power make the decisions without regard to citizen's right the happiness! Use money wisely - we're tired of your "IDEAS"!
Wrong direction	Perhaps more applicable to Boulder city than the County: The city, especially the City Council, often crosses the line from maintaining Boulder as a highly livable city to trying to make Boulder 'precious', with it's own electric system (a national environmental issue, not a city one), bike lanes for their own sake rather than a well thought out all-mode transportation system (I bike a lot, but also drive and bus), and going overboard with historical preservation.
Wrong direction	Plan and most actions of the city are centered around CU and creating an economy and housing based on raping them on tuition and rent - little consideration for the rest of us
Wrong direction	Planned changes and expansion pander to Boulder's lowest common denominator of the trendy and eco-chic (see Folsom), and merely seek to strengthen what Boulder is known for, while weaknesses are ignored
Wrong direction	Recent growth such as Boulder Junction / Junction Place is excessive, visually unappealing (large blocky buildings, no green spaces) and does not fit with the character of the city
Wrong direction	Redeveloping land and buildings with new modern efficient buildings is important
Wrong direction	Redevelopment has come to mean "cram as much money making space into a redeveloped property as possible." I absolutely disagree. The mountain backdrop is being obliterated in many places and "the city" appears eager to add to those places.
Wrong direction	Removing height limits, facilitating movement of vehicles, and increasing density are more important than preserving views of the Flatirons.

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Community direction	Comment
Wrong direction	Roads in and out of town can't handle commuter traffic. Construction blocking all routes into town simultaneously. Improve bus service to Gunbarrel. Stop throwing my tax money at the tech bubble. Marijuana and startups drive up the price of light industrial and office space so any other small business is unfeasible in the area.
Wrong direction	Seemingly uncontrolled growth. Business development valued over what the infrastructure can support.
Wrong direction	Seniors and parents can't ride bikes for most activities stop fantasizing that they can be made to do that. Car traffic is hideous and needs to be accommodated. Trying to build continues to be ridiculously awkward and expensive with ludicrous changing requirements. Some of the regulations are beyond intrusive, embarrassing, and ludicrous.
Wrong direction	Sense of community seems less to me. There is more a sense of "us vs. them" and lower tolerance. Like to see more cultural mixing on Pearl St.
Wrong direction	Should work toward ZPG
Wrong direction	Slow down! Too much density. Too many apartments! Way too many potholes! Too much money spent on municipalization. Too much development. Solve housing needs in more creative ways.
Wrong direction	Take care of our assets: roads, parks, bridges etc. and scrap the fuzzy values and politicians pet projects
Wrong direction	The accelerating pace of housing cost will limit the diversity of housing choice which will, in turn, limit how welcoming and diverse we can be
Wrong direction	The amount of new construction is overwhelming. New buildings are over-sized and out of context (14th & Walnut, Lumine apts on 28th, etc). The whole notion of 'setbacks' seem to have been eliminated or shrunken so that buildings encroach on public space: sidewalks and streets (17th & Walnut, 22nd & Pearl, etc.). New houses on North Broadway at Tamarack are so close to the road that their lights at night will be a visual distraction for drivers. Expanding capacity in town naturally drives population up and traffic is awful - which cannot be solved by imaging people will ride bicycles. Parking spots eliminated on Pearl Street to put in bulbous intersections with vapid poetry on stone slabs - really? Boulder is being overbuilt by those who seize any opportunity for economic gain without thought of community quality of life and turning into a strange version of Cherry Creek.
Wrong direction	The assumption is that we must increase (development, growth, economic) ever year - I question that premise as unsustainable in the long run, i.e. the next 100 years

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2015 BVCP Random Sample Survey
Open-Ended Comments

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Community direction	Comment
Wrong direction	The building being erected on the former site that housed the daily camera is so out of proportion With every other building on the west end of pearl. The views of the flatirons is being obstructed along That entire corridor. It does not seem to adhere to the city's regulations. Curious as to how it was approved to be constructed?
Wrong direction	The City Council has aided and abetted the wholesale alteration of Boulder from the town I used to enjoy
Wrong direction	The City Council seems mono-directional towards rapid growth, seemingly so there is more of a tax base for the city!
Wrong direction	The city is on a path of self destruction with its liberal policies of social engineering
Wrong direction	The city needs to pay less attention to developers and more to the neighborhoods.
Wrong direction	The city was once concerned about pollution., traffic and population density. All of that has been thrown out, apparently for tax revenue from new apartments and townhomes and their residents. There is too much growth in population and traffic.
Wrong direction	The 'community' has conflicting goals regarding development, land use and affordable housing. There is limited land in a community that is surrounded by open space, this restriction will naturally drive housing costs up, the building and development policies that drive up costs on development and construction also drive up housing costs - both are in direct conflict with the 'communities' goal of affordable housing. There will never be affordable housing if the current land use, building construction, and development regulations remain the same or are increased.
Wrong direction	The community has succumbed to the greed of developers in building high density unaffordable housing. The big box structures are unattractive, have worsened traffic and congestion, and they do not address the great need we have for affordable housing. This will continue the problem of a high volume of in-commuters pouring into the city every weekday.
Wrong direction	The community is DEFINITELY heading in the wrong direction.
Wrong direction	The community is far too focused on growing economically population is getting to dense for space.
Wrong direction	'The community' is generally fine. The city council seems to want to fundamentally change our city into a much denser place and ruining a lot of the best aspects of town in the process.
Wrong direction	The 'compact' community concept is financially unsustainable with the CU Boulder campus which provides a population growth engine. A percentage of CU graduates will always want to stay and live in Boulder after graduation.

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Community direction	Comment
Wrong direction	The condos and traffic make me want to move. It not the Boulder that I moved to. Not everyone needs to live in Boulder…
Wrong direction	The current rate of growth is reducing the quality of life in Boulder
Wrong direction	The densification of central Boulder is destroying quality of life. Too many permits, too much building, too little attention to the effects of this on businesses who have to rent.
Wrong direction	The emphasis on "urban" development condos such as by 30th St. the Baseline Zero project is not concurrent with the Boulder family lifestyle and the extreme amount of multi unit housing is leading to over crowding.
Wrong direction	The governing bodies do not listen to the concerns of the people. They seem to have their own agendas but the agendas don't reflect the Concerns or viewpoints of the people who are most effected.
Wrong direction	The Historic Preservation Board, a volunteer committee, is out of control. It does not reflect the values of the community and the neighborhoods. Their mandate needs to be clarified or their duties left to the Planning Dept.
Wrong direction	The leadership may be well educated - but exhibiting total lack of common "SENCE" - get real and soon!
Wrong direction	The modern, high-density buildings that are going up around the city do not fit the character of the town and are changing its 'feel' and contributing to congestion, particularly around 28th/30th St. where I live. Buildings go up without neighborhood knowledge and agreement. Less affluent neighborhoods (like 28th/30th St.) are 'stuck' with the affects of these buildings. Although the claim is that high-density buildings improve housing costs/affordability, I've noticed that buildings like Boulder Junction are still very expensive and 'luxury.' I live near 28th St. because it is all that I can afford, but now I want to get away from the traffic, congestion and general ugliness of this area. I don't think the city council realizes that many people live in this area, even if it is largely commercial. We can't afford to live in beautiful West Boulder. But that doesn't mean that we don't want a nice neighborhood, too!!
Wrong direction	The NIMBY, I got mine you get lost philosophy is starting to dominate

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Community direction	Comment
◆ Wrong direction	The number of large, ugly new buildings is just so sad. The variances for height, setbacks, etc. have changed the character of this town in irreversible and negative ways. There appears to be no badly designed and ill conceived building and no variance to the building codes that would not get approved. It is not common sense to think that adding more people, jobs, and cars to this city will yield any thing positive. I am in favor of a building moratorium, and for replacing most of the folks on the city council and various planning and advisory boards that have had a role in approving the rampant building, and transportation changes (deleting the car lanes on Folsom). The city council should focus on running the city, and drop the municipal utility idea. They have lost repeatedly in the courts, have 'borrowed' 4 million dollars from the general fund with no guarentee it will be paid back, and we are no closer to reduce carbon emissions. This is no longer the great town that it once was and those in charge seem to be following ideals (such as the stated goal of 30% of all trips in the city will be made by bike) without any sense of real life or reality.
◆ Wrong direction	The overall priorities of the last 5 years have resulted in increased traffic, noise and light pollution, severe deterioration of our streets and roads, and a shifting of the tax burden to the individual homeowner. Although we have done a fairly good job in reducing health risks from smoking, we have accepted Pot's contamination of our malls and stores.
◆ Wrong direction	The precious inclusive original community is being overrun and dominated by wealth, aggressive development folding under the influx of acquisitive shallow trendy wealthy people seeking the atmosphere created by the people who are leaving in horror . The old Boulder people are moving to Bellingham Washington, Nederland, and other places without aggressive drivers, where there are not people tearing down homes to build mcmansions and huge ugly condos that look like prisons. The old Boulder people created the atmosphere that makes Boulder desirable and the new influx is rapidly destroying it. There same thing is happening on campus with the Republican administration destroying Conference On World Affairs.

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Community direction	Comment
Wrong direction	The right-sizing mess on Folsom is an example of not respecting the community while trying to reach these goals. Boulder County and the city taking away open space from Gunbarrel in order to build mass housing on land with flooding issues while ruining the open environment cherished by the surrounding neighborhoods is an example of not respecting the community to reach these goals. Allowing developers to pay their way out of not building affordable housing within a new development is an example of not respecting these goals. Not maintaining and plowing roads creating dangerous driving conditions is not respecting the community in meeting these goals. City and County have been moving in the wrong direction.
Wrong direction	The takeover of electric not for Xcel is crazy!!
Wrong direction	There are now way too many ugly condo and apartment developments - Boulder is becoming ugly
Wrong direction	There are too many height variances being allowed for developers. The height limit of 35' was for a reason. Also, the new designs of apartments and condos are awful, with no imagination. Boulder is starting to look like big cities with nondescript high rises.
Wrong direction	There is a problem with the city staff working closely with developers. It is not objective. Example: Hogan Pancost - all Planning Board voted NO, city staff endorsed strongly.
Wrong direction	There needs to be more affordable housing and more affordable retail space for small/local businesses, places that people who aren't super rich can afford to shop at. Boulder is getting far too expensive for most people. It's killing the diversity and uniqueness of the city. I've lived in Boulder for twenty years, am a homeowner, but feel like I'm being priced out of my town. I have no problems with increased population density to make this happen. I also would take public transportation far more often if there were some sort of discount for residents.
Wrong direction	There seems to be a priority for high density housing. I am sure this works well for the tax base, and lowers the cost of providing services. But condo/apt living is not for everyone.
Wrong direction	There's a lot of growth and development in Boulder without the infrastructure (roads, parking, public transportation) to keep up with the growth.
Wrong direction	Too many high rise condos and apartments filling up every open lot
Wrong direction	Too many McMansions, huge boxy buildings, in-your-face scrapes
Wrong direction	Too many people, bikes and cars
Wrong direction	Too many zoning exemptions, box stores, exceptions for $$ people
Wrong direction	Too much accomidation for bicycle groups and enviorlists
Wrong direction	Too much attention is being paid to "affordable." We don't need to attract more population.

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Community direction	Comment
Wrong direction	Too much business growth; high traffic, crowded city. Too many people moving to Boulder. Too desirable. The charm of Boulder is ultimately what's killing the charm of Boulder.
Wrong direction	Too much density, too fast. Many do not want to see the city loose it's small town atmosphere, with high-rises and high density (which results in more traffic congestion and more pollution.)
Wrong direction	Too much development/big box stores. Too much yuppie, not enough (informed and intelligent) hippie.
Wrong direction	Too much emphasis on "multi-use development," "right-sizing" and on approving buildings higher than 35 feet. Not enough consultation with residents and neighborhoods before approving community-altering actions.
Wrong direction	Too much emphasis on building and development and economic growth rather than supporting local businesses that are already here
Wrong direction	Too much growth
Wrong direction	Too much growth and ugly, non-imaginative unartistic architecture!
Wrong direction	Too much growth at the expense of neighborhoods. Deteriorating infrastructure.
Wrong direction	too much growth without the proper infrastructure
Wrong direction	Too much growth, too fast. Too much land being built on in Gunbarrel. I moved here for a nice, quiet environment and now it feels like we live in Boulder. Much too fast paced and not enough traffic flow. I'm seriously considering leaving there area because of this.
Wrong direction	Too much growth; too much municipal endorsement of growth
Wrong direction	Too much sprawl & buildings too large for the neighborhood. Some houses loose their private back yards, due to over sized houses next door.
Wrong direction	TURN THE HORSES AROUND
Wrong direction	Ugly development, blocking views, increasing traffic. Also, you can't force cycling on people.
Wrong direction	Way too much building going on on every corner. Quit developing so much.
Wrong direction	Way too much focus on use of government, e.g. municipalization, zoning and construction issues, right sizing streets. Need to significantly reduce city staff so they'll focus on important issues vice make work issues.
Wrong direction	Way too much in-growth. I thought there was a 3-story limit on buildings? Anyway, too many large buildings are causing overcrowding and traffic. This is having a strong negative impact on Boulder's quality of life.
Wrong direction	We are being boxed in. We are loosing our quality of life. We are being run by people who do use Common Sense.

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Community direction	Comment
Wrong direction	We are overfilling the area, both businesses and population and housing. It's particularly irksome that such a large percentage of new housing is high end. I have no problem with high density affordable housing, but don't see much of that.
Wrong direction	We are quickly becoming a monoculture. I feel as though I live in a gated community for the wealthy. We need better plans for growth and density within the growth ring that offer opportunities for the middle and low income households. In doing so we create a culture of experimentation and in general, a more dynamic place to live.
Wrong direction	We have bad 'leaders'. Both City and County. Bad because they cannot factor the Big Picture into their mental calculations. They see minute portions of the Big Picture and pursue those to the bitter end.
Wrong direction	We pay lip service to housing diversity yet the county is a no-growth county so achieving it is impossible
Wrong direction	Wealthy people are moving to Boulder & trying to change it to their liking. Maybe they've already ruined the previous place they lived & are starting over here. The McMansions being built are hideous & totally changing the character of the established older neighborhoods & the character of Boulder.
Wrong direction	wrong in that you emphasis growth of housing units and even reward a developer if they build more 'low income' housing... increasing the size and problems that your whole intent is obviously based on. there are no amount of bandaids 'right sizing' that will fix the obvious problem a community that has gone over the sustainable size of 80,000, Boulder WAS the largest city in the entire US without a single murder, back in 1983, and repeated that several times through the years, right up until the city hit 100,000 now murders and other crime are common. you can reverse this by buying up 'open space' on the inside of that compact community... leveling existing eye sores when an opportunity presents itself. but instead you keep building more housing instead of giving incentives to business/office space.
Wrong direction	Yes Boulder Neighborhoods are under attack and is growing too much too fast. The city keeps approving tall massive dense buildings that few residents want. The city the Chamber of Commerce aggressive economic stimulus and employer wooing has created far too many jobs lead to a terrible in commuter issue with traffic.
Wrong direction	you have a broken planning board that is too easily swayed & wooed by words like LEEDs. Parks & OpenSpace is too rigid on how acquired land is used. I no long support them as I can stand too see more land acquired that I can't use with my dog or bike.

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Community direction	Comment
Mixed reaction	"Right sizing" on Folsom St. is unnecessary to bicycle safety and disrupts traffic flow…admit the mistake and change it back. Hiking trails on open space are essential to my support…access has been diminished to no real benefit. Keep the "purists" off the policy boards.
Mixed reaction	1) Transportation policy seems fixated on bicycles. They have a place, but the reality is that most people must use a car in the 'real world'. That said, a reliable, convenient public transit system is a must, 2) Housing affordability and options need to be a higher priority. We need more rental housing (apartments) that young people can afford, not high-end luxury condos.
Mixed reaction	1. How many banks does Boulder actually need? It seems every new construction includes one. 2. I don't like the building heights allowed in some places. It's not just about seeing the mountains, it's about seeing the sky! 3. Residential density is fine to a point, but too much increases traffic and pollution, and makes for competing interests of residents. 4. Boulder needs more senior/'affordable' type housing (a joke among my friends is: In most cities affordable housing is for folks who work at Burger King; in Boulder it's for folks who work at CU).
Mixed reaction	1. Municipalization of power is a bad idea. We haven't done very well running a library. We simply don't have the knowledge to run a power company, even through hired managers. 2. Much gas is wasted by poor management of stoplights. One widespread defect: Left turn arrows that are too short, causing a line of cars to idle through an extra cycle. There are other less obvious cases of systematically dysfunctional light synchronization plans. 3. If people want prairie dogs as pets in their own yards, let them be responsible for keeping them there. Elsewhere, they are vermin and transmit a deadly disease.
Mixed reaction	29th Street Mall redevelopment is a failure. The new housing and mixed use developments in that area are tremendously ugly. The city needs to continue to add multi use paths and work with the county and other cities to create regional connections. City needs to work with CU to get the university to create more student housing
Mixed reaction	A lot of building going on that seems to diverge from Boulders sense of community. But on the other hand Open Space, etc is still being protected. FOcus should be on more affordable housing for people who work in Boulder.
Mixed reaction	A lot of road projects have had to be re-done in a short time after completion, more careful planning to cut that waste (such as medians being dug up and re-made). Also, I think the re-alignment of the Arapaho and Parkway intersection is problematic (too curvy and unpredictable).

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Community direction	Comment
Mixed reaction	A major concern is over-development of neighborhood communities without adequate planning to prevent traffic congestion and under-development of support services (eg. neighborhood urgent care centers, supermarkets, etc.)
Mixed reaction	A theatre group I belong to cannot afford to rent space in the parks to perform free plays for the public
Mixed reaction	Again, this is a great town, but it is doomed to be an Aspen if we don't reduce commercial space and potential jobs. That's a big lift, so I can't be too optimistic.
Mixed reaction	All new development needs more parking spaces - at least 2 per unit. It's only if public transport is free or very cheap that you will get people out of their cars. I don't think you will ever persuade more people to use public transportation in the snow or when it is very cold.
Mixed reaction	allowing commercial and residential development with insufficient parking is bad planning in my opinion. I live in the unincorporated county area and we really have stopped coming into the core areas such as pearl street for restaurants most nights because there is no where to park.
Mixed reaction	Allowing the Mapleton Warm Water Wellness Pool to close without a community-wide initiative undertaken to replace it with a state-of-thart wellness center is a travesty that calls into question all of the supposed values expressed in the Comprehensive Pan
Mixed reaction	Although I understand that a concentration of housing and businesses may have environmental benefits, I believe the push for development without honoring preordained height restrictions, for example, detracts from the community. It is not all about money... we don't necessarily need to keep pulling businesses into the city. Slow down the growth!
Mixed reaction	Always a great place to live, but some of the newest development, especially Pearl Street east of 30th is an eyesore in our community
Mixed reaction	Annual sales tax increase discourages spending for low income earners.
Mixed reaction	Arapahoe past 63rd - a flawed social engineering plan, not designed to move traffic, but to get people to ride the awful RDT or a bike. Same for Folsom. Restricting fracking near residential areas - good.
Mixed reaction	as evidenced by the 'right sizing' bicycle lane modification to Folsom Ave, the community reaction was more polarized and vindictive than in years past. this is a disturbing trend, and one that may have grown out of the way 'right sizing' was developed and implemented by City Council, i.e. without convincing data to show the need for such a change to promote non-motorized transportation. 'right sizing' may have set back the necessity for a better, safer, bicycle-friendly Boulder.

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Community direction	Comment
Mixed reaction	As I mentioned, we should slow down commercial/growth development to stop the growth of in-commuting. We can never build enough housing for 60k, though we should do things like convert unbuilt commercial zoning lots to residential where opportunity exists. It is not as simple as being pro development or anti development; we need to separate residential and commercial in the development discussion. We need more housing so we need policies that are pro-affordable housing and housing in general, while increasing barriers to commercial development.
Mixed reaction	As much as I would like Boulder to be small (so I can selfishly enjoy trail solitude and less traffic congestion), the reality is that small is already over. Counting inbound commuters, Boulder is more than half again its stated population. The people are already here, we should make it so more of them can actually sleep here, too. I believe this, along with an effective all mode transportation system (h.) would make Boulder actually feel less crowded. This will mean a lot of higher density developments. Let's be an inclusive, vibrant, growing community, rather than a stagnant one.
Mixed reaction	As property values rise, young adults and lower- and middle-income residents can no longer afford to live in Boulder. I would hate to see Boulder become an enclave for upper middle class white people.
Mixed reaction	Attracting more/big employers like Google, while also allowing developers to BUY OUT affordability, makes our housing problem worse. Who serves and works for 3,000 extra residents? A bunch more commuting POOR.
Mixed reaction	Awareness for the need for more affordable housing supplies has recently increased, which is good.
Mixed reaction	Balancing growth with a small-community feel is difficult, but I feel too much is being directed at growth right now, at the expense of that community feeling. I'm especially disappointed by the number of variances given to big building projects (e.g. the Pearl St corridor between Foothills and 30th).
Mixed reaction	Becoming dominated by upper/upper middle class folk pricing out others and homeogenous in race/class/gender expression
Mixed reaction	Better access to city gov - fewer secrets and manipulation of public - the quote in Boulder re city gov: "They have their own culture over there"
Mixed reaction	Better architecture regulation on new condo/apartment development, 30th and Pearl looks terrible.
Mixed reaction	Better representation by area instead of city-wide voting
Mixed reaction	Bicycle advocates - going wrong direction - bicycles on roads with cars - dangerous and causes more pollution for start-stop traffic - need out of road bike paths in town

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Community direction	Comment
Mixed reaction	Bike lanes are great-- if people use them. I am a pedestrian, without a vehicle of any kind for the last 11 years, and more often than not, I see bikes breaking the law (unless it is designated bikes only, pedestrians ALWAYS have RIGHT OF WAY. I don't have to move for you!). Buses are great, too. When they're on time. That being said, spending tax dollars on things not used is not productive. Is it environmentally sound on the face of it? Sure, but if it isn't fully utilized, then that's not progress. Admittedly, one a priori view does not a casual relationship make, but since I have personally seen it, I am sure it's happening to others, As for diverse housing, not seeing that, either. It's either low income or high end. There isn't much in the way of medium incomes (while is the normal prices for the rest of the state). Also, it would be nice for Boulder residents to be able to enjoy the town during semester as opposed to fighting our way to the grocery store around out-of-state students...
Mixed reaction	Boulder has a tough problem ahead of it regarding density, reasonably-priced middle income housing, and maintaining the feel of neighborhoods that wish to do so. I'd like to see more possibilities for creative solutions that allow additional density where there neighbors agree it will not have a negative impact.
Mixed reaction	Boulder has conflicting values. Example affordable housing vs. 3 unrelated persons enforcement, or hundreds of new apartments in Gunbarrel with very poor bus service.
Mixed reaction	Boulder has many contradictions. The open space, by definition, will increase the land values that are able to be developed - thus reducing the possibility of low cost housing and encouraging high density/high rise 'urban' developments. The energy use rules (Offsets) allow only the wealthy to have 'luxuries' that are easily available in neighboring counties.
Mixed reaction	Boulder has saturated its space, and the only way for more economic growth is to drive up the price of housing, cause more traffic congestion for people who work in Boulder and live elsewhere, and bring in lots of people who do not necessarily buy into the 'Boulder lifestyle' which wrecks the sense of place. While the economic growth has funded things like the downtown WiFi, and the municipal power grid and fiber internet are exciting, it's perhaps even more important that Boulder retain its sense of place. This is hard to do when most of the population has moved here in the last few years (I am included in this demographic, full disclosure) and big box stores like American Apparel drive the rent up on retail space that could be occupied by a locally owned and operated store.

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Community direction	Comment
Mixed reaction	Boulder has very little if any land available for commercial or housing development within the city limits. If city limits are expanded open space lands will have to be reduced. Open Space is by far one of the most significant reasons Boulder is a desirable place to live. Without Open Space Boulder would become just another Highlands Ranch which was featured in National Geographic a few years ago as one of the worst examples in the US of the undesirable aspects of urban sprawl.
Mixed reaction	Boulder is a great place to be but it is virtually impossible to move to and from the city because of traffic in all directions
Mixed reaction	Boulder is a tough city to develop in due to the limited remaining development opportunities as well as the community's tendency to be anti-development. Boulder is growing and that needs to be taken into consideration. Of course it is important to maintain the town feel of Boulder, but the increasing popularity of the town and growing population cannot be ignored.
Mixed reaction	Boulder is growing because so many people want to be in this great place. We have a unique opportunity to approach our growth with creative projects that utilize partnerships and resources. We need to think ahead to what a growing city needs and creatively about specific parcels of land and what they could be. There have been a lot of reaction after projects have been started and it is too late.
Mixed reaction	Boulder is headed in the right direction in its concern for mitigating our contributions to climate change (solar should be emphasized above all!) and in its efforts to preserve (and hopefully grow!) open space, but in the wrong direction with the unsustainable growth in jobs, population, and the big, ugly, overly tall new buildings which have been going up around town. The 'new urbanism' (density uber alles) ideology runs totally counter to Boulder's roots and the vision of those who shaped Boulder to be what it is today.
Mixed reaction	Boulder is starting to bring itself into the 21st century, but there are many areas that it needs to improve on. The most glaring example is the almost complete lack of affordable housing in Boulder. Boulder has always been a city where it is very difficult to live on a low or middle-income budget and that problem seems to be getting worse, not better. There are many new construction projects involving apartments, but almost all of them are too expensive for an average college-educated 'twenty something' or an average middle-income family with kids. If Boulder continues to push out these populations, it's economy will surely suffer. There needs to be a dedicated, genuine push for affordable housing.

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Community direction	Comment
Mixed reaction	Boulder is still a great place to live. The idea of a cultural plan is very good. A City owned utility company is also a great idea. Housing is getting so expensive that it is making Boulder a very exclusive place. A way to allow young creatives to afford to live here and contribute to the vibrancy of the community will go a long way in keeping Boulder a dynamic place to live. Traffic is a challenge, though I don't think more and wider streets is the answer. Environmental stewardship and encouraging business that fits into the community are important issues that didn't make it into my top three list, but ultimately are just as important as transportation and changing housing codes to accommodate more density and more affordable homes, but you only wanted three listed in the important issues column above.
Mixed reaction	Boulder needs to find ways of reaching community consensus on solutions and leverage more innovative ideas of its members. The community seems to be driven by factions pushing their own interests. We need leaders who can help us all to find common ground and common purpose. The city should find ways of taking more advantage of the start up and business incubator talent in our community to solve some of our most challenging problems.
Mixed reaction	Boulder seems to be losing its historical past - caused by tear down/build up the TOD, charging for use of roads, too much development, high traffic
Mixed reaction	Boulder should put more programs in place to keep/attract low to mid income populations to balance the influx of wealthy white populations. All income levels are needed in any given city to create a healthy multiculturalism, reduce commuting (traffic, pollution, parking), strengthen the local economies by having a local work force. Boulder right now is becoming too much of a rich person's town. A benefit of BVCP is preserving open space making Boulder more desirable. That's great. However, Boulder cannot let the economic market dictate who can afford to live here without threatening our other goals e.g. B: environmental stewardship, D: welcoming, inclusivity, and I: cooperation with the rest of the county, (for example. Erie, Longmont are becoming Boulder's suburbia, with rapidly sprawling housing developments, associated traffic, congestion, lack of charm, lack of identity.. We cannot claim to have those value goals when we dump our housing problems on the next town.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? Any comments on your response?

	Community direction	Comment
◆	Mixed reaction	Boulder Valley is a complex place, with some trends very positive and some concerning trends. For example, the abundance of homeless is a public nuisance. Boulder is a wealthy community with pleasant weather much of the year, so homeless make a rational decision to be here. And Boulder made a well-intended but self-defeating decision to build such a luxurious homeless shelter. Which attracts more homeless. Which strains law enforcement since homeless seem disproportionately prone to enforcement actions. So what is Boulder to do? Also, for example, Boulder Valley is a stunningly beautiful place to live and the community has done an outstanding job of preserving beautiful land.
◆	Mixed reaction	Boulder wants to have a vibrant growing economy. To his end wealthy interests are building and over developing the city and I feel as though in many cases it's 'get rich quick' development by companies that are exploiting the dive in head first, never think things thru spirit that Boulder sometimes has. Boulder is beginning to look more like Beverly Hills than Burlington, VT. At the same time Boulder wants to be a small town surrounded by open space where small business can thrive and there are no big buildings. Meanwhile the massive corporation Google is setting up shop in Boulder. We want to have our cake and eat it too. Boulder was not made great by being super rich. While having money is important to the community, it's the poor and middle class folks that have made Boulder what it is (or was, not too long ago).
◆	Mixed reaction	City Council focus on wealthy as ideal resident is wrong. More support for neighborhood community events needed.
◆	Mixed reaction	City council is very reactive. The moment anyone starts screaming, they reverse course.
◆	Mixed reaction	city council spends too much time and $ on issues that have nothing to do with improving the city
◆	Mixed reaction	City is getting too crowded. Downtown parking lacks. Identity is changing from diverse and interesting to homogenized and plain.
◆	Mixed reaction	City/County leaders need to get back to basic LOCAL issues and services: fire & police protection; sewer and water; streets and sanitation. Too much time and money are being spent on trying to be a national model for environmental issues that should be addressed at much larger (state & national) levels.
◆	Mixed reaction	Congratulations on being in Resilient Cities program - and thanks to staff who work so hard on that! And THANKS for superb flood planning -- which worked far better than people think and then flood recovery.... But, no more yuppie chalets with arcs and official facade-jumble boredom... We look more and more like Anyburg, now, with such dull and repetitive urban blah, while we lose distinctive and historic character to the Gordon Gecko Chamber of Gimme.

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Community direction	Comment
Mixed reaction	Decrease in parking yet increase in events and businesses without significant improvement in the public transportation system. However, I do appreciate the focus on cycling options.
Mixed reaction	Desirable development is being hamstrung by unrealistic affordable housing requirements. I believe in growth restriction, but it makes affordable housing unobtainable.
Mixed reaction	Despite an already laborious process for getting projects approved, recent design is often ugly, boxy, and industrial-looking. This is because developers want to maximize their square footage, but it means there are no peaked roofs and the streetscape isn't pedestrian friendly. I realize that the comprehensive plan isn't intended to address this, but it is why there is so much push-back from the general public.
Mixed reaction	Difficult to say where things are going as there are so many developments that will bring many changes that we may not be able to anticipate to the city. For example, incoming car traffic to and out of the city has changed a lot, and where is this going?
Mixed reaction	Do not believe buildings over 2.5 stories should be built. Mountain views are critical to ALL residents and visitors. No Xcel in county.
Mixed reaction	Drop right sizing and municipalization. Allow short-term rentals. Expand roads leaving Boulder.
Mixed reaction	Encouraging homeless and panhandlers to come to Boulder is out of hand. I have been told it because of too much government assistance compared to other places Getting uncomfortable to walk on creek paths and mall (especially at night)..
Mixed reaction	Environment, Environment, Environment. I feel that boulder is a rather special place and my most important goal is not to destroy that via development at the cost of any of our parks or openspace.
Mixed reaction	Environmental buzz words -- climate action, sustainability -- being used to undermine quality of life
Mixed reaction	Everyone cannot live in the city of Boulder, whether it be because of cost or other reasons. But we can take steps to make all residents of the county feel a sense of place and ability to enjoy the benefits of living in this beautiful place.
Mixed reaction	Excessive building.
Mixed reaction	far too much dense housing without any more streets/parking/traffic control - the surplus of cars in this community are making it a nightmare to get around - more people without dealing with this serious problem will bring everything else to its knees
Mixed reaction	Feeling very crowded lately - traffic-wise, population-wise.
Mixed reaction	Folsom bike plan could have been done better. Small interest group is forcing through their agenda.
Mixed reaction	Forget developing Hogan/Pancost.

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Community direction	Comment
Mixed reaction	From an architectural standpoint, most new construction is boring. The amount of affordable, truly affordable housing is pathetic.
Mixed reaction	Getting people out of their cars is good, but biking isn't a serious option for many as the population ages.
Mixed reaction	Great community but we lack diversity due to cost of living
Mixed reaction	Great intentions. Actuality not always on par. Need greater affordability and common sense at times!
Mixed reaction	Great parks and open space, but seriously bad traffic and a reluctance in the community government to improve cycling infrastructure
Mixed reaction	growth and economic development are certainly an important factor in the overall well-being of Boulder and its residents. Care needs to be taken to ensure that the CHARACTER of Boulder is upheld through this process. Neighborhoods, parks, affordable housing and office space so that the people who work the backbone jobs (teachers, health practitioners, store attendants, cleaning people and small local business owners) can still live a quality life amidst the increasingly upper income folks.
Mixed reaction	HATE the redev. East 30th on Pearl. Feels confined as a thoroughfare, buildings too close to road - very unpleasant. And don't like "right sizing" except good on Baseline.
Mixed reaction	Hate those ugly buildings at Boulder Junction. Was frightened by the prospect of dense vertical 'development' at Baseline/27th/Moorhead. Would like to see Martin Acres remain modest single-family communities and support enforcement of limited # unrelated residents there and elsewhere in South Boulder neighborhoods so that young families aren't forced out by rising rents/prices. On the other hand, renters themselves need stable neighborhoods with good services. Perhaps it's too late to do much for those households of modest income (I'm not talking about the homeless and truly poor) but re- zoning and new development should not be undertaken lightly.
Mixed reaction	Have not seen enough affordable housing, especially non-low income housing
Mixed reaction	Historic preservation should be the option of the land owner. If the city believes the property is important enough to preserve it should purchase it at fair market value. City should continue experiments such as right sizing, but more slowly and with solid data.
Mixed reaction	Housing and property taxes are getting ridiculously expensive. I like the Folsom St. bike lane improvements, that matters to me a great deal.
Mixed reaction	Housing for a single person in Boulder is nearly impossible. I make too much to buy a 'permanently affordable low income home' but not enough to make the payments on a 'middle income home'.

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Open-Ended Comments

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Community direction	Comment
Mixed reaction	Housing is a challenge in Boulder. I am a school counselor and it is very difficult to work and live in the same community. This is true for many people. The growth is impacting the quality of life-North Boulder is very different from 20 years ago. I'd like to see more limits to these developments. Very pleased with the city emphasis on kids, environment, community.
Mixed reaction	Housing prices are rising rapidly, making it difficult to find an affordable home to rent or buy. At the same time, once-empty and wild areas are now being developed into additional housing. It's unclear whether this will be a sustainable solution. While I've seen some great transportation and public works projects wrap up, there are still many areas inaccessible to bikes/peds.
Mixed reaction	Housing prices have dramatically increased due to great demand, pricing many out of Boulder. Additionally many public lands are being closed to public recreation in essence making them city/county owned private land. Public land should be public within reason.
Mixed reaction	I am all for growth but we need to be more diverse. We need housing for lower income. The service industry needs to be able to live here too.
Mixed reaction	I am concerned that the city's ability to maintain focus on the plan is getting compromised by the fiasco of its involvement in attempting to take over providing utilities.
Mixed reaction	I am in favor of supporting economic growth which draws additional people from surrounding areas to join the Boulder work force. Often proposals to accommodate increases in road usage and housing costs seem to focus on residents of the city, creating incentives and cost proposals which will not address the rising issues. Increased transportation options to surrounding areas seems significantly more likely to reduce the pressure to either live within Boulder or drive than simply adding fees, reducing parking options, or providing a bus pass that is unlikely to be used.
Mixed reaction	I am much encouraged by the new apartment developments in Boulder. I would like to see more use of neighborhood schools to help promote community and also promote walking and biking to school, instead of driving across town. Ditto for work commutes: live close to work! Has Boulder City or County considered eco passes for all residents?

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Community direction	Comment
Mixed reaction	I am not in favor of Boulder trying to become its own power utility. XCEL is one of the greenest power utilities around and we don't need to recreate the wheel... we need to partner with them. I am also concerned that the council was so quick to move forward on the single lane proposal that included IRIS. There are very few east/west streets and it is NOT an environmental advantage to create more stop and go traffic...especially when there are so many bike paths and side streets available to our bikers.
Mixed reaction	I am not in favor of growth; I am in favor of maintaining height restrictions; I am not in favor of municipalization; I am in favor of fixing the roads and streets (for example, make all manhole covers flush with the pavement; expand Baseline eastbound at Cherryvale into 2 lanes--one right turn and one left turn; add an additional lane on Foothills Parkway, northbound connecting Arapahoe on ramp to Pearl street off ramp)
Mixed reaction	I am particularly concerned about out-of-town speculators buying up our neighborhoods and profiting from flipping and turning them into big profits.
Mixed reaction	I am pro growth, but disturbed about the amount of building and road construction going on all at once. It is difficult to get around this city.
Mixed reaction	I am proud to live in Boulder. I am generally happy with where the City is headed but worry about all of the rapid growth and development happening near Pearl St (including the handling of Google).
Mixed reaction	I am somewhat disappointed that Boulder has either abandoned or created so many variances on height regulations. Now the downtown seems like every other city of its size. You used to be able to see the mountains from everywhere. Also, the latest developments all seem to be eyesores, with architectural style derived from post-WWII European designs, bland, modern, and completely out of sync with the idea of keeping Boulder from becoming bland and impersonal.
Mixed reaction	I appreciate the ongoing support for the arts and education, and the city's recycling/zero-waste work. I am concerned about affordable housing. I also think there is a lot of low-hanging fruit to reduce carbon emissions, especially in the rental market.
Mixed reaction	I believe that commercial growth downtown is allowing developers an opportunity to degrade our natural beauty (i.e. the old Camera building replacement)
Mixed reaction	I believe the need to grow by adding housing is very important and should focus on neighborhoods where more single family houses can be built and not on adding more high density apartments. I believe Boulder County (and maybe the city) are very slow to respond to developer's (and private builders) plans.

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Community direction	Comment
Mixed reaction	I came to Boulder from NJ almost 8 years ago. I have seen a lot of development and increases in real-estate prices during those 8 years but even with the rise in cost of living and increased 'traffic', I still think it is comparably cheaper with a higher quality of life compared to many east and west coast cities. For this reason, I think it will only continue to be a place where people want to live. Whether the 'natives' like it or not, we're all going to have to learn to live with it and keep Boulder great. After going through the building permit process for a small business I'm starting here, I don't think the city's building and planning department is properly staffed to deal with the volume of work that is coming through their doors.
Mixed reaction	I consider myself a moderate when it comes to most issues and I find the city council leans too far to the left on many issues
Mixed reaction	I do believe Boulder need to and will have growth, but it needs to be regulated and well thought out. We do NOT need more buildings over the height restriction.
Mixed reaction	I do not think there is enough focus on public education. I disagree with the stricter dog regulation in open space - it in some ways makes confrontation more likely.
Mixed reaction	I don't like that new development is turning us into a large city. We are loosing the feel of Boulder. While it has also grown and changed we're starting to burst at the seams. Our economy is good, we have highly educated and creative people here. Let's pause on the overgrowth and pay some attention on our aging infrastructure and maintaining the core personality of Boulder for while. It might help our discussions and plans for the future if we're not arguing while development is in process. We'll stand out across the country if we don't jump on the bandwagon of super sizing into a city model.
Mixed reaction	I don't like the current initiative to take over energy from Xcel.
Mixed reaction	I feel concern over how much growth and development is happening, and how expensive it is to live here becoming an even more prohibitive factor for diversity

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Community direction	Comment
Mixed reaction	I feel that people that are from here are being pushed out financially. Housing is way too expensive. I grew up here and I can barely afford to live here. I am lucky that I was able to get into affordable housing or else I would not be able to live here as a single person. I also don't feel that I should have to live with roommates just to be able to live here. I am a professional in my late 30's and I don't want to live with others. My mom had moved away for some time and now has moved back to be close to me can't live in Boulder. She does live in Boulder county, but her rent in a strain on her fixed income. She was a teacher and has a nice retirement, but it is difficult to to live comfortably. There would be no way for her to even purchase a small house in the county. Even the affordable houses that are for sale are not for people like me since I barely make enough to buy a condo. I feel that Boulder had become elitist and the people that are making the decisions have not been in the this town for very long. I do enjoy certain aspects of Boulder, but there are many that I really don't like. I would like to see more diversity here, but since it is so expensive it is not attractive to those of lower incomes.
Mixed reaction	I feel that the city of Boulder is getting too dense and crowded.
Mixed reaction	I generally like the design of developments that have happened in recent years (in North Boulder, around the 29th St Mall, and to a lesser extent, in the industrial zones on the eastern half of the city), and I especially like the added amenities like the Valmont Bike Park. I'm less of a fan of the construction noise, traffic disruptions, and sidewalk closures of the Pearl St/downtown-area redevelopments, as these are in my neighborhood and negatively affect my life at least during their current phases, which seem to be never-ending. (I may have a chance later in the survey to comment on this next topic, but if not, I'll say it now: I really hope we get a municipal utility to provide 100% renewable/clean energy for our city.)
Mixed reaction	I have a hard time understanding the comments by city council (and the county commissioners) for the urgent need to address climate change while at the same time, allow for mansions to be built, but fight the tiny house movement. I also don't understand the fight against AirBnB, which helps provide needed income for many to make their housing more affordable in the community. (Behavior is not believable). Also, I live in North Boulder and have never been approached, until this survey, to contribute input to the North Boulder Community plan and I don't know of anyone in our area that has been asked, so I'm curious where the feedback is coming from?

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Community direction	Comment
Mixed reaction	I like that the city is making efforts to set aside some new construction multi-family housing to be affordable, however I don't like that builders have the option to buy out of having affordable. The money from the builders is supposed to be used by the city to build more affordable housing but I don't think that's actually what the money is being used for.
Mixed reaction	I like the direction as far as environmental and healthiness goes, but I hope we don't get to the point that young people can't afford to rent here. Youth must be welcome!
Mixed reaction	I love Boulder and consider it my home. I have lived here for 19 years, and it fits our lifestyle perfectly. However, the cost of housing and lack of availability both of rentals and residence to buy seems to me that our community is heading in a direction where everything in town is occupied by renters, short-term renters, or the extremely wealthy and I do not like what that is and will do to our community at all.
Mixed reaction	I love what we are trying to become in some areas: biking mecca, open space friendly, conscious of environment. Areas of improvement: real estate prices create gentrification (feels like a white town).
Mixed reaction	I observe that Boulder is getting more socio-economically stratified. That each community layer cares about preserving 'their' Boulder, but that the groups don't generally mix.
Mixed reaction	I really appreciate how hard City staff work within a very divided community with strong opinions. Good luck with this plan. Get us off fossil fuels entirely and make sure people in the middle and low-income ranges can afford not just to live here, but to buy modest homes and support our families. Allowing more density of housing would help a lot but NEVER give in on height restrictions!!! If we can't SEE the mountains we might as well live in Kansas. Good luck folks!!
Mixed reaction	I strongly feel that the living lab experiment for Iris is the wrong idea. There are many good side streets for bicyclists going East-West, but not roads for cars. Iris is the only major East-West road in that portion of North Boulder while Folsom has 28th and 30th street as well as 19th.
Mixed reaction	I support a local utility; I support mass transit. I DO NOT SUPPORT the push to force bicycle lanes on us by a small wealthy elite of (often) professional riders. It is not appropriate to expect working families with small children, the elderly who still need to get around. The weather will soon prove my point!

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Community direction	Comment
Mixed reaction	I support high-density mixed use development, and support for local business, small businesses as well as larger corporate campuses (e.g. Google) that support our community values. These must be done with scrupulous attention to factors that do not make it too expensive to live here, or cause undue strain on our infrastructure. (Traffic, etc.) It's a tough balance, but that's what are our leaders are elected to do. God knows I am not smart enough. Good luck.
Mixed reaction	I think building size limits are good. But in general too many things are regulated. Sometimes it seems we have rules about everything.
Mixed reaction	I think continuing to limit growth in innovative ways is the only way to preserve the quality of life valued by people who want to live here.
Mixed reaction	I think it is hard to balance growth and increased density/population with many of the values listed as guiding values for the Plan. It is important to grow smartly, which to me means ensuring that environmental values are protected, that alternatives and mitigation is considered before decisions are made, that stakeholders are involved early and throughout planning processes, that transportation remains viable, efficient, and safe, and that the city remains 'livable.'
Mixed reaction	I think making businesses responsible for their impact is vague and we need to demand more. Solar panels mandatory, water systems that use the minimum, water treatment, etc. Also the increase of air pollution is alarming -- I bike to work and cough with the car exhaust now -- I can't imagine what having more traffic and more traffic jams will do the the air quality.
Mixed reaction	I think most new construction is good, and density of housing is important if we want to avoid urban sprawl. But there seems to be an increasing NIMBY attitude in the city. Real estate developers are being unnecessarily vilified.
Mixed reaction	I think new growth in Boulder is okay but I'm worried about keeping that nice small town feel if we have lots of new companies come in to town like Google. However, it's good for the economy so I'm a little torn. Also, I think it will be a miracle if I can ever afford to buy a house in Boulder so I'm renting. I'd like to buy a house here since I work at CU but I think the housing prices continue to go up and I'm getting priced out. More attention needs to be given to providing some affordable housing options like co ops so that Boulder continues to have a diversity here in town.
Mixed reaction	I think that Boulder has quite a challenge because it is a beautiful place to live, more people want to live here than have been able to, and it seems that some of the coming (Google) development is making the city unaffordable for many civil servants and other workers who are necessary to the function of Boulder.

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Community direction	Comment
Mixed reaction	I think that the pace of development has been too rapid. Buildings, some of which are quite unattractive and do not fit in with what I consider Boulder's aesthetic, are cropping up everywhere. I believe that, as in most towns and cities, developers have too much clout. I believe that neighborhoods should have more input, NOT when the project comes before CC but long before that. By the time the proposed development gets to the CC, it is usually too late for neighborhood input.
Mixed reaction	I think that the traffic is horrific. The lit crosswalks in the middle of streets are dangerous and not necessary. I walk all the time, and it is not a problem to cross at a corner - you usually only have to go a short distance to cross at a corner v. a lit crosswalk.
Mixed reaction	I think that we need to be very careful about the pace that we are growing. Traffic is becoming an issue and part of what makes Boulder so special is going away with a lot of this growth.
Mixed reaction	I think the affordable housing office is being poorly managed and not representing the pubic. I don't think the city has been listening to the needs of it's taxpayers concerning their deciding to put in bike lanes on Folsom and take away driving lanes. I'm glad they are reversing it, but what a waste of taxpayer money to both put it in and remove it.
Mixed reaction	I think we've gone way too far with the build smart/green building initiative. Its too expensive now to do anything, but in the same respect, if you have the money you can get around the rules! Not right.
Mixed reaction	I understand smart growth, but so many tall unattractive buildings
Mixed reaction	I understand that the Great Recession led to a standstill of development, and this pent-up demand is now in full fruition. But the current building boom in Boulder is too much too fast. What's more, the buildings going up are all hitting the height limit. Just because the limit of size is 55 feet doesn't mean that every development proposal needs to be 55 feet high. The historic downtown of Boulder is all 2-story buildings, and all the new developments going in are 4 stories. Who's approving these plans? Bad.
Mixed reaction	I was very disappointed that the city council rolled back improvements to safe cycling infrastructure on Folsom Street. While the 'right sizing' effort was not perfect, it was a step in the right direction that could have been optimized. Somehow people who drive cars to work think it's perfectly fine for a cyclist to take detours of many blocks to stay on safe streets, but the drivers can't yield to drive a few blocks out of their way to create a safe thoroughfare for cyclists through town. And a large majority of the cars are designed to carry up to 5 people and carry exactly one person. This has got to change.

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	Community direction	Comment
◆	Mixed reaction	I would like to see better facilitation among varying ideologies. Maybe more clarity/ prioritization of Values, and referencing them often better, more concise accountability/ reporting from the leaders Overall, it feels fairly controversial. I would like to see where exactly we have control as a community and what are the tools.
◆	Mixed reaction	I would prefer that we leave some lots/areas undeveloped in the city. I do not like having high density development.
◆	Mixed reaction	I'm not certain, but it seems that the infill development designs thus far haven't built in real life designs to attract a diverse population. A family may choose to live in a more dense development, but if there aren't bike garages or personal storage/sheds as part of the developments it would make it more impractical for a family trying to make it work. Are there enough green spaces to attract families? Larger visioning and design requirements and balances seem needed for the developments to achieve the goals.
◆	Mixed reaction	If we're going to be a dense (compact) community, then infrastructure and services have to be emphasized. Jobs other than service and government jobs have to develop. Transportation becomes essential. Otherwise, it's one boondoggle after another, like the lack of Council leadership on reducing Folsom to two car lanes for more bike lanes.
◆	Mixed reaction	If you want to have an emphasis on low income housing why are you so set on preventing low income shopping in Boulder
◆	Mixed reaction	Illegal over-occupancy is a problem in several neighborhoods, and these houses are used as income properties and therefore taken out of the single family/professional/ and co-op housing reach.
◆	Mixed reaction	I'm concerned about the extent and size of new construction on West Pearl Street.
◆	Mixed reaction	I'm troubled by some community resistance to things like higher density living areas, growth, inclusiveness
◆	Mixed reaction	I'm very disturbed the the 'not in my backyard' mentality of a small but vocal faction of Boulder with regards to the City's efforts to create more affordable multi-use housing stock. We need to remember that most of us are not originally from Boulder, and we should give newcomers the same sense of welcome and access to opportunities that we received upon arriving. At the same time, I feel the City tends to side with developers and often writes off legitimate community concerns for a number of development projects.
◆	Mixed reaction	I'm worried that with Google building a new campus in town and rumors of Twitter doing the same that Boulder will go the way of San Francisco, with long-term and low income residents priced out by very wealthy tech transplants.

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Community direction	Comment
Mixed reaction	In most ways, Boulder is heading in the right direction. I wish there were more affordable housing options for middle to lower income families.
Mixed reaction	In my opinion, Boulder should not be so welcoming and catering to vagrants (Not all, but the majority of transients have substance abuse and mental health issues). I believe Boulder should retract the welcome mat. I know that it is a 'feel good' gesture/action to be so welcoming. However, as a parent whose teenage daughter was the victim of a rape by a vagrant three years ago, and who saw her child plummet into depression, drop out of high school and a result and be blanketed with feelings or worthlessness, it is devastating. She is still struggling to climb out of it. Please know that there can be tragic consequences to 'feel good' actions like welcoming vagrants. Please know that the homeless population commits a disproportionately large number of crimes, and this does not 'feel good' for those of us on the receiving end of the bad behavior they can bestow.
Mixed reaction	In order for Boulder to remain a "welcoming and inclusive community" while still being "surrounded by preserved open space"; a "diversity of housing types and price ranges"; must be available to avoid a soulless town only afforded by upper income households with middle and low income families forced to commute if desiring to work or play in Boulder. I feel many people in Boulder would agree with this statement; however, when higher density housing is presented most seem to have a "fine, but not in my neighborhood" mentality. I think sometimes the intentions are heading in the right direction but the perceived sacrifices of making those intentions a reality can hinder progress.
Mixed reaction	in regards to modes of transportation as to modes of transportation used such as bikes, and as well all services, it is my opinion that whoever is the beneficiary of a value that they will be able to use, such as bike lanes that it should be paid for by the users, That goes also for developers such as parking needs and road use etc.. e.g. If special bike lanes are provided, a user fee in the form of a license would be appropriate as motorist should not foot all the bills. User fees are a common sense to solutions.
Mixed reaction	In the small picture, Boulder is heading in the right direction, in a larger context (looking at energy, transportation and housing) Boulder needs to review plans, look at future projections and effects of massive commuting and a sustainable, clean energy plan.
Mixed reaction	Increased wealth in Boulder is good in some ways but decreases diversity and requires those who cannot afford to live in the city to spend more time commuting, which decreases the sense of community and increases vehicle emissions.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? Any comments on your response?

Community direction	Comment
Mixed reaction	Increasing density without adding infrastructure is yielding increasing congestion. Transportation needs to address getting into/out-of city - many new projects have not added any additional capacity in/out of city.
Mixed reaction	Individuals who are new to the community are generally open minded. Individuals who have been here for 30-40 years appear to be exclusive, 'better than,' and resistant to change toward the world as it is today.
Mixed reaction	Initiatives 300 and 301, while not perfect, are an important statement of what needs to be urgently addressed.
Mixed reaction	It doesn't seem as if there is a consensus on the right direction or necessarily how to get there. While this is understandable, it needs to be worked through more thoughtfully. The bike lane mess is an example. It was jammed on the residents of the city with out a lot of thought, opportunity for discussion or even a vote.
Mixed reaction	It feels like Boulder is becoming less affordable and no longer a place where the "middle class" can thrive
Mixed reaction	It is my opinion that the anti-growth sentiment which seems to be abound in the city is partially derived from the visibly dramatic influx of tech and other industries and the very dramatic increase in demand for residential and commercial property - which has resulted in significant price increases.
Mixed reaction	It seems like development in Boulder is becoming more disjointed, serving special interests or individual projects.
Mixed reaction	It seems that too many decisions are made with the attitude that no matter what we must accept the consequences whether we like it or not as those in power always know what is best.
Mixed reaction	It seems the community could develop better mechanisms for soliciting citizen and neighborhood input on major projects and strategic decisions. Economic development appear at odds with the citizen wishes at times.
Mixed reaction	It seems to me that there is a diminishing preservation of the three values I would prioritize.
Mixed reaction	It's a great place to be and understandable that population would increase, but I'm getting priced out of the rental market and could never buy a house here. Traffic is getting noticeably worse
Mixed reaction	Keep large employers in Boulder - policies encourage companies to move to Broomfield/Westminster, more driving
Mixed reaction	Lack of innovative leadership to motivate people and help them see a bigger picture. Often people's objections to programs are based on unspoken concerns such as: concern about neighborhood population density is really about noise and cars, not number of people

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Community direction	Comment
Mixed reaction	let the power company continue to operate the power generation but convert to natural gas immediately spending tax money to experiment with running a power grid is not in the best interest of the community promote the use of solar hot water collection is key to saving energy
Mixed reaction	light rail to denver and dia
Mixed reaction	Many good ideas; but as a county resident I don't hink it wise to initiate an independent and local energy provider
Mixed reaction	Many of the decisions are based on recommendations from Staff. Our elected officials need to challenge and ensure that the Staff analysis is of high quality and complete. We need to spend more time hiring highly motivated, qualified, and experience Staff plus to hold current staff accountable for lackluster performance. We also need to have those in charge of our government personnel to be totally free of political obligations.
Mixed reaction	Measured growth would be my priority. Overcrowding serves no one. Would hate to see Boulder disregard the height limitations on buildings.
Mixed reaction	More high density development is needed. However not enough high quality long term livable apartments/condos are being built or are available. I consider the Peloton to be an example of what should be built. Lots of apt/condo housing is built to satisfy the needs of young people for a couple years until they are able to afford a house (dakota ridge condos come to mind since I've lived and owned there). More people would stick around if there were enough storage space, bike parking etc (think europe and asia where people live in condos all their lives). Also the height restrictions and other anti development sentiment just doesn't make sense. If we can't grow outwards we must grow upwards, or Boulder will become just a rich neighborhood with a declining economy.
Mixed reaction	Most of the residential development, including affordable housing seems to be in North Boulder and the infrastructure is not keeping up with it.
Mixed reaction	Municipalization effort should be stopped - Xcel is doing fine - City government should be less intrusive and more practical
Mixed reaction	Municipalization is unrealistic. 'Right-sizing' city streets is a bad idea.
Mixed reaction	Need community involvement in decisions
Mixed reaction	Need increased coverage for eco-pass. Concern that Boulder economic situation is struggling/declining.
Mixed reaction	Need more diversity of opinion in municipal government
Mixed reaction	Need to control growth, to maintain high quality of life
Mixed reaction	Need to work out the situation with unincorporated county subdivisions because infrastructure is suffering and the cities image with it.

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Community direction	Comment
Mixed reaction	New commercial buildings are horrendously ugly. For any personal (individual, not development company) residential renovation is unbelievably difficult and expensive. The only housing in Boulder Valley is existing and new owners want to renovate, expand or alter are severely limited and overwhelmed by complicated rules and restrictions. Even to perform sustainable landscaping requires obscene time, effort and coordination with county. That HAS to change.
Mixed reaction	none.
Mixed reaction	Not happy with foolish decision on Folsom car lanes removal, waste of money and needs to be returned to previous two lanes for better & faster traffic flow.
Mixed reaction	Number one priority in multi mode transportation system is RTD holding its end of the bargain and providing our rail service - not the bus rapid transit system that merely supplements what we already had with the B and HX bus lines. Instead of the train that we voted for and paid for, we got a toll road (because THAT is close to a train, right?). Train service will significantly reduce vehicle miles driven in and to/from Boulder.
Mixed reaction	Our children attend a diverse BVSD school--it's about 60 percent white. I am concerned that the lower income kids are sliding farther away from the general Boulder population. There are kids who are wearing outgrown shoes or whose needs are otherwise not attended to. I think it benefits all our kids to learn with people who are different from them--ethnically, culturally, and economically. But if we don't do more to support the lower income children, the gap between what they have and what other kids have might become too great. Also we see this in school funding--the PTA must fundraise to provide basic supplies to the teachers and schools. I learned that a BVSD school a few miles away is able to provide its teachers with double or triple the funding that our school has because its parents are better off, and better able to donate. This doesn't seem fair or right or good for the future of our city.
Mixed reaction	Our community is already bike-friendly. We NEED to pay more attention to being inclusive to hispanic/minority residents and low-income. If Boulder's creativity can focus on INCLUDING minority voices, then we can be at the front of a very important social movement. We can do this!
Mixed reaction	Our current council continues to doggedly pursue headline grabbing 'feel good' issues such as implimentation of a municipal electrical utility at huge 9 figure cost, when what Boulder truely needs is a revamped land use plan and allocation that encourages - indeed welcomes - a LARGE increase in housing stock of reasonably dense urban proportions that will provide close in living opportunities to the THOUSANDS of workers daily commuting into the City at large cost to both to the environment and to the lifestyle of the commuters.

Source: RRC Associates

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Open-Ended Comments

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Community direction	Comment
Mixed reaction	Our house has 40 year residents and the growth naturally has troubled us
Mixed reaction	Overall Boulder seems to be doing well, but some of the comments by certain members of the city council seem really disconnected from reality. George K. seems like the only normal person on the council.
Mixed reaction	Overall I see strong economic vitality, but the soaring cost of living in Boulder scares me. I worry it will become more and more exclusive and lose the little diversity it has.
Mixed reaction	Permitting moderate growth and redevelopment during this time of economic expansion has moved us towards a more energy efficient, transit rich, and inclusive community. This has been and will continue to be a great benefit to the community. However, the community has failed to get all of its priorities straight. It should prioritize and fund middle and low-income housing, above open space acquisition, municipalization, climate action plan, and some of the other aspirational agendas that have far less immediate impacts on our residents. In general, the community takes on too many issues at once, spreading its resources thin and failing to adequately address each issue in turn.
Mixed reaction	Personal concern ~ increased traffic as the community develops condensed housing and the overall impact on the environment.
Mixed reaction	Population growth is something I'm nor sure can be addressed, or how, but it is a concern along with the pressures it causes
Mixed reaction	Projects in the cities that are poorly designed, lack green space, and provide little communal or pedestrian amenities do not reflect Boulder values. While not always successful, I support experimentation in solving transportation issues.
Mixed reaction	Right direction - dense housing is flat out better for the environment, which some has been built. Wrong direction - not enough done for alternative/public transportation
Mixed reaction	'right sizing' of Folsom---failure
Mixed reaction	'right sizing' was handled in a terrible and arrogant manner
Mixed reaction	Scrapes and pops should be disincentivized; old Boulder Camera redevelopment is too massive and too tall
Mixed reaction	See all previous comments and answers to your questions.
Mixed reaction	Seems like having money and power run the town - property taxes will eventually drive me out of my house
Mixed reaction	Since packing in more and more apts, codos, hotels, businesses, there is more and more traffic congesting Boulder. And then we slow down Folsom for the bikes. I have no answer, but the whole feeling of Boulder is different now. The sense of a community is disappearing. Inevitable!!
Mixed reaction	Small but vocal minor opinions are given undue weight
Mixed reaction	Some activities in the city are crazy: i.e., taking over electric utility and messing with traffic on Folsom

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Community direction	Comment
Mixed reaction	Some development is done incorrectly or doesn't fit the character of the surrounding area that it is being built in. For example the building coming into the space that the Daily Camera building was in is too tall for the space and blocks too much of the view shed of the Flatirons. Future development should be designed with alternate transportation in mind, particularly bike/multi-use paths.
Mixed reaction	Sometimes decisions are impulsive (right sizing) or extreme (preserving historical sheds/unlivable houses)
Mixed reaction	Special interest groups confrontations
Mixed reaction	Spending too much on 'wish list' items (like bike underpasses) and not enough on fundamentals, like ROADS/STREETS. The municipal utility is a misguided mistake that should be abandoned.
Mixed reaction	Stop building housing for homeless people! This is a terrible decision which is making our homeless problem much worse.
Mixed reaction	Stop encouraging growth at the expense of required infrastructure.
Mixed reaction	Stop pushing growth out of City of Boulder to the County. Streamline approval process for reasonable development (e.g. building and restaurant approvals in Niwot) and FIX THE ROADS in the county
Mixed reaction	Strong economy, rising property values and great parks. More crowded, more panhandling, less safe.
Mixed reaction	stupid projects that cost the taxpayer! 1. buffaloes on open space 2. Boulder's own electric utility 3. bicycle lane expansion on Folsom Street
Mixed reaction	The Boulder City council needs remember that they are supposed to represent the public and not just state ' we were elected by the public, so we can represent them how ever we want' attitude. Top of the list should be to spend more attention to the city included gunbarrel area, we are out here and we pay the same city taxes that inner city residents pay, yet we have no SAFE bike path connecting us to the bike path system in Boulder, no close libraries, we are in a school desert, frankly there is no safe route to travel on a bike with my children at all! It is infuriating (as a city tax payer) to see all the money wasted on the Folsom bike lane / reduced car lane business... when we have no protected (at all) means of traveling via bike connecting to a boulder city path. Its not acceptable.
Mixed reaction	The Boulder Junction is good. High density on the periphery with good transportation and retail. But why such ugly buildings. Huge buildings (the Camera building site) blocking light and views of the mountains are asinine. We are TOTALLY overboard in historical preservation. The city is becoming less affordable due to tax rates, utility rates, building costs etc. And then we need more affordable housing.

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Open-Ended Comments

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Community direction	Comment
◆ Mixed reaction	The BVCP decisions Boulder makes now will have major consequences for years to come. Some decisions will lead Boulder in a positive direction and a number will set a negative trajectory. It is important to understand what makes Boulder unique and preserve that above all else. Many of the Comp Plan values are maturing, i.e., environmental stewardship /climate change, transportation and housing. These issues will continually evolve and need creative solutions. But now we need to turn attention to the three values prioritized in the previous question. Below are 'Right Direction and Wrong Direction' examples. Obviously much can be written on all of these, but this should at least get the topics noted. RIGHT DIRECTION 1. CONTINUE TO FOSTER DIVERSE ECONOMIC BASE - biotech, hightech, outdoor industry, natural products industry, services, education, academia, energy, science labs, and entrepreneurial ventures. Viewing Boulder County as a whole region and part of the entire front range will help the city and county assess growth needs appropriately. Not all business or residences can, or will, fit within Boulder city limits and we should look strategically towards incubating more businesses within limited city real estate and then support their expansion to the more available eastern county communities to accommodate growth. The Planning Reserve Area III should preserve the rural nature of Boulder as it was set aside to do. RIGHT DIRECTION 2. GROWING OPEN SPACE AND PARKS: Continue to promote open space and improve parks. I've been in Boulder as a resident and business owner for 40 years and was drawn here by the. The grand appeal of Boulder has been its foresight to establish the Blueline Plan and open space program. It is the large ratio of open space to population that has made Boulder so livable and pleasing. But, in the next two decades Boulder and the front range are expected to experience exponential population growth. Keeping a similar ratio of open space to population as Boulder grows would be a goal. The pressures from front range cities to use Boulder's foothills and parks as recreation areas will be huge. It will be very easy to lose the feeling that has been Boulder's signature and what separates it from other growing communities. RIGHT DIRECTION 3. CONTINUE COMPREHENSIVE PLANNING BETWEEN CITY AND COUNTY - Positive and constructive relationship will expedite the best decision making for the whole area RIGHT DIRECTION 4. PROMOTE THOUGHTFUL ENERGY DEVELOPMENT. Obviously Boulder County is benefiting and also paying a price for oil and gas/energy development. Don't think it is realistic to ban oil and gas development but important to make sure there are appropriate regulations and limitations in place as to where it can be done and how it is done. Certainly progressive regulation (methane rules are a start), and monitoring of wells and lines is needed. WRONG DIRECTION1: TRANSPORTATION - RIGHTSIZING AND MULTIMODAL FRENZY Important to have reasonable multi-modal approach. Boulder is not physically set up like European communities - though it thinks it is. Proposed 'right-sizing' (wrong sizing)of our critical main thoroughfares and arteries on the edges of town will choke the traffic flow to county, make driving unsafe, and roads unsightly. Roads have gotten increasingly chaotic with all forms of transportation competing for prominence. Right sizing Folsom was a painful lesson that some theoretical ideas are just that, and not practical. Multi-modal planning should not be at the expense of all else. One example is the unnecessary proposed bike lanes up Four Mile Canyon which will require destroying and blasting the stunning natural rock walls and building up of unnecessary retention walls to widen roads for bike lanes (beyond flood requirements). It reflects 'bike lanes at all cost' mentality in Boulder. Areas need to be assessed individually beyond transportation policy. The natural and environmental damage outweighs the case for a bike lane in that unique canyon. Multi-modal needs to be thoughtful in the varying landscapes. WRONG DIRECTION 2. DENSIFYING BOULDER'S CORE BEYOND ITS INFRASTRUCTURE CAPACITY Boulder should not aspire to be a dense, stressed out, urban core area. That is what it is becoming. Denver can provide that. Boulder is beginning to overflow its infrastructure as it densifies beyond comfort and risks destroying the quality of life. WRONG DIRECTION 3. MUNICIPALIZATION: While Excel presents challenges as a privately held utility, it has been a reliable power provider. It built excellent infrastructure throughout Boulder over the years, and proved its value and expertise during flood recovery. It is hard to imagine that the city could manage disaster scenarios as well with contractors. Also, county property should not be forced to annex into the city for the municipalization purposes. WRONG DIRECTION 4. LOSING BOULDER'S RURAL EXPERIENCE - The development boom has left Boulder citizens groping for a way to manage unbridled growth. Ballot initiatives 300 and 301 are a reflection of the desire to retain control over development in the future. Boulder's Planning Reserve should remain rural as it was intended which will retain critical rural .
◆ Mixed reaction	The city & county leaders are out of touch with reality. Most people cannot afford living here & you expect everyone to earn six figreres. Anybody that does not is treated like scum by you. My family has been here for 120 years & we are treated badly by the officials in office. Public transportation is a total joke.
◆ Mixed reaction	The City Council needs more diversity, geographically, ideologically and pragmatically. The same could be said of the Planning Board.
◆ Mixed reaction	The city council needs to respect the wishes of particular neighborhoods and not make decisions for them.
◆ Mixed reaction	The City needs to not pursue taking over and running our utilites. City officials need to focus on local Boulder government issues and not focus so much on Federal and International level issues.

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Community direction	Comment
Mixed reaction	The City really missed the mark in the recent "right sizing" experiment on Folsom. While providing pedestrian and bike safety alternatives is important, it should not be at the expense of causing additional congestion. Many people cannot or will not commute by bicycle.
Mixed reaction	The city should take over from Excel Energy
Mixed reaction	The city's getting too congested. There's too much construction in a very small space (for example, Pearl and 30th).
Mixed reaction	The community needs to reevaluate the 'development at any price'policy it seems to have. The spillover to congestion, traffic and demands on housing needs to be understood and dealt with.
Mixed reaction	The community supports the transportation master plan, affordable housing goals and other innovative strategies. Yet when implementation occurs, the community reacts negatively and makes it politically difficult for policy makers (ie council) to implement programs. I feel strongly that Boulder has become very provincial and not at all innovative. A few minority but outspoken community members seem to have more voice and power than appropriate. Does not represent the greater community.
Mixed reaction	The cost of housing is getting to be too high for the average income or low income household. There needs to be allowances for higher density/shared homes/newer concept that allow growth of affordable homes so people can afford to live near where they work.
Mixed reaction	The County has diverted funds that need to be spent on infrastructure, such as roads. Ron Stewart seems to be an example of one who is expanding the focus of the County's Open Space department by funneling funds into subsidizing food stamps.
Mixed reaction	The current community structure (more jobs than housing) is directly contradictory to the stated goal of reducing environmental impact. Boulder housing is subject to supply-and-demand economics, and it's an illusion that policy can significantly alter the direction that the job/housing imbalance inevitably imposes on the changes coming to the town.
Mixed reaction	The decisions being made do not reflect the involvement of the people. Rather they appear to be 'pushed' on the City Council by the Staff, rather than the City Council reflecting the will of the people and instructing the Staff to carry out its strategies. This needs to return to a more representative form of government.
Mixed reaction	The dedication to alternate transportation is encouraging. The NoBo development style (yuppie chic?) and likewise Pearl/30th 'canyon' is less encouraging. Not at all looking forward to Google's arrival.

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	Community direction	Comment
◆	Mixed reaction	The development goals are generally correct, but the process by which design is evaluated is flawed. The wall-like development at Boulder Junction is a good example. More step-back should have been required. Also, there is a big question about the basic quality of the apartment buildings. Without constant maintenance which they are not likely to get, they are going to be slums in 25 years. Similarly, the apartment building(s) constructed on 28th Street are visually offensive, and again should have been stepped back. This might have reduced the number of allowed units, but tough. I own income property in Boulder of this sort, and would never have dreamed of putting up eye-sores of this ugliness.
◆	Mixed reaction	The exterior colors and materials of much of the new growth is far too limited and ubiquitous. In many areas the focus is on: creativity and innovation and unique and diversity - but the new structures and growth do not represent that!
◆	Mixed reaction	The focus on affordable housing is off-base in my opinion. Trying to artificially create lower-cost real estate options takes the system out of balance.
◆	Mixed reaction	The frequent granting of exceptions to height limits and crowding of these buildings are obscuring the special beauty of this place while not producing the needed affordable housing.
◆	Mixed reaction	The general population is not being served. The do not want "living labs," high rise exceptions, more jobs bringing more commuters which pushes for high density everywhere and lowers the quality of life
◆	Mixed reaction	The Google campus location is the worst possible location with regard to traffic and congestion that already exists. Gunbarrel would have been a better placement with a ton of new apartments going in, existing offices and easy access from all directions. I can't figure why that project was approved for that corner.
◆	Mixed reaction	The growth and economic stimulus is a good thing when done correctly, but it is very difficult to be a working class person in this town which reflects diversity of citizens in the community and I am worried that certain growth will continue to drive diversity out of this area because it is unsustainable to live here.
◆	Mixed reaction	The homeless population in Boulder is a significant issue that needs to be addressed in a way that does not simply draw more homeless from outside our community. I have never seen a city with more panhandlers (many aggressive). I feel that the overall quality of life in the city has declined since I arrived in 1986 in large part due to our tremendous homeless problem.

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Community direction	Comment
Mixed reaction	The implementation of the "values/aspirations" are not reflected in enforcement of ordinances. People live in vehicles on streets not protected by parking restrictions. VRBO renters crowd houses and make noise with no consequences for renters or owners. Many employees of the city do not bother to return calls or emails.
Mixed reaction	The increase in density is a fairly big negative for me. As a rule, I find west of 30th Street to be 'too dense', and that line seems to be moving east.
Mixed reaction	The increasing disparity in income troubles me. It's very hard for even a middle-income person like me to live in this town where I work, and commuting is against my ethics. It also leads to less diversity. On the other hand, I value the open space TREMENDOUSLY and think other species like prairie dogs and bears must have their own space to live, just like we do, with no humans encroaching on them. One answer may be instituting rent control and lowering home taxes on smaller places.
Mixed reaction	The limitation of only 3 unrelated adults is a house need to be revised to allow more people to live cooperatively in houses with more than three bedrooms. Megamansions (over 5000 sq feet) should somehow be discouraged (they are an ecological disaster, result in more danger of flooding because neighborhoods are paved over with houses, garages, driveways, etc, and are completely unnecessary). Surcharge Tax on any garages over two per house. We must have Ecopasses for the entire community and all of those who commute into Boulder for work. The employment slots and amount of housing are completely out of balance. Stop adding more commercial/business space and convert some of that zoning to residential. The number of people commuting into Boulder for work should be cut in half, not more.
Mixed reaction	The mess on Folsom Street was well intended, like a lot things the City Council does, but it was very poorly implemented, like a lot of things the City Council does. On the other hand, the City and County have done a remarkable job of recovering the various paths and trails after the flood two years ago. Thanks.
Mixed reaction	The new buildings we're seeing around town don't seem to reflect the value most of us see in having the open space around us visible and prominent. Its nice to have, let's say, the Flatirons nearby, but sad when you can only see them by driving up to them because new buildings are more and more urban in nature.
Mixed reaction	The number of affordable housing units has increased over the years, but there still appears to be more needed for moderate income residents.
Mixed reaction	The numbers of huge multi dwellings
Mixed reaction	The pace of adding new buildings both residential and commercial has seemed to exceed the pace of infrastructure improvement. Roads seem congested much of the time.

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Community direction	Comment
Mixed reaction	the planning process needs to include more ideas to appeal to a broad cross section of community values
Mixed reaction	The politics of the city are completely non-representative. The council does whatever it feels like regardless of public opinion. It amazes me that any of them get reelected. I know less about county politics, but I suspect it is not much different.
Mixed reaction	The recent development in Gunbarrel is increasing the population density without taking into consideration traffic. Lookout Road is a parking lot in the morning and evening.
Mixed reaction	The recent trend of the Planning Board and City Council toward approving and encouraging maximum height, concrete block buildings is degrading our quality of life. I believe we can increase density through in-fill without this disturbing trend of trying to turn Boulder into downtown Denver. I also believe it's unrealistic to think we can add an unlimited number of new commuters and residents in a confined space such as Boulder.
Mixed reaction	The 'single lane experiment' on Folsom is an example of 'wrong direction.'
Mixed reaction	The traffic/bike 'right sizing' has got to go. Build bike paths on side streets instead.
Mixed reaction	There are huge pressures to expand and accommodate more workers that makes for a vibrant economy, but which is at odds with no or slow growth and a compact community. Pretending those pressures do not exist does not make them go away. The height limit seems unrealistic.
Mixed reaction	There are so many great people here, but there's also more and more people moving here that are self-centered and entitled. Maybe it's a sign of the times, but it's a bummer either way.
Mixed reaction	There has been a disturbing increase in large high-rise buildings lately. They look out of place, disrupt the beautiful views of the mountains, and seem counter to a number of the above values. Why have such buildings been approved?
Mixed reaction	There has been a lot of growth in recent years with more coming. Car traffic around Boulder is becoming more of a problem. This is also impacting pedestrians and cyclists as it becomes unsafe to walk and ride or downright scary.
Mixed reaction	There is more attention given to prairie dogs than human beings. Prairie dogs are destructive and of no value to our lives.
Mixed reaction	There is too much emphasis on hiring more employees and little emphasis on upgrading the neigborhoods that pay the highest taxes. Alleys are a mess, telephone wires are not underground, poor lighting on streets.

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Community direction	Comment
Mixed reaction	There needs to be more attention on affordable housing. It would also be nice to have more bike paths but not on streets that are the main routes for cars. Consider having a good bike path on the streets next to Folsom or 28th so cars and bikes can flow without impacting each other. The city council needs to get better and more buy-in/cooperation with the community before enacting big decisions.
Mixed reaction	There seems to be a lot of development going on that is or will significantly increase traffic on our existing roads. This needs much tighter reviews and controls to assess and mitigate impact to Boulder.
Mixed reaction	Things like the recent 'right sizing' just outside my house demonstrate a massive waste of money. I am appalled at the recent short term rental debate and ruling. I do not rent out any rooms in my house, but visitors I have had generally love AirBnB as an alternative to expensive hotels. What makes me really mad however, is that I feel disrespected and undermined as a home owner. I bought this house, I should be able to rent rooms in it out should I want to. Additionally, as a dog owner, I find the lack of trails in Boulder that allow dogs of leash to be frustrating. I think that those of us who have voice and sight tags should be allowed dogs off leash on all trails not just a few. I have to get in the car daily and drive to the dog park or a trial that I can exercise my dogs on, and as a bike commuter 90 percent of the time, it frustrates me that the dog rules force me to drive. If Boulder is really into reducing carbon footprints, enforcing strong dog obedience training and allowing more areas under voice and sight control is a way to do this.
Mixed reaction	Too dense; driving and parking a problem (City actions are making it worse); losing any sense of "Boulder" other than its setting
Mixed reaction	Too many McMansions. The houses along the foothills are dwarfing the neighborhoods that had such character. They are using the entire yard to build onto the present houses. I would like to see the trend of smaller homes
Mixed reaction	Too many regulations.
Mixed reaction	Too much commercial development all of a sudden - large boxy buildings close to the streets and sidewalks. Too many multi-million trophy houses.
Mixed reaction	Too much crowding (esp. around 30th and Pearl) and not good public transportation. I ride a bike but most people over 50 do not and will not, so emphasis shouldn't be just on bike paths!
Mixed reaction	Too much emphasis on creating/forcing more affordable housing - the market forces should be left to dictate this. Too many tax dollars spent on these surveys and consultants (i.e. municipalization) that should go to fixing roads, pruning and cutting down dead trees!
Mixed reaction	Too much focus on feel good politically correct initiatives. Not addressing the basic things that affect everyday quality of life.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? Any comments on your response?

	Community direction	Comment
◆	Mixed reaction	Too much growth. No plan for dealing with increasing traffic. Bikes/pedestrians are NOT more important than vehicles. Xcel plan is a mistake.
◆	Mixed reaction	Too much housing - Boulder is getting too busy
◆	Mixed reaction	Too much top down direction. Not enough input from citizens
◆	Mixed reaction	Traffic density is awful at times. We are losing our small community atmosphere as more people move into the area.
◆	Mixed reaction	Until we know the outcome of 300 and 301, what is the direction we are headed?
◆	Mixed reaction	until we solve the transportation and housing issues we don't need any more large commercial buildings/businesses
◆	Mixed reaction	Very disappointing to see height limitations increased and do NOT appreciate outside developers buying large tracts and building untis when neighbors ask repeatedly that they NOT.
◆	Mixed reaction	Way too many "affordable" low income housing buildings; not enough middle income
◆	Mixed reaction	We are good on environmental sustainability and terrible on social sustainability. An ethnically and economically diverse and truly inclusive environment benefits everyone in the community.
◆	Mixed reaction	We are relatively new to Boulder and we've been amazed that a city that has done such a great job of setting aside and protecting open space has done a spectacularly bad job of urban and residential planning, and encouraging/supporting diversity through affordable housing. There seems to be a very vocal group of people in Boulder who are adamantly against affordable housing or development of any kind, and this is a real shame and a serious threat to Boulder's future vitality.
◆	Mixed reaction	We have a vibrant economy that needs more employee housing. We need to balance (reduce) some open space to provide housing and reduce commuting.
◆	Mixed reaction	We have become an elitist community. The common folk have moved out of Boulder unless they bought their house a long time ago.
◆	Mixed reaction	We need for housing in Boulder for the people who work in Boulder - at all income levels in order to have a diverse community, to decrease the impacts of in-commuting, and to build community amongst those who work in Boulder. When people just come to Boulder for jobs and then leave after work, they do not build a connection with the community. (I have seen this change over the last 30 years to the detriment to the community and the workplace.)

2015 BVCP Random Sample Survey
Open-Ended Comments

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Community direction	Comment
Mixed reaction	We need light rail. The real estate prices in Boulder and now throughout the BV are squeezing out the people we need...this is a major problem throughout the metro area, however. Senior citizen housing/welfare needs more overarching consideration...this sector of housing is even tighter than the general housing situation. The open space programs and the greenbelt around Boulder must be protected...we need green 'breathing' space and many fewer vehicles with one or very few passengers.
Mixed reaction	We need to be mindful that the existing, poorly designed developments don't distract or take away form positive developments on the horizon
Mixed reaction	We need to find creative solutions to make housing more affordable in Boulder without compromising on what makes the City of Boulder great including its small size and being surrounded by open space.
Mixed reaction	We need to remove restrictions on shared housing, yurts and additional structures on existing building sites. Zoning laws are highly and unjustly prohibitive
Mixed reaction	we personally favor higher density in housing and office space as the best way to achieve more opportunities for living and working within the community.
Mixed reaction	We're very concerned about the growing homeless problem. We've had our car boekn into, we've called the police due to gfighting on our street after the warming shelter on Mapleton closed for the day, tired of panhandling. More should be done to weed out those who are from other areas or who are choosing homelessness as a lifestyle. Boulder has more panhandling than Portland (2.4 million pop.).
Mixed reaction	While I support the redevelopment of areas of Boulder I'm worried about affordable spaces for groups such as small creative businesses/artists. I also wish our city/county staff would/could/should afford to live in Boulder, as well as our teachers/police. It makes a difference if these people live and breathe the decisions they make in the Boulder community. And I wish the huge former Daily Camera building would be a nice addition to downtown Boulder instead of the ugly vision in the sky.
Mixed reaction	While I understand the need for densification to counteract sprawl, I do not favor increasing height restrictions.
Mixed reaction	While quality of life seems to be generally improving, it seems to become more and more exclusive (only accessible to the area's wealthier residents) while housing and rental prices are squeezing out the lower and middle income residents, including long-time residents.
Mixed reaction	Who needs multi-million dollar homes?!

2015 BVCP Random Sample Survey
Open-Ended Comments

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Community direction	Comment
Mixed reaction	Why was the Gunbarrel area allowed to have such high density apartment development. Right now, does not seem to be adequate parking & road design for this area. There was a town center proposed as part of the development in this area, but I haven't seen it yet. Maybe my definition of a town center is different? Re 'right-sizing' Stop using that term. And this idea for Folsom (and I travel this road 3 times a week, various hours.) was just not necessary; bikes & cars always seemed to be OK…except when the bikes skipped from street to sidewalk to crosswalks. The city seems to be a developers' dream as well as nightmare. Also, why are developers allowed to trade their percentage of affordable housing, wetland areas, etc. from one development to another?
Mixed reaction	with the increasing gentrification, some of us old timers will no longer be able to live here, that would break my heart to move
Mixed reaction	Would like to see less elimination of parking and traffic lanes with no obvious purpose. Making things easier for people who want to ride bikes is great, but vehicles are still an important option given how our community is built, and they are not necessarily environmentally unfriendly. If Boulder really wants to move away from driving as a mode of transportation, attitudes toward high rise buildings should be reconsidered.
Mixed reaction	Wrong direction: Not observing open space, allowing building height to block the mountains, increasing cost of living in Boulder to make it unaffordable to those of us who have lived here for many years, increasing cost of housing is a wrong step. Right direction: Integrating nature into the quality of life has always been Boulder's best feature. We should never lose that. Keeping the culture environmentally invested.
Mixed reaction	Wrong direction--we spend lots on municipalization, 'right-sizing' streets, and shifting bike lanes on University Ave but can't even fill the potholes. I am a bicycle commuter, and my route is a minefield of holes.
Mixed reaction	Zoning is an issue with too many apts. Traffic even more of an issue (we need more easier ways North-South). Power plant is a boondoggle. Council attitude out of touch.
Don't know/no opinion	I am new to the community which is why I don't know of the plan and can't speak to the recent trends!
Don't know/no opinion	I am well aware that I am among the tsunami of new people moving to the Front Range; I haven't lived here long enough to have seen the community change very much. It's a difficult situation to balance and optimize, and I wish you guys the best of luck!
Don't know/no opinion	I'm unclear as to wright or wrong, but I do know the lack of affordable housing (including low-middle income housing) is barely available anymore
Don't know/no opinion	My biggest concern is that, with Google's expansion here, Boulder not become 'the San Jose of Colorado.'

2015 BVCP Random Sample Survey
Open-Ended Comments

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Community direction	Comment
Don't know/no opinion	Right direction IF "300" and "301" DO NOT PASS
Don't know/no opinion	Their doing a real good job
Don't know/no opinion	What 'direction' are we headed? Unless that is defined, the question makes no sense.
Other	As an older driver Folsom and Iris are routes I take to avoid too much tarffic. I'm NOT happy with Folsom. As for Iris - I get so upset to know those affected years ago (lost most of their yards in widening Iris) will now be used for a few bikes. I could cry.
Other	Boulder is losing talented people and businesses because they cannot afford to live and do business here.
Other	I support affordable housing. I think the city works pretty hard toward that goal. But maybe the anti-growth people are getting a little nutty, in an anti-growth capital of the world. (Where I enjoy open space daily, and understand the value of that.)
Other	I've lived in Boulder for 25 years and am not liking the increasing growth rate over the past few years. I'm all for being welcoming, but the endless compact housing units going up are creating a 'big city' feel that I'm not as happy with. Traffic is difficult and takes time out of my schedule. Also, with all the housing that is being built, at my level of income I cannot afford decent housing - because the low-income is too low for my income level and the regular market rates are out-of-this-world high.
Other	Moved to Boulder because of it's small town feel, uniqueness, and open spaces. I feel it's becoming 'any town' USA.
Other	Municipal power is wrong-headed and too much money is being spent on this.....community expected cost-control and this isn't happening.
Other	The City of Boulder seems to have a sense that their desired changes can reach beyond the city boundaries without input from the county residents their decisions effect.
Other	There are a myriad of conflicts that have been expressed by Boulder County Commissioners that show a lack of representation toward their constituents, that show a greater alignment to other values. Reference the recent lawsuit brought by residents of county subdivisions regarding road repaving. Our commissioners have taken an adversarial approach to these residents/constituents. This is clearly unproductive and lawsuits are clearly a waste of everyone's time and money. These values, that of an adversarial approach, portray our government negatively. As a mountain dweller, I feel we are under siege by the very people who are supposed to be considering our interests in balance with the other constituents they represent. This does not seem to be the case.
Other	Upsurge in growth without corresponding transportation improvements/expansion
	Housing prices are crazy. Traffic is actually becoming a problem.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? Any comments on your response?

Community direction	Comment
◆	Millionaire alley attitude persists - reduce high priced real estate offerings in favor of compact community
◆	Really affordable housing not just trailers and condos. Eliminate the 3 non-related persons requirement. Accountability so city council does not ___ above others.
◆	The City Council must represent all of us! Great example, the Folsom bike lane. These are NOT what Boulder wants or needs. Yet I hear Mary Young and Lisa Morzel talk about "their" agenda.
◆	The community is headed the right direction, but our elected officials are increasingly trying to control every aspect of our lives

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.8a: Which of the following statements best represents your preference regarding the future growth of jobs in the Boulder Valley? (OTHER)

- Additional jobs for lower income workers
- Allow slow increase
- Boulder Chamber of Commerce founding fathers were very mindful and plan-ful when attracting certain kinds of employers. The National Bureau of Standards (Now NIST), Ball Aerospace, etc. attracted high-level talent, which subsequently has populated the area and substaintially contributed to Boulder's character. In sum, jobs of high caliber augment Boulder's desirability & should be encouraged.
- Boulder should concentrate on livable wage jobs; the rich don't need more help.
- Boulder should encourage and attract employers that add social, international, and intellectual value to the community while also minimizing impacts on our natural resources.
- Boulder should encourage companies that employ all age groups, no just 20-40 year olds
- Boulder should increase the incentives for people to choose to take jobs here by attracting and keeping the best companies (bye-bye Burger King, hello CostCo).
- Boulder should maintain potential for jobs other than tech.Enough of that already.Look at the effects on SF.Focus on industries that help the planet as well as the people.Green industries.
- Boulder should maintain the current amount of jobs
- Boulder shouldn't try to regulate business growth.
- get rid of googoo they bad neighbors
- I do not believe government controls jobs. I do not believe government should give a special tax deal to any business. Free market should control jobs
- Increase current potential for additional jobs for Boulder residents
- Increase the potential for high wage jobs that contribute to more economic development with potentially less in commuting.
- increase the quality of jobs
- Increasing jobs must be balanced with affordable housing
- Infrastructure should be addressed before any increase is considered
- maintain or reduce
- maintain or slightly increase
- Mixed; jobs=housing; more people who work in Boulder should be able to live in Boulder
- my concern would be for the quality of those additional jobs
- Need to balance housing and jobs
- No increase of jobs without increase of more traffic lanes on arterials
- Not the purview of the government
- Re-think the key parameters that have to do with congestion: rules of the road, roads, sizes of vehicles, use of vehicles, innovation as relates to energy and transportation - there is a lot out there that City and County seem to not be aware of.
- Reduce the current number of jobs. We already have 1.5x the number of jobs per household as San Francisco..
- Reduce the potential for future jobs, without harming the current owners by down zoning. Perhaps changing the industrial to housing is a good thing for current owners. Limit amount of commericial growth on an annual basis. With exceptions to existing companies.
- WORRY ABOUT PRIORITIES -- NOT JOBS
- You kicked out business before. Let's have ones that the public uses!

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.8b: Which of the following statements best represents your preference regarding the future growth of housing in the Boulder Valley? (OTHER)

- Affordable housing
- Allow more than 3 non-related people in one unit.
- Allow slow increase
- Allowing more mixed usage areas would be helpful.
- Annex land outside of the open space (like Gunbarrel)
- Boulder should aim to develop state-of the-art transportation infrastructure (mass transit) to support in-commuting rather than trying to accommodate 6,300 new housing units.
- Boulder should allow more unrelated people to live in homes, increasing our efficiency.
- Boulder should be encouraging creative and flexible approaches to housing rather than discouraging them with the occupancy limit legislation.
- Boulder should close the affordable housing office
- Boulder should convert existing commercially zoned land to multi-family, and even convert existing commerical development to multi-family housing.
- Boulder should focus on additional housing only if it is consistent with small town spaces. Dense, large scale developments should be avoided.
- Boulder should increase diversity of housing
- Boulder should increase potential for added housing only if it is affordable and reflects the wages of the jobs. The reason that there is so much in-commuting is because housing is expensive and wages are low.
- Boulder should increase the current potential for additional housing that is neither mansions nor ticky-tacky with too many restrictions on living there. People need living nature where we live, not all walls and concrete.
- Boulder should increase the current potential for multi-family dwellings.
- Boulder should maintain the current amount of housing
- Boulder should re-purpose existing housing and spaces but not add any more.
- Boulder should think about ways to temper rising housing costs to allow for more economic diversity
- Boulder's current '3 unrelated people per house' (regardless of house size & number of bedrooms) is nonsensical. Rather, Boulder's housing ordinances should focus and penalize (nuisance) 'behavior,' instead. E.g. excessive noise, litter, etc. Please, no more subsided/affordable housing.
- Depends how it is done
- Do not annex in more land.
- Don't change the 35-acre subdivision rule. We need to preserve the character of Boulder County with its larger parcels of land compared with the city.
- Healthy growth is good.
- I think it is okay, but we need to be sure to have low/affordable housing available.
- I wish I had more time to digest all available information, but my sense is that while Boulder may want to maintain its current potential for job growth, it may not be sustainable for its other values to increase housing by the same units (18.5k), as a result, some middle ground may be best, depending on the options available for infill, conversion of industrial to residential, etc. once all of the benefits and drawbacks of this kind of development are weighed. I hope to have more time to dig into the data in the future.
- If housing is increased it needs to be affordable
- Increase affordability - people who work here should be able to live here too
- Increase affordable housing
- Increase housing but make it mandatory that a % of rents in every development be income contingent with a sliding scale. Rent control!
- Increase potential for certain kinds of housing, e.g., 'affordable'

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.8b: Which of the following statements best represents your preference regarding the future growth of housing in the Boulder Valley? (OTHER)

- Increase potential housing, but NOT at the expense of our beloved Flatirons. That monstrosity that was allowed to be built on W Peal & 11th that entirely blocks the mountains is SO, SO sad and disappointing. We have to get more creative! Consider a neighborhood of tiny houses for example.
- increase quality of housing. No more condos/apts!
- Increase the potential but I don't favor a high amount of subsidized housing
- increase through smarter code and regulations
- Keep as is
- Let the market decide
- maintain or reduce
- Maintain, but allow more people to live in one house on one property.
- Moderately increase, but maintain open space and public lands
- More affordable housing
- More affordable housing, less destruction of downtown for super-luxury aesthetic trash.
- more low income housing
- Must look at impacts to neighborhoods. I don't believe most of the studies conducted by the City are objective.
- My answer would depend on how much of the additional housing would be affordable to different income levels.
- Needs more affordable housing
- No increase of housing without increase of more traffic lanes on arterials
- Reduce high price real estate - increase compact community
- Stop letting NIMBYs defeat affordable housing.
- The ONLY new housing that should be approved should be affordable housing.
- Use zoning to make new units more affordable for buyers and renters--i.e. density and lot size. Otherwise the new housing will all be $1m custom homes.
- We need housing that is accessible to people and does not negatively impact current neighborhoods.
- What kind of housing are you referring to?
- work harder to restrict/ constrain the growth of CU and encourage CU to provide more in the way of housing for faculty and m'd students

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.9: Which of the following best reflects your views regarding the rate of housing unit growth? (OTHER)

- 2%
- a balance between fulfilling market need thru infill only.
- Again the Big Picture: use more careful controls, not outright prohibitions on height, location, etc.
- All new housing growth should be affordable.
- allow growth within a capped limit
- Allow increased number of people (unrelated) per house and nontraditional rental arrangements, rent controls
- Allow normal market fluctuations in the # of new housing units, but subject to standards and regulations; including more affordable housing, probably funded from additional sources
- Am convinced the market should regulate residential expansion, not the City Council.
- Be more creative with housing growth this is not an all or nothing
- City needs to become more flexible in housing and housing rules, density
- City should limit, but 1% is too restrictive
- City should manage growth AND increase >1%
- Continue limiting growth to 1% with a larger percentage being affordable and let the developers take it or leave it
- emphasis on affordable and middle class housing
- Exemptions should be held to a % too - otherwise the limits aren't actually effective
- Growth may need to be limited, but perhaps 1% is currently too low. Maybe there needs to be a bit of flexibility there along with some ideas on where more housing could be built.
- honor the current zoning rules (no downzoning), consider increasing density near campus and do not allow height and set-back requirements (minimal changes okay)
- Housing is the issue closest to my heart. I feel there's great potential in communal living to reduce the amount of resources consumed (heating, cars, etc) but that much of the housing growth that I've seen has been small apartments that encourage individuals to pay more rent and have their own car, which funnels money into the hands of property owners and out of the hands of service-industry workers
- Housing should be judiciously increased, depending on the needs of Boulder and potential residents.
- I agree with controlled growth, but don't think it should always be held to 1% per year. I would like to see a more dynamic approach to how much growth is allowed (based on the fluctuating need for more housing and based on projects that can provide additional housing without having negative impacts to the community).
- I agree with the idea of maintaining the current rate, but what about the issue of how many full time residents that Google will bring to Boulder at a fast rate when they establish their campus?
- I don't like to say the city should limit or not limit growth. Market factors in and of themselves do not produce a vibrant community. The city needs to be involved in how the growth occurs, but not be overcontrolling.
- I don't understand the question. I certainly don't see that there have been limitations if people have the money.
- I think the limits on housing growth should correspond to the type/cost of the housing. Affordable housing should be encouraged, very expensive homes using lots of space should be more limited.
- I'm not sure exactly what % growth I would be in favor of. There needs to be a better system of building affordable housing. If the growth is just market rate, then I would not be in favor of increasing the %.

- Increase affordable housing
- Increase affordable housing and decrease spending on open space. Change zoning so people can add housing to their existing units.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.9: Which of the following best reflects your views regarding the rate of housing unit growth? (OTHER)

- Increase allowed housing growth to 1.2%
- Increase exemptions for permanently affordable housing and mixed use projects
- Increase housing growth rate as need dictates. Present need is for more afforadable housing options.
- Increase limit above 1% but not remove the limit
- Increase limit to a slightly higher value (e.g. ~2%)
- increase opportunities for more density
- increase the housing rate for affordable housing
- Increase the rate of growth by measures identified above. Determine a build-out population by a community discussion.
- It's not the rate that is the problem; it's the exceptions that are the problem
- limit mixed use projects
- Limit rate of growth at a higher rate, perhaps 1.5%
- Limits and controls are needed but 1% is too small. Good things attract, and the high tech industry feeds upon talent and other related companies..
- limits, but perhaps based on specifics, rather than a fixed 1%
- Maintain a system of limiting the rate of housing growth, but perhaps increase the rate or have a rate band
- Maintain rate; permit upward expansion.
- Need more affordable housing for regular income, not for low income
- Not limit lower income housing; should limit growth on units selling for more than $300,000. We have enough expensive housing in Boulder Valley.
- Ongoing studies should be done to allow us to maintain a policy that is responsive to the needs of the people.
- Other metrics should be utilized that represent improved quality of life for all residents
- Quit focus on low income housing
- Reduce high price real estate - increase compact community
- should limit growth but also create balance with the market's demand to allow affordability
- Should limit housing growth to between 1% and 2%
- Something in between "not limit" and "1%", more flexibility
- Somewhere in between 1% and unlimited
- Somewhere in between option #1 & #2
- The 1% rate should be increased but still limited. More in keeping with the state rate of increase. This is the only way to make housing more affordable.
- The city should allocate current housing to an affordable cost of living equitable to a living wage (not less than $15 per hour). Rent control is also an important law that needs to be taken into consideration.

- The city should drastically increase the amount of moderate and low income housing available in Boulder and re-zone commercial land to do so.
- The city should encourage single family neighborhoods and patio homes - no more mixed use buildings
- The city should focus on ambiance, i.e. parks, open space, and recreation while also finding ways to improve non-automobile transportation (like the Folsom St. conversion), all with an eye on the need to make living in a compact and growing city as pleasant as possible.
- The City should increase beyond 1%; maybe 1.5% but not normal market fluctuations
- The city should increase its rate of housing growth (more than 1% per year), but not drop all limits on housing growth.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.9: Which of the following best reflects your views regarding the rate of housing unit growth? (OTHER)

- The City should index job growth and housing growth to each other and housing growth should be a multiple of job growth
- The city should maintain its system of limiting market housing growth, while increasing capacity for low/mod income affordable housing growth.
- The city should maintain system of limiting, and also allow fluctuations in normal growth rate.
- The city should make it less onerous to convert existing residential buildings to multiple units and allow a higher, though not unlimited, growth in housing.
- The city should temper housing growth with its ability to maintain proper infrastructure and with consideration for the growth of moderately priced retailers
- The current growth appears to focus on high density housing-- and so-called affordable housing. These trends do not improve housing for families and concentrates the population in areas where there is already a lot of traffic and congestion. The height of new buildings has already made what used to be a unique area look like any other overcrowded city. I think the besides the rate of growth, the type of growth is important.
- The density of low and middle income housing is too great this should be limited as well.
- The diminishing availabilty to build housing on we regulate the growth
- The rate should recognize the need for diversity - the City is grossly expanding commercial development, e.g., old Daily Camera space
- The real need is for more creative use of existing high-density corridor - not more catering to the 1%. The hassles on the only reasonably-priced single family dwellings on small lots are just discriminatory hogwash - Baseline 4 and Martin Acres could be far better and have decent transit and access; the real issues are about noise, parking, and light pollution, not how many students does it take to handle the obscene rents or fight with neighbors.
- There has to be something over 1% that keeps Boulder weird and full of green.
- There should be limits on the rate of growth of luxury housing.
- Use policy to encourage living small. Reduce costs/regs for single family houses under 1200 SF. Make this "starter" home easy and cheap (even if it's not "smart" and over-insulated, a SMALL home means a smaller footprint).
- We should continue to limit the growth of housing but provide more low-income housing options
- With more affordable and mixed use
- Without knowing the regulations and standards this is very hard to comment on. This seems to just manage the workloads of those responsible for maintaining the regulations and standards.
- yes let market fluctuations determine growth, but let's not become beaver creek, not every billionaire needs to own a mansion in boulder or luxury condo on pearl street

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.10: Which of the following best reflects your view about the rate of new commercial growth? (OTHER)

- all new growth should pay its own way. e.g. fire stations, police stations, hospitals
- As long as commercial/jobs growth pays for itself and affordable housing I'm OK with it
- Boulder needs to encourage commercial building and renewal of commercial areas for commercial use
- city should encourage more 'bread and butter' stores so we don't have to go to Louisville or Longmont to get everyday items.
- Commercial and residential growth need to be managed together. Clearly I have homework to do regarding reading the plan.
- Commercial development should directly serve residents. Every neighborhood needs a grocery store, gas station, etc. So, rather than giving all the commercial allowance to Google, keep it local.
- Commercial growth is a broad term. Maybe a blend of options for overseeing the comercial area of the Plan
- Commercial growth is important, but the city need to review zoning and land use regulations rather than trying to cap growth.
- Commercial growth needs to be adjusted to housing market. Commercial interests should NOT superceed housing and community interests.
- Commercial growth needs to be tied to infrastructure improvements.
- Commercial growth shouldn't pay for 'permanently affordable' housing.
- Cuty needs to evaluate each commercial development on an individual basis and decide whether each project is in the best interest for the community as a whole.
- I agree with the idea of linkage fees. Allow the market to determine commercial growth, but ensure that the growth supports a livable/workable community.
- I don't equate commercial growth and jobs. Productive, healthy jobs can grow within reasonable limitations on the footprint of commercial growth.
- I would prefer not to encourage large corporations to move into Boulder because they tend to be self-interested and do not reflect common Boulder values.
- I'm satisfied with the curret balance
- Industrial/large commercial development must be linked with affordable housing development
- It helps to promote companies and organizations in Boulder whose missions fit with a progressive agenda.
- It is not fair to new commercial development to be responsible for affordable housing.That is the city's responsibility.
- Linkage fees and assessments are appropriate.
- manage growth
- Manage growth (not limit or slow) according to community values (not market conditions).
- Manage the rate of commercial growth
- Monitor growth and be sure it is done responsibly with a focus on the community
- need to have balance of good commercial jobs for diversity
- Not much faster than residential
- Our roads are not large enough to handle a huge increase in new businesses. We must keep easy access to Downtown Boulder or else it will starve. We might consider a moratorium on commercial building permits, until we can see how the 1000+ new google employees affect Folsom, 28th and 30th streets. I realize jobs keep the economy going, but, if the quality of life goes down for everyone, growth is not worth it. I know the City can not control what CU does, but each time they have had a major increase in Students/staff the prices on rents and housing have had a significant increase.
- Promote jobs that can be filled by residents or close to area. Reduce commuting by car/truck.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.10: Which of the following best reflects your view about the rate of new commercial growth? (OTHER)

- Reduce existing commercial development and convert to housing until we reach a jobs/housing ratio that can sustain a diversity of housing costs and thus family wealth.
- Same response as above. Metrics should be utilized to determine optimal growth.
- Somewhere between no management and some management as dictated by having necessary infrastructure in place to support new commercial growth.
- Stop the building variances; let growth do what it will within current rules
- support local businesses
- The city especially needs to focus on the sustainability and environmental-friendliness of new commercial buildings, but not limit it otherwise.
- The city needs a system that genuinely assures affordable housing. Commercial development needs to be well researched and methodically planned. I remember when East Pearl was reworked and there were a number of buildings that sat empty much later than the recession years. There was also a building built in South Boulder off Marshal Road where they tore down a liquor store and Ras Kass Restaurant, built a 3 story office building that sat empty then is was torn down. Building for building sake will ruin Boulder. I can't really see how we can reduce carbon emissions if we continue to have a much larger work force that commutes in.
- The city needs a system to limit and manage the current rate of commercial growth
- The city needs to help commercial 'housing' just as much as residential. Find a way to NOT cannibalize commercial space for residential. They can coexist if you think vertically.
- The city needs to limit commercial growth and carefully evaluate the community's benefit in allowing expansion.
- The city needs to maintain and promote and environment supporting small business growth
- The city needs to manage growth
- The city needs to reform it's regulations regarding commercial growth, particularly in regard to the cannabis industry. Currently the regulations go much farther than the state and serve only to stifle the potential economic benefits of the cannabis industry, most notably job creation.
- The city should encourage the growth of high-quality commercial/jobs and remove 'artificial' linkages to pet projects such as affordable housing units.
- The City should index job growth and housing growth to each other and housing growth should be a multiple of job growth
- The city should manage the rae with pro/con cost benefit analysis
- The city should manage the rate of commercial growth to ensure adequate housing, transportation, and education needs, as well as community infrastructure and maintenance.
- The City should mandate that new development help pay for affordable housing but also impacts to infrastructure and services
- The market is imperfect and creates a lot of externalities. I think the first statement may not reflect the need for better zoning and land use regulations or better enforcement of existing provisions related to 'paying its way' as is reflected in the recent initiatives (which I opposed)
- The rate of job growth must be matched by improved public transportation, both within the city and to the city.
- There does need to be a balance. Boulder should retain its uniqueness
- There is plenty of commercial space, with new space added all the time. We need to provide better infrastructure, including traffic and internet municipalization, otherwise we will lose commercial entities to more enticing places like Longmont.
- There should NOT be a linkage fee.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.10: Which of the following best reflects your view about the rate of new commercial growth? (OTHER)

- there you go again, giving incentives for 'affordable' housing and hurting office/business opportunities. at this rate, Boulder will be as bad as most large cities.
- this question is skewed. It is possible to limit, but nor slow growth
- unrestrtcted commercial growth can have a negative impact on affordable housing and the number of commuters driving into the city. a balance between growth and the associated increases in traffic and pollution would be a mistake.
- Use existing empty comercial/manufacturing sites.
- Use land use regulations to manage quantity, quality and location of commercial building. Not just numbers.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.11: Which of the following best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads? (OTHER)

- high density should be discouraged due to substantial negative impact on traffic and quality of life.
- I am generally supportive of mixed use developments if it IS NOT high end housing. With luxury apartments and condos, people will still drive mostly. Also this doesn't allow middle and lower class workers to live close to work.
- I am in favor of mixed-use developments under certain conditions only
- I am pro mixed use, and want developments to be encouraged in more locations than is currently considered appropriate.
- I encourage mixed-use--without increased height and crowding buildings together like they are on 30th and Pearl and along 28th St.
- I support it! AND we need to be sure it meets the needs of diverse populations. Recent studies have shown mixed-use can reduce ethnic and economic diversity. We don't want that.
- I support mixed use but not to the extent that height restrictions are ignored/exempted.
- I support mixed use; we need more affordable housing options
- It is generally wealthy homeowners in their sprawling McMansions that oppose a chance for the middle class to have a piece of Boulder pie. I support innovative housing such as alley homes, mother-in-law units, and group housing.
- it is more than a little naive, that the 'planners' on this 'plan' understand what 'mixed' use really needs to be. for instance you are letting housing units be developed right on Broadway.. the most obvious place for pure business/ office above, with housing in back...
- Let neighborhoods decide, not developers
- Mixed use development could be good, but so far much has included very high-end housing. Don't do any more like that.
- Mixed use is good but poorly done with parking
- Mixed use is good in theory but does not perform in practice with people changing jobs every 2-4 years.
- Prefer more lawn and trees in mixed use areas and smaller height buildings
- There are both positive and negative tradeoffs, it should be handled on a case by case basis even within some defined areas.
- These need to be considered on a case-by-case basis. Look at neighborhood impact first.
- Would rather have no additional concentrated activity areas within the city

2015 BVCP Random Sample Survey
Open-Ended Comments

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- *Other*
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- Support — A review of housing density and mixed use development are necessary to become more inclusive (for workforce traveling into Boulder) and sustainable. Public transportation needs to be kept affordable. Reduce commuters to Boulder to maintain clean air and reduce pollution. Higher population density makes public transport automatically more efficient and affordable.
- Support — An improved housing situation for City of Boulder is a good goal which we support, but it should be implemented an intelligent manner so as to not negatively impact current neighborhoods. For example, in South Boulder developers wish to build a high density development on the Hogan-Pancost land. I am not against growth or additional housing, but this project is being done in a way the will very negatively impact the surrounding neighborhoods with additional traffic, groundwater, and possibly flooding problems. Our flood prone neighborhood is still recovering from the flood of 2013 and does not need additional environmental pressures. Rather I would like to see City of Boulder mitigate the South Boulder flooding risk before additional development moves forward.
- Support — are there reports/ observations for existing mixed use development to account for generated daily traffic? Can you identify major causes of weekday congestion? Is it possible to create incentives to to encourage flexible work hours? (to mitigate peak rush hour conditions)
- Support — As a business owner it is frustrating to not be able to rent commercial space in the city because it is so expensive. That is sad and I wish Boulder supported local businesses more.
- Support — As previously noted, I don't support increasing the height restriction. I am OK with increased mass associated with mixed use development if it doesn't include a height increase.
- Support — Because of the restrictions in city boundaries and building height, you will not be able to build enough houses to impact price

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- Support — Boulder County's current unemployment rate hovers near 3.5%. Recall that during the Clinton administration, economists considered the national structural unemployment rate to be around 4%. Even in the aftermath of the Great Recession Boulder's economy is overheated and prosperous by any reasonable economic standards. Furthermore, Boulder has survived the Great Recession while consistently being several percentage points under the state and national unemployment rates. Boulder's economy is strong, has been strong, and so long as a diverse and educated workforce exists will remain strong. My concern for the future is that the rising cost of living here will suppress the start-up mentality that created so many of Boulder's great successes. If things are too expensive, people have less margin for error and cannot try new ventures. The talented workforce centralizes around large companies (Google, to name a recent example) with ample revenue that offers stability. If the cost of living in Boulder is not kept under control, we will quickly become a Company Town of the 21st Century. Nice, pleasant, everyone's affluent, but soulless and boring after having left anyone who can't fit into that particular economic model behind. Artists can't pay Google Developer Salary prices for rent, and artists contribute more to Boulder's sense of place than any single software developer.
- Support — Boulder will continue to grow and the city should continue to be aware of that when it comes to development
- Support — But Boulder should have no illusions that the smaller units generally being produced in these developments will reduce the in-commuting. Many people with families will continue to be unable to afford single-family homes in Boulder because of the basic limitation on the size of the city. When you reduce the amount of land, you will increase its cost- just that simple.
- Support — County and city are "over-zoned" - PLAN is corrupt, nearsighted and ego-stupid. Do you really think small, tiny Boulder and Boulder County are going to change China, India, etc.???
- Support — Don't see anything wrong with it, but all things that are in fashion now eventually go out, like Steelyards. Housing is just ugly there.

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- Support — Don't shy away from upzoning along transit corridors. It is a shame that three blocks along North Broadway from Sumac to Upland could not have been 3-4 townhomes per lot rather than the lower density higher price spec homes that are going in. This site is on a transit corridor, walking distance to NoBo/Lucky's and walking distance to Crestview. Identify and preserve these types of opportunities in the BVCP, even if they are only three blocks long. Don't force Live-Work as the only option. The 15-minute neighborhoods in east coast cities have corner grocery stores and small retail near townhomes.
- Support — Europeans have been doing it for hundreds of years, and look at their amazing cities.
- Support — For each of these, I answered for market-driven growth. There should be an option between the status quo growth options and no management. I think the answer is somewhere between the two, but definitely closer to market-driven than it is now.
- Support — I am very supportive of 'Smart growth' rather than let the market control growth. The city needs to be actively involved in ensuring policies support growth that ensures quality of life. Market forces do not do this well. I fully support mixed use development and walkable/transit/bike friendly neighborhoods.
- Support — I applaud the city's efforts on mixed use developments. I live in Gunbarrel, one of the few areas of town where growth is possible. It has been discouraging to see some of the more established residents (often retired and with plenty of money) so vehemently oppose mixed-use developments. I am actually excited that the city is building these in Gunbarrel. They will bring more businesses, restaurants and services to Gunbarrel. I think that one aspect of mixed-use housing that the city needs to seriously reconsider is better access to ownership for middle income individuals and families. The income limits to qualify for affordable housing in Boulder are unreasonably low. The middle-class in Boulder -- i.e., the scientists, tech workers, engineers and professors who work here and whom are significant drivers of the local economy -- have very limited options when it comes to finding housing that fits their incomes (i.e, $80-$120 K/year).
- Support — I believe in general that mixed use developments are consistent with the vision of a unique community with a sense of place, as opposed to separate commercial and residential (suburban) areas which I most associate with suburban sprawl.
- Support — I do support mixed use, but also am concerned about traffic in some areas.
- Tradeoffs — I don't support mixed use development that adds more luxury condos. We need more affordable housing.

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Support	I feel continually amazed at the parochial attitudes in my home town, Boulder. After living in Europe I can see that mixed use is both natural and desirable. Build up, and give the ground floor (or even more) over to commercial purposes. This should happen from the CENTER OUT, thus the area around downtown, say from 6th to 28th, and from Arapahoe to Pine.
Support	I just wish the mixed use developments were architecturally interesting - consider Columbus, Indiana. The mixed use curently being build do not represent our unique identity and sense of place!
Support	I like mixed use but why does mixed use have to be ugly. The new mixed used project are architecturally sterile and unappealing in my opinion.
Support	I like the current examples of mixed-use developments along north Broadway, East Arapahoe, East Pearl etc. I think they add appropriate character to these areas.
Support	I prefer growth to stagnation
Support	I strongly support mixed use and would encourage a more widespread application of this while incorporating parks, community gardens and appropriate public services (transportation, education, entertainment and crime control)
Support	I support greater mixed use and higher density housing due to positive environmental impact, allows greater support for retail business, greater use of public transportation, less in-commuting, more of a welcoming community, will help keep housing costs down compared to the alternative so combats the "I've got mine too bad for everyone else" mentality
Support	I think growth is overrated! Quality of life has diminished significantly over the last couple of years. Traffic is horrible, parks and open space overused. I support redevelopment of commercial areas to meet needs of businesses. And mixed use is a popular option as well, especially in current declining retail areas like along 30th.
Support	I think it would be dangerous to try to limit job growth potential. Businesses come and go (as well as entire industries), and it would be wise for Boulder to be open to a wide range of employers that may want to have a presence here. Otherwise the risk is an unexpected spike in unemployment which is undesirable in any community.
Support	I think mixed use keeps all house prices up. Boulder does this very well.
Support	I think that it is important to carefully select areas for mixed use development - places with a high level of public transportation access in order to minimize congestion - including access to the Eco pass system.

Source: RRC Associates

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Open-Ended Comments

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◆	Support	I think that mied use development is generally a good solution to the problem of increased population, people moving to nice areas, commuting into town with high cost of living etc. It can't solve everything but it is definitely the way of future development.
◆	Support	I think that the City and County need to continue to pressure RTD to provide increased regional service to these developments - in particular Boulder Junction and the Google campus area. Some Flatiron Flyers should be direct. All should offer Wifi.
◆	Support	I worked at Ball Aerospace for 23 years, and many of my co-workers had absolutely no desire to live in Boulder -- preferring to commute from areas that were more suburban and/or Republican. I don't think we should worry too much about the housing-commercial balance, for this reason, but should focus on housing that young families can afford.
◆	Support	I would like to see more mixed use in East Boulder (55th & Arapahoe). I think switching over some of the space that is used for things like storage units to mixed use housing would benefit the neighborhood, add more housing, and more potential for higher paying jobs if the ground level was used for businesses.
◆	Support	I would like to see support of smaller living spaces to help affordability and increase housing stock.
◆	Support	I would prefer mixed use that does not include substantially increased height that has the sense of closing off an area rather than welcoming.
◆	Support	I wouldn't want to see much more mixed use beyond the areas identified above, but I think development of those areas is good and adds to the vibrancy and dynamism of Boulder.
◆	Support	I'd like to see everyone able to walk or bicycle to work. Employees who live in towns outside of Boulder could be shuttled in by fleets of vans.
◆	Support	If commuting increases focus on roads and transportation needs to be addressed and given attention as traffic will severely bring down the quality of life in Boulder.
◆	Support	I'm a huge fan of walkable cities - anything that gets people out of their cars is a plus. There are a few areas in Boulder where this model is not appropriate but there are many where it is workable.
◆	Support	I'm also for increasing the occupancy numbers for unrelated people sharing single family homes. And allowing tiny homes.
◆	Support	In order to make Boulder more affordable for local small businesses, having more mixed use developments might help. I would oppose mixed use expansion if this applied to large national chains or large commercial developments

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- Support — In order to make mixed use work with regard to limiting auto use, there needs to be a variety of commercial use that can support the needs of those who limit their use - grocery store (and liquor), some cafe/restaurants, etc. These can be within a short walk, or a single short journey on the bus. I don't think the issue is trying to stop people owning cars, it's getting to a point where they are comfortable to not have to use them for every single trip. I'm in a neighborhood near 55th and arapahoe, and we've looked forward to having the 55th/arapahoe develop to be more of a 'village center', however there's been some pushback from folks who seem to be quite happy to jump into the car and drive rather than walking over. It would be good to get the communication going again on what would make such a village work.
- Support — In these areas and in other multi-family housing projects, too many apts/condos are too small for families. Need enough 3-4, 2 bath places so that it's not just young or old who live there.
- Support — Infrastructure needs to keep up with the growth
- Support — its great to have different levels of housing but seems like there isnt a ton of middle ground. seems like there is a ton of low income and a ton of high income.
- Support — I've lived in suburbia (for a great analysis of it I recommend the book _The Gegraphy of Nowhere_; this is something no sane society would wish for, to be avoided!
- Support — Keep current height limits
- Support — Maintaining "affordable" housing is an extremely difficult task in the face of limited housing expansion, but I strongly support it
- Support — Market mechanisms are pretty good at controlling development. Development in Boulder is already expensive. Combined with zoning and approvals there are already sufficient controls in place.
- Support — Mix use is great, but stuffing apartments into every corner is not a sound mix use solution. Some high density is fine as long as we keep the density distribution uniform across the city and county.
- Support — Mixed use and density are key factors for smart development and housing. One key factor in this whole conversation is the parking and traffic issues associated with these trends. We can not continue to have a one car/care space per every adult in the city.
- Support — Mixed use could be the greatest model for creating diverse neighborhoods, individuality and creativity within units, all mode transportation networks, environmental friendliness, housing for wide range of income levels, welcoming environments, and probably many more undiscovered benefits.

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- Support — Mixed use development is integral to meeting our housing, transportation and climate goals. Any opponent of mixed use is an opponent of these goals. The zoning map carefully defines the areas where it can occur.
- Support — Mixed use increases the opportunity for people to develop a sense of neighborhood. The fact that you always have to get in a car to get anywhere means that people become isolated. Mixed use can relieve the problem of congestion.
- Support — Mixed use is good. Increasing density without adding housing units enables less commuting. Increase the number of unrelated people in a home to equal the number of bedrooms. Allow communal living. And allow accessory dwelling units.
- Support — Mixed use is key to future sustainable growth. It provides the opportunity for people to live close to where they work. As long as public transit grows in tandem to support these new developments, they will flourish and add to Boulder's appeal and success.
- Support — Mixed use needs to be visually attractive, quality of design
- Support — Mixed use neighborhoods should not cause congestion because different types of housing will attract different types of people with different jobs/schedules
- Support — Mixed use seems like the most practical way to increase available housing and maintain economic growth
- Support — Mixed use should be encouraged in areas which enable more efficient public transportation and avoidance of automobile use.
- Support — Mixed use will help lessen the need for more cars and transportation. If people can live and shop in the same place, all the better. I believe mixed use should be expanded into residential neighborhoods. In the 1950s Mom and Pop stores made it possible for people to meet some retail needs without traveling far. For example, small coffee shops near public schools would be a great asset for parents waiting to pick up children.
- Support — Mixed use will help transportation and goals of a sense of community. Jobs/occupancy growth must be managed in tandem.
- Support — Mixed use with varying heights and reduced architectural regulations will allow for unique and creative architecture, not the same 3-material palet.
- Support — Mixed use works great when the size and location is appropriate for its environment. Not every mixed use project needs to be a huge development. It would be great to see more small mixed use infill projects in the right areas.
- Support — More housing should be affordable to low- and middle-income people. Create disincentives for scrapes and massive pops. I think HOW commercial development is done is more important than the fact of it. Mixed use is great if it is done properly.

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Support	More mixed use! These neighborhoods promote community while reducing environmental impacts.
Support	More section 8 housing and no landlord discrimination based on income source
Support	More taller buildings seem to be essential.
Support	My response is based on the assumption that mixed use developments are planned to minimize environmental impact, noise pollution, traffic congestion, etc.
Support	Neighborhood-scale nodes would be nice. All necessary and frequented amenities should be availble within walking distance from homes.
Support	New urbanism. It's necessary if Boulder is to maintain open space and a compact community. It satisfies environmental concern if developed correctly and not construed by the whim of the developer/marketplace. By this, I mean every mixed use area should have available the necessary services, banking, dry cleaner, a market or two, a café that doesn't start with an 'S', to reduce the need to travel for these so-called necessities.
Support	On advantages of mixed use, check out Paris.
Support	One of the most fantastic things about Boulder is that it is a small city. I hate the thought of Boulder growing in size and turning into another rambling suburb
Support	Part of the county's and city's challenge with growth arises from limitations on regional transportation options. We could continue to press for additional and improved options for regional travellers.
Support	Pedestrians have no rights in this town, so they need places to walk (mixed use should include parks and walks--and keep the bikes off them!
Support	Plenty of options exist that aren't mixed use. If we want younger and more diverse people living and working in Boulder, then do things that appeal to them.
Support	Public transport, bike lanes etc. an important element of growth
Support	Putting people near things they need regularly is a good idea. It also makes neighborhoods more complete. Continue to do so.
Support	regarding the 'values' set forth earlier, the Plan should allow for continued diversity of use and affordable rents for both housing and commercial uses so that we are an 'inclusive' rather than an 'exclusive' community.
Support	See all previous comments and answers to your questions
Support	'Some people think the current system artificially limits housing potential and results in higher housing prices.' This of course, is an absolute fact; we ARE restricting housing which DOES result in higher prices. This simple reality has to be accepted in order to decide what to do about it.
Support	Stop wishing for Utopia

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- Support — The above response selections fail to capture / cover the True issue: Boulder has successfully enjoyed the benefit and taken great advantage of the fortuitous circumstance of: A. A nationally ranked University contributing great human capital talent, creativity and entreprenurial zeal to the community; B. A blessedly scenic geographic location and climate that is attractive to highly capable individuals with the economic means to live where they wish and bring the financial capital to 'make business and pleasure' happen. Boulder civic and political leaders should consider the above benefits of educational and geographic / climate circumstance when considering changes to the Comprehensive Plan.
- Support — The concept is good, but I support better input into the aesthetics. Specifically, I find most of the mixed use areas vital and attractive, but Boulder Junction is too massive.
- Support — The county is far too limiting of mixed use development or redevelopment. Especially in small unincorporated towns such as Eldorado Springs, Marshall, Jamestown, etc.
- Support — the daily camera build is horrendous. the city needs to take a much closer look at what the occupancy rates really are.
- Support — The housing rate above is a lie. There have been more than 350 units built on city property for at least the last handful of years. Look at north Boulder, Steelyards, Gunbarrel, 28th Street, etc. While some of those areas where a good fit for new residential or mixed-use development, there are some areas that have been overbuilt or there was a promise of mixed-use in the plan, but it did not happen (the hundreds of new units in Gunbarrel are a good example of areas that were overbuilt and promised mixed-use in the published plan, but failed to deliver that promise). City hasn't been following its plan, but has been making deals that shouldn't have been allowed.
- Support — The increase traffic and building in the Transit Village area is not concerning me. If we are going to a vibrant, fresh community, this needs to happen in other areas of the city. We are beings of increase and growth. When this stops, personal growth stops as well. We must see the whole picture of a vibrant community. Being exclusive creates a stagnant exclusive community.
- Support — The mixed use concept prevents pockets of "wasteland" that are only used during the day and are dark uninhabited ghost areas at night

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- Support — The mixed use developments need to allow for more green space around or near them, be of a more attractive architecture, and the rents should be controlled. We do not need any more huge businesses to expand or grow in Boulder. There are enough already. We have to get over the need to grow. The only reason to grow the amount of housing is to bring the jobs and housing into better balance, reduce the in-commuting, and lower the price of housing in Boulder so that ordinary people (teachers, professors, lawyers, etc.) can afford to live here.
- Support — This is important! Mixed use is our best hope.
- Support — Too few people control commercial - slight monopoly
- Support — Up the incentives for developers who add more affordable units
- Support — Walking neighborhoods with retail stores and small parks are the most desirable areas for families to locate. These can be supplied by a mix of single-family residences, multi-family condos, and 3-story apt bldgs. (if set well back so as not to loom over sidewalks). Aim to maintain a balanced mix! (Encourage stability not turnover.) Bustling urban areas with theaters, specialty restaurants, and stylish shops are great destinations for everybody. Larger apartment buildings scattered around the perimeter of these urban areas would supply convenient housing. A successful city has plenty of the former (mixed neighborhoods) and a few of the latter (city 'downtowns').
- Support — We DEFINITELY need more housing. And NOT BIG HOUSES. There should be a moratorium on huge homes, and many many more small homes - condos, single family houses the size of mine, which is 1000 sq ft. The affordable housing program is WOEFULLY underfunded and completely misses the mark on a huge swath of 'middle income folks' who can't come close to home ownership in Boulder, but make too much money to get into the affordable housing program.
- Support — We had mixed use NATURALLY in 1950. It was interesting, it was fun, it worked well until the city decided to control and regulate like a bunch tin gods. Bureaucrats should never try to regulate anything - they always make a mess out of it and it always cost more (taxes).
- Support — We need more affordable housing options that do not contributed to sprawl - mixed land use is a great way of doing that, if it is in fact affordable - unlike "luxury" places like Boulder Junction (well, a mix of prices is good)
- Support — We need rent control based on 1/4 minimum wage per bedroom $50 bonus for it not being a studio. Housing is a right not a privilege. Mansions are a privilege not a right.

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Open-Ended Comments

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Support	We need rent control here. Badly. And any plan put in place must care for the quality of life - in particular, mitigate noise and additional car traffic, plus allow for walkability.)
Support	We should aspire to mixed use, mixed income, mixed tenure a la Holiday neighborhood
Support	While I GREATLY support mixed use developments I am often disappointed with the parking solutions associated with higher density. Higher density and mixed use are related but the results vary greatly on the amount of density and should be looked at more closely then presented in this question. Height and mass should be controlled and a focus should be placed on ownership opportunities for residents. For rent - high density developments can create isolated and homogeneous communities.
Support	While I support mixed use development, the current design and implementation of Boulder's mixed used areas, to me, is appalling. The architecture is subpar and will not age well over time, the material selection looks cheap, and the space usage is not creative or inspiring.
Support	With the increased focus on tech jobs in Boulder - which is great - I believe there still need to be affordable housing options for artists to maintain/have a rich culture
Tradeoffs	Although it is unfortunate that FastTracks is not coming to Boulder, US36 is almost finished and that should alleviate most of the current traffic for in-commuters. Problems are that 1) people are still driving...need to carpool and 2) the in-commuters should be encouraged to park in a central area (like Boulder junction) and not rely on their cars during the day (lunch), this should alleviate congestion on roads such as 30th street during the day. Need to determine the most efficient way for the morning and evening commuters to get in/out of town on peripheral roads (Foothills) quickly so there aren't daily traffic jams.
Tradeoffs	Be careful where development is approved. I'm opposed to blocking mountain views and cramming people in with high density housing being built in single family neighborhoods. I think Boulder Junction and the Steelyards were good area choices but not all areas can support that kind of change and would be very disruptive if development occurs. CU is certainly important for our town but maybe they need to alter their enrollment or become more involved with creative housing options. Plus, the problem with homeowners renting to CU students is they are horrible renters who do not know how to care for a house and be respectful to neighbors. This topic needs to be addressed in regards to housing concerns.

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Tradeoffs	Boulder is limited in size. I strongly feel open space needs to be maintained. Boulder needs to cap housing and business if it wishes to maintain a high quality of life. Continued growth (in-growth) is spoiling the city.
Tradeoffs	Boulder should maintain strict height limits for all building.
Tradeoffs	Build deeper (underground)
Tradeoffs	Commercial growth is fine as long as businesses who pay their taxes and make money aren't closed for 'concept ideas,' especially when those new buildings are hulking, mountain-blocking eyesores... The closure of Ras Kassas (a 20 year business in Boulder!) comes to mind...
Tradeoffs	Disagree with the background and premise stated above, namely that pay as you go development is a good plan. This strategy will lead to increase in business and other development in less expensive locations, outside of Boulder/Boulder county.
Tradeoffs	Do not grant set back and height variances. I feel that density of old Daily Camera site seems to be more than renderings and public meetings indicated. I am disappointed that it appears people cannot see the Flatirons and mountains from the Pearl Street mall anymore. That is a major blow to our tourism economy and reputation. I believe the pedestrian mall should be extended one or two blocks west.
Tradeoffs	don't like affordable housing and all that is involved...despite it's perceived need and 30+ years in the development business lived my family life in louisville where it was affordable only moving back to the city of boulder in retirement (where my small house in lowest cost sf neighborhood works for the two of us) don't think that was such a bad thing
Tradeoffs	Each housing unit often brings more than one car - what's the plan for parking and increases in traffic? Also, rents near Broadway and Yarmouth are too high for a lot of middle and lower middle class incomes. Where's the housing for folks that make too much for affordable housing and too little for the Boulder rents that are jumping upward?
Tradeoffs	Economic growth, redevelopment, and increased density should not be limited to only the city of Boulder but rather encouraged in all incorporated cities of the county. This would reduce commuting and congestion in Boulder proper.
Tradeoffs	Families who would like to live in Boulder (and can afford to do so) often choose to buy in Louisville or Superior, where there are more choices for single family homes. Boulder loses many young families to other communities because we favor 'mixed use' housing to the detriment of single family homes. Many 'mixed use' designated areas appear to have vacant commercial spaces.

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Tradeoffs	Free mass transportation (including Park and Rides into town) would solve many of the conflicts.
Tradeoffs	Generally mixed use appearance is not appealing. Lack of parking and accessibility means I do not use those businesses.
Tradeoffs	Glad to see you are working so hard to get input from the community.
Tradeoffs	Height limitations should be strictly enforced on any mixed-use project. In addition, strong consideration must be given to prevent mixed-use from destroying the views and/or sunlight of existing housing.
Tradeoffs	How big do we want Boulder to grow? This is something the citizens as a whole must decide - and then we can determine how to direct development to meet the needs of the community to reach that goal. If we do not want a lot more population, then we porbably do not want a lot of developmental growth in either jobs, commercial, or residential assets.
Tradeoffs	However, I feat larger and denser footprints from 'redevelopment.'
Tradeoffs	I am becoming increasingly concerned about developments that are limiting views within the city. Specifically, there are many areas such as 30th St. where you can no longer see the Flatirons while driving, walking or biking.
Tradeoffs	I generally support mixed use, however, I do not support exemptions to the height regulations on new buildings. It is important to me that the view of the Flatirons remain visible from as many areas of the city as possible.
Tradeoffs	I have been in Boulder for 23 years. In the last 10-15 the character of the city has definitely begun to change due to growth and and what I see as extremely ugly developments. I believe mixed use can work and work well. I think The Steelyards is one example. The city needs to be very careful with rezoning, if we lose all our light industrial areas there will be no place in the city for artists and small craftspeople, inventors, and innovators to work in the city.
Tradeoffs	I have mixed feelings about higher densities since I live in the Gunbarrel area. I think the three apt. developments that are/have been built anticipated more transit opportunities - e.g., use of the BN rail tracks, etc. - than we will ever see. And the largest development was allowed to build so close to the existing roads/streets, with additional access points, creating more on-street parking . Also, during the work day hours, the businesses (and all this space is not yet occupied) use the streets for parking since I am presuming the city did not require parking lots, thinking public transport of some type would be used by workers. Very short-sighted thinking, planning. Commuters really do need the automobile.
Tradeoffs	I have seen poorly regulated growth ruin large parts of Berkeley, California.

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- Tradeoffs — I like the density and mixed use, but I think design is important and I'm concerned that some developments that are coming in look too generic and take away from the city's charm. For example the 30th and Pearl development and 29th Street developments look like they could be built anywhere USA. It would be great to keep the old Pearl Street and CU look in the architecture.
- Tradeoffs — I live in a 'mixed use' building (condos, offices and residences, built back in 1984). Great in theory, terrible in reality. The opposing needs of resident owners and commercial owners makes for troublesome conflicts. One example: increased HOA fees are a business tax write-off for commercial unit owners; not so for residential owners, an imbalance in fairness. Another example is that commercial owners feel entitled to more parking (for clients) and covered parking, while residents are often treated like second class citizens in that area.
- Tradeoffs — I live in an area marked for mixed use development (55th and Arapaho). The influx of hipsters keeps the neighborhood alive and fun but the traffic is awful and parking for stores and restaurants is impossible. I don't want a big transit hub nearby because its my neighborhood and I want it safe and calm and enjoyable. I wonder why the 55th St corridor between pearl and Arapaho is not better utilized. It's industrial with no sidewalks and has gangs of scary people from some rehab facility roaming along it, so no one goes there. We know to drive it and not try to walk or bike.
- Tradeoffs — I really don't know the answer to be able to answer fully. Typically if you cap something, then prices go up. That is already the problem.
- Tradeoffs — I support the growth of mixed use developments around the city IF IT IS NOT ACCOMPANIED BY INCREASED HEIGHT AND MASS. The 35 foot height limit should be considered the maximum in new construction for both commercial and housing structures. This is vitally important because it alone can ensure that the current open, village-like character of the city is preserved.
- Tradeoffs — I support the new Google campus - Google is the future, and more smart people in town is great. On the flip side, there is so much development going on in the Pearl St area between Folsom and Foothills that the inevitable traffic spike (despite Boulder Junction, despite mixed-use, despite right-sizing) will make Boulder a perpetual traffic jam. When is enough enough? This is EXACTLY why 300 and 301 are on the ballot.
- Tradeoffs — I think families might not necessarily want mixed use areas for living. It does create a vibrant personality.
- Tradeoffs — I think mixed use is great to increase housing in more urban areas. Why are we letting these ugly designs by built in Boulder? The Peleton's design is more reflective of better design. Every new building in Boulder seems to have been designed by a committee.

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Tradeoffs	I think mixed use should be approached carefully. If we really want a mix of tenants then there needs to be real life design. To bring a family into a development there would need to be good storage for bikes and green spaces for young kids amongst many really well planned designs. I find the steel yards almost too dense. My dentist moved there recently and the parking is kind of a pain. I realize we want to discourage people from driving as much, but the parking in these dense developments should be balanced enough that people aren't turned away from the businesses.
Tradeoffs	I think the density makes sense in selective areas. It would be good to be able to vote on these selected areas.
Tradeoffs	I think there is a lot of potential for developing the old hospital on Broadway
Tradeoffs	I work in the Steelyards, and it seems to me to have a much greater sense of community than other parts of Boulder in which I have lived and worked, which makes me feel very friendly toward the idea of mixed-use areas.
Tradeoffs	I would refine my answer to say that Mixed use should be done on a very limited basis and after consultation with the existing neighborhoods on whether they want that type of development in their area.
Tradeoffs	If a company wants to move to Boulder, and they will employ smart educated people, why would we want to make it difficult? I have lived in the suburbs of many cities but have worked in the city. Most people live where they can afford and do not expect a city to provide affordable housing. Life is not fair at times.
Tradeoffs	If future questions don't address, I want to comment on annexation. I live in unincorporated Boulder and was given the option to annex to City, but the costs and restrictions are extremely prohibitive. Seems to me lowering the annexation costs for individual properties increases the supply of housing without new development and seems a no brainer. I can't fathom why the City forces such obscene fees with annexation.
Tradeoffs	I'm generally a believer in 'well-regulated-but-still-effectively-free' markets, hence my responses. At the same time, something I love about Boulder is the growth boundary, which of course results in restricted housing supply, and thus higher prices. That said, I own an historic home in the Mapleton neighborhood and mostly benefit from the increasing value of my house (despite meaning that I pay ever-increasing taxes on it). So I'm hardly impartial about maintaining current conditions and trends because I benefit from them, especially if/whenI ever sell my house.
Tradeoffs	Is there any way to avoid ugly construction, such as Boulder Junction?

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- Tradeoffs — It is not sustainable to continue our current growth rate. It is unreasonable to not ask all new developments to add solar, to reduce to a minimum their use of resources, and their needs to be a plan to deal with the increase traffic --- how about offering electric solar cars for rent in addition to bikes for example. We can't just keep increasing the pollution and not think their won't be consequences -- there will be.
- Tradeoffs — It really depends on how big we want Boulder to get on how much growth should be allowed. It seems that in the past 5 years Boulder has really grown. But yet there is not enough space for everyone. Getting around Boulder is very difficult. I am glad that I don't have to drive across Boulder to get to my job. Biking is not an option for me at this point and taking a bus would take too long. There seems to be so much road construction going on at all times that it takes longer to get across anywhere. It also seems that there are road projects in the same places month after month and seems like money is being wasted by tearing up roads that had just been fixed several months before.
- Tradeoffs — Let the city grow -- It's natural and obviously this is a desirable place to live. That being said, it's damn near impossible to afford to live here. I really don't get how many people do it. I live in South Boulder, but will likely be moving away so that I can start a family. Can't afford that here.
- Tradeoffs — Mixed use are primarily rental units. Promoting ownership will make our community healthy.
- Tradeoffs — Mixed use areas usually attract highly mobile single or childless married folks, unless they are designed with a bit less density and private play areas with families in mind. This is does not to be the vision of our designers right now. And height restrictions should not be waived. Period.
- Tradeoffs — Mixed use can work very well, e.g., look at major European cities with commerce below and housing above. But, our placing of housing on top of railroad tracks was pretty crazy, I think. There is a lot of potential for ADUs in back yards in areas where the neighborhoods would like to have those, e.g., in certain north Boulder areas (Melody-Catalpa neighborhood for example)--the house footprint in that area is often 500-1000 ft,. less than the allowed size...why not allow a separate ADU of that size with some sort of rent control pricing so that lower income workers could afford to live in Boulder. And this carries to other cities in the BV as well. We are ignoring potential and instead cramming blocks of ugly poorly built boxes along busy streets...this is NOT China, yet.
- Tradeoffs — Mixed use doesn't promote reduced reliance on autos. Many residents of those multimillion$ units outside of Boulder and thereby can afford the price tag.

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- Tradeoffs — Mixed use has been blindly applied to foster small retail spaces which are part of the grotesquely high rate of business failure in Boulder -- the goal is not a store-front that goes out of business 3 times a year, but the ideals from Jane Jacobs and the old ICMA Greenbooks. The town is full of fake hobby businesses and chain store franchises and missing the kinds of facilities that center neighborhoods -- the Sun Deli and Pizza and small grocery is such a place; another nail salon about to die is not. One avenue to pursue is the use of incentives for locally-used businesses that have some life expectancy. I would like to see people come in with a plan that includes local bike shop, local coffee, local small deli and commitments from businesses to stay for a year after 3/4 occupancy and to be charged reasonable rental rates.
- Tradeoffs — Mixed use has to be done very carefully with regard to location since there is a high chance of negative impact on real estate value and quality of life in adjacent and nearby neighborhoods
- Tradeoffs — Mixed use is great in theory and in certain areas, like N. Broadway, but on the Hill, it's creating super-expensive housing with little parking. Parking for businesses and tenants is a big issue. Boulder underestimates this need.
- Tradeoffs — Mixed use seems to increase problems with no regard for residents.
- Tradeoffs — Mixed use should focus on outcomes such as increased people density, affordability, walkability, and the additional intensity should be focused on transit corridors and near employment centers.
- Tradeoffs — Mixed use shouldn't be a goal in and of itself. A development plan should stand on its own with no preferential bias for or against mixed use.
- Tradeoffs — more parking should be required for residential units. The plan seems to be that if less parking is provided people will somehow be less reliant on cars or less likely to have a car. In my mind is just creates parking problems. Look at the Uptown Broadway development as an example. Very difficult to park at nigh. Cars booted for parking in commercial spots but all the two bedroom units were provided with one parking space. It makes no sense. The units with two bedrooms are more likely than not occupied by two people. It is the rare couple or set or roommates that can rely on one car.
- Tradeoffs — Much depends on the scale and placement of build-out. Recent huge single-family dwellings have eroded the quality of life in some previously-modest housing areas.
- Tradeoffs — Need to change the number of non-related who may occupy housing
- Tradeoffs — Need to figure out better transportation into/out of Boulder to help economic growth without straining the housing capacity any further.
- Tradeoffs — Needs to be well planned and managed

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Tradeoffs	No more apartment buildings like in Gunbarrel
Tradeoffs	No.
Tradeoffs	North Boulder is bombarded with mixed use, high density neighborhoods, homeless shelter, non-profit facilities/homes. Sometimes it feels like a dumping ground for the city. What will these areas look like in 10 years?!
Tradeoffs	RE: housing unit growth, no distinction is made between single-family residences and condo complexes. Clearly, for the plan to be successful, development of high-density multi-family complexes like Boulder Junction, Steelyards, etc. should be regulated. Residents of these complexes do not have the long-term commitment to the Comp Plan priorities that residents in single-family houses have.
Tradeoffs	Seems unwise and artificial to prohibit mixed-use entirely. But it would hopefully be limited to areas that have, or are likely to have a mixed-use 'feel', and not become more than a modest share of overall development.
Tradeoffs	Some positives: young singles; negatives: few families with kids
Tradeoffs	Somehow most of the mixed use housing involves super expensive condos and not mixed use as found in Portland and other vibrant cities
Tradeoffs	Support co-ops, shared housing, infill, and other "non-growth" ways of increasing low-moderate housing options. Increase number of new commercial ventures, support entrepreneurs, push bigger firms to other cities in the county.
Tradeoffs	The 29th Street mall area should have been a mixed use area. Shame on you and the developer. It's a disaster.
Tradeoffs	The city is fine. Mixed use and high density in the county should be approved by neighborhoods
Tradeoffs	The council should apply higher standards to the design of new buildings, both residential and commercial. What has been built over the last 5 years is aesthetically NOT very pleasing. Boulder should NOT look like every other small city just because it is cheaper to build cookie-cutter stuff.
Tradeoffs	'The intent of Boulder's Residential Growth Management System is to limit housing permits..' 'The city does not manage the rate of commercial growth..' At least we know that business-catering policy has created the problem. We have identified it and so we can fix it.
Tradeoffs	The mixed-use development downtown (Canyon near Broadway) is OK but that should be the end of it downtown. Boulder Junction sounded like a good idea but the result is pretty terrible.

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Tradeoffs	There are ways to increase density without building the types of structures we are seeing go up on Pearl Street and elsewhere. Unless of course city counsel wants to start building these things west of Broadway where the majority of city counsel members actually live.
Tradeoffs	There should be no variances granted for building heights, setbacks and parking, for any reason. The office/wareouse complex at Central Ave. east of 55th should be converted to a mixed use development.
Tradeoffs	This is such a complex issue. Making predictions about how development will impact our current residents and businesses is the job of city staff, who have experience. I WISH I felt more confidence in them to do this job. Again, more EARLY communication with all stakeholders should be a mandatory part of the process.
Tradeoffs	This should not be determined by anyone tied to the construction industry or any other profit motivated individual
Tradeoffs	We are not New York City. I do not want my children to have to raise my grandchild in an apartment above a pizza place or garage, smelling of greasy food, motor oil, OR marijuana. I also don't like these tiny, tiny apartments that remind me of tenements. Conversely, so-called "luxury" apartments at nearly $2K a month are hardly affordable to the average working person or couple. I do NOT know what the answer is; I just don't like it, and in many ways, it's more of a USA problem, not just Boulder's. I call it gentrification, where business, not people or the land, prospers.
Tradeoffs	We need to manage the growth of housing costs and city/county tax burdens that will evolve Boulder into a Vail/Aspen exclusive community
Tradeoffs	We're becoming too Aspenized
Tradeoffs	While I believe there are positive and negative consequences of mixed use developments, I think they should be limited to central locations (encouraging walking, biking or using public transportation use to get to work, shopping, dining, etc.), close to major roads to prevent increased traffic congestion, and perhaps approved based on a combination of market demand and zoning to retain desired community character. I'm not sure I would agree with development of many more mixed use developments.
Tradeoffs	While I support increased potential for jobs and housing, it seems to me that limited land for development will naturally result in some suppression of the potential. I suppose the scenario will continue to encourage redevelopment and I wonder if the fate of middle income residents will be adversely affected.

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Tradeoffs	Why not make use of spaces outside the city centers, such as the huge IBM site and others, for more industrial-type businesses that wish to locate in this area, such as the Google operation, which is now being situated in what should be a strictly retail-type area.
Tradeoffs	With careful design considerations, mixed use development can include housing options for senior citizens who are independent and want to be near amenities without requiring use of a car or a long ride. I know some exists in Boulder, but it would be nice to see more.
Oppose	Allowing dense development such as at Boulder Junction is too much. Adding mixed use makes it even more crowded feeling. Allowing building almost to curbs makes one feel you're in canyons and views are blocked.
Oppose	Any business which is to be in close proximity with a residential area must be a quiet business. Example: a business that has alcohol, eating and music outside should not be permitted close to an area where people live.
Oppose	As a Gunbarrel resident, I have been amazed at how it appears to be ,open season, on our area. Views are gone, traffic is horrible (seemingly few new residents are actually walking anywhere, surprise surprise), and the light pollution from the apartments - which claim they cannot reduce the use of inside or outside lighting - has created frustrated and stressed-out neighbors whose quality of life is being compromised. The developers have sold a bill of goods to the city, namely that if they build ,mixed use developments, people will live where they work and get out of their cars. This does not seem to be the case as we can't get out of our neighborhood for the traffic along Lookout, and the amazing number of cars parked along Spine of the workers who are driving in. A simple, telling sign that people are still in their cars is to look at the King Soopers parking lot...can't find a space anymore.
Oppose	Bottom line…we need more housing or quit approving all these large communal projects that reck our views and increase congestion. Our roads in and out are the worst in the metro area. Meanwhile we talk a big game about carbon and the environment. Our politicians just love the tax money for their projects.
Oppose	Boulder is not LoDo. The massive ugly dense towering buildings are not Boulder's character. The city should stop pursuing them.
Oppose	Boulder is not the unique place that it used to be....
Oppose	Boulder should be a city of single home neighborhoods with some shopping and schools close by. Steelyard, Boulder Junction, Uptown Broadway etc. are all eyesores.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.11: Which of the following best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads? Any comments on your response?

Opinion

- *I generally support the encouragement of mixed use developments in these locations.*
- *I believe there are positive and negative tradeoffs; mixed use is beneficial in limited areas of the city. Mixed use with higher densities should be encouraged only in carefully defined areas of Boulder.*
- *I generally oppose more mixed use developments. Further mixed use development should be discouraged. Additional such developments are not desirable within the community and their negative impacts would outweigh any positive attributes.*
- *Other*
- *Don't know / no opinion*

Oppose	Canyon Blvd. has huge buildings that are designed to be mixed use. All I see is one bank after another on the bottom of these buildings and overpriced condominiums on the top that seem to be uninhabited. Their height is obnoxious. Their rental/leasing spaces are prohibitive and street people and bums love to sit on the ground next to these buildings all day long. While these buildings provide sufficient underground parking, they are built upon a foundation of pure greed!
Oppose	City planners poor execution of Steelyards and Junction, casts doubt on ability to implement future plans
Oppose	Enough mixed use already
Oppose	I accept that there are positive and negative tradeoffs, but since the city cannot get the "formula" right, I oppose mixed-use. The amount of congestion grows every day.
Oppose	I am a senior, and I am basically against change.
Oppose	I am not opposed to mixed-use development in principle, but the examples cited -- Steel Yards, Boulder Junction -- are awful and a blight on the city.
Oppose	I believe we have reached or maybe exceeded the right amount of mixed use development. We should discourage further growth.
Oppose	I do not believe the current mixed use developments have included enough research on the impact on traffic and the surrounding communities. Continued growth as it is conducted now is undesirable.
Oppose	I think Boulder is creating one large traffic jam by cramming too many units into a small space. Parking is a nightmare and leads to parking on the street (i.e.far north Boulder). The commercial establishments are not the kind needed to make a neighborhood (i.e. grocery stores, drug stores).
Oppose	I think increasing density, by adding either commercial buildings or high density housing projects in otherwise rural neighborhoods, has a serious negative effect on the existing communities. If there must be more mixed use development, I think it should be added in downtown areas that are already fairly high density and are well serviced by mass transit.
Oppose	If one desires more mass and height, move to New York City and leave Boulder alone!
Oppose	I'm not against growth and change, but the 30th and Pearl area, and others like it in such an already congested area, is a good example of what I hate to see happening in Boulder!

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Open-Ended Comments

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- Oppose — In Las Angeles, where I visit my son, I see the epitome of mixed use. In an area of wetland I saw new development based on the future of Google in the area (sound familiar?). The complexes were enormous and included Home Depots and supermarkets, etc, within living compounds. These store cannot exist solely on the resident's patronage but also attract customers from outside the complexes, leading to traffic whoredom, if that's a word. This is what the mixed use locally will amount to. The city is too happy to put high density in places where the increased traffic cannot be realistically dealt with. I would site the building of Violet on Broadway in north Boulder with only yarmouth on the North and Violet on the south and Broadway flowing past on the west. These roads are only two lanes, and I suppose that idiot doctor will probably get his velodrome approved out there on Yarmouth and those cyclist won't be cycling out, they'll be driving out. I live on Yarmouth and the the increase in traffic has been exponential. Enough already
- Oppose — In theory "mixed use" seems feasible. However, based on the quality and lack of aesthetic appeal current in Boulder what seems to be happening is a glut of cheap, unattractive, crowded areas that are expensive and encourage socioeconomic homogeneity. The standards of mixed use need to be upgraded to work in practice.
- Oppose — Is change inevitable? Of course. But that does not mean growth is inevitable. We can maintain one of the highest qualities of life in the world, but at least for now, we must control growth.
- Oppose — Mixed use areas tend to be compact, causing traffic congestion, limited parking, and detracts from the community feel and appearance
- Oppose — Mixed use destroys the loveable character of an area.
- Oppose — Mixed use developments and high density housing developments lead to future slums based on the experience in many cities throughout the country.
- Oppose — Mixed use developments dramatically change the look and feel of Boulder, add/invite bad housing and low-quality businesses, and are not likely to have the desired economic or ecological impacts. There is also additional risk from partial failure
- Oppose — Mixed use seems to bring more congestion and parking issues. It seems good in theory, but the compacted areas and lack of parking are problems. I am not a fan of most of the architectural facades which don't evoke in me the Colorado mountain feel.
- Oppose — No Baseline Zero. 2) extra housing is OK if detached single family.
- Oppose — No more condos/apts/high density housing! It is ruining the character of Boulder!
- Oppose — Not every new development should be mixed use.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

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Oppose	On mixed use development: Take a look at Gunbarrel. The development isn't finished, and there are already negative impacts on traffic and noise. Lookout Road needed to be widened before this development started, not after. I call that VERY poor planning Boulder!
Oppose	packing more people into a limited space will never work - everybody needs to drive their individual cars, plus all of the worker/maintenance traffic without increasing the number of roads is never going to work - people don't ride their bikes or take the bus enough to offset the rampant growth Boulder has allowed over the past few years - very shortsighted planning is leaving us with overcrowded roads with too many angry people on them
Oppose	Plan to get your money, without raising taxes, by other means! Don't cover Boulder with high buildings.
Oppose	Please do not shoehorn any more people into Boulder. The city cannot maintain its high quality of life (no litter, bike-friendly) with more people.
Oppose	Should live within our means. There is not an infinite capacity for housing growth (e.g., 1%/yr will outgrow capacity in 20-40 years). 2) Boulder Junction and Uptown Broadway are ABOMINABLE and have changed the entire community character - who designs and approves these monotypic "boxes" construction? The prospect of more of this type of building design and construction at the soon-to-be-old National Guard complex on north Broadway is unconscionable! Boulder is losing its soul in addition to its character. "Mixed use," like "right-sizing," is a non sequitur and does not provide the desired, and promised, benefits.
Oppose	Some mixed use developments are great, such as Uptown Broadway. However, Boulder Junction is an eyesore and completely changes the character of the area in a negative way. I highly doubt the positive effects that mixed use supposedly has on reducing traffic, but would need to see the data before making a final decision.
Oppose	Specifically I view the commercial growth as the main driver for more housing growth; and not affordable housing at that. The city should actively *dis*courage new commercial growth in order for the markets to stabilize such that boulder is a city with limited scope and not one where we grow until nature is a park or two set aside in the middle of the city.
Oppose	Stop mixed use developments now. This will preserve what quality is still evident in Boulder City.
Oppose	Thank you for seeking community input.
Oppose	The city and county are quickly becoming overcrowded. Maintenance of roads and other areas are suffering greatly.

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Open-Ended Comments

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- *Other*
- *Don't know / no opinion*

Oppose	The increased height of commercial and residential buildings AND the increased density, along with the traffic associated with them have already seriously affected Boulder in a negative way
Oppose	The mixed use development that has so far occurred has created congestion and soulless enclaves - the very opposite of what Boulder for so many years has offered. As an "answer" to accommodating more growth, both residential and commercial, it fails to recognize Prof. Al Bartlett's oft-repeated explanation that growth, even at a perceived low level, is still ultimately unsustainable.
Oppose	They don't work anywhere else in the country! Don't force this on us.
Oppose	Too much commercial development; too fast for the city.
Oppose	We need more stringent growth restrictions in the city for both residential and commercial growth. Outside of Boulder in Boulder County regular limited growth would be OK.
Oppose	Your building too much - your creating pollution - increasing carbon output - increasing traffic - increasing demand for water and sewage and not making builders pa for it?! Encourage growth outside the county where there is room. Core values. Vs. GREED.
Other	Allowing commercial development in exchange for affordable housing will only exacerbate the influx of new residents and commuters coming to Boulder. As noted above such large commercial structures are destroying the character of Boulder with their height and mass. Right now the current approved commercial development has do irreparable harm to Boulder.
Other	Commercial growth should be held at 0% or below. Mixed use development is still development, and should also be severely restricted.
Other	Improving transportation (NOT RTD) would solve many of the problems. A system like Hawaii uses to move large numbers of workers from Hilo to Waikoloa by free bus would be a start. Point-to-point bus systems from park and ride lots to employment centers works - not the RTD model.

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Open-Ended Comments

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- *Other*
- *Don't know / no opinion*

- Other — it is more than a little naive, that the 'planners' on this 'plan' understand what 'mixed' use really needs to be. for instance you are letting housing units be developed right on Broadway.. the most obvious place for pure business/ office above, with housing in back of this.... Malcom extolled the virtues of preventing a safeway to be built, only so North Boulder residents have to get into, god forbid 'cars' to drive to central boulder to go to a grocery store.... then had the gull to claim the 'Hollywood' community that replaced it was better, pure housing which increased traffic far more than the grocery store would have, worse, he/you made the problem worse by making everyone in north boulder drive to central and south boulder to go to a grocery store.... please don't speak of 'mixed' use until you actually understand what 'mixed' use means.... and driving out grocery stores in favor of 500 more housing units and 1000 more cars, only shows how much you need to learn about 'mixed' use in a city.... and thanks to Malcom, we get to see increased traffic on all streets because of a lack of understanding what a city needs to be to limit the number of car trips.

- Other — MIxed use and urban density saves the environment and our open space, and encourages healthy lifestyle with walkability and bikeability.
- Other — Mixed-used developments could be advantageous if they better met the aesthetic character of the city and heights did not exceed certain limits. The examples given above (except for some units in North Boulder) are modern and expensive. These developments have been changing the character of the town and contributing to congestion. I don't believe that most people moved to Boulder to live in an area that feels like LODO Denver. We live here for a small town feel and better quality of life. I live in a condo that is only 400 sf. These new ,high density, housing buildings are typically much larger and ,luxury,, so I don't think they are truly helping with affordability. The affordability of Boulder is forever constrained by the limited space available. I'd like to see more creative options for housing proposed by some new council member candidates.

- Other — Most concerned about congestion and lack of sufficient parking. 30th and Pearl look like any other city in the USA. We are being boxed in. Even though Home Depot is a big box store, you do not feel packed in like you do on Pearl. The building is set back far enough from the street.
- Other — Parking in mixed use is inadequate. New developments like Four Mile Creek, Nobo are too tight and closterphobic. I hate going there.

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Open-Ended Comments

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- *Other*
- *Don't know / no opinion*

Other	Several small apt. complexes in area of North St/Broadway/9th have a balance of landscaped areas and hardscape. Very walkable, bikeable and driveable, yet near the hub of stores and thoroughfares.
Other	'The Plan recognizes Boulder's role as a major employment center.' This is a cop-out. The plan should plan. This is a central decision to the type of community we want to be. This inferred, default, accidental goal needs to be reexamined. Else, we will be a wealthy enclave.
Other	Underground parking needs to be provided for all new developments. I stay away from the Holiday development because it's impossible to park there, and the parking spots are striped for small cars when a large portion of cars in Boulder are SUVs.
Other	What we really need are additions that decrease the wealth gap. NO houses over 4000 square feet; more allowability of mixed adult housing (with a caveat of not exploiting students and apply noise restrictions if concerned about too high density). We need to support individual capital accounts for low-income community members and we need a living wage - meaning minimum wage of at least $15/hr.
DK / no opinion	I agree with mixed use in an already built building. I do not agree with building new. It's a shame how much 30th and Pearl is now.
DK / no opinion	Look at current mixed use and make determination based on that
No response	Does anyone think that development in one part of the city doesn't effect the whole city? After all, if one lives/works in one part, does that mean that one doesn't go to the other parts of the city?
No response	High density housing usually excludes families. I'm not a fan of high density housing. However taller commercial buildings are fine.
No response	Mixed use is appropriate for areas which have not had any development. Mixed use imposed in an existing residential area is not acceptable.
No response	New mixed use projects have become sterile at best and blighted at worst

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.12: Which locations should the city emphasize for planning for redevelopment and future mixed use concentrated activity? (OTHER)

- 4th and Mapleton
- 6th to 28th, by Arapahoe to Pine
- A lot of these already have a lot of new development. (1,2,3,5,11) Mixed use is nice but I wouldn't force more development just for that.
- Airport area
- All of above 1-12
- Allow the whole city to develop naturally
- Arapaho East of 55th
- Baseline/Moorhead/27th
- Boulder reserve
- Broadway and Iris http://irisandb.com/
- Buy back land from government agencies (NOAA, NCAR, CU)
- can't comment on proposals south of Arapahoe, or east of 55th
- Community hospital site, all commercial locations (e.g., housing above shopping centers)
- CU land south of 36 and Table Mesa, land north of Jay and 36
- East of 30th on Walnut
- Former Community Hospital complex
- funny, I live the area near Gunbarrel Town Center and I do not believe there was community involvement or funding for the high impact of traffic and change to the surrounding area outside the city of Boulder's annexed property. I do not believe any of these areas should be emphasized until more research is conducted with the existing residents in the areas of development.
- i dont know
- I feel that the city will build no matter what the people say. I have experienced this personally.
- I support redevelopment in most places in the city IF the height and mass of the new construction remains at 35 feet or below
- Individual consideration for each -- look closely at neighborhood impact.
- Major development must have good public transport and alternative mode routes. All of these areas would be good locations if transit is provided. I've checked those that have good (Skip-like) transit.
- Martin Acres
- Mixed use is a great idea, but let's see it work in the most connected areas of town before we add density to other neighborhoods. If Boulder Junction is an example of 'mixed use' as it is currently practiced, then I certainly do not support it in other areas.
- no more condos/apts/high density !
- No opinion on this.
- None, if it means more variances to building restrictions
- Not sure. I am concerned about density, air pollution, everywhere in Boulder
- redevelopment and the 'comprehensive' plan has failed the people of boulder, because you concentrated as an example 'grocery' stores, in a single 3 block area... which is by the way, moronic... anyone who talks about 'right sizing' a street because of vehicle traffic, after turning away a grocery store in different parts of the city, which would have done 1000 times as much to reduce vehicle trips as anything this plan has done.... until you get your head in the right place, you have set boulder on a path of destruction.... seriously.
- SE Boulder
- Student zone of The Hill: Bway to 9th, College to University

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.12: Which locations should the city emphasize for planning for redevelopment and future mixed use concentrated activity? (OTHER)

- Table Mesa Center, but only if there is substantial underground parking. The parking lots there are already full with the current commercial development there.
- the city should fire their planners
- The Planning Reserve
- The warehouse areas east of Foothills Parkway might be considered.
- These need to be planned with the neighbors. It's very hard for me to say what is needed in Gunbarrel. 'The Hill' already has a parking problem.
- Valmont south of Kings Ridge

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13 First Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:

- Address traffic impacts with realistic expectations for growth, alternative transportation can't solve every problem.
- adequate streets and parking for any planned construction
- Affordability for small businesses
- Affordable for MIDDLE INCOME, not just the very poor.
- All Feel good above
- Annex county land east of the city
- architectural design
- As to quality and design, the modern architectural style of building at 30th and Pearl, on 28th south of Valmont and in Gunbarrel are entirely inconsistent with the Boulder's existing architecture.
- Attractive buildings that add to the character of the city
- Be attractive architecturally. Big square ugly buildings look like tenements.
- Build parking lots for those people who work here & have to use cars for whatever their reasons.
- Commonsense ideas that reflect the will of the public. Not Counsel members whimsical ideas
- Compatible, friendly aesthetics
- Contribute to culture and active lifestyle of Boulder
- ease of parking
- Eliminate low-slung strip malls with vast and inefficient parking plazas
- Energy consciousness
- Energy conservation
- Establish a limit of this density and have the communities or neighborhoods vote on the density
- F
- Fix roads and streets (for automobiles)
- Further the boulder aesthetic - more emphasis on creative centers, example more dancing fountains, public investment in art
- High energy efficiency as a separate development goal.
- high quality
- Housing housing housing for our youth, seniors, families (where appropriate) and work force
- ignition resistant building materials and design, including landscaping
- impact on traffic
- Include small apartments, condos, and homes for affordability
- Increase setbacks around multiple housing structures.
- jobs
- keep your hands off my city!
- make sense within the context of the space and surrounding areas
- Make sure it doesn't add congestion in immediate area - cars aren't going away for a long time
- mnimize rental units
- no variances to setbacks, height, etc for any reason
- Not just energy conservation, but water, as well - e.g. instant heating and faucets that are designed to conserve water and promote sanitation
- parking
- Pay for any new schools.
- Pay for impact on auto impact. The city roads exceed capacity now.
- pay for necessary related new infrastructure

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13 First Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:

- Pay for new schools -- or improvements to existing schools/services given impact from the new development.
- pay for water, waste-water and storm water utilities.
- Plan plan for need of additional schoolsools
- Preservation of historic neighborhoods
- Preserve open space
- Preserve the traditional character of the city
- Promote alternative transportation without purposefully limiting automobile use
- Provide a diversity of housing types
- Provide additional recreation faciliies and mountain bike trails
- Provide adequate car parking
- Provide affordable goods or services that middle income people can afford
- provide affordable industrial spaces
- provide for a new school if needed
- Provide jobs
- Provide sites for new schools as needed.
- Provide some multiplier of more housing in the residual part of the mixed use than the job growth in the commercial portion.
- Providing funds for road maintenance for 5-10 years
- Raise property values of the surrounding areas
- Recreational opportunities
- Reduce housing unit growth
- replace community amenities destroyed by the new development, e.g., a warm water wellness center to replace the Mapleton Pool
- Require a reduction in square footage for any permit
- Smaller in scale to not overwhelm the area.
- Table Mesa, needs more parking not more density
- That developers not lie to homeowners as was the case at Vistoso
- This is not a role of government
- Tied for third place in my choices above is 'exceed standards for energy conservation'
- transportation
- UNIQUE LIFESTYLE
- Use the land as little as possible, it's too crowded

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13 Second Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:

- 100% Net Positive Energy Producers - No Exceptions.
- add accessibly and usable public space that is nature oriented
- Architectural integrity (Boulder Junction is so ugly, as are those apts. facing 28th just south of Valmont...ugh. WE CAN DO A LOT BETTER!!
- Be built with exceptionally high-quality design (but not necessarily high-quality materials)
- Breaks for the middle class
- Build housing east of the city
- cap any residence to 2,000 SQ FT
- careful consideration of density
- Could new development pay into Special Taxing Districts, to fund the improvements which will be needed.
- D
- Encourage socio-economic diversity
- Establish or support the types of businesses permitted i.e. no pot growers
- Housing
- limit height
- Limit height
- no ugly high buidings
- Not be exclusive.
- Preserve open space
- Prove benefit to existing neighborhood
- Provide a DIVERSITY of housing both Market Rate and Affordable
- Provide middle income housing
- Provide space for new neighborhood parks.
- Road improvements!
- safety for all visitors
- Slow down future development

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13 Third Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:

- Accommodate the needs of the business which are already located within the City. Help them, don't make them move away to get what they need.
- Allow people to live where they work and go to school.
- B
- CoHousing for Seniors who are not Assisted Living Focused
- Community Gardens within the density development
- Ease traffic congestion with better streets
- Encourage Innovation in Designe / Product Type / Density / Housing Stock
- Green Building Materials.
- lower rent levels - high rent dictates tenants and stifils variety
- More public spaces: pocket parks with greenery to improve the air quality, public gardens, outdoor gathering spaces..neighborhood pocket parks are super for this.
- No more commercial development what so ever
- parking
- Preserve open space
- provide retail amenities and sales tax
- provide storage for skis/kayaks/etc, provide a room besides the garage to work (called a hobby room in europe, commonly the garage in single family homes), build underground parking, generally make buildings more practical for 'living'
- Stop putting all the homeless, drunken, drug addicted, mentally ill people in North Boulder. I do not agree with the unfortunate position of the city that it provides services for the county. Put some homeless facilities out in Louisville and Erie and Superior. Why shouldn't they share the burden up close and personal

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- "Permanently affordable housing" is incompatible with most of the other items
- A dedication to unique architecture that prevents the 'cookie cutter' design of buildings so common in areas. Public spaces need to be beautiful, and have quiet public spots with kiosks and vendors. A re-developed community should allow the possibility of window shopping and drinking a coffee without the constant background of road noise.
- A new building should never take away from the neighborhood it is in. In other words, a new building should add value to the neighborhood as a price of entry.
- A note on 'limiting height/protecting views' - while I think protecting views is extremely important, I don't think the height limitation should be strictly enforced in cases where views are not significantly impacted. I'd like to see some increased bus service to areas like Chautauqua where parking can be a problem (in the case of Chautauqua, weekend bus service would probably be sufficient).
- Access to art and the outdoors
- Add gardens to benefit "g" (public spaces)
- Aesthetically attractive (if that's not captured in "a" above). Too many of the new commercial and multi-family residential units in Boulder are unattractive, e.g., the units on the west side of 30th St. between Pearl and Walnut. That's a great place for the units but they're ugly.
- Affordable multi-use or light industrial space to promote interesting small business and innovation.
- All of the above were important, so it was hard to pick just 3.
- All of the requirements are very important!
- Allow building such as earthship and other environmentally friendly buildings. Make permit process easier.
- Allow old homes to be torn down - new single family detached to be built in their place
- Any new developments should be built to last - not necessarily built with 'exceptionally high-quality design and materials', but with common-sense quality standards that ensure that they will not need to be refurbished/rebuilt in the next 25-50 years.
- Assisting small local businesses with regulatory compliance, so that it is affordable and maintains the high standards of the City of Boulder.
- Basic need retailers and service centers should be contained within the various mixed neighborhoods e.g. grocers, pharmacies, medical clinics, to have units as self-contained as possible.
- Be supported by the community.
- boulder is becoming a city, will become a city, in the real city sense whether people like it or not. let's plan and build a great city.
- Bridge the gap between permanently affordable housing and the astronomically expensive single family housing that currently exists. There is very little owner-occupied housing available in Boulder that is not part of a subsidy program and less than $800,000.00.
- Bring more moral consciousness to the community. Be moral leaders!
- Build in areas that make sense for 'foot traffic' - i.e. around the University, near the new Google campus, etc.
- Built with an intent to promote the cultural diversity of Boulder, specifically by bringing businesses of diverse cultural background and encouraging new residents with wider cultural diversity than the current community.
- Certain areas of City of Boulder--especially central, downtown, and the areas around campus--are quintessentially Boulder. But ironically, the single-dwelling family areas--in particular South Boulder, which includes the city's iconic Flatirons--are serviced by aging, single-level strip malls with vast outdoor parking lots that seem, at least to this uneducated eye, inefficient and anti-environmental, underserved by bike lines and pedestrian avenues.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- City council should not put the burden of affordable housing on individual developers. If done, the burden should be placed on all City Taxpayers. City council should work to ensure that there are effective and reasonably priced mass transit opportunities for workers to come to Boulder.
- Clean, safe, accessible shopping areas
- Coherent aesthetics for a given area.
- Community benefit - there is ZERO, the plan only calls for more GROWTH WHY? STOP STOP STOP pushing for growth! Why not encourage business to move to depressed communities - growth equals death! Growth the demand for it KILLS ALL the core values.
- Community benefit for aging population, and benefit that will address the issue of economic disparity.
- Community benefit requires road maintenance and other infrastructure fixes. Too much spending on bike paths and pedestrian ways with limited use. Development seems to cause more problems than it helps.
- Community college that is easy to get to for those who need that levelof education, whether to get an AB or to get up to snuff for transfer to a state university. A well educated population makes a better community
- Community park/rec center
- Concentrate things like grocery stores, car shops, other stores, rec centers, parks, bike paths and bus stops in an area where people can get to what they need easily, like Table Mesa. By the way, DO NOT TOUCH Table Mesa - it's perfect!
- Conform with community standards in architectural appearance
- consider a special tax on residents who own more than one motor vehicle.
- Consider impact of development on adjacent neighborhoods (attempts to reduce vehicular traffic results in truck and auto traffic on narrow neighborhood streets, with many of the drivers angry and speeding)
- Considering current neighborhood residents
- Continue development of Valmont Park
- Continued growth is not good for an already overcrowded area. Breweries in Gunbarrel are great, but when they are across the street from quite, residential neighborhoods, it creates too much noise, lots of littering and broken glass in the entire area surrounding the breweries. Dangerous traffic situations and has ruined the wildlife experience. The breweries are ignoring requests to keep the music down as well as the loud crowds.
- Continued purchase and development of parks and open space
- Create cultural center east of Broadway, south of Canyon downtown
- creating neighborhood centers that are safe and attractive during extended hours, and cater to variety of demographics.
- Creative/artist uses like proposed at the Armory.
- Density seems important when I now see what has been allowed to be built in the Gunbarrel 'town center' area behind the King Soopers. Seems too dense.
- Design new development into walkable, bikeable neighborhoods with grocery, dining and other necessities. I live on N. Broadway and that is pretty good. Put more multi-family along there.
- Develop or plan for infrastructure prior to extensive housing development as happening in Gunbarrel
- Development does not need to provide a community benefit! Population is increasing (in US), we should be welcoming vice increasing housing costs by requiring developments to provide benefits. Did people that moved into new houses in the 40s, 50s, 60s, 70s, 80s...pay their own way?
- Development of new living units must offset public services. Development must pay for schools - if they cause enrollment increase - roads, public services, landscape upkeep for 20+ years (watering, weeds, beautification).

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- Diversity of housing stock and Innovation in Housing. The City is too enamored of Top Down housing solutions to a problem largely created by the City by allowing a miss-match of commercial work force development growth while restricting / removing land available for housing growth.
- Do not limit parking! Need to be able to park!
- Efforts toward making them friendly for young professionals who appreciate mixed use, but may find it challenging with young kids.
- Eliminate item "e." We've given up too much already!
- Employers must help provide Eco Pass for employees and actively discourage single occupancy vehicles by eliminating parking spaces
- Encourage neighborhing and the development of social ties by applying design features that encourage community among residents
- Encourages community mixing and interaction, 'neighborliness,' as was recognized as essential for Boulder in the first part of this survey.
- Energy standards and minimizing auto use/providing alternate modes are huge mistakes
- Enhance arts & culture; Things that make Boulder a community rather than a disconnected collection of sub-interests
- Enhance the vibrancy of the community including pedestrian traffic and meeting places.
- Every permit for new building should be required to last 100 years in order to reduce waste of labor and materials
- ex: Diagonal Plaza should have been built with a mid- size Walmart. Many people drive out of town to spend their money.
- Excellent urban planning is a must.
- Free arts/music/dance events for the community. Free classes on various skills to gather different parts of the community together like art, dance.
- Gardens and alternative energy generation.
- Generally…new development should fit the neighborhood. Baseline Zero was a bad idea. That area could be redeveloped and provide parking on a smaller scale.
- Get rid of this department before it further damages this beautiful city!
- Good access to mass transit.
- Hard to limit choices to above 3. I think good design will lend to unique neighborhood feel and can incorporate energy conservation, non-auto transportation, etc
- How about a 1% for art in new buildings? Look what other communities have done with that.
- I believe the market in Boulder should determine the requirements for new development. All of the listed requirements will in fact drive housing prices up!
- I do believe the hospital should be exempt from the height restriction. I am employed at the hospital. We moved in last October and have been full ever since. The hospital needs more beds and there is nowhere to put them unless they add another floor. The hospital is a cornerstone of boulder. The city should support improvements to the facility
- I do not believe in the term permanently affordable. Even the affordability program is too expensive for some of us. I would not be able to buy in Boulder today, even in the affordable housing program, so I think it is impossible to provide that benefit to people long term.
- I don't agree with any of the community benefits. They are not realistic and generally naïve.
- I don't feel that every new development needs to meet all of the community's needs. I feel that many projects are required to solve so many issues they get diluted and ruined in the process of trying to be so many things at once.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- I live in a neighborhood with a high percentage of low-income and middle-income residents. Yet restaurants, shops and services in the neighborhood are geared to upper-middle income and the wealthy.
- I think Boulder has failed to ensure community benefit from development recently. Especially limiting height and minimize auto use. Also growth rarely pays for itself. Are they supporting new libraries, schools, parks, or rec centers?
- I think companies in Boulder should be encouraged to provide free annual RTD passes to those employees who want a pass. This would be an added benefit to the employees, reduce the amount of vehicle traffic in Boulder, and also reduce the need for people to actually live in Boulder if they have efficient, reliable, and free transportation into the city.
- I think having more of the people that are already here during the day, actually live here will be the biggest community benefit — allowing more of our commuting 'residents' to become engaged, actual citizens of Boulder.
- I think it's important for new development to be aesthetically pleasing and that it doesn't negatively impact the area surrounding it.
- I think the lettered list is fairly comprehensive and I would only like to see development that hits _all_ of these requirements (even though I only got to select 3 top priorities).
- I value parks and quiet spaces more than high-density housing or businesses
- I would just like to emphasize how strongly I and my family (and friends) feel about limiting the height of new construction and ensuring that the adjacent views to the west remain open and available. This means that the height of approved new construction should almost never be approved higher than 35 feet.
- I would like to have RTD bus passes to the airport made available to Boulder residents without additional costs. Encourage DIA access by bus to lower Boulder's carbon footprint.
- I'd like to see neighborhood and business Eco Passes be more affordable. I fear the program may be lost with its price increases.
- I'm concerned that many of these places are on very busy roads. Traffic noise is unhealthy to live near, not to mention heavy traffic being unsafe for kids. And of course, this plan protects the most wealthy from it while subjecting the lower-income folks to it. Ideas for limiting or re-routing car traffic from being near residences? ---The plan to minimize auto use is a good idea, but rarely works out as it impacts residents instead of visitors. Restrictions aren't the way to go. Carrots, not sticks.
- I'm not so interested in economic opportunity for the city as I am in the ability of the city to plan those economic growth factors in accord with the needs and desires of the residents. It seems that the growth of the BV in the past few years has been at the expense of the citizens' welfare. We have to drive further, fouling our air, adding stress, etc. What ever happened to closures on Sundays when EVERYONE had a free day...maybe we need that. The people in the BV are stressed in so many ways, and much of that comes from added population, having to drive in nasty traffic conditions, working long hours...how can we relieve some of that?.
- If we want to preserve the green belt we need less restrictions on height and density
- Important to develop walkable neighborhoods. So few exist in boulder. Even south boulder by Table Mesa is not very walkable---The policies exist but the reality does not.
- Improved vehicle traffic flow and parking accessibility downtown.
- Is this the place to state concerns over exceptions to the height limitations which I thought was a long-standing part of Boulder's 'image'? Of course, I've been here some time; I remember the downtown Joslin building! But I did think the a view of the mountains was an important part of Boulder.
- It is an oxymoron that a developer can provide permanently affordable housing at the expense of others
- It was very difficult to pick my top 3. I think all the benefits listed above are important.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- Landscaping to provide greenspaces including planting of native trees and plants. Some established neighborhoods like Maplewood show the benefit of this.
- Leave automobiles alone! Remember Folsom. You people have no idea how much damage you're doing to transportation in this town. This is a scary list you have.
- Less "cityscape" type development (ex. the look and crowded feel of Pearl east of 30th and "Steelyards" project). Keep the beautiful small town and elegantly classic look of most of Boulder. There are more than enough regulations for developers now.
- Let's have fewer ugly pointless retail and big box stores/chains and more local one of a kind places again.
- Library facilities in North Boulder are long overdue and recreational facility in central boulder is long overdue.
- Live, work, play projects that include amenities like restaurants and cafes and bakeries and wine shops
- Longevity in vision, architectural appeal, and unique character. We should be thinking about how such developments will affect Boulder for the longer term, not just the next 20 years-- but for the next 50-75 years.
- Look for centers of excellence in various disciplines. NGOs focused in an area. High-Tech in another area. Outdoor Focus in another. More opportunities for social mingling of like minded individuals.
- Looks good on paper, but not in reality. Boulder needs to take a pause. Boulder Junction is ugly and our downtown is now the playground of millionaires and law firms, and select developers.
- Maintain a unique Boulder experience for the commercial and residential offering. Limit the penetration of national chain stores and restaurants that are identical to those found in every suburb. Encourage the development of unique businesses by local entrepreneurs. Redevelop and revitalize areas that are old, tired and in disrepair (in-fill) rather than expand development to any open areas. Match all new development with equivalent or greater open space, parks and recreational areas.
- Maintain and expand parks and open spaces
- Maintaining a good quality of life for existing residents.
- Make it easier for cars to drive out of Boulder.
- Make it quick for car traffic to exit Boulder
- Minimize impact to adjacent areas in terms of views, aesthetics and congestion. Pay for additional burden placed on existing infrastructue and services.
- Mixed age neighborhoods, less isolation of mature adults
- More shops for middle class residents, less emphasis on super pricey places
- Most of the actions mentioned above will increase the cost of living in Boulder, leading to an exodus of jobs and affordable housing.
- Much better RTD and related services to outlying areas and the airport.
- New buildings should exceed standards for noise isolation, enabling denser units and reducing the impact of mixed usage which includes noise outside normal business hours.
- New development already pays far more than its "share" of development costs. Placing any more restrictions or taxes on development would be onerous!
- New development should not be subsidized by the Boulder taxpayer
- Nice people that are thoughtful of others
- NO MATCHBOX CONSTRUCTION, PLEASE
- No more boring boxes! Encourage creative and interesting architecture, even if it's a bit contraversal.
- No more new development
- No option for the development of existing open spaces!
- Not dramatically change the character of any area
- Not impact neighborhoods already established in Boulder.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- Not sure where this belongs, but I am dismayed at the appallingly awful design and architecture of recent developments, designed with all the charm of San Quentin.
- Number of new houses! Only trust-fund, dot.com elitists can afford to live in Boulder.
- Orchestrate a new ordinance limiting fire hazardous grills on every balcony that one sees on all these recently built tall apartment/condo buildings. Smoke, stench, out of control grill fires make people think twice about renting or buying one of these new units.
- Our great tension is too many jobs and too few housing units yet many of these 'benefits' simply drive up the cost of housing and reduce the number of housing units. Something has to give. We need to provide affordable housing even I f it means sacrificing some of these 'benefits.'
- parks parks parks....community gardens and parks
- passive solar designs, solar hot water collection
- Pedestrians should be able to walk without fear of being hit by a bicycle, walking in Boulder has become a nightmare
- People love the mix of urban life and outdoor life that Boulder offers. You can't go wrong making more urban space, especially if you follow the European model of mixed use, as long as you don't sacrifice the availability of outdoors living.
- Physical safety - reducing physical assaults and accidents. Support for locally-owned businesses.
- planners must recognize the fact that everybody will drive their private cars almost all the time - the dream of bike and bus is a good one and must be supported, but it will never offset the excessive growth the city has already allowed
- Plant plenty of trees. Very tall, wide trees.
- Playgrounds, sports courts, quiet meditation arbors
- Pocket parks. Bike/ped paths to connect with the rest of the system.
- Preserve historically or culturally important sites. For example, I think the train depot at Boulder Junction has been dwarfed by the large buildings surrounding it. This gives the impression that Boulder's quieter, smaller days are no longer of any interest in today's go-go world.
- Preserve the architectural character of the town. No more large blocky buildings!
- Preserve the historicla, political and social culture of the Boulder lifestyle (while maintaining easy and quick access to hiking, biking and open spaces)
- Preserve the traditional character of the city. High-minded ideals and theories do not always translate into community improvements, and this has been demonstrated with Boulder's "concentrated activity" plan.
- Preserving affordable local businesses like the Boulder Cafe and the Army/Navy store which are both gone. We don't need 4 different jewelry stores on Pearl st.
- Promote alternative transportation usage by other means than intentionally designed auto congestion. Increase daytime traffic flow and subsidize alternative means.
- promote more social engagement/collaboration among the community as well as helping people become more resilient both personally and community wide
- Promotion of the arts and artists
- Protection of open space
- Provide a complete microcosm of businesses around housing. Walkable developments don't work if, say, no grocery stores or diverse restaurants are nearby forcing residents to drive.
- Provide adequate parking; encourage alternate modes some other way. Provide rental units based on income - not condos and not forever (think N.Y.).
- Provide civic event space
- provide commercial spaces that provide services such as mechanical/auto repair services, glass installation, tire services, etc

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- Provide funds for street maintenance and repairs. Not only primary streets, but secondary streets and neighborhood streets.
- Provide local services to support those near by to limit auto use and support alternative transport uses - grocery/convenience stores, cafes/restaurants, emergency care, credit union/no fee atms, satellite library.
- Provide multiple options for appropriate housing and social/community participation for aged and frail members of the population
- provide services needed in local area e.g. shops, health providers,etc
- Provide/enchance schools and teaching
- Proximity to shops, restaurants, local schools, parks.
- Public art spaces
- Raise property values of the surrounding areas
- Read the trends report
- Recreation. The science on exercise is incredible and conclusive: it's absolutely the best treatment for 1) Mental Health; 2) Emotional Health; 3) Physical Health. I find it shocking that you have not mentioned 'recreation' anywhere in this document.
- redevelopment and the 'comprehensive' plan has failed the people of boulder, because you concentrated (as an example 'grocery' stores) and many other car related tasks, in a single 3 block area... which is by the way, moronic... anyone who talks about 'right sizing' a street because of vehicle traffic, after turning away a grocery store in different parts of the city, which would have done 1000 times as much to reduce vehicle trips as anything this plan has done, is talking out of both ends.... until you get your head in the right place, you have set Boulder on a path of destruction.... seriously. if you don't figure out how to keep the city from growing it's housing stock over the 80,000 population figure mentioned before, you have set the city up to increase crime, lower standards of living, and make Boulder just another city of the thousands that have daily crime rates higher than they do police on their forces. This number has lots of data to back it up, going much over it, causes all the problems you are trying to 'build' into your comprehensive plan.
- Reduce housing prices
- Reduce in/out - flow of traffic
- Reduce smog and traffic. Have you noticed the brown cloud over the city? (I haven't seen it since the late 1980s, but it's back!) The city seems to be at cross purposes. If you want growth, you can't expect low use of cars, low traffic and smog. You have created the traffic and pollution you are trying to stop. Growth is not possible in a city with preserved open space and limited land.
- Reducing congestion. More bus pull-offs at stops so that buses don't block traffic. Destroy as many traffic lights as possible and replace them with roundabouts. Make Foothills Pkwy a proper freeway with interchanges instead of lights. Like Longmont, make traffic lights flashing-red/flashing-yellow between 10pm and 6am so that people aren't stopping at lights when there's no traffic and causing more air pollution.
- Responsible access from developed areas to open spaces and parks
- Retired people on fixed incomes can't afford to live in the very town they helped build! About the only place they can afford is a studio in a building filled with college students - NOT a good mix for anyone!
- roof top restaurant/microbrewery
- See all previous comments and answers
- Set an example other communities could follow of ecological design and being a liveable city. Sometimes it seems that there is a lot of money in Boulder, but it seems obvious that if the rest of the world lived as we do the planet would continue to be harmed.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- Should always provide for multi-modes of transportation. Wide sidewalks and off street ways for bikes etc.
- Should include plans for creating parking for any new building INCLUDING the Univ of CO
- Slow for additional parking because mass transit is very bad & inconvienent
- Stick with Excel Energy
- Support medium and low income workers who are required to maintain the community infrastructure
- Take an underused and somewhat dead area, and give it life.
- Tax income to support open space, schools; cooperation with University
- That's a good list. I like it.
- The 'benefit' does not encourage people to move to the area because it offers 'sanctuary' or free stuff
- The developments should provide commercial space for jobs, conferences, arts and innovation, housing for all income levels, hotels and attractions for tourism, retail amenities and associated tax revenue.
- The opportunities to developers needs to be spread around so the usual cronies don't always get first in line for opportunities. Maybe a lottery system to have the opportunity to present their ideas? We have to look to the developers to leverage their creativity (and not just their ROI) to help us solve this problem. If they want to earn money from their developments, the bar needs to be held high for them to be part of the solution.
- The plan should be more flexible to development. It will provide growth and vitality that will improve the quality of life for all. Regulating quality design has caused similarity of structures.
- The term "community benefit" seems open to interpretation, which allows people to use the term to serve their own ends at worst. At best "community benefit" allows people to flourish; unfortunately, because Boulder caters to upper class whites the term community is of a narrow bandwidth due to socioeconomic stratification.
- There are numbers of large homes occupied by one person that could be used by multiple individuals in community. This regulation needs to change.
- Think outside the box with new and unique ideas
- This is a bit off-topic . . . but p l e a s e do not increase or augment 'Homeless Shelters/Transitional Housing' . . . as this is a 'community detriment.'
- This question is based on residents like me trusting the planning administration based on what's happened so far with the above noted hubs of development. That is a false premise. No one will trust the people who approved what has happened at 30th and Pearl. It already looks like an urban post apocalyptic landscape, with more monstrosities going in daily. You could have imported an ugly inner city concrete beehive empty of humanity directly from Chicago and saved time. Instant urban blight.
- Those items aren't benefits
- Throughout Boulder the commercial rents are very expensive and because of this there is a lack of experimentation and risk taking. If someone wants to open a restaurant it has to be a home run. There are no up an coming neighborhoods for artists to move into and revitalize. This is a an extremely successful form of development in many large cities.
- Tranquility
- UPGRADING existing substandard infrastructure such as a missing bike link or portion of say fourmile creek ..ie the palmer/palmos development east of b'way redevelopment of rundown areas such as the google site
- Use as little open space as possible for development - it's what makes Boulder unique. Purchase land for open space and keep it that way. Monitor big chains (Walmart-Costco) from NOT coming in.
- Use universal design in buildings so that those with limited mobility can thrive; improve ALL street signage so that one can read them, etc. Boulder is not a livable city - look to California for help.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- Varied and interesting architecture (not all alike). REQUIRE larger parking spaces for automobiles -- not the 'tiny, little spaces' that are so prevalent in Boulder (e.g., in the lot near REI).
- We need a community arts center for concerts and plays, like the Arvada Center or Lincoln Center in Ft. Collins
- We're getting old: how about adding mixed-income retirement communities next to or nearby neighborhood stores and bus stops? We retirees drive less and less so we're not adding to traffic problems.
- what about schools? what happened to neighborhood schools? Why is it designed so everybody drives their kids to school?
- What? Really? Gunbarrell Town Center was planned when? I never heard about it and lived here for 16 years. The amount of development there is unbelievable. I can't imagine what traffic we will have in the coming future. No infastructure has accomodated this.
- When and if you add art, could we NOT have another bronze sculpture of an animal or child? Boulder is a progressive city could some of the art represent that progressive nature or enhance nature. Kinetic sculpture, but the other things listed above are obviously a priority.
- Why can't the city work to get everyone in the area of the survey an Eco-Pass? I would use the bus much more if I had a pass. I will NEVER use the bike paths!
- Yes, provide neighborhoods serving retail adjacent to neighborhoods particularly in South Boulder so neighborhood residents can walk and drive less.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.14: Which of the following best represents your opinion regarding the height of new buildings in the City of Boulder? (OTHER)

- Above 35 or 40 ft prohibited in residential areas
- Allow up to 55 ft where it in East Boulder/Gunbarrel where it does not block existing views.
- Building height needs to be balanced with setback. Too high and too close creates deep, dark urban canyons that limit viewscapes and sunlight.
- buildings need to be less than 55 feet high or not obstruct views even if lower
- buildings should be designed to fit in with similiar historical construction that fits the neighborhood. DT is a mish mash of architecture that does not blend well together. big new brick boxes next to older smaller buildings with a bit of style.
- Buildings taller than 55 feet past 55th off Arapahoe in the industrial park are the only areas I would agree with exceeding the height restrictions
- Case by Case basis, as long as lots of parking is provided for the public
- Depends
- For the most part answer 4 is what I support however quality of design is quite subjective. Somewhere along the redevelopment of downtown a ratio of brick to glass must have been implemented. I find many of these buildings boring. Wonderful old facades on East Pearl were torn down and replaced with boring brick and glass. I would be concerned about who gets to decide the designs.
- I would combine 3 and 4 into a single possibility.
- It depends on the view shed affected and the value provided. Impact vs benefit
- Keep it as it is now
- keep the existing building height regulations
- This limit should be dropped
- Up to 55' in mixed-use, including affordable housing, excluding central Boulder

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.14: Which of the following best represents your opinion regarding the height of new buildings in the City of Boulder? Any comments on your response?

Answer(s)	
1	*Buildings taller than 55 feet might be OK in some parts of Boulder.*
2	*Buildings up to 55 feet are generally OK in most commercial areas of Boulder or if they are consistent with a specific area plan.*
3	*Buildings up to 55 feet might be OK in a few selected areas of Boulder only if they provide a number of community benefits listed in Question 13 above and meet all other standards and regulations.*
4	*Buildings up to 55 feet might be OK in a few selected areas of Boulder if the quality and design of the buildings and public spaces is exemplary and they meet all other standards and regulations.*
5	*Buildings above 35 or 40 feet should be prohibited in the City of Boulder.*
6	*Other*
7	*Don't know/no opinion*

1	55 foot or taller buildings can be appropriate for housing, but careful consideration as to where these buildings are needs to be made so as to not block residential views to their east. For example, 30th/Pearl would have been a great area for taller buildings because no homes, and mostly industrial properties are to the east - areas that can handle blocked views.
1	Allowing taller buildings in the east part of town could help control sprawl without compromising views.
1	Best way to reduce carbon emissions is to allow more people to live here
1	Buildings taller than 55 feet likely are more environmentally friendly; city council make money from charging developer for the extra height
1	Doesn't a CU dorm exceed the limit?
1	Hard to have "affordable" housing with all the limitations currently in place
1	If we're unwilling to expand OUT we must give some thought to UP - done well
1	Out east, fine. Downtown? Hell no. What is happening where the old Daily Camera building used to be is tragic.
1	Really high buildings that stick out (CU dorms), think Manhattan high rises is not what we want. Building like those downtown 4-5 stories tall (similar to what many cities in the world have) are fine. They are about the height of a tall tree and I don't think stick out or block anyones view that isn't already blocked by a tree. Rules that limit the height of the building from the lowest point to the highest when the building is built on a hill (dakota ridge condos for example) is just dumb and ignores the topography common to the western part of boulder, and causes many negative impacts to the way the building must be built for no good reason.
1	Since Boulder is obviously growing and there are limitations to building outward, it seems silly to me that there even is a 55 ft limit. If we want Boulder to grow, and we can't grow out, we must grow up!
1	Sprawl is not possible so the only degree of freedom is up.
1	Taller buildings can concentrate development in a smaller footprint, and thus protect some of our outdoor views and lands. They could also make public transportation easier. Recently I have noticed some of the buildings near 29th Street Mall. I wonder if those do enough to keep residents from feeling the need to own cars. It seems that the grocery stores are often several blocks of busy traffic away, and this seems counterproductive.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

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Answer(s)	
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5	*Buildings above 35 or 40 feet should be prohibited in the City of Boulder.*
6	*Other*
7	*Don't know/no opinion*

1	Taller buildings may be accepted, even desired, by residents of certain parts of the City. Taller buildings can allow for greater diversity of roof lines, including towers, pitched roofs, and other features that are currently unavailable to developers. Taller buildings can also make more efficient use of limited land near transit, helping to achieve transportation, housing and climate goals. Boulder Junction would be a place to consider taller buildings.
1	The absolute 55 foot limit seems artificial. I would allow buildings higher than 55 in areas east of Foothills/Diagonal (for example) if there are no direct mountain views anyway, such as industrial areas, as a trade off for keeping building heights in residential areas and those nearer the mountains lower than 55.
1	The building height needs to be coupled with size of the footprint and the location. A 35-foot building with a large footprint can be more detrimental to views than a taller building with a small footprint.
1	The height limit has outlived its usefulness. If open space and view corridors are really important, then it would make sense to build taller buildings farther apart. In other words, two 8-story buildings would be better than four 4-story buildings. Upper levels would provide the views that seem to be important to people. Ironically, the best views from downtown Boulder are from the top of the parking structures rather than stunning rooftop restaurants and other facilities.
1	We can't be afraid of taller buildings in some areas of the city
1	We need (badly) more density in Boulder and taller buildings would help
1	We need density to accommodate housing otherwise Boulder will become a playground for the affluent only (it's nearly there already). With tightly-controlled development zones, little available land, and height limits, something has to give. It seems reasonable that some parts of Boulder would necessarily have buildings taller than 55 feet.
1	We should tread cautiously, but Boulder could benefit from more variety of buildings heights - with some taller buildings but only if they provide something of benefit, in places that are near services and transit, and in places that would not mar views. All the flat roofs are monotonous. Would like to see more variety.
1	Without blocking views of already existing living spaces
1	Would really like to see the regulations require more 'green' building materials!

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.14: Which of the following best represents your opinion regarding the height of new buildings in the City of Boulder? Any comments on your response?

Answer(s)	
1	*Buildings taller than 55 feet might be OK in some parts of Boulder.*
2	*Buildings up to 55 feet are generally OK in most commercial areas of Boulder or if they are consistent with a specific area plan.*
3	*Buildings up to 55 feet might be OK in a few selected areas of Boulder only if they provide a number of community benefits listed in Question 13 above and meet all other standards and regulations.*
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6	*Other*
7	*Don't know/no opinion*

2	The 25 ft. variance should be reconsidered. It creates an arbitrary problem for construction on the side of a hill. Perhaps new hillside construction should be eliminated.
2	To avoid building out, we're going to have to build up at least somewhat
2	along with actually buying buildings and bull dozing them to create a 'housing' free zone... an inner 'open' space plan... the rings of Open space were thought up and carried out long before your comprehensive plan, and you do not need to take credit for that. but you can take credit for an 'open space' plan that buys properties within Boulder, to preserve the sustainable city size... and yes there is a 'sustainable' city size. going above it brings every problem you are trying to prevent.
2	As mentioned earlier, this should be allowed on a case-by-case basis if there isn't impact to the neighbors.
2	I think up to 55 feet should be more permissible in eastern Boulder, less as the buildings are closer to downtown and the foothills.
2	I'm not personally bothered by high rises in Boulder, but I don't think they really fit with the character of the city, and they block views.
2	Method of measuring height may need to change too so it starts from ground floor.
2	See all previous comments and answers
2	The 25-foot-out rule works if one residence looms above another. But this is often not the case, especially when steep yards decline into each other. In my limited experience, the Planning Board appears ill-equipped to objectively gauge a surrounding neighborhood, and resorts to deferring to the ephemeral whims of immediate neighbors, who are understandably wary and protective, but rarely the best adjudicators of city planning.
2	There are many other factors that go into designing neighborhoods with building that are at least 55 feet tall. We also need to take into consideration the with of the streets and sidewalks. We need to look at tree lawns and the density of trees and benches. We need to look at the street level architectural elements that make a tall building feel proportional and inviting. All together these create amazing place to live, work and meet.

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Open-Ended Comments

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2	While I generally think the 55 foot limit is a good one, I believe that building heights should be considered on a case-by-case basis by the planning board. If a new building will not block views from a public space or residential area, I don't see a problem with that building being up to 55 feet tall. In some situations, a 55 foot building might be too tall but a 40 foot building would work. The planning board should be able to resolve the issues, with public review and the city council as checks and balances.
3	Ample parking must accompany vertical buildings
3	Boulder needs to be careful not to allow lax development to change the unique quality of the city, which provides much of the quality of life
3	Cap the number of buildings in the city allowed to be taller than 35-40 feet
3	East is more appropriate
3	I believe that flexibility is key. We have some very ugly high constructions in Boulder that we are "stuck with." If the community benefit is large, flexibility in rules is necessary.
3	If you limit the views of the mountains and create an industrial look to the city, it would highly decrease in quality of living here
3	It is all political on who gets the height exemption! $$
3	Only in already dense areas and IF they don't interfere with views. The downtown formerly Daily Camera space is FAR too big/tall for the area.
3	Should maintain views from ALL city and county funded parks - 35 ft. limit near there
3	The building that went up near Chez Thuy is ugly and sticks out terribly. What was the benefit with that building?
3	The leadership should embrace policies that will help to change the image of Boulder - "the land surrounded by reality"
3	A tall building here and there might work fine. It doesn't really block views. But developments like Boulder Junction or the current one downtown are inescapable.
3	Buildings should not be so high that the view of the foothills is eliminated
3	do like the lack of tall buildings ... but might make sense on 'x site' if instead of more buildings there is some 'open space/view corridor' instead
3	Do Not Skimp on Parking! Parking is horrible in some of these newest developments. The developers got away with not putting enough parking spots in several newer developments and now I avoid them like the plague.

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3	Hard to make a good call on this with the University having decided that the football team is the dominant feature of Boulder forever... Nauseating.
3	I don't support height modifications in the historic downtown Pearl Street area. Buildings should be the same height and character as existing buildings. Buildings that are too tall obstruct the view shed and take away from the character of this iconic area.
3	I have lived here since 1978 & feel that there has been a number of questionable exemptions re building height. That is, some buildings seem too high, have changed the view/character of Boulder. So, I have mixed feelings re the up to 55 ft height. I think the site review committee should be very selective in making exceptions, particularly above 40 ft.
3	I support higher density it if brings affordable housing, but not for luxury condos
3	I think location is really the key here - does it 'fit in' with existing development, does it limit views for other already existing buildings?
3	I think that although preserving our views and our small town city skyline is important, some openness to building up is a way to relieve some of the pressure that our open space programs (which is also value) has placed on us.
3	I think that the current system is working well and that if a project is looking at increased height they can pursue that through planning board and city council.
3	I understand the value of density that comes with height, but today was a day in Boulder where my breath was taken away by the beauty of my surroundings, and the views of the mountains and the neighborhood that I had walking west on Pearl Street. If Boulder became a tall, dense, and shaded downtown, I wouldn't feel (and would greatly miss) the bliss I feel being a resident on these bluebird days, surrounded by eclectic businesses and residents.
3	I would be against taller development in downtown.
3	In general, I prefer the shorter buildings (35-40 ft) however community needs may be a higher priority.
3	just look at the 55 foot high canyou that west pearl is now
3	The hospital should be an exception. Otherwise, there should not be exceptions to this rule. This height restriction has enabled Boulder to maintain its high quality of living. I think we should support our forefathers in preventing blockage of the magnificent flatirons.
3	View and solar corridors are important in Boulder so buildings up to 55' must meet all criteria in order to be considered.

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3	what is more important is regulating CU - the south campus caused a re-defined flood plain and hence causes Greenbelt meadows residents to deal with flood insurance, etc. CUs buildings seem to not fall into the 55 and under limit, why is that ok? similarly, sommerset built houses that did not meet the county regs for energy, why have regs if the rich can bypass them via threatened law suits etc.?
4	55' should not be permitted in downtown, 29th/28th-30th, north of Arapahoe between 30th-38th, or Boulder Junction. These areas are overcrowded and traffic is increasing each year. The Folsom experiment has not "forced" people onto bikes.
4	A few 55-foot 'jewels' might add visually and culturally to Boulder but these should be few in number, infrequent in approval, and situated carefully to add sparkle to their immediate surroundings.
4	Affordable builds NOT luxury builds. May not be ideal, but we gotta do it! Can't become any more elite than we are!
4	Again, each project needs to be evaluated with respect to impact on existing neighborhoods.
4	Again, if a compact community, this exceptional can be available. However, my general feeling is downtown is now a mess because of all the new height over the last 15 years. The new developments, around Boulder Junction for instance, don't look like they are particularly noteworthy or appealing, which means the definition of what constitutes exemplary is fuzzy at best.
4	Allowing buildings to be taller than 35 or 40 feet should be extremely rare. Encourage future developments to go below ground.
4	Any new buildings in the city should be of exceptional design and quality and should have direct tangible benefits to the community.
4	BCH area would be appropriate place for this as well as sites further east, but not downtown or along the Broadway corridor or ANYWHERE near the foothills.
4	Be careful here. I would want to know more about a plan before going above 55 ft. For example, CU's Williams Village is fine, but don't want it everywhere.
4	Boulder is such a unique city, that in order to maintain its quaintness, the quality of construction should be the first priority, but without sacrificing its character.
4	Community benefit is not currently listed as a requirement in the City site review criteria. This should be remedied as part of the comp plan update.

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4	Have you seen how ugly California is with random high rises and traffic etc? Please don't turn us into that.
4	I do NOT trust the Planning Commission/Dept, nor the City Council, to adequately vet building design plans that meet the quality, design, public needs, standards, regulations. For but one example, I work on the Pearl St Mall. The new redevelopment of the old Daily Camera building is an abomination. There are now no views of the Flatirons from the cafes and restaurants on the north side of Pearl. In one corner is there a set-back so that diners at El Centro do not feel like they're eating in an alley. #EpicFail
4	I don't think tall buildings are consistent with what I like about Boulder - the CU campus excepted
4	I personally love the height restrictions imposed on builders. Sure the ground is hard and folks love windows, but we can always park our vehicles below ground (for example)… I generally prefer a 35 foot restriction!
4	I think downtown Boulder should be limited to 35 or 40 feet in redevelopment.
4	I would allow heights consistent with 4 - 5 story buildings in mixed use areas only. And even there, they would have to be built with masonry and of the highest quality.
4	If setbacks are adequate, 55 ft height works downtown in some places. Some buildings seem to too massive and built right up to the sidewalk or street. The new building north of Conner O'neils is a good example as well as the old Daily Camera site.
4	Many areas would accommodate 55 Feet buildings without blocking views for large numbers of people and help create additional housing.
4	Modifications should require offsets such as land dedications in other areas for parks, schools or funds for affordable housing or transportation.
4	Need to restrict high rise housing. Too many exceptions to the building standards are allowed.
4	No more massive extensive walls of bland blocks! A continuous 40' mass blocks views more than an occasional high building, especially if it's an interesting design.
4	No new buildings over 55 feet should be allowed ever in the future in the city or the county
4	some new buildings on Pearl St, east of Foothills Pkwy are too bulky and mask the mountain views.

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4	The building design and materials should be aesthetically pleasing, environmentally neutral (using recycled, non-toxic materials and systems which minimize environmental impact) and include a balance of natural common space.
4	The height and limited setbacks of many of the newer developments create a canyon-like feeling to being in the street, and prevent view scapes that tell you where you are.
4	The number of these buildings should be greatly limited and the quality and design of the buildings and public is exemplary; must be well defined and strictly adhered to.
4	Very few areas in downtown and only if other resident's views are protected (ie: to the west of parking space or parks)
4	VERY few selected areas, if any
4	We have to realize that these tall buildings block others' view of the mountains. A good example is the new apartments on 28th frontage road especially bad for residents of Spanish Towers.
5	A limitation on height is a unique feature of Boulder. To build higher takes away from natural views and causes Boulder to be citified.
5	As a Boulder native I have watched firsthand the degradation of this policy. For example, when I am downtown I often cannot see the mountains/nature at all anymore. This is not okay.
5	Entities which receive the higher-limit exemption are usually those which are primarily profit-driven with NO interest in the quality of life of the majority
5	Height limit is intended to maintain scenic views and natural setting. Much of the natural lands around Boulder are of national park quality and are the primary reason people like Boulder. The natural "feel" of Boulder contributes to the community character. Most people don't want to live in an urban "canyon" (tall buildings).
5	I really don't care if developers have a problem getting richer if building heights were limited to 35-40 feet or if increased density were prohibited - tough.
5	I wold vote for OK in a few selected areas with quality design, except that the result is terrible in practice
5	If we continue to have higher density, Boulder will become a hassle to live in
5	If you allow "selected areas" it's the camel's nose under the tent - one variance leads to another. Views of Flatirons are priceless, and we see them steadily vanishing.

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5	It took 20 million years for the Flatirons to form. It took 20 years for city councilors to OK projects that obliterate these beautiful natural icons from our view.
5	Loaded question
5	No adjacent buildings should be the same height ever again
5	Our view of the mountains has already been blocked in some areas
5	Our views of the Flatirons and Front Range are precious! Don't destroy those views!!
5	Taller buildings bring more density and traffic - parking structures etc. - Boulder may be better by not increasing density
5	Taller buildings detract from the natural beauty of Boulder. Recent construction in the downtown areas have blocked off mountain views from most of Pearl St. Mall.
5	The citizens gain little from 55 foot buildings. The dsigns are pretty awful, plus the values of paragraph 13 are not obtained.
5	The city once strongly protected the height restrictions. In recent years, those were overlooked to obtain tax revenue from certain properties. Other deals were struck for financial gain. The view of the mountains can never be regained once it is lost.
5	The road system is at its limits. Increased height means higher road use and traffic.
5	The strict height limits should not be eased!
5	This city is based on the mountains and open space. It is NOT a major urban city such as Denver.
5	This rule has been in place a long time and it has had a positive effect in many areas. Where it has been compromised the results were not good.
5	Too many exceptions and under-the-table deals with developers. Total mass is also a problem, as are shoulder-to-shoulder big boxes.
5	We already voted on height - are you deaf/blind?
5	We must preserve our natural views and openness!
5	You downsized much of our residential communities a few years ago yet let commercial get taller and more unsightly. I don't trust you to make good decisions.
5	Absolutely we should value the view being accessible to as many as possible. It is our gold. We all thrive on it. The building heights are obnoxious to me.

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5	An integral part of the quality of life in Boulder is the maintenance of the city's mountain backdrop and the unique feel of a human-scale environment not marred by the usual American cityscape of towering concrete and glass canyons and ugly, obtrusive outdoor advertising. The recent trend of encouraging maximum height concrete rectangles threatens to destroy what is unique about Boulder.
5	As noted, what has happened recently does not encourage trust in planning administration of the city.
5	Building higher than this will ruin the uniqueness of Boulder. This is what gives Boulder it's character and charm otherwise it would be Denver or another major city.
5	By blocking views for folks in lower income areas, aren't we just encouraging exclusivity?
5	By making exemptions to the 35 foot limits, you merely dump the high density building with all the negative impact (bulk, obliteration of foothill, traffic, degradation of property) to specific neighborhoods, those typically in the county that have no representation rights.
5	Don't let Boulder begin to look like every other big city.....we want to see our beautiful mountains
5	Have you looked the the solar shadow that results with living next to a building. The sun is one our most valuable energy resources. it also melts snow and ice on the sidewalks. Removing the opportunity for others to use solar energy and creating tunnels that trap car exhaust and fumes is not what we need to do. This is OLD thinking.
5	How the city council has gotten around this, we will never understand! They have, through their greediness, destroyed the city we once knew!
5	I am just adjusting to the new density of Boulder with all the new construction of larger multistory buildings - I am not ready to deal with taller buildings yet.
5	I believe exceptions to the height rule are too easily granted.
5	I don't support anything over 3 stories West of 28th, but going up to 4 East of Folsom seems wise. Don't start making exceptions or it will be the beginning of the end of height restrictions here. In-fill is a much better way to fit in more housing units than letting people go tall, even though I know that's what most city planners really want to hear :)
5	I feel they are overbuilding in Boulder. Traffic is so congested now and they keep building.
5	I think it's a shame that we've lost a lot of the mountain views from downtown Boulder as a result of tall buildings.

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5	I voted for that height limit and everywhere I look I see taller buildings blocking the view. I went to a talk in a church group with a friend back when the thing was coming up for a vote. The speaker was a developer. He showed lots of slides of trees in full leaf blocking the view of the mountains to show that we already had our views blocked so why not taller buildings. What an idiot. The variances granted to give higher buildings the right to clog up the sky are an insult and a betrayal by the city counsel.
5	If we lose the views, we lose the quality of the setting of the city. If you continue to build upward, you will destroy what is unique about this city.
5	Keep Boulder skies and views open and accessible to ALL citizens, not just the economically advantaged!!!!!!! Completely opposed to any exceptions to modify the height requirement.
5	New buildings moving forward should not block views. Many less affluent people live in these ,certain areas, and we would like views, too. That's why we live here.
5	New construction shouldn't be allowed to obscure existing views whether commercial or residential. If original owners were subjected to standard height requirements, they should be entitled to the view they paid for.
5	No more condos/apts/ high density buildings!
5	Nothing will compensate for the obliteration of the view - there's no way to put a price on it.
5	only sites already identified should go above 40 ft
5	Our biggest asset is our mountain views. This should be preserved aggressively.
5	Our mountain views need to be protected. I do not think we should allow any tall buildings.
5	People move the Boulder to be by the mountains. Mountain views add value to properties. Every time another development is allowed to exceed the established height limit, the community suffers. The city does not enforce these limits enough with developers (or lets them pay for an exception) and the community loses again.
5	Taller buildings block views of the Flatirons, result in too much density in an area, and increases urban pollution.
5	Taller buildings should be limited to the edge of Bldr.
5	The 'prohibited' answer is closest to what I think. I would allow new buildings up to 55 feet only in the interior of existing tall areas.

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5	The foothills and flatirons backdrop are the most valuable asset of this community, and the setting is why the majority of people choose to live in Boulder. Obliterating the view harms this value. Allowing 55ft tall buildings in the city limits (believe the Exeter is one) begins a slippery slope of height variations to come.
5	The historic open, small town-like character of the city is being destroyed by the recent construction of those tall, urbanesque buildings and building complexes! It is precisely this historic Western flavor that is one of the premiere qualities that attracts so many appreciative people to Boulder.
5	The new building where the Daily Camera parking lot used to be is huge/too tall and not good development for that area of downtown. Blocks view?!?!?!?
5	The purpose of the height restriction is to make sure everyone has a view of the mountains. If we litter the 'city skyline' with tall buildings, only the rich or exceptionally lucky will get that benefit. It is a social good, and the most important part of giving Boulder a unique sense of place. Start building high rises and anybody east of, say, 30th street might as well live anywhere else in the country.
5	The Site Review process has obviously been corrupted by developers.
5	The views are an essential part of Boulder. Developers who want to build tall buildings should do so in big cities instead (Denver etc.)
5	The views to the west are a large part of Boulder's character and charm; let's not ruin any more of these views!!
5	There are too many variances given already. Limit the height. Limit the growth. Encourage small buildings and small businesses.
5	There is a reason that most people live here, the views and the sun. Let's try to keep that part as best we can. Whenever I have moved away, coming back and seeing the mountains made me feel at home because I missed them. We should do everything we can to maintain that.
5	There may a FEW exceptions to this, but it seems like the exceptions are numerous. Whoever approved W Pearl & 11th should be fired!!! This is such a shame because now no one who walks Peal Street can see the Flatirons from any place - the very central joy of our community. There is literally no place that it could have been worse. Maybe stoned and not just fired is more in alignment with this huge mistake.

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5	We are lucky to have a view of the Flatirons so it doesn't make sense to have buildings built that block that view.
5	We have lost our view of the mountains. We need to get a handle on building heights.
5	why make a rule to have exceptions?
5	Without the view of the mountains, we might as well be in Kansas.
5	Yes the towering bldg are destroying the unique character of Boulder. I live near Williams Village and I see its towering view every day.
6	Before building tall and dense, we need to improve public transit
6	Increase height when it provides more affordable housing than required
6	The main issue with height is how adjoining properties will also build high. There should be a % maximum on any one block area. First to develop = 1 to go highh, the rest needs to be kept lower - diverse skyline! Height
6	1, Case by Case basis. 2. Okay for BCH to have what they need, providing the fix the existing parking problem at the same time. (if not before) 3. I don't know enough about where 55' is allowed now, other than what I can see on Walnut St. It should not be allowed all over town. 4. I'm most concerned about the negative impact it has on the public and the neighboring land owners. (congestion, lack of parking for the public, lack of views, etc.
6	The higher the residential/commercial density of the area, the shorter the buildings should be. To have BCH at Foothills & Arapahoe doesn't significantly disrupt views, traffic, etc. In downtown Boulder, this isn't true. Boulder is losing an trace of its small town feel. At least some of that needs to be preserved.
6	The tall buildings downtown like the new Camera building are sacrilige. The exemption for Foothills Hospital reeks of favoritism. The Council made a low ball offer for the Community Hospital building in return for a height exemption they had said would not be granted. Hypocrisy. Favoritism. Arrogance.
7	Hard to imagine how a taller building would NOT compromise views for some
2,4	It seems the officials do not care about the views & the paint colors are bad.
2,4	most recent development ruined the view of the mountains.
1,2	Boulder cannot expand outward, so it must expand upward. Preserving views is a nice sentiment but the reality of the 21st century is that more people live & work here now and need to be accommodated.

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1,2	I think the height limit is giving us bad architecture and design, and we should be more creative in the building profiles we allow
1,2	Keep the majority of residential buildings to 4 stories or less, with occasional exceptions. And it is possible for non-residential to exceed this limit.
1,2	Location of the building site is important. For instance, a building taller than 55 feet at the new hospital location at Foothills makes sense as it would be a more efficient building for health professionals while not blocking views from other buildings around it.
1,2	Requiring a higher level of quality than by-right developments increase costs. It seems a consistent high level of quality, already in place for a 35 foot building, should be good for a 55 foot building, too. The idea being to have more units the working populace can actually afford, than another multi-use building with $800K+ luxury units.
1,2	Tall buildings should accommodate multiple use and multiple families, not just trophy-condos and mansions.
1,2	The height limit has been OK, but one effect is excessive uniformity of height in some areas.
1,2,3	We love our views here, but let's be honest... expanding vertically is better for the environment (both in terms of utilities efficiencies, i.e. heating, and preventing urban sprawl) than continuing to grow horizontally, or pushing our growth out of Boulder into neighboring communities.
1,2,3,4	I don't see a problem with a few 55ft + buildings interspersed among the more standard buildings as long as they are east of 30th street (or along Foothills parkway and east) as long as they are interspersed and not a corridor of tall buildings.
1,2,3,4	I don't want skyscrapers to start popping up in Boulder, but I think maintaining the green space around Boulder and providing housing options are more important than preserving views. I think there should be some restrictions on building heights, particularly in where they are located.
1,2,3,4	I fully support buildings greater than 55' in certain specific areas if built to appropriate scale, have community benefit, (ie affordable housing, public plazas, transit/bike friendly, etc)
1,2,4	Building height, especially east of Broadway, is less important than design, quality, sufficiency of set back, pleasurable variety of façades, and wide enough streets so that pedestrians don't feel walled in. We want a 'Walking' city!
1,2,4	I do not think Boulder should ever have 'high rises' however, a maximum height of 35-40 feet should not be the requirement across the board for all developments. Variances should be granted if they are help bring in great new projects to the area.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.14: Which of the following best represents your opinion regarding the height of new buildings in the City of Boulder? Any comments on your response?

Answer(s)	
1	*Buildings taller than 55 feet might be OK in some parts of Boulder.*
2	*Buildings up to 55 feet are generally OK in most commercial areas of Boulder or if they are consistent with a specific area plan.*
3	*Buildings up to 55 feet might be OK in a few selected areas of Boulder only if they provide a number of community benefits listed in Question 13 above and meet all other standards and regulations.*
4	*Buildings up to 55 feet might be OK in a few selected areas of Boulder if the quality and design of the buildings and public spaces is exemplary and they meet all other standards and regulations.*
5	*Buildings above 35 or 40 feet should be prohibited in the City of Boulder.*
6	*Other*
7	*Don't know/no opinion*

1,2,4	Height limitation and too little land reduces housing units. Increasing height to 55' is an easy way to provide more housing in the available space.
1,3	Let's be flexible, but don't turn this over to the greedheads. Offer taller buildings in return for conversion of commercial development to multi-family (or wise mixed use).
1,3,4	If the open space limits horizontal expansion, then the only expansion is up (or down).
1,3,4	My complaint is with the boxiness of developed buildings. Would be amenable to buildings that exceeded the height limit, if the roof lines were visually interesting. Care, though, must be given to shaded sidewalks in the winter caused by tall buildings (so, in general, I prefer taller buildings on the north side of an east-west street.
1,4	I think a more concentrated downtown area which allows taller Boulder is both okay and necessary in Boulder to allow for growth while avoiding sprawl and maintaining environmental standards.
1,4	It is the design and location that matters to me, not the height. We can't get our other goals met with a 35 foot limit.
2,3,4	If we insist on compactness in land area, we will have to go up at some point in our future.
2,3,4	For homes or locations on hills, the location 25 feet away could be a poor indicator or misleading
2,5	The redevelopment of the daily camera building is a perfect example of poor planning and an appalling use of the height allowance. There used to be a view of the flatirons from pearl, now its gone.
3,4	Buildings up to 55 fee should be carefully allowed where they will not ruin views for others around them (eg, in front of business/commercial space or near a park that will protect the views for people east of the building. They should NOT look like Williams Village which is the ugliest construction I have ever seen. They should be somewhat spread around town, not totally concentrated so the city looks like a mass block 55 feet high.
3,4	I find myself thinking NIMBY about the height of buildings potentially obstructing my view from my home. But generally, if a building can be of benefit to the general community and be aesthetically pleasing and unique, I would be ok with a tall height.

2015 BVCP Random Sample Survey
Open-Ended Comments

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6	*Other*
7	*Don't know/no opinion*

3,4	I wish that the height limitation was 40 feet but realistically, we have already seen that some companies do not want to move to Boulder because of this height limitation, and obviously there is little room for a company to spread out horizontally. I believe that the number of structures up to 55 feet should be severely limited. Special attention should be given to the quality and design of these buildings..
3,4	The height limit serves Boulder well except for limiting the available housing. However, I expect that adding more height would not decrease the cost of housing. However, in some places in Boulder, a height variance may be fine if it serves a specific community purpose that requires space in a taller building. For example, senior housing is already a problem...how tall is the Presbyterian Manor on Arapahoe? That building seems higher than the limit, but in its location and for its purpose, it's also Ok by me. However, to stick such a building in the middle of Table Mesa or near Ideal Market would be not so acceptable architecturally or for maintaining the backdrop. I think this height variance needs to be considered on a per-plan individual basis...and that we ought not to simply raise the limit to suit those who want to develop whatever suits their profit margin. And such projects as the Armory site with the consideration of streets as open space, or the Ground Zero project in the flood plain simply do not make sense...look what happened to Frasier Meadows in the flood of 2013: that area was approved for housing, etc. even after there was a realization of high ground water all year as well as the former lake/wetlands that filled that basin...and the little pond in Burke Park simply doesn't do the trick in terms of flood protection. BTW, that pond/lake needs cleaning...it's filling with reeds and such and will soon be a wetland swamp full of mosquitoes/other problems...that's not such a good idea in the middle of the city.
3,4	We're all ok with it till some steel monstrosity blocks our view of the mountains
3,4	If the buildings most provide half-million dollar apt. to wealthy people who only live here 4 months a year, no point in building them. We have enough housing for the rich.
3,4	Take hill areas and view interruptions into account
3,4,6	I worry about the Planning Board's definitions of community benefits and exemplary design. They haven't don't well in the past.
3,4,6	Buildings above 35-40 feet should be prohibited unless in a commercial area

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

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6	*Other*
7	*Don't know/no opinion*

3,5	I agree most with the statement that buildings above 40 feet should be prohibited, however, I do agree with my other checked statement as long as 'few selected areas' is emphasized and the community benefits are not only exemplary design and usable public space, as that benefits a small number of Boulder residents while further disenfranchising lower income residents. Buildings higher than 40 feet should provide benefits to low and middle income residents and young residents, eg, affordable housing and more opportunities for public transportation/non-automobile transportation.
4,5	Generally, I think buildings within the heart of the city should be limited to 35-40 feet. Up to 55 feet in eastern areas (55th St. and beyond) could be OK with the above provisions, as they are less likely to restrict views within the city.
4,5	The mountains make Boulder. Up to 55 feet should be allowed further east; as you go west 35-40 feet should be the norm (approx. west of 28th)
4,5	Height limits should be firm and set by policy/zoning. Variances/modifications should be extremely rare. With the current system, variances/modifications are the norm, which creates an environment where approval of every project boils down to a decision by personal prerogative by a few individual board (infallible zealots) or council member. The city should be governed by policy, not people.
5,6	new buildings are blocking views and looking too industrial. where are the architects?

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- 10th and Canyon
- 30th and Iris
- 55th and Arapaho
- 55th and Baseline
- 6th and University
- 76th / baseline
- 9th and Alpine/North Boulder Park
- Appleridge Park
- arapaho ridge
- Arapaho ridge
- Arapahoe Ridge
- Arapahoe Ridge
- Arapahoe Ridge
- Arapahoe Ridge
- Arapahoe Ridge
- ARAPAHOE RIDGE
- ARAPAHOE RIDGE
- ARAPAHOE RIDGE
- ARAPAHOE RIDGE
- ARAPAHOE RIDGE
- Arapahoe Ridge Adult House Association
- Aspen Grove
- ASPEN GROVE
- aurora 7
- Aurora 7
- AURORA PARK AREA
- BASEMAR
- BAYLOR/HARTFORD
- BEAR CANYON
- BEAR CREEK
- BEAR CREEK
- Bear Creek area
- Boulder Country Club
- Boulder Country Club
- Boulder Creek apartments
- Boulder Junction
- Boulder Meadows
- Boulder Meadows
- BOULDER MEADOWS MOBILE HOME PK
- Boulder View Apartments
- Brandon Creek
- Buckingham Ridge
- Buena Vista
- catalpa/kalmia
- CELESTIAL SEASONINGS
- Centennial Meadows

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Central Boulder
- central boulder.
- Chatauqua
- chautauqua
- Chautauqua
- Chautauqua
- Chautauqua
- Chautauqua neighborhood
- Chautauqua/Hill
- Cherryvale area
- Cherryvale neighborhood
- choose not to answer
- Colorado University
- Colorado University
- Colorado University
- columbine
- Community Gardens/North Central Boulder
- Country Club
- country club estates
- Country Club Estates
- Country Club Estates
- COUNTRY CLUB ESTATES
- COUNTRY CLUB ESTATES
- COUNTRY CLUB REPLAT
- COUNTRY MEADOWS
- County appraisers call the area 'Highland Park' but it most certainly not a single neighborhood.
- Courtside (NE corner of 19th and Iris)
- crestview
- Crossroads
- Crossroads
- CU FAMILY HOUSING
- dakota ridge
- dakota ridge
- Dakota ridge
- Dakota Ridge
- Dakota Ridge
- Dakota Ridge
- DAKOTA RIDGE
- DAKOTA RIDGE
- DAKOTA RIDGE
- DAKOTA RIDGE
- DARTMOUTH
- Devil's Thumb
- Devil's Thumb
- DEVIL'S THUMB
- DEVIL'S THUMB

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- DEVIL'S THUMB
- DEVIL'S THUMB
- Devils Thumb
- Downtown
- Downtown Boulder
- Downtown/Whittier
- East Aurora (new parking permit area)
- East College
- East Valmont
- EAST VALMONT
- EAST YARMOUTH
- edge of Eisenhower neighborhood
- EDGEWOOD
- EISENHOWER
- ELDORADO SPRINGS
- ELDORADO SPRINGS
- Evergreen Apartments
- FAIRVIEW ESTATES
- Fairview Estates (76th)
- fairview high school neighborhood
- Flagstaff/Chautauqua area
- Flatirons
- FLATIRONS
- Flatirons or Highlands
- Fountain Greens
- Four Mile Creek
- Four Mile Creek
- FOUR MILE CREEK
- FOURMILE CREEK
- Fox Run
- Frasier Meadows
- Frasier Meadows
- Frasier Meadows
- Frasier Meadows
- FRASIER MEADOWS
- FRASIER MEADOWS
- FRASIER MEADOWS
- FRazier Meadows
- Gapter Rd.
- Gapter/Old Tale
- GITHENES ACRES
- GOLD RUN
- GOSS-GROVE
- GOSS-GROVE
- Green Meadows
- Green Meadows

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Greenbelt Meadows
- GREENBELT MEADOWS
- GREENBRIAR
- GREENWOOD COMMONS
- gunbarrel
- Gunbarrel
- Gunbarrel
- GUNBARREL COMMONS
- gunbarrel estates
- Gunbarrel Estates
- Gunbarrel Estates
- Gunbarrel Estates
- GUNBARREL ESTATES
- GUNBARREL ESTATES
- Gunbarrel Green
- Gunbarrel Green
- Gunbarrel Green
- Gunbarrel Greens
- GUNBARREL GREENS
- GUNBARREL GREENS
- GUNBARREL NORTH
- HABITAT
- Hawthorn
- HAWTHORN
- Heatherwood
- Heatherwood
- Heatherwood
- Heatherwood
- HEATHERWOOD
- HEATHERWOOD
- HEATHERWOOD
- HEATHERWOOD
- Heritage Meadows
- Heritage Meadows
- HERITAGE MEADOWS
- High View in South Boulder
- Highland Lawn
- Highland Lawn
- HIGHLAND LAWN
- Highland Park
- HIGHLAND PARK
- HIGHLAND PARK
- HIGHLAND PARK
- Highlands
- HighView
- hillcrest

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Holiday
- Holiday
- Holiday
- Holiday
- HOLIDAY
- HOLIDAY
- Holiday Community
- Homestead
- Homestead
- howard heuston
- Hunter Creek
- Hyview
- I live at 28th & Mapleton; I consider my neighborhood ,Central Boulder.,
- I live in Vista Village MHP
- INTERURBAN PARK
- iris gardens
- Iris Hollow
- IRIS PARK
- Ironwood
- Jenny Park
- JUNCTION PLACE
- Kalmia Court
- keewayden
- Keewayden Meadows
- KEEWAYDIN
- Keewaydin East
- Keewaydin East
- Keewaydin Meadows
- Keewaydin Meadows
- Keewaydin Meadows
- Keewaydin Meadows
- Keewaydin Meadows
- KEEWAYDIN MEADOWS
- KEEWAYDIN MEADOWS
- KEEWAYDIN MEADOWS
- KEEWAYDIN MEADOWS
- KEEWAYDIN MEADOWS
- keller farm
- Kewadyn Meadows
- Keywadin Meadows
- King's Ridge
- King's Ridge
- Kings Ridge
- Kings Ridge
- KINGS RIDGE
- Knollwood

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- KNOLLWOOD
- LEE HILL
- LINDEN PARK
- Lofts at Peloton
- Lower Chataqua
- Lower Chatauqua/Lower Bluebell
- Lower Chautauqua
- LOWER CHAUTAUQUA
- Lower Chautauqua /Interurban Park
- LOWER TABLE MESA
- Majestic Heights
- MAJESTIC HEIGHTS
- MAJESTIC HEIGHTS
- MAJESTIC HEIGHTS
- Majestic Heights (I think - the map is bad)
- Majestic Heights/Tantra Park
- Manhattan Drive
- Mapleton
- Mapleton East
- mapleton hill
- mapleton hill
- mapleton hill
- Mapleton Hill
- Mapleton Hill
- Mapleton Hill
- MAPLETON HILL
- MAPLETON HILL
- MAPLETON HILL
- Mapleton Park, Mapleton Hill
- MARINE
- Marshall
- Martin Acers
- Martin Achers
- martin acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Martin Acres
- MARTIN ACRES
- MARTIN ACRES
- MARTIN ACRES
- MARTIN ACRES
- MARTIN ACRES
- MARTIN ACRES
- MARTIN ACRES
- MARTIN ACRES
- MARTIN ACRES
- MARTIN ACRES
- Martin Acres/Highlands Park
- Meadow Glen
- MEADOW GLEN
- MEADOW GLEN
- Meadow something? (just north of edgewood)
- Meadowglen
- Meadows
- MEADOWS
- Meadows Community Center
- Melody Catalpa
- Melody Heights
- MELODY HEIGHTS
- melody heights or melody-catalpa
- monroe
- MOORE'S SUBDIVISION
- moors
- Mountain Shadows
- N Boulder, north of Iris
- near Bari-Donn Knolls
- near Boulder Country Club
- Near North Boulder Rec Center...don't know the name of the neighborhood
- near the old broadway hostpital
- newlands
- Newlands
- Newlands
- Newlands
- Newlands
- Newlands
- Newlands
- Newlands
- Newlands
- Newlands
- Newlands
- Newlands
- Newlands

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Newlands
- Newlands
- Newlands
- Newlands
- NEWLANDS
- NEWLANDS
- NEWLANDS
- NEWLANDS
- NEWLANDS
- NEWLANDS
- NEWLANDS
- Newlands addition
- NEWLANDS EAST
- Next to Newlands (North St btwn 9th & 10th)
- Noble Park
- Noble Park
- Noble Park
- Noble Park
- NOBLE PARK
- North
- north Boulder
- North Boulder
- North Boulder
- North Boulder
- North Boulder
- North Boulder
- north boulder community gardens
- NORTH BOULDER PARK
- NORTH BOULDER PARK
- NORTH BRIAR
- north rim
- north wonderland
- North Wonderland
- NORTHBRIAR
- Northbriar Estates
- Northcreek
- Northfield Commons
- Northfield Commons
- NORTHFIELD COMMONS
- Northfield Village
- NORTHFIELD VILLAGE
- NORTHFIELD VILLAGE
- NORTHFIELD VILLAGE
- NORWOOD-CRESTVIEW
- old north boulder
- Old North Boulder

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Old North Boulder
- Old North Boulder
- OLD NORTH BOULDER
- old north boulder/Edgewood
- Old Tale Road - newly annexed member of Boulder
- Orange Orchard
- ORCHARD CREEK
- ORCHARD CREEK
- Panorama Heights
- Panorama Park
- PANORAMA PARK
- Paragon
- Paragon estates
- Paragon Estates
- park east
- park east
- park east
- park east
- Park East
- Park East
- Park East
- Park East
- PARK EAST
- PARK EAST
- PARK EAST
- PARK EAST
- PARK EAST
- PARK EAST
- parkside
- Parkside
- Parkside
- PARKSIDE
- paul nor
- Paul Nor
- Paul Nor
- PAUL NOR
- PELOTON
- PENDLETON SQUARE
- Pineview Park
- Red fox hills
- Remington post condos
- RESERVOIR ROAD
- RIDGELA HILLS
- RIDGLEA
- ROLLING HILLS
- ROLLING HILLS

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- ROLLING HILLS
- ROLLING HILLS
- Salberg park
- Sale Lake
- SALE LAKE
- San Lazaro Mobile Home Community
- Sans Souci Mobile Home Park
- SHADOW CREEK
- Shanahan Ridge
- Shanahan Ridge
- Shanahan Ridge
- Shanahan Ridge
- Shanahan Ridge
- SHANAHAN RIDGE
- SHANAHAN RIDGE
- Shanahan Ridge (Devil's Thumb)
- Shanahan Ridge 2
- Shanahan Ridge, South Boulder
- Shanahan Ridge. It's the best but the influx of CU students is evident.
- Silver Lake Orchard
- SOMBRERO RANCH
- south boulder
- South Boulder
- South Boulder
- South Boulder
- South Boulder
- South Creek
- South Meadow
- SOUTH MEADOW
- southeast Boulder
- Southeast Boulder
- Southeast Boulder
- Southeast Boulder
- Southeast Boulder
- SOUTHERN HILLS
- Spanish Hills
- Spanish Hills
- Spanish Hills area
- STEELYARDS
- Stonegate
- Sumac Ave
- SUNDANCE
- Table Masa North
- table mesa
- table mesa
- Table Mesa

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Table Mesa
- Table Mesa
- Table Mesa
- Table Mesa
- Table Mesa
- Table Mesa
- Table Mesa
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- TABLE MESA
- TABLE MESA
- TABLE MESA
- table mesa 4
- table mesa area

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Table Mesa North
- Table mess
- TANTRA LAKE
- The Hill
- The Reserve
- The Reserve
- The Reserve
- Tobys Lane
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- TWIN LAKES
- Ugly Mis-oriented Condo Zone -- brilliantly designed to ignore light, views, wind and site potential.
- Uni Hill
- Uni Hill
- Uni Hill
- UNIVERSITY
- University Hill
- University Hill
- University Hill
- UNIVERSITY HILL
- UNIVERSITY HILL
- UNIVERSITY HILL
- UNIVERSITY HILL
- UNIVERSITY HILL
- UNIVERSITY HILL
- UNIVERSITY HILL
- UNIVERSITY HILL
- UNIVERSITY HILL
- University Hill/Chautauqua
- University Hill/Lower Chautauqua
- UPPER CHAUTAUQUA
- Upper Table Mesa
- UPPER TABLE MESA
- VALMONT
- Vista Village
- Vista Village
- vista village manufactured home park
- WASHINGTON SCHOOL AREA
- WASHINGTON-JEFFERSON
- Waterstone

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- WELLINGTON GARDENS
- Wellman Creek
- WEST ARAPAHOE
- West Boulder
- WEST END
- West Highland Park
- west pearl
- West Pearl
- west table mesa
- WEST TABLE MESA
- whitier
- whittier
- Whittier
- Whittier
- Whittier
- Whittier
- Whittier
- Whittier
- Whittier
- Whittier
- Whittier
- Whittier
- Whittier
- WHITTIER
- WHITTIER
- WHITTIER
- WHITTIER
- WHITTIER
- WHITTIER
- WHITTIER
- WHITTIER
- WHITTIER
- WHITTIER
- Whittier South
- Wildwood
- willow glen
- Willow Glen
- Willowbrook
- WILLOWS
- Winding Trail Village
- Winding Trail Village
- Winding Trail Village
- Winding Trail Village
- Winding Trail Village
- Wonderland
- Wonderland

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- WONDERLAND
- Wonderland Hill
- Wonderland Hill
- WONDERLAND HILL
- WONDERLAND HILL
- WONDERLAND HILL
- WONDERLAND HILL
- Wonderland Hill Area
- Wonderland Hills
- Wonderland Lake
- WONDERLAND LAKE
- WONDERLAND LAKE
- Wonderland Lake area
- wonderland lake/hills
- wonderland north
- YARMOUTH

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.18: What do you like MOST about your neighborhood (or the area where you live) that should be preserved or protected? (OTHER)

- 1. low density, 2. available parking when I do drive to the grocery store, 3. short walk to Table Mesa Shopping Center, 4. ability to have views of Mts. City and Plains, as I walk or drive around the area (I live on a very steep street so biking is not an option for me)
- access to bike paths
- Access to US 36 and Denver
- Accessibility to 36, 91 and the Diagonal
- All of the places I go are within a 15-minute walk, bike ride, or drive.
- away from city & county corruption.
- Bike lanes - Folsom
- Birdsong in spring/summer
- Close to Diagonal
- close to downtown mall and north Boulder shopping center
- Close to shoping
- community garden/long's/nbrc
- convenience to grocery and coffee shop
- Diversity of houses
- Doesn't need protection
- Easy access to Denver and the Library
- Easy and safe commutes to schools and library.
- Easy to get to CU
- Golf course adjacent
- Good bike lane on Balsam
- Great tree canopy
- Higher density
- I could afford a house here.
- I joined and enjoy Boulder CC
- I live right next to a multi-use path
- Immediate neighbors
- interaction w neighbors
- Lakes and wildlife
- large acreages
- Large land parcels, single family houses
- Library branch nearby , and shopping center
- Lighting restrictions. No streetlights.
- location near bike paths
- Lots of children - huge asset to neighborhood
- mix of condos and homes - near pearl street shops and dining, historic structures
- mountain views maintained
- My neighborhood has a lot of families doing the best with their homes and making it a kid-friendly place, but the mix of student rentals and student parking and the total lack of a single coffee shop, grocery store or restaurant that I would enjoy dining at is a bummer.
- Near Chautauqua
- Neighborhood grocery and restaurants
- other neighborhoods easily accessible via bike paths

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.18: What do you like MOST about your neighborhood (or the area where you live) that should be preserved or protected? (OTHER)

- Pave the streets
- Police are quick to respond (seldom needed)
- Proximity to childerns school
- Proximity to schools
- proximity to schools, convenience of Table Mesa shopping center
- Recreation facilities
- Rural feeling
- rural/urban interface
- School
- Schools
- Schools
- Sense of community with neighbors.
- Space
- The Boulder Creek multi use path
- The neighborhood is quiet except as noted in next question
- The neighbors are wonderful!
- the people, neighbors
- The safety & desirability of our neighborhood has declined due to many apartment buildings having been built nearby. A 'transitional housing project' will soon be built nearby, as well. Due to the fact I have teens (and one teen has already been raped by a homeless person 3 years ago), we are considering moving.
- The view
- The views!!
- Trees
- Trees and Boulder Creek
- Trees, lawns, flowers - a good mix with buildings and nature
- views
- Views that should be protected
- views to the mountains
- Walking distance to business district

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.19: What do you like LEAST about your neighborhood (or the area where you live) that you would most like to improve? (OTHER)

- 1. I enjoy going to downtown Boulder, traffic on Broadway moves very well most of the time and there enough parking. But, as soon as, congestion gets bad, I will limit my visits.
- a '15' min walk would have been made by me, and 1000 of my neighbors to a 'grocery' store that the City is so pleased with preventing, now we all 'dive' to central and south boulder to buy groceries use the post office, use a fed ex, use EVERYTHING simply because your plan actually doesn't understand what 'mixed' use means....
- Affordable housing is against industrial in which noise ordinances don't apply, so it's loud and unpleasant
- after a snow our street doesn't get ploughed
- Barking dogs
- Being surrounded by L.A.
- Better bike lanes on some major roads
- Bicycles on sidewalks are a problem
- Biking to stores, downtown, N. Boulder, doesn't feel safe or comfortable
- Boulder county isn't performing their duty and maintaining subdivision roads
- Boulder does not want to maintain our neighborhood roads
- Build the trail around Boulder. People park their RVs on the streets. It's very ugly.
- Bus transit is only 1/2 mile walk, but it is way too limited service to be of real use. SEe my earlier comment about no evening or Sun svc. THis means if I want to do anything after work, I have to drive in order to get back home after.
- cannot mountain bike from home, feel shunned by elite neighbors
- Character is changing with new super-huge houses, filling the lots. Bus transit not close for west areas of neighborhood.
- City installs traffic medians etc without consulting people who live in area. Trails in area are maintained poorly.
- College rentals which are not taken care of.
- Commuters
- Concerned about the high density moving in for low income. I support low income housing but the access to the neighborhood is already challenging the traffic will be too great and overwhelm the neighborhood the density should be similar or less than the current density permitted to Northfield commons
- Concerned that it may be re-zoned and residents displaced. Like the Valmont Mobile Home park.
- congestion!!!
- Constant construction 8 years
- constant construction noise
- Constant sirens and traffic
- County has refused to repave its roads in our neighborhood!
- Current construction
- cut off from nearby retail areas by Foothills
- deer problem
- Development of Kalmia/28th triangle
- Difficult to drive, roads don't make sense
- disrespectful renters
- Don't plow the streets
- Fewer rentals
- Flooding/Old Pipes
- Generally noise OK except garage next door

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.19: What do you like LEAST about your neighborhood (or the area where you live) that you would most like to improve? (OTHER)

- getting way to dense
- half-way house on the block
- HOA aesthetic requires grass and lawns vs. native look
- Homeless contingency at Elmer's Dash
- homeless hanging out
- homeless shelter
- homeless shelters
- Homeless shelters close by
- Homeless/crime problem worse in the last year
- I live in the Peloton. City View may sell half of the complex as a rental product to a rental property investor thus dramatically and perhaps permanently changing the character of the community and committing fraud against the owners if not the City of Boulder.
- Inadequate street lighting
- inconsiderate dog owners allowing their dogs to barkat all hours
- Increase in rentals and related decrease in good landscape
- Increasing number of houses being used as rental properties. Also worry about whether any proposed development will worsen the flood risk
- Increasing rental units
- Intense development by Boulder in Gunbarrel.
- It is great walking east, west is dangerous.
- La k of support services, ie. Medical, fuel, grocery choices,
- Lack of an affordable grocery store
- Lack of city/county maintenance of roads
- lack of diversity
- Lack of socio-economic diversity in residents of my neighborhood. Also lack of age diversity.
- Lack of street parking
- Lack of sufficient care for trees in parks; open space fences falling down, look sleazy
- Lacks a healthy grocery store. Must go on streets to get to bike paths, Needs more places to walk to
- Lacks diversity
- Lacks grocery, drug store, difficult to cross Broadway
- limited bus service on weekends
- Little racial diversity
- local schools (elementary and middle) are not geared toward my children,
- Lots of building and density going up in this region, making it increasingly unpleasant to live due to traffic, ugly buildings, not nice for walking, pollution. It has gotten worse as this area has been marked for growth.
- management
- Management of park
- Many rentals are trashy, not maintained
- Many roads need repair/maintenance.
- Mental health center in our vicinity has brought drug user homeless asleep on our lawn, break ins and thefts, peeping toms
- Mixed use area, lack of parking
- more business to walk to, time to redevelop parts of the neighborhood with higher density (townhomes)
- More neighborhood parks/green space
- mosquitos

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.19: What do you like LEAST about your neighborhood (or the area where you live) that you would most like to improve? (OTHER)

- My neighbors dog barks constantly
- Need better quality main artierials, spefically extend Pearl to Gunbarrel
- Need safe way to cross over Jay to access trails
- Need to tie the bike paths together, for safer bike riding.
- Need traffic light Yarmouth and 28th
- Needs more trees lining Arapahoe Ave.
- Needs sidewalks
- Neglected maintenance of TRhunderbird Lk by city Water dept despite its use by 200 seniors resident in FMRC and lots of us families in the area. The concentration of seniors in this neighborhood is clear; despite representation at City Council mtgs, senoor needs continue to be excluded
- New businesses have created too much traffic and lots of noise and lack of parking at Twin Lakes. Littering of glass as well.
- Next to water reclamation plant
- NIMBYism
- no bus availability on Sundays
- No car wash nearby
- no no bike between 75 and 55th connnecting to boulder creek trail at 55th. Would be much safer for teenagers and adults to bike to town.
- No parking in the area. The permit zone has moved all of the Pearl St. employees into parking in the Whittier neighborhood, no one can park near their own homes
- No snow removal
- no spring city cleanup
- no street maintenance
- Noise from Fairview Students and Band
- not enough neighborhood retail
- Nothing commercial nearby
- over-development occurring
- Overdeveloping student rentals
- Please see above.
- Pollution due to proximity to US 36
- poor bus service
- Poor homeowner/renter maintenance
- poor quality apartments
- Poor road conditions/potholes
- Poorly lit at night
- Preponderance of shelters and social services at the expense of neighborhood serving commercial
- Proximity to downtown leads to parking hassles from folks seeking free parking
- Rental units tend to be noisy
- Rental/student housing has greatly increased the density over the years and lack of landlord/or renter respect for living in a 'neighborhood', mobile population with no connection to long term effects to those in owner-based properties
- road maintenance is inadequate
- Roads
- roads have been ignored and are just slightly better than dirt which they will be soon
- School bells ring during vacation periods

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.19: What do you like LEAST about your neighborhood (or the area where you live) that you would most like to improve? (OTHER)

- shopping center in flux - small businesses closing
- Snow never removed
- streets and sidewalks are in poor repair/dangerous.
- Streets are a mess and have not been paved for 20+ years. Also people drive to fast down the side streets (avoiding Balsam)
- table mesa shopping center dated and could use some better stores and less vacancies and less cooking school
- terrible road maintenance, traffic cuts through our neiborhood to avoid Broadway and Iris intersection, cars routinely run stop signs and endanger people
- That we don't have more open swim time at rec center
- The area is nothing but houses, one after another. It would be nice to have more pocket parks, food trucks, coffee carts, public art, etc.
- The growing lights against the foothills, traffic noise along Diagonal
- the potential for creating massive housing developments that have no infastructure to support it.
- The roads in and around Gunbarrell are in poor shape
- the strong possibility of Boulder forcing high density housing on us
- The trains in the middle of the night and being able to see 2 of 3 power plant stacks that are out of use. Having to see the back side of CHARM and Resource, with bus storage.
- The university is in the way in getting access to central or north Boulder. My wife's business (which employs residents of Boulder) is in North Boulder and it regularly takes longer to get there than it would to get to Denver.
- Theft
- There is constant construction of megamasions. The character of the neighborhood has completely changed. Most of the large lots have been paved over with huge houses, 3-4 car garages, swimming pools, huge driveways, out buildings, etc. so that flooding will be MUCH worse because there is no free land left to absorb the water coming from 2 mile creek. There is constant truck traffic and noise for the last 15 years and more to come.
- Tiny path, tiny park area
- Too crowded, only street parking
- Too far from restaurants and coffee shops
- Too many bums, construction
- Too many homeless people in the summer. Shooing them out of downtown doesn't solve anything, it just makes them congregate in other places, like Scott Carpenter.
- too many rentals
- Too much development
- Too much noise from Hwy 36
- Too much noise, traffic, parking congestion on weekends
- Too much traffic and non-local parking
- Too much train noise
- Traffic
- Traffic laws not enforced
- traffic on Broadway
- Traffic on Iris
- train noise

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.19: What do you like LEAST about your neighborhood (or the area where you live) that you would most like to improve? (OTHER)

- train noise, noise from foothills parkway
- Train noise, White Rock Ditch leakage
- Transient nature due to $
- transportation on weekends
- Transportation to town is tedious
- Trend toward increasing rental units from what 15 years ago was primarily owner-occupied housing.
- Unmanaged traffic from open space visitors who seem to come from out of town.
- unpredictable changes coming
- unsafe pedestrian crossing opportunities to Fairview High
- used aa a parking lot by the cu research center
- Very little interaction with neighbors
- very poor transit that does not work.
- Walking/biking on arapaho & arapaho/55th junction area
- WASHINGTON VILLAGE DEVELOPMENT THAT THE CITY ERRED ON
- We desperately need a speedbump on my street and the Intersection at 30th and Colorado makes me feel like I'm risking my life every day I have to turn left there (going Southbound)
- We need more young children.
- Wildlife safety issues, constant construction and scraping to build new homes
- Wish there were more families with children, but they can't afford it. Two, our street (Del Rosa) never not ever gets plowed and the street resurfacing work done twice in the last 10 years has been unsatisfactory.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Improved	A group of 6 houses were constructed. Last one sold for over $1,000,000.
Improved	Access to parks and open space/trail system, commerce (Valmont)
Improved	As one of the first homeowners here, we lived with construction for many years. Now it is quieter.
Improved	As residents have moved out, newer, younger families have moved in. It is comforting to see young kids in the neighborhood again.
Improved	Better job of road maintenance.
Improved	Building and landscape improvements and upgrades made throughout neighborhood. Plus, as Boulder grows more and more expensive, we've begun to see our location as about as 'central' as we can afford. Five years ago, there were definitely comparable options available closer to Downtown and trails/paths.
Improved	Building of newer homes to replace older, dated homes.
Improved	Continued improvement of homes
Improved	Dated housing is getting redeveloped; some new restaurants in Table Mesa.
Improved	East Boulder Community Center Open Space
Improved	Firetraining site was relocated, Trail Crossing neighborhood is being built- adds more families and increased investment in safe neighborhood.
Improved	Folsom has gotten quite busy, and I wish the city would turn this into a boulevard (or similar) with more vegetation, perhaps little parks, and redevelopment of the commercial spaces (like the 7Eleven and the shops next door). We do not need another 29th or 30th Street; I think the traffic flow could be controlled in other ways. I realize the new bike lanes could be a part of what I am mentioning above, and I thought this was a great idea, even if it wasn't executed in the way I imagined (I will try to address this elsewhere).
Improved	for the most part improved but there's a lot of investors buying houses just for the lot, scraping the already expensive home and putting up whatever lot lined structure they can get by with. there's just as much bad that comes with the good. i mean yay for us as our property values shoot through the roof, but it's sad to think how hard it would be for many of us that have been in the neighborhood to be able to walk into our neighborhood and afford to buy our same house.
Improved	Good HOA leadership of our small community of townhouses
Improved	Good maintenance
Improved	Good people moved into the neighborhood
Improved	Good: Homes being re-modeled, improved landscaping, great trails and links to creek and goose creek paths Bad: damage to cottonwood trail/trees from flood, no commercial/coffee shop/restaurant within 15 min walking distance; no good bike access to North Boulder/28th/Diagonal shops and restaurants -- no way to cross train tracks under foothills safely -- even though people do it all the time!; train horns are loud; traffic on foothills is sometimes loud
Improved	Greater involvement by community, more community gathering places in nearby shopping area (restaurants with outdoor seating, coffee shops, etc)

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Improved	Gunbarrel has lacked quality restaurants, but has changed (and will) with Snarfs and the newly built Gunbarrel Town Center.
Improved	Home improvement
Improved	Home owners continue to do constant maintenance and many improvements and additions as well.
Improved	Home ownership creates much nice neighborhoods than renters, and there are a lot of student renters in our neighborhood. They are disrespectful, loud, scary drivers, ugly lawns, lots of cars, etc.
Improved	Home rehabs/one park improved
Improved	Homeowners are extensively remodeling and improving their homes
Improved	Housing remodels and updating
Improved	I do not like that the bike path is being moved from the Boulders to the Aspen Grove side. This seems short sighted on the planning part. The Aspen Grove side is always occupied with truck for plumbers, electricians, moving vans, etc. This is a necessity for Aspen Grove. The boulders wants it on their side of the creek, Aspen Grove residents want it on the Boulders side. Otherwise, people on the paths will be within 5 feet of residents bedrooms. It is asinine. A pedestrian bridge over the creek would fix this huge issue that will have people up in arms as a consequence. The planners did not take into account how often the Aspen Grove easement sidewalk is used. This will lead to large problems in the future. Aspen Grove collectively shared this info with the planner - I felt unheard. The planner was extremely dismissive.
Improved	I love my neighborhood. Literally the only downside is that the traffic is a little busier than I'd like (e.g., the through-traffic on Mapleton is significant compared to other east-west streets in the neighborhood, and the intersections at Mapleton/Broadway and Mapleton/9th can be dangerous due to cross-traffic on the north-south arteries).
Improved	I love the Holiday neighborhood. I wish that east/west bike/walking corridors could be improved fom Open Space to the neighborhood. From 2mile creek/Violet to Lee Hill is a long stretch in which to access Open Space. A nice improvement would be to create a walk/bike corridor through some of the west Broadway commercial areas for access, BUT NOT A ROAD.
Improved	Improved multi-use path facilities
Improved	In five years, we've gotten two microbreweries, two restaurants, a doughnut shop, and a video store.
Improved	It has improved, oddly, because many other parts of the city have gotten worse. The growth in Boulder is obvious, and a plan is needed for the Table Mesa/Broadway commercial area to grow in concert with the needs of its community. Also, growth is underway around the Table Mesa/36 area, and a variety of mixed-use businesses are in need. That area has to be made more walkable.
Improved	it would be nice if some of the building restrictions could be lifted in our neighborhood (for houses in the flood zone) so that we can make the houses bigger. many people in our neighborhood feel stuck b/c they can't afford to move to a larger house and can't add on to current home.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Improved	It's master plan is almost complete
Improved	Less noisy.
Improved	lots of people updating their homes, new stores in the table mesa shopping center
Improved	More families moving in, not so many old people
Improved	more interesting restaurants starting to pop up within biking (especially) and walking distance. People are improving their homes. Some re-builds happening.
Improved	More neighborhood (Heritage Meadows) activity on 'greening up' with new plantings
Improved	more owner occupied housing.
Improved	More owner-occupied houses
Improved	More owners and longer-term renters make is such that residents have a stake in the well-being of the neighborhood.
Improved	My park is well maintained. When I first moved in there were still some very run down trailers but the park has worked hard to upgrade the area. I am aware of the Ponderosa Park on the West of Broadway north of Violet with its dirt streets (all two of them) and packed in units and no facilities so I know the extreme. I want to say this, I live with my daughter and grandchildren. My daughter moved in when her rental town home in Denver was forclosed out from under her. As my grandchildren moved thru school my trailer park was where all their friends came to swim in the pool or play soccer on the green. I tried to encourage tennis but didn't get any takers. those kids for the most part came from the crowded Holiday and whatever else that area north of Yarmouth is called (Thistle has a piece there). They have no yards, no pools, the streets appear to narrow for safe driving, but hey. I have a nice lot with trees and we barbeque all summer. I admit I would have a difficult time with the rent on my social security without my daughter helping out. I guess I think multigenerational houses or neighborhoods are better than the artificially manufactured social structure of your planned developments
Improved	My street was 50/50 owners/renters when we moved in in the late 90's. There have been interesting people who rent that we have enjoyed getting to know but the overall feel of the street changed once the rental homes were sold. The homes are so much better cared for which makes the street more pleasing. Some of the rentals we really trashed and the occupants usually didn't shovel or care much about being neighborly.
Improved	Neighborhood has invested in improving common areas, which has increased the usability and beauty of those spaces.
Improved	neighbors improving their home
Improved	New houses built that are really nice but still works with old character of the neighborhood farther up the hill New shops close by like Whole Pets at Basemar and grocery store right there, too.
Improved	New library and art programs are great. Still few affordable places to shop, eat and socialize. Crime is up.
Improved	New restaurants and shops, trail improvements, remodeled homes, jobs attracting new and interesting residents.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Improved	New thriving restaurants are hubs for neighborhood walks and visitor fun stops. Boulder Digital Arts is a fantastic addition to the neighborhood and great use of commercial space. What I don't want to see happen is the ruination of this neighborhood with a takeover of rushing pressured aggressive drivers pushing to buy or find the next trendy thing... similar to what's happened at 28th St. I will do anything to avoid 28th St nowadays.
Improved	On a relative basis, it has not seen the intense development of other North Boulder residential neighborhoods (e.g. newlands)
Improved	Over the last 10 years, the neighborhood has changed from mostly rentals to owner occupied young professionals some starting families and adding to these bottom end boulder 3 bedroom 1 bath houses. These upgrades along w a couple old-timers (40year residents) makes our block in particular an outstanding community. (For reference, i bought my house in late 70's , was a slumlord for 30 yrs before deciding to move back in , fix up and flip...i decided to stay...)
Improved	People are improving their homes. The local elementary is much improved.
Improved	People are putting more money into their properties in Martin Acres, increasing the number of owner occupied properties, and increasing property values. WE NEED A SOUND BARRIER WALL BETWEEN 36 & MARTIN ACRES!!!!!!!!!!!!!!!!
Improved	People care in our neighborhood - we have lots of beautiful gardens and bee friendly yards
Improved	Quality of local businesses and newer housing remodels
Improved	Recent park renovation, re-grading of creek and wetlands following 2013 floods.
Improved	Redevelopment of old housing stock
Improved	Remodeled homes. Fewer rentals?
Improved	Remodels are happening! The more the better. Existing housing stock is garbage; we should strongly encourage all re-development, remodels, etc.
Improved	Renovations since flood
Improved	Repaving
Improved	Right-sizing
Improved	Rise in housing prices, (slow) decrease in rentals
Improved	school/parks
Improved	Several of the older apartment buildings and houses have been updated and the exteriors improved.
Improved	Some of the dumpy looking houses were torn down and replaced by nicer houses.
Improved	Some older homes have been redone or replaced
Improved	Street paved, local owners investing in renovation and property investment.
Improved	Table Mesa shopping area is getting new businesses that I like to visit
Improved	Table mesa shopping center now has more to offer
Improved	The construction of bigger homes that do not fit into the community has been a problem in recent years.. More restrictions on building size and designed would be helpful.
Improved	The HOA runs a tight ship.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Improved	The home owners have invested in their homes to make the whole neighborhood better.
Improved	The modified (July 2015) updates and improvements to Harlow Platts Community Park, including 2 new shelters and bathrooms. Also, families moving into the neighborhood who are putting money into their homes and the schools and are invested in the community.
Improved	The neighborhood has improved due to increased housing prices. The increased housing prices has in turn driven owners of rental units to sell. This leads to new owners remodeling and improving the conditions of the houses in the neighborhood.
Improved	The Table Mesa shopping center has gotten better but still has a long way to go. The former gas station at the corner of Broadway and Table Mesa drive was going to be a Walgreens but it has taken FOREVER to redevelop, it is an eyesore in a prime location and this should not be allowed to happen. Redevelopment of the former Savers store should help, hopefully it doesn't take too long.
Improved	The type of development has been positive. The multi-purpose paths are being maintained.
Improved	There are more families with children. Martin Acres used to be primarily students with attendant noise and lack of maintenance. It's better now, although there are still too many people with loud cars and motorcycles.
Improved	Though I have lived in Gunbarrel for less than a year (moved from Central Boulder), I like the fact that more residential and commercial development is moving into the area such as Gunbarrel Town Centre, many microbreweries, restaurants, etc. This will in turn continue to improve public transportation options, diversity of residents, and access to amenities. Boulder simply must grow to meet demand, and Gunbarrel is one area with some physical room for growth. I do hear long-time Gunbarrel residents complain that they have trouble finding a parking place at King Soopers at peak times of day and that traffic is becoming too heavy; however, these same residents enjoy the new shopping, restaurants, breweries, etc this new growth has enabled. It is all a delicate balancing act and thinking beyond only oneself is imperative.
Improved	Too much government regulation inside city limits makes our community better all the time.
Improved	Traffic, noise of surrounding residents, affordability
Improved	Upgrades in housing, fewer rentals, more young people moving in to area.
Improved	upgrades to houses - remodels and new homes on existing sites
Improved	upkeep of homes type of new homes built city services are kept up values have increased
Improved	Valmont park, bike park
Improved	Very nice redevelopment of homes in our area. Some scrape and rebuild, some pop-top, but overall general improvement of properties around us. This is positive for the whole area.
Improved	We have worked hard to attract young families, with satisfying results.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Improved	with new condos a few blocks away came improved sidewalk, lighting, and walk to downtown (used to be an abandoned parking lot and retail)
Improved	Young couples of starting families have built a community and are improving their homes with remodels or renovations.
Improved	Young folks are moving in again. Neighborhood is maturing with more large trees. New city park with bike park and disk golf course is taking shape, has replaced some of the less desirable elements along Valmont.
Gotten worse	1. commuter traffic on 75th st and Lookout Road. 2. Gun shots at night in pubic park 3. Night time noise and load music from Boulder Country Club. 4. Very ugly multi use development in Gunbarrel Center.
Gotten worse	Absentee owners and rentals are a real pain. Also AirBnB is becoming a problem, with room rentals.....
Gotten worse	Affordability being lost and management company bringing in rentals to fill in empty lots at owners' expense. Lot rent is becoming higher than anticipated for retirement. Traffic is rush-hour level most days including weekends. Not everyone is able or chooses to take the bus depending on their schedule.
Gotten worse	Age and state of maintenance of the oldest (least expensive) homes has degraded in the older part of the neighborhood. The sidewalks and roads are in very bad repair and are dangerous to walk/drive at night. Many sidewalks are overgrown to the extent they are impassible, forcing pedestrians to walk on the roadways. The open areas (road shoulders, school grounds and park are very poorly maintained (mowed).
Gotten worse	Annexation in this area has put pressure on middle and lower (retired) income folks who are financially unable or unwilling (there is no clear return on investment) to annex. Increased traffic on Arapahoe is not being managed well.
Gotten worse	Aurora 7 school (not current name)
Gotten worse	Basement flooding and the threat of a high density affordable housing development in Twin Lakes
Gotten worse	BJA development
Gotten worse	Boulder has made traffic worse on Lookout Road ever since it installed a stop sign on Lookout at 75th. Boulder's intense development in Gunbarrel is changing an area that is technically part of City of Boulder but in essence is not part of the City.
Gotten worse	bus service reduced, roads not maintained well, increased traffic noise
Gotten worse	Can't always park in front of my house
Gotten worse	City traffic getting home, decreased friendliness of neighbors and community feel. More long term RV/temp housing parked in area.
Gotten worse	CityView is attempting to force the balance of the units they said would be condo's into permanent rentals. This was not supposed to be a college rental area.
Gotten worse	Construction noise from the CU Research Park, increased traffic, will get worse (medical center at corner of Foothills and Colorado)
Gotten worse	County not maintaining roads and enforcing speed limits
Gotten worse	density of population and activity and overuse of the Creek path
Gotten worse	Density.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Gotten worse	DEVELOPMEN OF WASH. VILLAGE -- DESPITE NEIGHBORHOOD INPUT
Gotten worse	Development in-process is over-done and traffic congestion is getting worse
Gotten worse	Development, congestion
Gotten worse	Downtown has become overgrown, not as user friendly and getting aorund town has gotten much worse do to traffic
Gotten worse	ease of doing business - grocery store, etc. ease of going into central Boulder which is more and more difficult
Gotten worse	Exploding rent costs, development
Gotten worse	Extensive development with no regard to transit impact of additional housing.
Gotten worse	flood and train noise
Gotten worse	Getting too expensive. Some obnoxiously wealthy people are moving in and building ostentatious houses. Every time an original house turns over, it is rebuilt. The neighbors are getting snooty. One house on 4th St. has been under construction for 2+ years with construction vehicles in the neighborhood daily. There are 2 others on Iris and at least one on Juniper which causes street congestion, especially when kids are walking to/from Foothill Elementary. I went to an open house of a new neighbor who was showing off their new house. The other neighbors were behaving so obnoxious about how they also needed to update/rebuild to keep up (one had a 5 year old house and was planning remodeling to keep up). They were complaining because the house next door was older and not kept up to their standards, and they needed to look at it. There are more important issues. Newlands is losing its character and diversity.
Gotten worse	Growth with high density apartments to support commercial development.
Gotten worse	Gunbarrel Town Square is horrible!! There will be a massive traffic jam when the rentals are filled. It is an eyesore! Much too dense. No open space, no parks, etc. Also, where is the light at Lookout and Idylwild? Do not wait for someone to get killed before that is implemented.
Gotten worse	Heavy on-street parking
Gotten worse	Heavy traffic noice on Foothills starts at 5 AM! Steady replacement of owner-occupied by rentals esp. to students….block parties are Bandaids. Students don't give a fig about being neighborly. Require landlords to fix their homes, keep landscape up and be liable for overoccupancy.
Gotten worse	Heavy traffic on all area streets, noise, smog
Gotten worse	High fences (over 8'), high bushes (over 10'), higher houses!
Gotten worse	High housing prices
Gotten worse	high speed traffic cutting through the neighborhood, running stop signs and speeding mostly to avoid Broadway and Iris light.
Gotten worse	High traffic and speeding
Gotten worse	Hiking trail out the backyard---increased traffic, people won't pick up their dogs' waste, and generally, more attention to our neighborhood.
Gotten worse	Homeless shelter close by

2015 BVCP Random Sample Survey
Open-Ended Comments

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Answer	Comment
Gotten worse	houses are being scraped and built two or three times the size of the original house. City is inconsistant in applying the rules for planning and development.
Gotten worse	I live on the upper end of 'The Hill' just N. of Baseline. I can point out 8 houses near us that were owner (responsibly) occupied and are now rentals that are trashed, over-occupied and not cared for. The party noise is also bad. It is like dominos: one falling after another, and once the houses become 'investment properties' they NEVER return to what they once were
Gotten worse	Improvements are few and for the wealthy
Gotten worse	Increase in crime - I blame legalization of pot on some of the increase
Gotten worse	Increase in rentals - lack of maintenance of these, and increased occupancy - neighborhood degradation
Gotten worse	Increase in shelters, social services, subsidized housing and not enough convenience commercial to support local population
Gotten worse	Increase in traffic and placement of pedestrian crosswalk makes area dangerous for both drivers and bike/foot traffic.
Gotten worse	Increased density of housing
Gotten worse	Increased traffic. Build out of empty lots in area. Lack of road maintenance.
Gotten worse	It used to be a working class neighborhood. All my school mates have been priced out. Multi-generational Boulder families had to move.
Gotten worse	I've lived in the same house for 20 years and it is still a very nice place. The vacant lots have filled in with houses that run from setback to setback. I would have rather have seen higher-density developments like the Cottages, which are across the street from me.
Gotten worse	Lack of att. Vista Village
Gotten worse	Little response to rebuilding trails after flood
Gotten worse	Local HOA not maintaining property (funds and foolishness)
Gotten worse	many homes in my neighborhood were flooded in 2013 due to Four Mile Creek flooding. So far, there has been no substantial mitigation or stream bank improvement to help prevent such a disaster in the future. the cost of rebuilding most of these homes was not covered by flood insurance and created hardships for the residents who were forced to find another place to live for an extended period.
Gotten worse	More development equals more population, traffic and trash
Gotten worse	More homes have become rentals. Houses are so expensive that they have become investment properties. An owner moves out and the house becomes a rental. People moving in and out every year or two and the houses and yards look like rentals.
Gotten worse	More negative impact from Fairview HS. Banned from neighboring Open Space, while neighbors use it as a backyard.
Gotten worse	more problems with noise and trash in nearby rental units
Gotten worse	More traffic, noise, rentals
Gotten worse	Mt. Sanitas development on 4th St. Pending Mapleton Academy

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Answer	Comment
Gotten worse	My 99 year old mother can no longer walk the multi-use paths because of the extreme speed of the bikers. I, although younger, also avoid the multi-use paths because of the rudeness of 90% of the bikers.
Gotten worse	My area is mostly condos, and in the last 5-10 years, many have been bought up as investment properties and turned into rental units. Unfortunately renters don't tend to care about a neighborhood as much as owners whom occupy. So I've seen more trash, less kept-up yards, less cleanliness on open space trails (more dog feces, etc)... we also have more open space users from other areas using our trailheads and parking on our roads, perhaps to avoid fees at Marshall Mesa, South Mesa trailheads. It's been a real uptick in the last year alone. Luckily much which makes this area great has stayed the same - having the SKIP bus line is a godsend, we feel safe, etc.
Gotten worse	My street is often used as a shortcut to circumvent waiting at stoplights. Most drivers are attentive, but it isn't rare to see someone drive down my short street at more than 40 mph. Nearby streets are much quieter.
Gotten worse	Neglect of maintenance of Thunderbird Lake by the city Water dept by classifying it as a 'wetland'.
Gotten worse	New building in Gunbarrel Town Center has made traffic during morning and afternoon rush hours impossible. Traffic has increased significantly in the area. I do see that there is hope that retail shops will open in the many areas provided in the area. New business have not traditionally flocked to this area and I am highly suspicious there may be many vacant storefronts or undesirable retail attempts. Increased high speed bike traffic on what should be multi-use trails without monitoring regulations for actual safety of walkers, runners, or regular speed bikers. Trail maintenance is very poor by Boulder Open Space ever since they took over the control of Cottontail trail.
Gotten worse	Old houses in the neighborhood are being torn down and replaced with even more expensive houses reduces the affordability of the area and reduces the character of the block. Bicyclists in the area also more frequently fail to obey traffic laws creating dangerous situations for them and drivers. Increased traffic on the streets and a lack of sidewalks or curbs on our street also lead to a less desirable experience.
Gotten worse	Out of town rental property owners don't care what kind of people they rent out to, and do not work with me when I have concerns
Gotten worse	Parking and garbage problems - many of these are related to the high number of rentals and the illegal number of people living in these units. I have several houses without sight of mine that have 5 or 6 unrelated students living in them - every year. But if all of people are not listed on the lease, how do you prove this? We definitely have increased problems with wildlife here but in this case it's not the cute, cuddly bears but rats. Garbage control - or lack of it - is a major concern
Gotten worse	Pops and scrapes

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Answer	Comment
Gotten worse	Reducing the number of lanes on Folsom from 2 in each direction to 1 in each direction. This has caused a noticeable increase in the number of vehicles on 20th street which is a largely residential street. It was also very safe for walking and cycling prior to the 'right-sizing' project. Hopefully after we return most of Folsom to 2 lanes in each direction the traffic will die down again as drivers resume their normal routes on Folsom.
Gotten worse	Rentals are not being maintained on the outside - affects the look of the neighborhood
Gotten worse	Right sizing made traffic a nightmare
Gotten worse	road conditions, traffic congestion, homes poorly maintained, still no parks or public spaces
Gotten worse	Scraping of existing houses and replacing them with multi-story mansions of dubious design and appearance.
Gotten worse	Since I moved in there have been multiple new developments of huge new apartment complexes. Three have already been constructed around king soopers. Removing open space and fields in the process. In addition new commercial complexes have been built. There are plans for more of both currently working though the approval and build process.
Gotten worse	Street maintenance is lousy!
Gotten worse	Streets are in disrepair
Gotten worse	Taller, high density buildings (residential and commercial) don't fit character of town, block views, add traffic and pollution, have made it less pleasant for walking (lack of trees, grass). I no longer love my neighborhood. In fact, I avoid 28th St. now, and go down Folsom as much as possible.
Gotten worse	The amount of traffic on the main road closest to my house (30th street) has significantly increased in the past 5 years.
Gotten worse	The biggest thing I am talking about above is traffic noise. Most places I have lived in Boulder, there is some sort of traffic noise. Now it is worse. We looked for over a year to buy and the only thing in our price range is right next to 28th Street. And now with more traffic and possibly expanding lanes or the new construction, I hope it doesn't get even worse.
Gotten worse	The city of Boulder does not enforce its existing ordinances regarding unrelated-person occupancy, noise, trash and litter, and camping in public parks.
Gotten worse	The city removed our trees and wood fence to accommodate a bike path. This increased the noise from 28th St and the bike path has caused a transient homeless problem.
Gotten worse	The density of people has changed the area significantly to too much noise and difficulty accessing our neighborhood safely.
Gotten worse	The developer lied to the owners and the City of Boulder when it stated it's intentions to only temporarily rent buildings E&F at the Peloton. This is the strongest seller's market in history and they are trying to sell off half the community as a rental product rather than as condos as originally marketed and planned.

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Open-Ended Comments

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Answer	Comment
Gotten worse	The encouragement of high density growth in an area of Boulder that has been established as an area with a more rural feel, is not appropriate. The benefits of mixed use areas would be better utilized in spaces already closer in to the city with easier access to schools, businesses and jobs.
Gotten worse	The huge houses (6000 to 10,000 sq feet), etc. See above. The only thing that is better is the Skip on Broadway.
Gotten worse	The increase in burglary and theft in our neighborhood is very concerning and doesn't fit with joy of this city.
Gotten worse	The level of fumes from development and constant building is overwhelming for any travel through the streets, not to mention the amount of truck and traffic, infrastructure damage, noise dust, extra traffic. The amount and length of construction and size of houses are stressing the neighborhood. It's become dangerous to bike here.
Gotten worse	The 'mall' near the diagonal is hideous and has a big mostly empty parking lot. I also wish the buses ran more frequently until 8pm that would make it easier for me to get home from work.
Gotten worse	The noise and general havoc created by the widening of Highway 36 has gone beyond the pale.
Gotten worse	The open spaces around me have been developed. I used to be able to walk into the foothills without crossing a sidewalk.. Now housing occupies those spaces.
Gotten worse	The proposal to annex the property at 6655 Twin Lakes Rd into the city and then rezone the parcel in order to build a high density affordable housing development has created a lot of worries about the future of our rural, residential neighborhood for my family and all of the neighbors I've talked to.
Gotten worse	The standoff between county commissioners and neighborhoods that expected that road maintenance was part of the original neighborhood agreements.
Gotten worse	The traffic on 19th Street has gotten so bad, that it is now very dangerous. The speed limit is 30 mph and people drive 45 mph on a regular basis. There are 2 parks on 19th and 2 elementary schools (one 2 blocks away), plus 2 pre-schools. There definitely needs to be speed bumps put in before a child is hurt, or worse. This was done on Cherryvale which has only one school, a middle school, one block away.
Gotten worse	The traffic on Broadway has increased so much that it takes a long time to get out of Poplar Avenue at all times of the day. Often I will eventually turn right and then turn on to Norwood Avenue, make a 3-turn and then head North on Broadway.
Gotten worse	The volume of visitors to our open space and chautauqua is having a detrimental effect on the environment, including erosion of the open space, traffic in our neighborhood when people search for parking, and lack of parking for residents as visitors fill our streets. It is not that we don't want to share our wonderful surroundings, however the city has completely failed to address the negative impacts of our popularity with visitors.
Gotten worse	There has been new, tall housing construction right on Broadway which has permanently blocked wonderful views of the foothills.

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Answer	Comment
Gotten worse	There is too much high density housing being built in Gunbarrel - a semi-rural area that is an outpost of Boulder, with limited transportation and connectivity options. Traffic, congestion, and pollution are worsening. This is not good for the environment, which contradicts the comprehensive plan's goal. It feels as though Gunbarrel is a fringe dumping ground where the well to do City Council members, the majority of whom live west of Broadway, and the Planning Board members can put high density housing with no impact on their lifestyle.
Gotten worse	Things are worse. We had wells and septic systems but were forced into a $50,000 per property annexation. We had to spend another $12,000 to get rid of our good wood shingle roof and put on a asphalt shingle roof with no warning or time to save. And we are miles from forest. Our ability to modify our homes/properties is now under the control of the city council and is severely limited.
Gotten worse	This condo development area now has too many renters, who don't care for the quality of neighborhood life - too transient
Gotten worse	Too many rentals
Gotten worse	Too much growth, no parking, horrible road conditions that are not being addressed. Too much traffic and noise. The roadways can not accommodate all the traffic. Too much traffic back up during rush hours.
Gotten worse	Too much infill and low quality housing. The homeless shelter and cronicly homeless housing facility recently built did not improve the neighborhood.
Gotten worse	too much new construction, too expensive, loss of established businesses and restaurants.
Gotten worse	Too much rental development and not enough mass transit, lack of road improvements
Gotten worse	Total failure of county to maintain all roads at the county's cost because they are greedy & don't care.
Gotten worse	Traffic
Gotten worse	Traffic
Gotten worse	Traffic - can't get out of my subdivision!
Gotten worse	Traffic and bicyclists
Gotten worse	Traffic coming up 9th and down baseline. Students housing is not well taken care of at all.
Gotten worse	Traffic has increased. See note above about extending Pearl to Gunbarrel
Gotten worse	Traffic increase
Gotten worse	Traffic is more congested since right-sizing on Folsom, as a bike commuter, this has got worse.
Gotten worse	Traffic noise
Gotten worse	Traffic on 55th is difficult. City should reroute traffic to encourage more people to drive on Foothills, 30th, etc. 55th is a Residential street between Baseline and Arapahoe. Also, WAY too many pot shops nearby. Not interested in dealing with stoners and pot users driving to and from pot shops while high as I run or bike to the Boulder Creek Path. Sidewalks on Arapahoe are completely unsafe due to the interactions of cars and pedestrians.

Source: RRC Associates

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Open-Ended Comments

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Answer	Comment
Gotten worse	Traffic on Broadway
Gotten worse	Traffic on Marshall Road, used as a bypass to access Highway 93
Gotten worse	traffic!
Gotten worse	Traffic, density, noise, congestion
Gotten worse	traffic/parking from hikers
Gotten worse	Very dense housing created around the Lookout/Spine area have put more pressure on the Twin Lakes Open Space. The new Avery Brewery has brought more people to the open space, more traffic and congestion and has blocked views.
Gotten worse	Weekend traffic for Chatauqua makes the neighborhood feel crowded, litter, dog waste, noise, disrespect of property are all evident on weekends and holidays
Gotten worse	What little neighborhood retail we have is being threatened by greedy developers ie Baseline Zero. There are too many illegally over-occupied houses in the city that are not being enforced.
Gotten worse	When I first moved into Stonegate 13 years ago, most of the units were owner occupied. Today approximately 40% are rental units. Experience shows that renters care little of the neighborhood where they live. Every end of the month when renters move out the dumpsters are overflowing with mattresses and other furniture, and the HOA is stuck paying for the additional cost.
Gotten worse	Whenever homes sell, good houses are scraped and huge houses few can afford are put in their place. This changes drastically the diversity of people living here. Local bus was eliminated.
Gotten worse	While apartments can attract students, young professionals, tight-knit family of immigrants trying to improve their lot in life, etc. - apartments can also house a disproportionately high number of sex offenders and druggies. The same is true of the apartments by our home. This, in addition to the Transitional Housing Project coming to our neighborhood, have compelled us to consider selling our home (in our family for 49 years) and moving to a safer location. As a woman, and a concerned parent, I celebrate safety over celebrating diversity of criminal elements now sprinkled in and around our neighborhood.
Gotten worse	While the Gunbarrel Town Center concept seemed to be a good idea, the other developments weren't widely advertised. We now have 3 new apartment complexes and no additional infrastructure to support them. And there are proposals of another complex being built in Twin Lakes, which will further exacerbate the negative issues of noise, traffic, and less elbow room. In the past year, I and neighbors are seeing less wild life (we had an abundance of fox, coyotes, raccoons, birds); this is NOT progress.
Gotten worse	With the voume of people moving to Boulder, the traffic has worsened in our neighborhood
Mixed	A number of homes in this neighborhood are being updated (a good thing), and parks have recently been improved; wish renters or landlords took better care of the exterior and landscape for their properties. We have a great email distribution list that has improved communication and 'neighborliness' in the neighborhood.

Source: RRC Associates

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Open-Ended Comments

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Answer	Comment
Mixed	Attention by code enforcement + police to keep lawful behavior as dominant so that there can be peaceful enjoyment of home/property.
Mixed	Boulder county isn't performing their duty and maintaining subdivision roads as required by the judges decision
Mixed	Commute to South Boulder much worse because of increasing traffic. Crime/homeless activity increasing in the last year. No local supermarket (walking distance). Development seems focused on housing, we need business development support in NoBo.
Mixed	Don't care for the influx of megamansions which end up making the area less afvfordable for people to age in place.
Mixed	Downzoning 15 years ago hurt the area
Mixed	Fix roads, mow the medians
Mixed	Homeless people and noise
Mixed	Hospital traffic, noise
Mixed	Houses gotten bigger with less land - no buffer to next house
Mixed	Houses have been remodeled but the county roads are falling apart
Mixed	houses in our neighborhood have been scraped and HUGE homes have been rebuilt in their places. the affordability is nonexistent in this part of town, and the feel has completely changed in last 5 years.
Mixed	Housing cost and consideration if this would be a place I could afford to buy.
Mixed	I am concerned about the increased density and traffic
Mixed	I have mixed feelings about the Gunbarrel Town Center. While I like having more options to walk or bike to I anticipate that the community is going to be overcrowded. The reason I live out here and not IN Boulder is because Boulder has gotten too overcrowded with people, lines, and traffic.
Mixed	I love the immediate neighborhood and people take care of their homes. My issues are more with the Table Mesa shopping center--looks dated, traffic congestion, needs more unique affordable restaurants, lost Savers, supposedly getting Walgreens (yuk), cooking school taking over, lost gym. Other nearby neighborhood shopping centers similarly dated--Basemar, Meadows. Downtown/north Boulder much cuter.
Mixed	I think the children in my neighborhood are growing up and without adult supervision these teenagers are a threat to neighbor safety and happiness.
Mixed	Improved: trees are bigger and more beautiful. More families moving into neighborhood - we enjoy this immensely, even though our kids are grown. Worse: housing prices have gotten too high. Only wealthy people can afford to buy in our neighborhood now.
Mixed	increased through traffic which increases the noise level. parking is hard to find. I am a homeowner and my one block is the only block in whittier where you can't get a resident parking pass I love that I am downtown, but with that comes many events where my street is closed down and many times there is no notification. Then I park in the neighborhood and get a ticket
Mixed	Iris/47th intersection is an eysore, construction mostly done in hood

Source: RRC Associates

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Answer	Comment
Mixed	It's one of the more affordable neighborhoods in Boulder but it's becoming too expensive for many middle class people. I would like people not to be priced out of Boulder and therefore be required to live in the sprawling neighboring communities and drive into Boulder for work. If we truly want to maintain environmental standards, we need to make our city a place where more people can live and not have to drive into town to work, not create sprawl in the surrounding communities.
Mixed	Light and sound pollution, overpopulation, more cars
Mixed	Lots of property and housing improvements, which is nice but also bad because the neighborhood is getting richer and richer. Very homogenous now. Used to have more elderly. People cannot afford to live here. Improvement to Columbine Elementary School and Casey are a big plus. Lack of small neighborhood schools is a minus (Mapleton, Washington, Lincoln, Baseline Middle School). Improvements (like trees and landscaping) at public spaces like parks are a big plus.
Mixed	Lots of turnover in ownership and rentals. Fairview Students still are noisy with their music and their cars. Band practice is something we have to live with. At least it is over by the end of October. They are better in keeping their trash at a minimum. Thank you.
Mixed	Main negatives are fewer children and more owners of multiple residences who are away much of the year.
Mixed	Many of the small single family homes have been demolished with much larger, taller homes replacing them. The development of the old Washington Elementary School area, while mixed and preserving a very small city park, doesn't seem to be consistent with the Plan. Huge, $1.5 million homes, on small lots, though mixed with smaller apartments/condominiums seems to be inconsistent with the smaller and more affordable single family homes in the area.
Mixed	Most new buyers are scraping small homes and building large, expensive homes
Mixed	Much has changed and not for the better. It is a street, not a neighborhood.
Mixed	much upgrading of homes; results in substantial property tax increases.

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Answer	Comment
Mixed	Negative: The expansion of almost every home that is being sold. Dealing with construction noise, nails in the street, etc. Negative: The City recently allowed modifications to set-backs to both the front and side of a corner lot without neighborhood input. The same house was allowed to building up the height of the ground, so that their extremely high fence could be higher than original allowed. (SW corner of Drake and Stanford) Fortunately, the Planning Board refused a height variance up the street from me, when the new owners wanted to almost triple the size of the home, increasing the footprint by a huge amount and wanting a 4' height variance. THANK YOU By the Way: I think the way they measure the 35' on a sloped lot could be improved upon. (The same thing that was done on the above mentioned fence, could potentially be done to a home.) And, many times the a variance could actually have less impact then what is allowed. I feel what needs to be maintained, is the ability to have views and not feel boxed in. Which is the opposite of what it feels like at 30th and Pearl and, as soon as the hotels are built at 28th and Canyon will boxed in agian. I also feel that the new Bill Bower Park is a very nice new addition to our neighborhood, it is used frequently, however, no one is maintaining the planted areas along Table Mesa. The weeds are taking over.
Mixed	New local businesses (good), flood damage (bad)
Mixed	No longer affordable; getting onto Broadway at rush hour nearly impossible
Mixed	noise associated with the Boulder Country Club expanding its athletic club
Mixed	Not a fan of rental units. Renters do not maintain their properties and owners seem lax about holding them accountable. Airbnb problem although HOA covenants specifically prohibit such activity. Summertime homeless activity in Elmer Two-Mile Park.
Mixed	Our HOA fees have doubled...without notice to us. So now our HOA fees are almost $800/month. This is all due to the flood, which happened before we moved into this neighborhood.
Mixed	Our neighborhood generally sits tucked away which is wonderful. However Jay Road suffers from increased traffic between Diagonal and 28th St is beginning to change the whole tenor of the area. Road paving has become non existent in our area and neighborhood. County is supposed to provide paving services. Rural, agricultural and equine nature of north Boulder is unfortunately disappearing
Mixed	Our neighborhood was hit pretty hard during the flood of 2013. There have been a lot of improvements to the sewer systems here and to the roads which I'm pleased with.
Mixed	Parking on street more crowded
Mixed	Parking worse; age mix of residents better
Mixed	People sleeping in vehicles, noise, trash from renovation, lack of city oversight of building permits
Mixed	prices have risen, making it impossible for middle class families to live even in modest neighborhoods.

Source: RRC Associates

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Answer	Comment
Mixed	Property values have gone up, but this is a double-edged sword. More of the houses are now rental properties with multiple unrelated people living in them, so there are more cars, increased traffic, less investment in the community. A young family can't easily afford to buy and stay here if there is only one income per house. I used to know all our neighbors and now they come and go before I've even met them.
Mixed	Really just concern that rising housing prices have led to more use of houses as rental properties instead of owner-occupied homes
Mixed	Rental houses are not maintained consistent with owner occupied houses. Rental houses have many more automobiles than owner occupied houses and creat parking and snow removal problems.
Mixed	Rental of single family homes, with more than 3 unrelated residents.
Mixed	rental units enforcement of amount of people living together
Mixed	Road conditions are bad
Mixed	road maintenance has been ignored
Mixed	Safety in streets or on bike paths
Mixed	Some improvement in upkeep, but becoming less affordable.
Mixed	Some residences and common areas not as well maintained
Mixed	Street conditions have deteriorated, after collecting taxes to maintain them
Mixed	Street repairs; rentals way up
Mixed	Streets need work.
Mixed	Table Mesa Center - losing small businesses Broadway traffic increasing
Mixed	the constant 'improvements' and construction seems to be pushing the neighborhood into a very very expensive and elite place to live. I find that a pity.
Mixed	The Foothills Parkway has become very busy, clogged and very noisy...dangerous in some cases. We now have a recreation center and a private sports facility which are super. And we have generally safe streets and a few bike paths, which are also good. Some buses do not run on weekends, which is a problem (209) in some cases. Most people maintain their homes and apartments, and the apartments generally seem to have good management. There is a pretty good mix of ages, but not of races or income levels...those may be impossible to achieve given Boulder's high prices/income, but it would be worth trying to improve on that. Some streets are in good shape..others not so.Burke Park serves a lot of elders and children, but the lake needs attention pronto.
Mixed	The HOA re-sided and painted our condos. Most condos were ruined in the flood and have been remodeled from their 1979 nastiness. The buildings are aging and we still have electric heat and metal-paned windows, driers that vent indoors, leaky ceilings and cracks in walls. It's the least efficient housing unit I've ever lived in. Meanwhile, prices go up. My rent went up by $125 this year and my landlord refuses to do anything about leaky windows and walls.
Mixed	The neighborhood was almost completely forgotten and ignored during the immediate aftermath of 2013 flood. project to improve crucial confluence of ditch and Fourmile Canyon Creek has been put off for years and continues to be delayed.

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Answer	Comment
Mixed	the potential for massive construction and loss of open spaces. loss of rural feel of community.
Mixed	The Table Mesa shopping center is an eyesore. It is dirty and run down, and the King Soopers needs a serious remodeling inside. The traffic going into and out of the Table Mesa area has gotten worse. It is unsafe.
Mixed	There is a loss of economic diversity as Newlands becomes more and more affluent. Allowing some mixed use development (beyond the zoning of single family homes only) should be encouraged.
Mixed	There is increasing traffic to the recreation fields near the East Boulder Rec Center and much of that traffic speeds along 55th. I intentionally avoid going near Manhattan Middle School in the morning and afternoons during the school year because traffic around the school is horrible when parents are dropping off or picking up their kids. Allowing families to choose which schools their children attend has greatly increased the volume of traffic in the neighborhoods. I grew up in Boulder and attended the schools that were near my home. I either walked or rode my bike to attend school. Why have we lost that concept in Boulder?
Mixed	There is more housing available in Gunbarrel now, which is good, however housing prices are still very high and getting higher. In the case of Boulder View Apartments, the quality of the housing is poor due what seems to be cheap construction. There are many new places to eat & drink in Gunbarrel now, which is a huge improvement. No small part of the allure of Gunbarrel is the amount of breweries it is home to.
Mixed	too many apartments being built
Mixed	Too many condominiums have been built.
Mixed	Too many giant single family houses now
Mixed	Too many good houses have scraped away and very large houses have been built in their place. The neighborhood used to be affordable for first time home buyers of middle income. It is not now. Also, we've lost green space because the new houses fill entire lots and eliminated many trees and other vegetation. Also, too many homes have so many vehicles that are parked on the street that it is getting very congested and difficult to park (some homes have more vehicles parked on the street than have people living in the homes).
Mixed	Traffic
Mixed	Traffic is worse
Mixed	Traffic on 19th/20th St.
Mixed	Traffic on Broadway has been getting much worse with it only being one lane each way and more people living in North Boulder. I'm not sure how traffic on Broadway can flow once North Boulder is built up.
Mixed	traffic worse
Mixed	Trees along Arapahoe cut down and not replaced

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Mixed	Vista Village Mobile Home park has had a turbulent year with owner and resident relations. The city has been supportive of the residents and has also worked with the owner. The clear conclusion that I have reached based on this is that Mobile Homes require a $20,000 - $40,000 purchase investment initially. Then once the home is purchased the lot rent to house the home is about $600 per month. If there were ways to work out a type of Mobile Home mortgage system that is good for the seller and the buyer this would be a very real way that there could be TRULY affordable living in Boulder. $600 - $650 per month lot rent plus a $300 - $350 per month mobile home mortgage plan. Where else in Boulder can you own (or rent) a small home for $1000 per month? It seems like the decision to work out a payment plan would be for the seller of the mobile home, and in most cases the seller wants the money for the home up front. How could Mobile Home mortgage plans be set up to entice sellers to do this? Perhaps an certain percentage up front, and then a mortgage like payment plan after that could have reasonable interest rates that benefit the seller. I feel strongly that mobile home living is the only TRULY affordable living in Boulder.
Mixed	We are unable to control speeding on our dead-end street. Because the street is straight, people ignore or don't see the 30mph signs at either end of the road and zoom down the street. Lots of dead bunnies result -- but thankfully no children or pets have been caught in the cross hairs yet.
Mixed	WE were affected by the 2013 flood and neighbors have not repaired their home. it is an eyesore to the neighborhood.
Mixed	We were hopeful that since Martin Acres is relatively affordable it would be the neighborhood where young couples like ourselves would be able to buy a lot of the run-down rentals to fix them up and make the neighborhood more of a community. Instead, I like the cost is just above what many young couples can afford so many investors swoop in and on our street more houses have turned from owner occupied to rentals since we have lived here. I also really wish that we had a concrete traffic barrier between our neighboorhoods and 36 like so many other cities do. I think that would have a positive impact to a huge number of Boulder citizens.
Mixed	When I first moved here in 2003, I had a great view of Sanitas - since then a new development went in that has blocked most if my view - now I look into their parking lot which is very noisy as sound just bounces around due to no trees or other vegetation. On the upside, as businesses have moved East along Pearl, my property value has increased, and my access to shopping has increased.
Mixed	When we moved here in 1980, many of our neighbors were blue collar (plumbers, house cleaners, retired coal miners), who had vegetable gardens and orchards in their back yards. It used to be called 'Tuffy Town.' Now, there is no way incoming neighbors could afford to live here due to considerable gentrification of housing stock and housing inflation.

2015 BVCP Random Sample Survey
Open-Ended Comments

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Answer	Comment
Mixed	While I'ld say the neighborhood has improved over the years, the one area that's important to me is around walking/biking in the area with the rise in traffic, particularly the commute traffic along arapaho and through the adjacent roads (55th, cherryvale, 63rd, baseline). Of particular note is how 55th and arapaho is an area that is not walking/biking friendly. This is also a problem around foothills and baseline particularly when going to the meadows shopping area. These are our local 'village' amenities if we're just talking about walking/biking locally.
Mixed	Wonderful remodels; but aging housing stock
Stayed the same	Although a mix of commercial/residential buildings and on street parking issues, my neighborhood has remained pretty safe, with access to shopping, transportation, etc. This is the reason I want to stay in this neighborhood, and I hope the City will include affordable/senior housing in its plan for the purchase of the BCH property on Broadway.
Stayed the same	Basically, had to say stayed the same altho' the roads & sewage system (I have a feeling the city approved an inadequate/not built to code system when the homes were built.) are worse. Also, seems to be more rentals, with a few in disrepair.
Stayed the same	Bought the low-quality condo for reasons of transit access and price, to avoid buying a car. Management has no quality control on yard-watering waste, design has no ADA accomodations, and flooding resulted in no improvements. HOA 'management' is as much of a joke as one would expect.
Stayed the same	concentration of homeless shelters has made walking around lee hill and broadway unpleasant
Stayed the same	Construction has exacerbated ground water problems since we moved here.
Stayed the same	Cooperative neighbors; LONG FAMILY VIBES
Stayed the same	Except for the County Commissioners' refusal to honor their commitment to maintain the roads in our neighborhood, I am happy with our area.
Stayed the same	Except new bike lane on Folsom which causes congestion
Stayed the same	Growth had, so far, been forestalled.
Stayed the same	Have only been here 2 years, so not seen much change. This neighborhood is amazing, it is hard to complain about anything, so I feel extremely fortunate. But my 2 'negatives' relate to: - the only walkable commercial area within 15 minutes is the University Hill area, and it needs some attention, especially if there are to be options for non-student residents. - traffic, parking and congestion on Baseline near Chautauqua is a problem. Sidewalks are minimal and people walk in the road, cross at all locations, clog the residential streets, and do not treat Baseline as the primary access road that it is.
Stayed the same	Horses are leaving which is too bad.
Stayed the same	Houses have been updated but it looks the same
Stayed the same	Housing costs have risen dramatically...but overall, my neighborhood is fantastic. Very well-planned, with a diversity of housing types (rentals to duplexes to million-dollar-plus single family homes) that provides access to trails and open space but preserves the natural environment.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Stayed the same	Housing prices have gone stupidly high, so much so that the kids of people we like as neighbors can no longer afford this neighborhood. Current neighbors are great, and other amenities remain the same.
Stayed the same	However, our road maintenance is horrible
Stayed the same	I am fortunate that I can afford to live in my neighborhood
Stayed the same	I am moving to Superior because I wanted a low maintenance patio style home. There are none in Boulder.
Stayed the same	I don't know a lot of neighbors.
Stayed the same	I grew up in South Boulder, so it has changed since I was a child. There have been many changes since I was a child, but since living here the past 5 years, it really hasn't changed much here, due to nothing really being built. I am very happy that Table Mesa got repaved, it was long overdue. I am glad to see that the shopping center around Kings Soopers has been revived. I would like to see some of that revamping in the shopping center where Bixby is/where I live. It could use some stores, maybe a little grocery store, or a brewery.
Stayed the same	I have lived here for 15 years and like the fact the neighborhood looks the same - stable, clean, quiet, safe.
Stayed the same	I have lived here less than 5 years.
Stayed the same	I have only been here for three years. There hasn't been significant change.
Stayed the same	I have only lived here for 9 months (since Jan 1, 2015), so things have stayed the same.
Stayed the same	I haven't seen much change since I've lived in this neighborhood. At first I hated the changes to Folsom (making it one lane instead of two), but now that it has been changed back to two lanes on the busiest parts of the road (about Pine to Canyon), it is much better. I think it's important to have a wide bike path to increase bicyclist safety. I think a new development project has been approved for unused buildings on the other side of the multi-use path from my apartment building, and while I know some of my neighbors opposed that because of the construction noise, I heard that part of the project is a food truck space, which I think would be awesome! It would be great to have more food options so close to home.
Stayed the same	I live by students and sometimes they are loud but it was like that for the past 5 years. Some are respectful and some aren't.
Stayed the same	I live in a well designed, medium density 'Planned Unit Development'. A stable core of owner occupied small dwellings and apartments allows a diverse flow of renters to integrate and enjoy the amenities.
Stayed the same	I love where I live and that I can walk anywhere from my house. However the cost is unsustainable. We pay $1650/month for a crappy student-grade rental, even though both my wife and I have professional jobs. There is no community feel. The only neighbors that seem to interact with each other are wealthy homeowners. Renters seem to be second-class citizens in Boulder.
Stayed the same	Increase in rental units is balanced by development of Valmont Park.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Stayed the same	it has not changed much, I suppose, except for the choices in restaurant and bars in the table mesa area. Nice imporvements there, except for losing Savers. Lucky's maret will be nice in its place, I suppose.
Stayed the same	It's a mobile home community, so diversity of housing isn't great, it's crowded
Stayed the same	It's a wonderful location, housing (including affordable rentals) on my block generally well maintained
Stayed the same	I've been living here for 20+ years. It's remained the same except for some improvements at Pineview Park (mixed reviews).
Stayed the same	I've only been in South Boulder for two years, so I haven't seen significant change.
Stayed the same	Land is fully developed with little room for change. Landmark Board unduly inhibits change. Turnover of properties is very slow.
Stayed the same	Lots of long-term residents is a plus for a congenial neighborhood
Stayed the same	Martin Acres is one of the most affordable areas of town. There is a good mix of owner occupied and rental units. But the area is so large that it's hard to really call it a neighborhood. I relate to Broadway, others in Martin Acres relate to Moorhead or Table Mesa Drive. Others are focused on the schools.
Stayed the same	More mountain bike trails nearby
Stayed the same	Mostly been good, but the Hogan/Pancost development threat is a nightmare every few years.
Stayed the same	My small neighborhood really can't change.
Stayed the same	New houses being built, but that doesn't bother me
Stayed the same	No major changes in the neighborhood. Perhaps a little more construction now.
Stayed the same	No one seems to have yet discovered all the advantages to my neighborhood and I like that. It's still among the least desirable in town.
Stayed the same	No significant changes.
Stayed the same	noise from Foothills Pkwy has increased a new high-density development area proposed near us was cancelled
Stayed the same	Not all residences well maintained
Stayed the same	Not much change other than regular rent increases
Stayed the same	Not too much turnover. Not too many student rentals. Sorry to see the older owners dying or moving into retirement homes, but now there are more young families with children: when we moved here in 1983 few children came trick-or-treating on Hallowe'en. Now they arrive in droves and we love them! But the ever-rising housing prices are making it harder for them financially.
Stayed the same	Nothing has changed. Poor alley maintenance.
Stayed the same	Only lived her 1.5 years
Stayed the same	Our neighborhood has been fairly stable.
Stayed the same	Our neighborhood has limited public and park space (aside from OSMP) and the local retail (Basemar, Broadway near NOAA) is in need if revitalization.
Stayed the same	Our neighborhood is all residential with no new mixed use or commercial zoning.
Stayed the same	People are upgrading their homes, but basically it is all 'interior' - not many 'pop-ups'.
Stayed the same	Rentals stay messy, but I'm glad there's no HOA

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Stayed the same	Road maintenance is poor
Stayed the same	Roads, pathways, parks, building around me
Stayed the same	Safety, cleanliness, appearance
Stayed the same	Safety, street traffic limited, well maintained properties
Stayed the same	San Juan Del Centro received much-needed remodeling which is a plus for the neighborhood, however the development of the Sutherland's property has been generally low quality and disappointing. Allowing a daycare center with up to 80 children and less than 20 parking slots, accessed through a residential driveway is an example of irresponsible planning. Considering the level of traffic emanating from San Juan and the UCAR daycare center a traffic light should have been added at 34th Street and Valmont long ago. I understand the SPARC development will solve many of these problems and I am a supporter of the latest incarnation of that plan (even though I was opposed to the original plan that called for maximum height buildings and an unnecessary hotel). SPARC will, however, add significantly to congestion and noise in an already congested and noisy neighborhood. I'm hoping city planners and developers will work diligently to mitigate such impacts in areas that are expected to receive major redevelopment in the future.
Stayed the same	Shopping is limited in South Boulder. Parks and open space access is great. Rec Center is close.
Stayed the same	Some owner occupied homes have turned and been improved. But many have become investor owned rentals which kills the neighborhood character. More density should be allowed in the core of the student part of the Hill - Bway to 9th, College to University. This would increase inventory of student housing in the Hill area while relieving pressure on the mixed and owner occupied portions of the greater Hill area.
Stayed the same	Stayed residential. Parks improved.
Stayed the same	Staying the same is a good thing, it's pretty awesome. Hard to improve from there!
Stayed the same	student impact - loud noise, pot smoke
Stayed the same	Table Mesa fosters close-knit communities and maintains safe and equitable access to natural areas, parks, and community centers. I feel so lucky to live here, and I would hate to see changes.
Stayed the same	The area is beautiful…but people drive SO fast on Lee Hill. I've never seen speed reduction measures taken.
Stayed the same	The neighborhood was already built when we moved in and has stayed the same.
Stayed the same	There are a lot of single family homes that end up being rented to groups of young people who do not take responsibility for the care or maintenance of the property or its external appearance, especially landscaping.
Stayed the same	There has not been much change in my neighborhood since moving here 1.5 years ago.
Stayed the same	There have been no significant changes and no zoning changes
Stayed the same	There have been problems in the area at night with the people that hang around Lolita's very late. Wish it could close at 11:00 and open at 6:00.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Stayed the same	There seems to be no closure ever on Hogan-Pancoast. All the neighborhoods in this part of the city have been fighting this development (whatever it is at the moment) for over 25 years. Enough!
Stayed the same	Thinking overall the neighborhood has stayed the same.
Stayed the same	This has been a great place to live and continues to be. My only concern is the eventuality of being pushed out due to development in the neighborhood and the influx of exceptionally well off individuals driving rents and the purchase price of homes out of reach.
Stayed the same	Too many transients and that has been increasing. Would like enforcement of smoking bans as well as other rules (especially on Pearl street mall).
Stayed the same	Traffic after the fires has gotten worse. Traffic is the biggest issue.
Stayed the same	Traffic noise from Broadway/highway93 (jake-breaking trucks and loud/fast motorcycles). Increased speeding on same road. Lack of plowing after snow events. but Many have improved their home/landscaping during this time.
Stayed the same	Until recently, there was little changes in the neighbourhood. With the extreme development in Gunbarrel center and the lack of infrastructure, unexpected changes may come.
Stayed the same	Very little interaction with neighbors. They seem to turn over very quickly, so we have gotten to know very few.
Stayed the same	Very little is happening in this part of Boulder...just a place to live. Flatirons improvements helped and Meadows Shopping area improved.
Stayed the same	We have been here 3 years and have been very happy with the area and surrounding communities.
Stayed the same	We have not lived here long, and there hasn't been much change in the area
Stayed the same	We have only lived here a year. We moved from Maryland in June of 2014.
Stayed the same	We have only lived in our neighborhood a year.
Stayed the same	We have too mansions that were built by the open space and affordable housing rentals built by the industrial area, which is unfair. There needs to be a transition zone for both. Also, the affordable housing rentals tend to degrade the neighborhood, because they don't stay long and don't care for the properties. It would be great to see an initially affordable program for school teachers, and police officers, etc... in which they could buy at initially affordable prices and sell at market. That way they can have a long term investment and also we have public servants living in the community in which they serve.
Stayed the same	We live in the county between Boulder city and Louisville.. So our neighborhood doesn't change - housing and traffic are the same as it was many years ago..
Stayed the same	well-maintained little change in neighborhood
Stayed the same	We've gotten to know our neighbors better, and rental residents have been neighborly -- we feel fortunate to live here.
Stayed the same	What I see around me

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Stayed the same	While amenities and character have stayed the same, housing values have shot through the roof. Good if you plan to sell, but not good for our children. There is no way that most of the middle class families who bought up here when it was more affordable can have their children who are now grown ever hope to buy a house or townhome in this area or in Boulder.
Stayed the same	While I believe Boulder generally seems more crowded, the neighborhood west of 9th up near Chatauqua has stayed generally the same.
Stayed the same	Years ago when we moved into this neighborhood, we looked over many parts of the city, and decided on our present location based on schools, security, safe area to raise children, stable neighborhood, etc., and do not want to see it radically changed in order to jam more people into it.
Stayed the same	zero amounts of actual 'mixed' USES were afforded our area, because of horrific mistakes in your 'comprehensive' plan... including ... surprise more homeless and 'affordable' 'housing' to increase traffic, if you build it, they will come, Boulder could have become home to the state prison, if you build it they would have come, instead it become the place for the University... if you build it, they will come... which has done more than any 'plan' you can do to make a pleasant place to live... yet now if you want to 'build' a business or University it would be impossible because of the roadblocks... instead you build ever increasing 'homeless' shelters... if you build a 20,000 bed homeless shelter, they will come, and then have to be turned away because it if filled. yet that is exactly what you are doing... providing such a nice 'homeless' shelter city that people from Hawaii come just for your services... a person from Wyoming came, and pepper sprayed a woman tried to car jack her and rape her, why was he here? because you built it, and they did come.... you've reached the critical limit.. now you have to decide if you want to be like any other city in the world that has gotten too large... and try to bandaid it with 'right sizing' streets.
	I've live here almost 30 years and it's not the same
DK / no opinion	Again, new to the neighborhood. I love to be outside and I hate to drive.
DK / no opinion	Comfort in my home. Accessibility. Aesthetics.
DK / no opinion	Have lived here only 1.5 years.
DK / no opinion	I have lived here only for 2 years. Prior I lived in Martin Acres.
DK / no opinion	I have only lived in Boulder for 3 years.
DK / no opinion	I only moved to this neighborhood from South Boulder a couple months ago; it's nice to see a mix of slightly older college students and families cohabitating. Also, the house I live in is zoned for 4 unrelated parties and my brother lives with me, which makes our rent affordable.
DK / no opinion	I'm not sure about improvement/gotten worse because I haven't lived here very long.
DK / no opinion	I've only been here for a year. I lived near campus for many years before this.
DK / no opinion	I've only lived here 1 year.

2015 BVCP Random Sample Survey
Open-Ended Comments

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Answer	Comment
DK / no opinion	I've only lived in my neighborhood (MA) a few years so I don't know what may have changed. I hear there is petty crime near Broadway and that CU students drive into the area to park and then walk or bus the rest of the way. This may or may not be new.
DK / no opinion	Just moved here
DK / no opinion	just moved in about one year ago
DK / no opinion	New to Boulder. Have been in North Boulder for 6 months.
DK / no opinion	Only lived here 18 months
DK / no opinion	Only lived here six months
DK / no opinion	The main reason I do not love the place that I live now is the hispanic community party that is ALWAYS going on - day or night. It is directly across the 'ally' from my apartment. It is loud and obnoxious.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.21: The city is revitalizing its neighborhood outreach and programs with the new role of a neighborhood liaison What neighborhood programs, improvements, or outreach services would you like to see emphasized by the city? (OTHER)

- 'land use planning at local level' to me means early collaborative participation with the city and developer, not leaving it entirely up to neighborhoods
- Access to mountain bike trails
- allowing dog owners to use the school yard after hours
- Art!
- better telecommunications infrastructure
- Bring back traffic mitigation program
- BUILD A SOUND BARRIER WALL BETWEEN 36 & MARTIN ACRES!!!!!!!!!!!!!!!!
- City promote putting electric utilities underground and fibre optic network
- City should not be spending my money on throwing a block party
- Clean up trash, litter, weeds in Uni Hill
- Control overdevelopment, zoning achanges and therefore overpopulation, noise and light pollution
- Crime watch
- eco pass program is wonderful
- EcoPasses for neighborhoods?
- Elect council by district
- Enforcement of occupancy limit and cracking down on unlisenced rentals.
- expand ecopass availability
- Fix our roads and reduce the sign pollution on the roads!
- fix the potholes.
- Flood control berm
- Flood mitigation
- for the city to stop being so please about replacing a safeway with yet more housing units... increasing all of the problems you pretend to want prevent.
- Free RTD EcoPass for everyone
- High speed internet
- I appreciate that Boulder involves residents in city-wide and regional planning. I am not sure neighborhood-level officials would help us think broadly and equitably about challenges. I would support any additional programming for disaster preparedness, however.
- I don't know how but something needs to change with our homeless population.
- I use a car to get around and traffic has gotten worse in Boulder over the last 8 years.
- I'm not convinced that dividing the city into neighborhoods is useful, but if you have to do it, the two I checked might be OK.
- identifying where to build more parks or community gathering places in neighborhood
- If the city had a more representative type of gov't this position would not be needed. How about having a council person elected from each area!
- improve parks nearby
- In case of severe flood, there is no exit. Climbing to the roof is more difficult the older we get.
- Incentives and workshops for healthy (organic, nontoxic), xeric and native gardens and lawns, similar to the National Yard Care program in King County, WA. Can build on existing grassroots Bee Friendly Neighborhoods.
- Interaction with Uniprop to maintain reasonable lot rent & utility charges
- Just enforce ordinances!
- just provide normal city services

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.21: The city is revitalizing its neighborhood outreach and programs with the new role of a neighborhood liaison What neighborhood programs, improvements, or outreach services would you like to see emphasized by the city? (OTHER)

- Listen to the residents instead of trying to "educate" them. Many have lived here longer than the "experts" advising the city.
- Maintain existing and add improved projects for flood mitigation.
- Mandatory contact/address for people who own property next to these out of town rental property owners. If I cannot contact them, how can I resolve problems?
- more progressive housing, strong environmentalism
- More speeding enforcement
- Move away from toxic building materials to 'green' ones, for instance, in the water pipe infrastructure.
- Neighborhood cultural activity and art support
- outside of city
- Please use Common Sense and not be swayed by just a small group of very vocal people.
- Plow the streets and fix the potholes.
- Relationship with city staff with neighbors. We get all our info from HOA which isn't representative of city.

- Remove all of the outreach and liaison personnel
- Resource sharing, i.e., skills and tools
- Return taxes to neighborhoods by way of renewed infrastructure
- Review permit system, see what is necessary to preserve safety and health and overall experience and what is not
- road maintenance
- road maintenance
- road maintenance
- Safer pedestrian access with better traffic management
- should be two way communication, not someone who tells us what the city has already decided
- street maintenance
- Support neighborhoods' right to vote regarding proposed changes from the city
- take over park as affordable housing
- the rental bikes downtown are very nice and I have used them--I would like to see small car (prius or leaf type) in neighborhoods for rental via credit card--hoarding could be prevented by charging for both time and travel. this would also help with parking needs as fewer cars would be parked in the city.
- These programs are inappropriate in unincorporated Boulder County
- This is a total waste of money. If the city government was working correctly this position would not be needed!
- We are not in the City but appreciate outreach anyway
- We need good urban planning: big picture, long term urban planning.
- Wonderland Creek Drainage Improvement underpass under 28th St. Get it done, stop delaying/diverting funds to other less important things!

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- 'Boulder is a beautiful and wonderful community, and to get to this point has benefited from meaningful planning. I believe some of the critical issues facing Boulder going forward really should be vetted to a greater degree than what I have observed. There should not be a rush. All voices should be heard. Referendums should be used.
- (not sure how far BV extends up into the foothills, but...) There does seem to me a disconnect in some of the BV people's attitudes: We all want to be good environmental stewards, and yet lots of us live up in the mountains and hence require infrastructure to be brought and maintained up there, not to mention all the daily car trips up and down. Do we have any community conversation going on the wisdom and impact of living up there?
- 1. STOP WASTING MONEY on trying to take over Xcel. You will never meet your financial predictions. You already have Xcel changing their ways. And, you will never be able to provide the service Xcel can provide. The money should have been spent on solar panels. And, who in their right mind wants of be involved in a lawsuit. The City and Xcel are so far apart on value.
- A focus on increasing inclusivity and welcomeness for people of color. We lost so much having such a dominance of white culture. Although there are people of color living in Boulder Valley, they are marginalized and experience significant haraassment and discrimination.
- A number of the questions were about the neighbor hood and what things we'ld like to see in those. I think this is a good approach. In the past (thinking 20 years ago), Boulder and surroundings were pretty empty, so the 'town center' was downtown Boulder, and you chose how far to be from that. Today, we now have a much denser front range and surrounding municipalities, inflows of commuters to jobs, and more density in the valley. I think a move toward looking at centers for groups of neighborhoods is really needed to help provide for local use and alternatives as a solution to help minimize local traffic issues. One area that didn't get any questions in the survey is what could be done to help mitigate the issues of in-commuting. We see this around us with the morning and evening traffic issues on arapaho, 55th, cherryvale, and baseline, but other parts of the city see similar I'm sure. It would seem getting more transportation alternatives would help, for example, park'n'rides on the edge of the city for in commuters (e.g. at 75th/arapaho with a regular shuttle in). I've seen this approach in some european cities where large park'n'rides are set up on the edge tied with regular buses to get people into the city. This approach may work OK on the east side of Boulder where there's more people living in the rural areas and nearby towns, but they're too distributed to really have an impact of having park'n'rides further out for boulder specifically.
- Affordability and regulation as Boulder Valley issues are juxtaposed (so if we want better affordability then we may need to loosen or restrict further regulation). I'd also argue that higher taxes to create affordable housing is a self-defeating method of improving affordability since the taxes make the Valley less affordable. So we should be mindful of further regulation for climate action, for example, since that is likely to reduce Boulder Valley affordability.
- Affordable housing
- Affordable housing is probably the greatest need in Boulder. Creative people can't afford to live here anymore and the only people that can are out of town trust funders and start up people with tons of cash.
- Again, thank you for all the work you do on the comp plan! I know everyone has the best for Boulder at heart, whatever that means to them :)
- ALL new development needs to pay the total cost for any needed new services to be provided by the city which are the result of this new development. NO exceptions
- Already identified in the values, but strong collaboration with neighboring communities and the County will be required to ensure success.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- As the floods of 2013 showed us, Boulder Valley must confront problems as a region. As with natural disasters, no single city can solve the regional problems of housing affordability or transportation. The Comprehensive Plan is a vital tool to honor the unique environment and amazing people who call this our home. Please use wisdom and patience in crafting it.
- Automobile traffic is an increasing problem and is my number one complaint about Boulder. Traffic signal timing seems intentionally bad. No realistic plan exists to address traffic problems, alternative transportation can't fix everything. In fact, buses make the Broadway commute much worse during rush hour. Traffic from Pearl through campus can be backed up for many many blocks during rush hour. There need to be pullouts for ALL bus stops. Make pedestrians wait for lights just like cars do. Convert all flashing light pedestrian crossings to timed stop lights. If you want more bike commuters, make more OFF street bike paths and trails. Discontinue the terrible right-sizing plans.
- Be careful with what rules you make AND once the rules are in place, follow them, NO exceptions (or very few)!
- Be clear and specific about development requirements so that developers are not faced with uncertainty and economic risk.
- Boulder City Council needs to disseminate more information to residents regarding decisions that impact our daily lives BEFORE they happen.
- Boulder has an image of the diverse, nonsmoking, biking, environmentally friendly health conscious person. This has slowly changed with the influx of new residents. Therefore, most likely the values are changing faster than the comprehensive plan can keep up. For instance this survey is written to cause the reader to accept overdevelopment and sprawl. While going thru choices with/on development. In the same way i was trained to give developmentally disabled a choice in a group home. Do you want to go up the right side of the steps or the left? Regardless you are going up the steps like it or not.
- Boulder has great hiking trails, but no good way to bike on rails from south to north - need to open some mountain trails to bikes
- Boulder has to be honest with itself and its citizens. It's a bounded, beautiful area, making it highly desirable, and thus very, very expensive. This makes it insufferably exclusive without any oversight. Some action items can monitor this exclusivity, but its fundamental character is fortunately or unfortunately unique and privileged. The BVCP seeks to maintain Boulder's unique heritage while overseeing the changing interests of its community.
- Boulder is a magical and unique place because of its natural beauty and the free-spirited attitude of many of its residents. Above all else, we must encourage policies that preserve these traits. If economic growth must be sacrificed to 'keep Boulder weird', then so be it. The entrepreneurial spirit of its citizens will keep the city afloat, as long as it is nurtured. Kill either the beauty or the freedom, and the entrepreneurial spirit will die.

- Boulder is a wonderful place to be, it just needs to be more inclusive of Colorado's changing demographics. Gone are the days where Boulder can be considered a small, compact community, but the values and culture of Boulder can survive and carry the city into the 21st century as a bigger, stronger and more inclusive community that can serve as a model for the rest of the nation.
- Boulder is a wonderful place to live. We are going through growing pains and a maturation. This calls for improved, frequent and effective communication of how we are responding to the challenges this brings.
- Boulder is an amazing city, but it did not become one of the most desirable places to live because of urban development. High rises and expensive condos are not part of this city's true heart and character. Instead, they are a careless, money making scheme that only benefits developers and needs to be stopped.

Source: RRC Associates

2015 BVCP Random Sample Survey
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- Boulder is beautiful, but has swung too far towards protectionism, high cost, bureaucracy, and group think. The council is probably well meaning, but accolades like being a platinum biking city, or recognized by the pope, or being seen as a leader in climate change are more important than making the city affordable, comfortable, and a good place to own or buy a home. Its time to clean house. My expectation that any of this will reach the ear of council or staff is nil.
- Boulder is becoming a place that caters to the rich and poor. Very little for the middle class $80K-150K families.
- Boulder is definitely a case of the 'haves' and 'have nots.' Housing costs are ridiculous. We love living here, but the rental costs have us considering more affordable communities.
- Boulder is experiencing rapid change. We need to take the long-view and know that conditions will fluctuate over time. Boulder needs to find ways to have vision for the best way to develop and find the right partners to make it happen.
- Boulder is getting very expensive and crowded and is losing a lot of its charm.
- Boulder is great!!! We have a traffic problem though that seems to be getting worse. Not sure how to fix :))
- Boulder is growing too big, too fast, and too ugly. Adding more jobs lines developers pockets and reduces quality of life. Since my arrival in 1968, Boulder has switched from bedroom community to in-commute center. It is worse for the change! Looks at US 36 any morning or evening.
- Boulder is NOT affordable and lacks diversity... I love living here, but it is a very affluent, Caucasian based community.
- Boulder needs to admit that the auto is here to stay (cleaner, more fuel efficient, safer etc.). Instead of making it harder to drive around Boulder (taking out parking spots downtown, restricting lanes, etc.), Boulder needs to plan for the future! Example: N. Broadway is ripe for development (mixed use), but presents a bottleneck. It needs to be planned as 2 lanes each way. Other areas as well, e.g., N. 28th St.
- Boulder ought to integrate more 'Pedestrian Only' areas, like Pearl Street. It would help with ground level ozone; cut down on congestion, and make those areas much more pleasant. Raising a tax to pay for more forms of transportation to enable this would be appropriate.
- Boulder should take care of basics: potholes, snowplowing, burglaries before worrying about being a 'green' world leader. No more right-sizing poorly selected roads.
- Boulder tries too hard to be "everything for everyone." Diversity can be inclusive in more creative ways: set limits for rental units; ALL development should pay its share, always. Jobs are important, but too many job opportunities can seriously diminish quality of life.
- Boulder Valley is MUCH BIGGER than the city of Boulder; the Comp Plan should be county-wide ... i.e., COMPREHENSIVE; and it's not just about Boulder, is it? Don't center it on Boulder. Solutions to many of the issues must include the entire county. Develop a county-wide mass transit solution and stop relying on RTD. Stop demonizing automobiles and improve traffic flow. Stop high density housing projects in Gunbarrel. We don't want them. Stop playing 'environmental cop' and let the people decide what they want.
- Boulder will have great difficulty in preserving the quality of life many of us have grown to love without getting serious about really revisiting growth control. Realistically, not everyone who would desire to live the Boulder experience will be able to do so.
- Boulders housing is old and very old, alow some to be demolished and replaced with new green energy efficient homes, NOT require - remodels - but alow new homes ground up
- BUILD A SOUND BARRIER WALL BETWEEN 36 & MARTIN ACRES PLEASE ASAP!!!

2015 BVCP Random Sample Survey
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- Build attractive 2 BR homes
- Buses already coming out of the RTD station by the new Hyatt Place are not stopping, just turning into traffic on Junction Place. Have benches at all bus stops in town, make sure RTD apps work (they don't), and that buses run on schedule (they don't!)
- Change this trajectory to an 'employment center' to a 'real community' with a diversity of wealth, race and culture. Never say never, but every year we put off a decision on this the harder it will be to change course, and some day it will certainly be too late.
- City council members should represent neighborhoods, not be elected at large. This would give residents a much more effective voice in planning for development. Current council sets unrealistic goals and is out of touch with the city's permanent residents and taxpayers.
- City should continue to find creative ways to convert existing mobile home parks into affordable housing. City should consider traffic flow improvement with consideration of the future use of electric and hybrid vehicles. Small, light weight, electric vehicles can coexist with bicycle traffic on non main corridors. Main corridors should be improved to handle large vehicles and high traffic volume.
- City should stay out of rural character of unincorporated county. No power utility, no high density housing. Gunbarrel Center is a disaster, stop sending city crap out to us.
- Citywide high speed Internet. Couple high occupancy buildings owned by city for gov employees low wage/low rent. Requirement for food industry recycling.
- Complete all the flood mitigation required for the neighborhood including Bear Creek, flooding of Baseline and Thunderbird Drive. Bring pressure on the State of Colorado and CU to responsibly participate and fund flood mitigation on CU/State property. Develop a realistic forest fire plan for the City of Boulder. Boulder Fire Department resources are completely inadequate for a fire moving from the foothills towards the City.

- Concerns about the extreme activity occuring in Boulder, and hope the city will manage to keep its character, open space surroundings, and avoid building of commercial suburbs. New buildings should somehow match the environment and have nice outside designs (for instance, not so dark appartments as in Gunbarrel, or an ugly new building without windows) on Pearl St. east of Foothill Pkwy which masks the mountain views, a huge new University building with high chimneys close to FoothillPkwy). Additional concerns about what the increased morning and late afternoon traffic will eventually bring.
- Continued increase of E Management, and I've seen less bike lights at night as we promote the new lanes for bikes. Thursday cruiser rides have turned to be a drug fest. Encourage sober events.
- County building dept needs an overhaul, communication between members in that office is poor, outdated forms provided to residents during remodeling and lack of desire to allow projects to move forward is counter to the progress of redevelopment. Limitations to floor space vs. homes in the area is a govt oversight that needs to stop
- County-wide Eco Pass would help traffic congestion/safety as well as environmental stewardship. Improve communication with residents BEFORE city staff develops new plans. Require more transparency from staff to avoid ideological propaganda. Collect better data, and use it.
- Day use for the homeless community
- Design of buildings esp. mixed use and commercial is poor/badly chosen. The desire to force the public to mass transit or bicycles is unrealistic.
- Do not allow the City of Boulder to dictate their controversial decisions on Boulder County. Boulder County was lovely at one time. Now Lookout Road and the shopping area is so unsightly. I choose to go to Longmont to shop rather than this area.

2015 BVCP Random Sample Survey
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- Do not give neighborhoods any more power to influence development. They are not stakeholders (with a financial interest) and should have very limited input on new development.
- Do not like turning public parks into transient and homeless feeding areas. The shuffle board area near the creek and Alfafas has been turned into a homeless/transient camping area. We have walked by human feces on the creek path between the library and Eben fine park.
- Don't assume that everybody wants what you want. Don't try to push your plans on us.
- don't cram any more homeless shelters (we now have two giant ones, thanks) or homeless services into far nw boulder. thru zoning shenanigans you have managed to nearly ruin the potential for this area to thrive as family friendly and as a pedestrian-friendly zone. the homeless concentration you have forced on far nw boulder has probably created an environment that has destroyed the future likelihood of vibrant businesses.
- Don't envision changes in isolation and spring changes on citizens
- Drop this façade. This is socialism at its worst!
- eliminate retro-fitted traffic circles and right-sizing for bike/car separation. They are more of a safety hazard than a benefit.
- Emphasis should be placed on open space preservation. Better cooperation between city and county. Traffic congestion needs to be improved. (Citizens from other communities tell us how bad the traffic is in Boulder)
- Enforce speed limit on northbound highway 93/Broadway as traffic enters the southern city limits.
- Enforce the laws already on the books for aggressive panhandling, public intoxication, and camping in public spaces. The aggressive transients and homeless (home free) are approaching a boiling point.
- Enhance progress on building the berm for flood protection
- Fight the State. Community rights to control fracking and pollution.
- Fire the neighborhood liaison person, the city does not need growth - that's why we live here!
- Fix the damn roads before you waste ~$300,000 screwing up Folsom Street, then having to unscrew it up!
- Fix the streets, provide safety and improve transportation and stay out of everything else. Stop trying to micromanage everything. You have no business running an energy company.
- Focus on basic local services. Avoid trying to be all things to all people. Let normal economic and housing growth occur without bureaucratic interference.
- For many years I thought PLAN-Boulder was a governmental plan, not a lobby group. Please ask them to change their name. 2) By not fully supporting rail transit, we are forcing commuters to use cars.
- FREE ECOPASS FOR ALL BOULDER CITIZENS. FREE PARK AND RIDE ACCESS INTO BOULDER FOR ALL BOULDER EMPLOYEES.
- Get input from people that were born and raised here for generations. "Money" people are destroying a beautiful town! Bikers and the University of Colorado students come and go - help the people that live here by choice! Lower water, flood, taxes - let us live and be happy! Find me a buyer - I'll move! GOD made it beautiful and YOU are killing it.
- Get more people involved in the planning process (NOT just homeowners!)
- Get rid of invasive weeds! Especially diffuse knapweek. Discourage lawns. Encourage front yard gardens and bee friendly landscaping.
- Get rid of the panhandlers! Every block of downtown Boulder has a beggar that harasses people for money. This is my #1 complaint about our city! It is embarrassing to bring guests downtown because of the bums! There are gov. services to support them - get them off our streets and rid the corners of these "professional beggars."

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- Give the neighborhoods more weight in what goes on in their areas; stop with the height-restriction exceptions; don't believe everything developers tell you.
- Google in the middle of the city? What a dumb idea.
- Government efficiency, government benchmarking, use of contractors instead of employees - all good issues; as a citizen I believe city government is out of control from a size standpoint - Comp Plan could have something about this in it. Don't want a neighborhood liaison - would rather have taxes lowered than more city employees.
- Great survey. I watch council meetings on Ch. 8, and I SO appreciate the service you provide for this wonderful town. It can't be an easy job!
- Grow very slowly. Provide low income housing but basic - to encourage moving up ASAP and open the space for someone. Relax regs on occupancy in general, but especially for the elderly. The recession hit them hard and they are losing the ability to adjust to new places.
- Growth penalizes some neighborhoods more than others. Martin Acres in particular is increasingly impacted by noise from increased traffic on Baseline, Broadway and the turnpike. Why no noise abatement walls? Every developer anywhere in the city should be contributing to pay for walls there.
- Gunbarrel has been an absolutely fabulous pale to live. I can see why so many people want ot live here, but with all the recent development of crammed in apartments near Spine and Lookout Rds., huge breweries adn lack of planning, it has become very noisy and crowded and difficult to travel on roads that have traffic at a standstill. Not the same neighborhood I moved to. Many of the businesses are not good neighbors. It is also very alarming that the land by Twin Lakes is going to be developed which will increase the traffic situation, horribly potholes that never get fixed permanently. It will also destroy hunting grounds for much of the wildlife which will cause more problems with wild animals encroaching on residents. It's their habitat and we're ruining it. This is also causing pest control companies to euthanize these poor creatures.

- Gunbarrel is not equipped to support dense housing. Our concerns are the lack of support and the rezoning to increase the population. Building high density housing on the Twin Lakes properties will cause further congestion, noise, and light pollution. In addition, the wildlife in the area would be chased out of their current feeding grounds. An additional concern is the water problems that could arise from the Increased populous of housing. People in this area have already experienced flooding in the past years and many of these people have to run sump pumps 24/7. If the city of Boulder wishes to build high density housing they should consider staying within the current city boundaries instead of reasoning county property.
- Gunbarrel needs to be treated with respect and not part of a City/County tug of war. We pay city sales tax and don't deserve the arrogance of the City attitude.
- Higher taxes for commercial building, non-local business, e.g., corporate chains like Chipotle and Google etc.

- Hogan-Pancost should be moved to Zone III.
- Homeless population has become a serious problem - more concern and money spent on the homeless than the tax paying citizens…the main library branch has become somewhat unusable to families with young children as there is more concern for the homeless semi living there than the citizens trying to use it.

2015 BVCP Random Sample Survey
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- I absolutely love living in Boulder. Whenever all buses are running, I find transportation easy. On the weekends, transportation is hard. That is the one thing i would change. Schools are doing well, there are countless number of trails and opportunities (start ups) and places to eat and see. Maybe trying to get free tuition..... that would be a plus. I wouldn't want too many big buildings because Boulder is known for it's homey feeling, and big buildings wouldn't do that. we aint new york my friends. i love boulder
- I am a disabled aging woman. All I ask is for a quiet home. The city doesn't care about people. They recently approved a business that will have outdoor eating, music, alcohol and ball games 185 feet from my window. If I sell my condo it will not bring enough to buy another one. I don't know where I will go. Why are our city leaders so cold hearted? I'm sure there are more appropriate locations for businesses such as this.

- I am blessed to live here... Decisions do need to consider practical impacts as mentioned in the IRIS one lane issue that i defined in my answer. Traffic jams increase carbon footprints... There are lots of ways a bicyclist can get from A to B...less so with cars... Continuing to encourage MASS transportation options is the real answer.
- I am concerned about the overt involvement of the city in planning in general
- I am in favor of moderate growth and development of our community in discrete areas, like Downtown and Boulder Junction.
- I am not in favor of the city annexing any developed part of Boulder County
- I am pleased that you are doing this. I think the current climate in Boulder Valley is negative which may affect some responses - I know it affects mine. Disenfranchisement is not a popular value. I hope we can come together to preserve one of the most beautiful and community minded communities in our state and nation.
- I am really distressed at having huge lots of open space purchased by affordable housing in my neighborhood and being annexed by the city. the reason i live here is because it is not in Boulder City, it is more rural, has more open spaces. This construction will totally change the look and feel of the area and me and my neighbors are not happy about it.
- I am resistant to the Council even having a "plan" that assumes they know what I need to live a better life. Please do not try to force your agenda on the residents. A 51-49 vote to STUDY a municipalization project did not mean it was a MANDATE to make this expensive change. Look at the money that was wasted on "right-sizing" simply because the council thinks we need more bikers. Now, we are to trust them to provide electrical service. NO! We need to change to a more representative government and to actually listen to the voters.
- I am saddened by the direction development in the city has taken the last few years, as detailed in my previous comments. I am considering moving to Louisville or Lafayette or somewhere else to have that smaller-city feel I used to love in Boulder. The loss of unique mom and pop shops in downtown Boulder and East Pearl, the extreme affluence and lack of diversity in economic status of the individuals, and the addition of the Google campus right in the heart of Central Boulder (why aren't they out in a commercial office park district?), given the knowledge of how Google has affected communities like Venice Beach in CA (where my artist brother has been displaced), make me feel a loss for the city I've loved for over 20 years.

- I am so not an expert but have loved the emphasis on open space and dog trails and bike trails. I like the downtown being walkable and 29th Street Mall. Arapahoe has been a nightmare for traffic especially for us leaving near. Keep up the good work.

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- I am strongly opposed to the affordable housing program as it limits middle income and artificially modifies home prices. Not sure how to fix it, but it's poorly executed.
- I am very concerned about the situation on US 36 and the FasTracks project. Boulder County has spent $150 million dollars in FasTracks taxes for nothing. The train that was promised will not be delivered for decades or ever. The Bus Rapid Transit (BRT) system is not a BRT by any definition of the term. When is City of Boulder going to start demanding what we have paid for?
- I am VERY glad that there IS a Boulder Valley Comprehensive Plan and thank you for this survey!
- I am very happy Boulder takes a long view on urban planning, and I am in support of that effort. I wonder how education on how community input to the planning and development boards works: ie. are the only ones who attend the community forums the people who are against given developments? I am pro mixed use and urban density, however, I have not attended any planning board meetings, so my voice is not heard. I feel bad about that. Is there a way for me to get my opinion to the planning boards without attending evening meetings?
- I appreciate all the effort the City Staff and the City Council put into planning and getting citizen input. I wish the whiners in the letters to the editor would TONE IT DOWN! We need more civilness in the dialogue!!
- I appreciate that you are asking for the input of residents. I love living in Boulder and it's important to me that the city is a place that supports and provides for all its residents, not just the most wealthy.
- I appreciate that you put the time into the survey. We are losing diverse populations everyday. Many people from African-American, Latino and Native American populations find Boulder to be a hostile place. Boulder is my home and it is horrifying the level of unwelcomeness that anyone feels. We are very good around GLBTQ issues, which is great, and it is also means we have potential to be great about diverse socioeconomic communities to feel a true part of the community.
- I appreciate the difficulty of crafting this plan. Please be thoughtfully informed by compassion.
- I appreciate the historic preservation regulations, but decisions should be speeded up. A summer season has passed while I've waited and still wait for permission to add an awning.
- I appreciate the opportunity to provide input
- I believe that the city management is out of touch with the housing availability, costs of rental units and sky rocketing real estate prices due to the constrictive nature of policies. Even recently the city was proposing restricting non-related roommates which is the only way that many people have been able to afford living here.
- I believe The City should not take over the electric utility. They have demonstrated the inability to economically manage their resources . For example, the City has a large open space program, but cannot control the noxious weeds. Another examples are newly planted trees in street median that are not watered for the first two years. Many die from lack of proper watering.
- I can picture the foothills of Boulder covered in the twinkling lights of tiny (perhaps *truly* tiny--as in the tiny house movement) homes...similar to the seaside towns of Italy...perhaps a vision for the future but since Gunbarrel resident don't seem happy about developments moving out there, perhaps to consider in the near future. Go team! :)

2015 BVCP Random Sample Survey
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- I do not believe that many things that are being done area really consistent with what most Boulderites want. The city should focus less on 'right sizing streets' and focus more on putting bike lanes in places like arapahoe, and improving the conditions of the streets so that people actually want to ride their bikes on them. Arapahoe is in terrible disrepair (sorry, no, not going to ride my bike on the sidewalk - unfair to pedestrians, and unsafe with cars that do not look when they pull out of shopping centers onto Arapahoe). 55th is a prime example. The city wanted to 'right size' 55th - yet 55th is one of the worst streets to ride on - the road is choppy and in bad shape, there is a major uneven railroad crossing that is dangerous to cross (because it is not flush with the street - I'm always afraid its going to kill my bike), and the street is constantly littered with garbage, debris, and rocks. I avoid 55th at all costs.
- I do not believe there is any realistic way of solving either the housing or affordable housing problem in Boulder without drastic changes to density which the community does not want (probably!). Thus it is imperative to dramatically increase public mass transit to bring workers in and out of the city and for much routine commuting within the city. Employers must help solve these problems.
- I do not feel positive about the planning administration of Boulder. Most of us are bracing for impact of the next change , wondering which one will tip the balance and cause another sale and moving away. I'm not sure what it would take to regain trust of the residents but that would seem to be a priority.
- I do really love Boulder, it is my hometown. I would just like to see more diversity and affordability. I like that we have access of open space and nice parks. Not every town has that.
- I don't know enough about the details of "the plan" to make an intelligent comment, good or bad. I just know that our bureaucratic leaders would do us a real favor if they would simply manage what we have and stop trying to control every little detail of our lives with new regulations and ordinances and instead see how they could reduce government and taxes. A little efficiency would help.
- I don't support the ballot initiative 300: Neighborhood's Right to Vote - I don't think this is a good idea as it can promote "Not in My Neighborhood" that doesn't reflect the greater good of Boulder City/County.
- I dont feel that the plan goes far enough in preservation of boulder as a city with and in nature. The city itself seems to be asking *where* do you want new development, where do you want the new parking lot etc. Admittedly things are a bit pricey in boulder but that cannot be fixed as long as we keep trying to attract google (as an example) to drop a huge office here. I want boulder to stay boulder, not try to develop our way into something else.
- I emphasis the need for affordable housing because the cost of living and housing goes up and wages stay stagnate. I'll quote my Mother who has lived in Boulder since 1965, 'I liked it more when it was just cowboys and hippies.' You can never go back, so I hope we move forward in a positive way and preserve and even bring back some of the magic that has made Boulder great.
- I encourage you to look at the Plan with fresh eyes and see what its intent truly is; this questionnaire frames the discussion to the current City Council. It reminds me of using the "right-sizing" term for the Folsom Street project. Traffic is a huge concern for me and I MUST drive (evil) to do my job.
- I feel that Boulder is becoming too crowded and congested with buildings and traffic, that is why moved to Gunbarrel which is more rural and peaceful. If there must be high-density development, I feel it should be in the heart of Boulder and not in the rural, residential areas such as Twin Lakes.
- i feel what is to be emphasized is the intention to improve livability not financial opportunities for the city or business or certain city leaders. that is what the rest of the country does and i believe we can do it differently.

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- I grew up in Boulder. Now with my aging knees my hiking is very limited. Bicycling is my main activity and I prefer to mountain bike away from cars and commune with nature on trails. As a mountain biker, I feel like a second class citizen with many prejudice against mountain biking. Create more trails close to the city so I don't have to drive to mountain bike. As an older, disabled person it is not fair!
- I had to move to Boulder after the 2013 flood to help my mother. Because I could not find affordable housing, I had to move in with her, although she does not require 24/7 care.
- I have a love/hate relationship with Boulder. I love the natural beauty and the few quirky vestiges of old Boulder that still remain. I can't stand the attitude and arrogance that so many people here seem to have. I find that Boulder's traffic management is at odds with its environmental policies. And I have no expectation of staying when my lease is up because I can't afford to stay.
- I have lived in Boulder all my life (62 years!). Of course I have seen it change incredibly. I love living here but I do not like many of the changes in the last 5-7 years. Have we lost our sense of design? The new buildings are very disappointing. How can we reverse this? I am here to help.
- I have lived in several University Towns in the past, but never in one where the University is so intrusive. The town seriously needs to do something to limit the sprawl of CU. The amount of land they are buying up / building is worrisome, and the increased number os students is just making the overpopulation problems worse.
- I honestly believe that the rule limiting the number of unrelated people living together is unrealistic in today's economy for single people who are getting older and will need care. If seniors and caregivers could live together as an option to expensive all-inclusive elder care places, it would foster care, community, AND cottage industry.
- I hope it remains intact and not subject to the whims of individual neighborhoods.
- I hope the Plan takes growing climate concerns very seriously. I find current automobile congestion and rates of building development quite overwhelming and certainly contradictory to Boulder's reputation as an earth friendly community.
- I hope there can be a good dialogue soon about the values and goals: what do we want Boulder to be? Start with those statements but facilitate people coming together to talk about what the statements mean to them. I don't observe as much dissention as is characterized. Once people inside and outside local government are able to articulate and be excited about this vision we will be better able to work together to achieve it and make trade offs. The City Housing Task Force started right in with solutions which was unfortunate--we can't 'solve' something we don't agree on.
- I hope you make the right decisions and keep Boulder appealing. It used to be a city where one had a sense of community. I see it now as a city of wealthy people interested in their own well-being. I think this Plan is too little, too late. We can no longer afford to live here and after 40 years are sadly leaving. I grieve for the lost opportunity, but grateful for the time spent here.
- I hope you read this!
- I like the idea of this survey, but I'm not confident it will have much weight.
- I live near the BHP Palo Planning project and believe that this development will have a severely negative impact on our community. Despite strong neighborhood opposition, BHP states it will put 44 (!) permanently affordable rental units on a 3.25 acre parcel with only one street (Palo Pkwy) for ingress/exit. The resulting plan will overwhelm our already dense neighborhood. Why not put some of these projects west of Broadway?

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- I lived in Gold Hill for 30 years before moving to Wonderland Hills, there is far more community connections and events in Gold Hill than down in Boulder and I knew that I could always count on my neighbors to help with disasters up there.
- I love our community. However, plans should go forward when data is provided to support some changes. The Folsom bike lane is an example of a plan without data, poorly communicated to the community, pushed through by special interest, and even poorly implemented. As long as we stay away from that again, I think the BVCP could be great.
- I love the last questions - what a great outline for all of us to follow.
- I moved here to get away from the endemic violent crime and air pollution I endured as a child and adolescent living in a violent polluted urban area. I currently have Asthma and PTSD (and a few other things) and am permanently disabled, I do not drive and rely completely on public transportation and walking/biking. I have no interest in living in a city and I will do every thing in my power to prevent Boulder from becoming one.
- I must mention how much I miss the Boulder I knew 50 years ago. I found it absolutely perfect then, but of course it's unrealistic to think it could have stayed the same. I could afford an apartment of my own on Maxwell when making only $1.65 an hour! My husband and I could afford a home with irrigation rights on Linden Ave with just one job. Oh well. But all things considered, without Boulder Comprehensive Plan things would definitely be so much worse.
- I really appreciate this opportunity.
- I really think that the county and city need to work together to expand the city into the area between North Boulder and Gunbarrel. Really well planned developments coupled with available open space and on a bus route (currently the 205 & Bolt). Some facilities for the homeless, addict, criminal population need to be placed in other towns. The people's clinic should be given a building somewhere in that corridor, and yes, I know that building isn't constructed yet, with easy access for people with low incomes and no cars. We need a better library in North Boulder and the staff need to be trained to pick up the phone and dial 911 when the bums OD or cause trouble rather than worry about how to word a letter banishing someone for two weeks. (You can ask the NOBO staff about that one). There is adequate land for a moderate local library just south of that ugly development on the North side of the creek across from the Violet on Broadway development. I shudder to think of what may be shoved up our backsides with the armory development. I think it should be a park. The park area central to the Holiday neighborhood is too small for the number of kids that use it, although since there isn't much movement, the kids are growing and the neighborhood will ultimately stagnate. Several years ago I spoke with the Holiday HOA people and they had tried to purchase the undeveloped lot owned by Habitat for Humanity across from EFAA but HH wouldn't sell. Too bad, more crammed in houses with no driveways, no garages, no yards, no basements. Sheesh

- I support allowing more than 3-4 unrelated people to live in community housing together. I support allowing people to have "tiny house" on their property similar to the laws in Portland, OR. I support an increase in the number of co-housing projects in the city.
- I support incresing building height modestly (one additional story, or two maybe)above 55' in certain areas in exchange for affordable housing and other community benefits. Smart growth, not random market growth. Commercial areas in boulder that are dated strip malls, (ie table mesa, basemar, mohawk) though privately owned could benefit by government policies and incentives (ie financial incentives) to redevelop to encourage mixed use and include affordable housing and other community benefits.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- I support the concept of busing paid for by taxes, either property or sales. It would help reduce the number of cars parking on the streets, reduce the need for parking lots and parking garages, and do a lot to make the city more livable. I would also encourage this planning team to put more emphasis on planning for environmental stress, like too much and too little water. It seems this variability is going to play a greater role in our world, and even locally in our lives.
- I think Boulder has done a wonderful job of keeping boulder beautiful and safe. I have lived here 30 years and have not ever wanted to move out.
- I think it is time to plan the city without the requirement to jointly plan with Boulder County. The county should have their own comp plan with all the other municipalities. OK to coordinate but planning with this requirement is a unnecessary burden. Look to other sustainable building codes instead of LEEDS. Look at the German model of "passive house."
- I think it's important to maintain the small town feel of Boulder, but I do not think we should push away new development. I also think traffic and congestion continues to get worse in Boulder. There are many parts of Boulder that could use some refreshing via development and the city and community should not be so opposed and negative to new development.
- I think policy makers are more interested in attracting and housing newcomers than preserving the quality of life of its current residents who've made Boulder what it is today. While laudable, the ideal of providing housing to everyone is imposible. Likewise as a job center, reducing traffic is extremely difficult. People are too busy for mass transit or riding their bike. There is poor mass transit from Erie, Frederick or Superior. I live in Gunbarrel and work in Louisville and it would take me 1.5 hr by bus and a 1 mile walk. There also needs to be a unified effort to support the plan not undermine it.
- I think the BVCP, in action for about four decades, has provided us with some valuable data about the complexity of creating a community in which we want to live. The things that are good with Boulder could be its downfall; but how we choose to handle Boulder's problems today could be what ultimately makes this city shine. The BVCP's best feature might just be its built-in capacity as an evolving, living document. Hopefully one day our 'Boulder Experiment' known as BVCP will be seen as a model that is both workable and adaptable to other communities struggling with the same human issues of capacity, growth, and quality of life. Thank you for the opportunity to share my opinions.
- I think the Folsom living lab is excellent. People drive way too fast on Folsom and I feel much safer with the new bike lanes now. I bike to work 3 days and drive only 2. I appreciate all the work to make it happen and really hope it stays and that more streets can have separated bike lanes. I don't find there to be any extra drive time at all. And I am on Folsom by car or bike every day.
- I think we should not be so reactionary to the current economic boom in Boulder. This type of increase in growth will level off in time. We spent several years in a deep recession and much of what is happening now is a response to the economic downturn. Growth will find an equilibrium if we just let it happen organically. Any interference will likely have unintended consequences that will negatively impact our community.
- I think you are doing a great job - but graffiti on streets and sidewalks look awful and are unnecessary - they say they are washed away over a short period of time but I still have huge large markings from 3 years ago - offensive. I would suggest asking Excel and city utility companies not to use markers on sidewalks that don't wash away. I have 6 feet of bright blue that has been there for 3 years.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- I think you can try as you might to create affordable housing but if you cannot work on some type of centralized or affordable DAYCARE then you will not get families with lower income levels (or middle class for that matter) to live in Boulder and you will NOT get people taking public transportation or biking. I live in Gunbarrel and work in Boulder (30th & Iris) about 5 miles from where I live. I cannot afford any daycares in Boulder (and we make over $100K/year) or near where I live and end up driving to 17th and Main in Longmont to drop off my children. I would bike or take the bus to work but that is impossible. There is one daycare near my office (Tinyminders North Boulder) but I have been on the wait-list for over 2 years now. That is the only affordable place to take my kids in Boulder. I think Boulder and Gunbarrel should think about having centralized daycares in every neighborhood. I think parents would feel comfortable having their children close to home and where they could walk their children to daycare and then bike or bus to work. A plan like this would encourage more people to use alternative methods to get to work.

- I understand the need for businesses and housing. However, my parents and grandparents have been residents for over 90 years. As a lifelong resident myself, I tire of people moving here and saying "I love Boulder, now let's change it!"
- I want middle class families to be able to afford to live in the city both renting and ownding. I don't want them, or minorities, or people with disabilities priced out. I want higher density and infilling. I want families to live here more than I want only the rich to live here. I want this community to have opportunity for everyone.
- I was active in the BVCP years ago, and that plan has generally served us well throughout the entire county. However, the focus has always been on Boulder, and I'd like to see that focus shift to a web model in which the interplay and interactions between all the communitiews as well as the rural unincorporated areas are fully considered. I lived in the rural county for about 20 years, and often the needs of those who live there were given lip service but no real attention. And the flap about the subdivision paving is just one of those types of issues...we are all in this together, and the sooner/better we think of all of us, the better off we'll all be. I'd also like to see the county abandon use of systemic pesticides...Boulder and the County ag. folks have declared that they'll not use the neonicotinoids, but we also need to get rid of glyphosate (Roundup) and the new glyphosate +2, 4D (ingredient in Agent Orange) that is coming our way. All of the systemics kill insects or plants, they are already found in our water and food chain...and they are dangerous and cumulative in humans. So, perhaps the plan could also say something to encourage the cessation of those pesticides throughout the county --this could go in the environmental protection section(s)

- I was very fortunate to grow up in Boulder and go to school here. I've seen a lot of development over the years, seemingly way more over the last 5-10 years, and I feel like it's out of control. My wife and I moved to Twin Lakes last year to raise a family away from the congestion, and the traffic and noise that came with it, and now we have a 9 month old son. We are extremely concerned about his safety, especially relating to a huge increase in traffic on Twin Lakes Rd if the parcel at 6655 is developed with a high-density housing unit. We feel like the rural residential quality of the Twin Lakes area should be protected and that 6655 Twin Lakes Rd and the two parcels of land across from it should be considered for use as open space or as a park. If there is any development, we strongly feel it should at least be done without increasing the density of the area but rather within the guidelines of the current zoning as rural residential.
- I wish I knew enough to offer more concrete suggestions, and I appreciate being asked for my feedback!

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- I would just like to reiterate that if something isn't done quickly, Boulder will be filled with two types of people: the filthy rich, and students. If you'd like to keep us middle class folks around, something must be done about housing affordability.
- I would like to see better and more geographical representation on the City Council, all City Committees and appointees.
- I would like to see better options for middle class retirees. Such as low maintenance, detached patio homes.

- I would like to see Boulder Plan for rebuilding trails and bike infrastructure after flooding events in a more timely manner. The White Rocks trail has not fully recovered from the 2013 flooding events and we have another bridge out on the trail. With Climate change we only have an increase in these types of events so being prepared financially to maintain the infrastructure is important.
- I would like to see easier ways to get EcoPasses to regular residents of Boulder. If you don't work for a company that provides it or are a student, it is virtually impossible to get. - And, I might add, we still use the bus quite a bit - albeit w/ cash instead of a card.
- I would like to see RTD service available to all residents of Boulder at a reasonable price. Currently reasonable price access to RTD service is only available to those neighborhoods that have Eco Passes. My neighborhood does not, so I do not take the bus except occasionally due to the price.
- I would like to see the city support housing first when it comes to the homeless. And look into where the funding for EFAA actually goes because it seems they have enough to house all of the homeless. Yet they don't seem to help anyone which is why a ton of organizations met to try and work without them.
- I would like to see the property owned by the Lemon's family (east of 55th and south of Baseline) purchased by the City and retained as open space. I would not like to see this land developed in any way. It is great to see large parcels of land in its native state so close to where I live. Thank you.
- I would like to stay involved.
- I would like very much to address the issue of police brutality toward homeless people. I witnessed with my children 2 times in the last 2 years how police officers harassed and beat homeless individuals even on Pearl St. That was appalling. My children and myself were shocked. Our community should somehow restrain police harassment and brutality.
- I would love to have the ability to get an Ecopass. Our neighborhood has a plan, but the rules are so absurd, that we usually can qualify on our block. I think the lack of adequate housing opportunities for the lower and middle classes is the biggest problem facing Boulder. It creates transportation problems, decreases the diversity of our population, and makes Boulder more elitist (in a negative way). Also, good regulations are not enforced, so people ignore them to the detriment of the community overall (for example, not enforcing trash regulations resulting in trash spread all over streets/alleys and attracting bears; and not enforcing bicycle regulations resulting unsafe sidewalks and negative bicycle and car interactions (and I am a cyclist).

- I would love to see more options for start-up businesses in regards to gatherings. Renting facilities for a start-up is challenging. CoWorking spaces help and gatherings is challenging. Would love to see a grant application to cover some of these expenses so new start-ups are connected more without the huge expense of the Chamber, CoWorking Spaces, restaurants and hotels meeting rooms.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- I would love to see though given to something like car shares sprinkled around Boulder, maybe with each neighborhood having a few. I would gladly give up my car if I knew that I could generally count on the availability of a vehicle when I need to retrieve more than I can comfortably carry on a bike and/or when I'm injured/sick. More frequent runs on some of the bus routes would also be very helpful in cold or bad weather. In general though, I've fallen in love with Boulder, want to be here for the long haul, and am generally pleased with how things are at the moment!
- I would urge on BVCP the difficult dual goals of maintaining Boulder as a highly livable community while guiding inevitable growth in ways that preserve green places and avoid 'just another building' commercial spaces. Can there be an exemplary middle way between 'Aspenization' and losing our historical character to zealous growth?
- I'm a Boulder native, and I consider myself a green person and a 'Keep Boulder Weird' person, but I always want more affordability here in whatever way we can manage. It's hard seeing my coworkers making commutes daily into our supposedly green town. Also... These ballot measures this fall make me wonder if we've gone bananas. We need to exist in reality.
- I'm a cyclist and walker…and bus user. The increasing volume of cars decreases the quality of life and I feel less safe getting around. I encourage enforcement of speed limit laws etc. And I think raising fines, and the cost of parking is a good thing. Single-occupancy-cars is bad for all.
- I'm a renter wanting to buy. My number one issue is affordability. The city cannot build its way into affordable housing but needs much more new housing in areas like Lafayette and Louisville with very good traffic connectors to help the commute in. Also, added bus/rail. New housing in these areas will put pressure in Boulder housing prices, the connectors are critical.
- I'm big into sustainable living and while the city has made strides in that direction (dense housing, alternative transportation like right-sizing), little communication about the environmental benefits has been made. Sadly these sorts of goals mean at least some sacrifice in quality of life for many (not having the freedom of driving everywhere, for example), and this loss of quality of life has dominated the conversation with only a nebulous thought given to the benefits. It's not an easy task to ask people to change.

- I'm not sure where this fits into city planning and development, but where I live there are many cyclists and vehicles that must share roads. It's currently dangerous. The most direct bike route from Gunbarrel into Central Boulder is along Jay Rd. and involves an illegal train crossing. I urge you to give this challenge some thought. I used to bike everywhere when I lived in downtown Boulder. Now, I am more inclined to drive. If there was a multi-use path I could take to get around, including to Gunbarrel Town Center, I would bike more!
- If Gunbarrel is an example of Boulder City/County planning it is an epic FAIL!
- If the concept of a head tax is considered, it should be used to make affordable housing - since the increases of commercial demand are part and parcel to the increases in housing prices. The city and county should consider that affordable housing will not be an option unless a revenue source is identified. There should be a commitment to allow people to live where they work!
- If we (the leaders) keep saying we support additional housing, but then continue to allow the voices of a few to dissuade us from approving any development projects (even if it's just because "we" can't imagine living there), we will continue to exacerbate the problems of in-commuting, classism, and elitist group think. We have a community of elites and some very needed, but the middle class is basically gone. Planning for climate, housing, transportation all needs to be done regionally.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- In general Boulder is a great place but becoming too "California" with the expansion of homes into giant, lot eating mansions. How big does a single family home really need to be?
- In the fifteen years I've lived here, I feel the Boulder I was drawn to is being diluted and turned into a 'hipster' city. I preferred the small town feel with less congestion of people and cars.
- Increases in housing density through ADUs being easier to add to owner-occupied housing would benefit Boulder's housing crunch.
- It appears that local businesses are disappearing - these are important. Infrastructure needs are critical - in Gunbarrel. This seems to not be a priority, when we have uneven roads - potholes growing. Development in Gunbarrel is haphazard - building continues and services lack.
- It appears to have been created by too many busy-bodies that think they know what is best for the 'unenlightened masses'.
- It has internal contradictions.
- It is not rocket science: when you increase housing you increase traffic. Get real! Very few people are walking or using a bike 100%, 75 or 50% of the time no matter how nice the sidewalks/bike paths are. The core arteries of Boulder are almost in gridlock on any given day. There is no great law of the universe that says Boulder needs to provide housing for all of the people that want to live here. Boulder needs a reasonable mix of housing types. I've worked in a county social service agency for 25 years. If everyone on the wait list was magically provided a home on 1 day, you would have an equally long list in 2 weeks. This is a Metro problem. Your notion of "high quality design and materials" is laughable. The latest complex at Boulder Junction is nothing but a box. And what happened to setback regulations that provided room for ample landscaping to provide support for air quality. Recent buildings are right up to the sidewalk.
- It must be a difficult task to preserve Boulder's legacy while keeping it affordable and taking in all the feedback from a population with diverse and sometimes strong opinions. Thanks for working on this and I will do all that I can to create our legacy and future with the combined core values that we all have in mind. -Phil
- It should provide specific goals, metrics and timelines for as many of the elements as possible. Although unrelated to the Comp Plan, I also want to comment that many of the questions in this survey appear biased toward a pro-growth agenda and thus are manipulative.
- It would be great if the city and county first concentrated on maintaining the infrastructure that they are responsible for. Examples are the railroad crossing at 55th street and the subdivision paving that we country residents pay for but whose funds are not used for the intended purposes. If they can't maintain what we currently have, how can I trust them to do things right in the future? As for new development, the 30th and pearl buildings are again and example of building design that doesn't follow the wording that is presented in the plan. The buildings are ugly and boring, the north side ones are poorly designed with exposed a/c or heating units on on patios/balconies. Really, they couldn't hide these units better? If this is the design the city signs off on, I dread the new developments.
- It's an ambitious plan but hopefully not driven by City staff - the neighborhoods need to be involved at all levels
- Just in general, I feel there is no easy answers. I am constantly asking, 'where can I move to?' But I still love Boulder due to biking, hiking, dogs, still a little bit of creativity and eclectic feel, but quickly losing a lot of that. We bought last year, some was luck, some was sheer determination. Would I be able to buy again a full market rate condo/house here in future? I highly doubt it. Stuck in condo land forever.
- Keep Boulder Weird (and moving forward. Weirdly.)!
- Keep Boulder, 'Boulder'.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- Keep listening to the people who live in Boulder. Consider having city staff live in Boulder so they are part of the community in which they make decisions or put forth planning. Consider the need for affordable housing through allowing tiny houses and the sharing economy.
- Keep talking with a wide cross-section of city dwellers, not just idealists, about priorities and balance. Keep the changing demographics of the city in mind, too. What I prioritized in my 20's and 30's are not necessarily the same things I prioritize now, for example, or that I will prioritize as I age.
- Keep the character of Boulder intact! We moved here 28 years ago for the quality of life, access to the outdoors, safe environment and opportunities afforded by the proximity to a major research university. Work to preserve these attributes!
- Keep the green space green and stop conventional soil-wasting monocultures; there are plenty of farmers who want to use a little help for transition to land-scape scale agroecology instead of failing slowly the way the great majority of their neighbors already did.
- Keep the middle class in mind. We love living and working in Boulder and would like to stay here.
- keep xcel - the alternative is stupid
- Less is more. Because of City requirements, which the owner of this apartment complex must comply with, our rental rates are going up much faster in the past few years. Making it less and less affordable to stay in Boulder. Your policies add expense to those in the middle, and have driven out young families of average income, making Boulder LESS diverse. Also driving out our student renters, adding to the number of commuters.
- Let's remember the values set forth in the Plan and try to consider these for everyone in Boulder, not just those who own the most property or who have the most commercial interest. This is a highly educated community and our children's future here should be one of the goals of the Plan. Continuing the Bi-Lingual Program in our schools will be vital to helping our Latino population be prepared for higher educational opportunities and jobs. The future of our public schools should be included in the Plan, i.e. with projections of population increases and limited housing, will the current schools become overcrowded? What will be the negative impacts from such a situation?
- Light rail now!
- living in boulder county is a pleasure, superb quality of life. I am disturbed by 'peoples' need /desire for huge houses on postage size lots especially in the city of boulder. All the sf houses in these new developments where i worked (as a civil engineer, retired 10 years) were quickly sold however ...indicating demand.
- Maintain and obtain more open space. Stop new development and breaking ground in new areas. Growth should only come from renovating existing property.
- Make it more enforceable. Ex: Comp Plan says to distribute affordable housing throughout the city, but it's concentrated in NoBo. Make the development impact fee meaningful. Give neighborhoods a bigger voice in land use regulation. Need more condos, suitable for older people to downsize.
- make more effort to support walking in transportation planning make more effort to support development of beautiful and pleasing design elements to buildings. Most new development like Boulder Junction is monolithic and ugly providing an extreme lack of interest. Do not let those projects become the face of Boulder tomorrow.
- Make sure all voices and concerns are heard!
- More citizen input
- More emphasis on arts and culture, and NOT just design and tech innovation.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- More focus on access for drivers commuting in and out of the city as well as within the city. Realize that people need to drive and there is nothing to be gained in making that more difficult. Traffic congestion has increased in past years and needs to be addressed.
- More focus/money on roads! Money towards train crossing at 63rd.
- Most of what I value about life in Boulder (as a 25-year resident) DOES NOT involve its bizarre politics or require redesign and social engineering, which I increasingly see as an effort to CHANGE the city in ways I oppose, and FORCE people to live differently against their will. This is angering me more and more lately, and I'm going to look for ways to stop it.
- Move back to California
- My family and I moved here five years ago from upstate NY. We fell in love with the city because of its surrounding open space, bike paths (which I would like to see further grown throughout and around the city), hiking opportunities, magnificent views north, south, and west, and the open, spacious but lively village-like character of the city, especially, perhaps, resulting from the appeal of the Pearl St. Mall. The open, spacious character of the city itself was particularly compelling. However, the tall, urbanesque new building throughout parts of the city have cast a shadow over our enthusiasm about Boulder. The very character that brought us here and that means so much to so many people is under threat by this new outsized construction and focus on increased density. Job growth and population growth lead to such development and therefore must be carefully limited if the desirable character of Boulder is to be preserved, let alone enhanced. Some growth should and will continue, but it should be at a scale that is faithful to open, quasi-urban aesthetic already established. Finally, I would love to see Boulder's leaders place the highest priority on encouraging the placing of solar 'on every rooftop,' so that our city becomes known nationally and internationally as the one most powered by the sun.
- My husband feels that the city has egregiously ignored certain neighborhood concerns for a long time; to the point where he wants neighborhoods to elect their own City Council members.
- My responses were not well studied - sorry, it is a big project. This survey was a good overview of current landscape, but it is questionable that public has control or understanding of a lot of important issues and can review options. I do think it is better to Have a Plan that reflects lessons of recent past and can adapt to change. Thank you!
- Need to provide standard city services better.
- Neighborhoods as defined are far too large of geographic areas. Our street has ZERO identity with North Broadway - zero. Plan has living zones. Neighborhood needs more definition and clarity. City cannot expect to unit/unify ZONES which are so vast.
- next time send out the correct URL so I don't have to search so much to find the survey
- No
- No
- No
- No
- No concern in it for Boulder's senior citizens, many of whom who have made important contributions to the community, and who are being squeezed out by soaring property taxes, hurried traffic, and influxes of rude younger people.
- No more condos/apts/ high density housing! They are ruining the character of Boulder.
- No more right sizing. Traffic is unbearable all over the city.
- No representation by anyone one & the city desires to control without our voices being heard. City & County officials seem to be communists in their thinking and ways.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- No, thanks for asking
- No, thanks.
- No.
- No.
- No. Boulder is a fabulous place to live and thank you for asking our opinion.
- No. Thank you for the opportunity to participate.
- none
- Nope. Good luck!
- Not about the plan, but some of the side roads are in poor condition with regard to the paving.
- Not sure I am clear on the specifics or the ranking of the priority ranking of the Comprehensive Plan
- Not sure if this is the correct forum, however I feel that the liquor laws in Colorado are too strict and make it very inconvenient to purchase alcohol. Is this something that can be changed at least in Boulder? We should have the convenience of purchasing alcohol at our local king soopers, costco, and safeway stores, and not have to make a special trip to an overpriced liquor store.
- Over the last 50 years residents and leaders have fought to maintain Boulder as a unique and desirable place to live. The preservation of our open space, limits on building height and signage and the continuing development of world-class opportunities for recreation and alternative transportation all are key elements in Boulder's outstanding quality of life. We are now at a crossroads where these values are being threatened by the desire for short-term profit. The comprehensive plan is more important than ever to reinforce these values and chart a course for the future that will allow us to mitigate current and developing interests that seek to rob us of what makes Boulder a special place to live and work. It is my hope that as the plan continues to develop as a living document it's authors will continue to stay true to the plan's core values.
- Parks and recreational spaces are tops on my list. The Valmont bike/dog park is an outstanding example of success. I'd love to see a public or private tennis facility in Boulder with lighted and/or indoor courts. Most importantlly - keep the undeveloped open space around Boulder. Keep the small roads and paths for cycling, don't let us be surrounded by only freeway access.
- People should be able to do with their properties what they want. They should be able to rely on and use the current regulations without "neighborhood stakeholder activists" keeping them from their rights.
- Perpetual growth is unsustainable. To maintain quality of life, or improve it, Boulder should focus on how existing older properties can be renovated under a zero growth plan.
- Planning should be conscious of expansion into designated flood plains - i.e. land should not be developed that would negatively impact existing neighborhoods without extensive study and a comprehensive and effective flood mitigation plan.
- Plant more trees and Gardens versus development. Keep Boulder's uniqueness and dedensify the housing especially low and middle income housing. Support locals and natives to stay and not be pushed out.
- Play a minimalist role. DON'T do social engineering. DON'T try to save the planet from so-called climate disaster. Don't do things that are hard to undo (the Folsom street joke can be undone, fortunately)
- Please advertise the Plan better. Make it accessable to all residents.
- Please be sure to involve the public, not just the county commissioners and city counsel in these important decisions. They have proven themselves to be untrustworthy and to not be the stewards of the people. Please allow the people to make any decision that may affect them.
- Please be very cautious about possibly ratifying zoning variances. Development should benefit the immediate neighborhood AND the city as a whole.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- Please do not stop purchasing Open Space properties. (I realize voters recently approved doing just that; pity, that.) Please continue the outstanding work with bicycle tunnels and other creative means of improving bicycle access throughout Boulder. More bike paths! Link them with others so we build out an outstanding network of paths/trails throughout all of Boulder County.
- Please do your best to keep residents informed of developments in the plan.
- Please don't do anything that will increase traffic along 55th Street south of Arapahoe. Please! It's gotten much worse in the past five years, especially in the past two years since everyone 'discovered' that stretch after traffic was rerouted to 55th with all the construction nearby.
- please don't let Boulder become too big like the Silicon Valley. I moved here from California years ago to live a simpler life and I don't want us to become too dense and filled with traffic.
- Please focus on affordable housing like co ops so that many different types of people can live here in beautiful Boulder!
- please improve the balance of service between in and out of city limits. (ie) road maintenance
- Please limit growth, especially of tall buildings! I'm very worried that growth is destroying, possibly, the very reason that people want to live and move here.
- Please oppose occupancy limits. I know many young -- and senior -- adults who can only live in Boulder by sharing homes with colleagues and friends. They are not all rowdy college students! Co-housing should be encouraged, not prohibited. If noise, vandalism, or trash create problems -- send the police to enforce the existing laws on the books. We need to make Boulder more accessible and affordable to lower-income people (of whatever age) or we will lose the vibrancy that makes our community so special. Don't let Boulder turn into an enclave for grumpy rich people.
- Please over communicate. Living in unincorp. Boulder is wonderful, except when the City makes changes that directly impact us. Having no voice or vote is frustrating.
- Please plan for the people who live in Boulder now rather than those who might come in the future. We bought a house here because we love the small compact city, mountain views, and irreverent culture. One of my greatest fears is that Boulder will grow and lose it's uniqueness and friendliness. Preserving open space, not building more houses and preserving mountain views are all things I will support.
- Police presence for safety (on bikes OK). Ticket motorcycles that have high decibel level. The city and CU are linked. Much of current growth problems are caused by expansion of CU. How does the city coordinate with CU? As long as CU has unlimited growth Boulder has to absorb housing and employment impacts. As CU has grown our area bordering it has been negatively affected. It's the 2-edge sword of being a major college town. The recently hired neighborhood liaison should coordinate with CU instead.
- Provide for single studios; teachers, those who can eventually "move up"
- Re the quality of in my neighborhood: decreased in the last 5 years because of increase in traffic and number of rentals. There are also now a few what I'm sure are illegal kitchens in single-family dwellings now housing renters.
- Recently relocated here. It is wonderfully amazing to live in a place that takes a vested interest in fostering community input when it comes to growth and development. Thank you for this opportunity. Also, more can always be done to exceed environmental standards on building: rainwater collection/reuse, solar paneling, solar water heating, composting...
- Reduce traffic and congestion
- Reducing our ecological footprints is an important goal to maintain. Rallying around "footprints of delight" that leave places better than before can inspire people. Protecting and enhancing biodiversity is a moral imperative in our rapidly fraying biosphere, and it benefits human health and well being too.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- Regarding pedestrian/bike safety. I would like to see pedestrians have a dedicated time slot at traffic lights instead of having to share the pedestrian crossing time with turning traffic.
- Rentals need to be kept up and parking available. Landlords participate in the values that protect quality of life for owners.
- Restore Folsom to its original configuration and do not implement 'Right-sizing' on any additional streets in Boulder. We should strive to separate cars, bikes and walkers by increasing bike paths throughout the city and maintaining/expanding roads.
- See all previous comments and answers
- Seems to be mostly motherhood and essentially ignored
- Selling open space land I paid for?! You expect respect from the tax paying public? Taxes in Boulder is OBSCENE from food-property-bag etc. What's next? Perhaps AIR! School funding is a result of building - our schools don't produce kids who can read this survey. The state is facing 200-500 million dollar short falls! GROWTH is NOT the solution. Spread it out throughout the state! Where there is boom there will be bust. Let us use the open space i.e., camping hunting etc. Most people in this country are sick of the failures of govt.! MOSTn
- Since city gov esp. city council treated our neighborhood very badly during the past spring and summer, I feel very skeptical that the city will aheal (sic) to any promises/plans re existing neighborhood like this one (Valmont/28th). They have shown no concern for well being, noise reduction ect. (sic) And they outright lied to us. We have zero trust in city gov.
- Slow down with all the planning for growth and density, and reduce the Planning Dept.'s size (not hire more). Let people who live here enjoy their lives, and have priority over those who want to live here.
- Slow population growth and commercial growth
- Some large employers like NCAR offer shuttles between locations, and many employees can also work from home. Other Boulder County and City businesses could emulate this.
- STEP BACK AND LOOK AT WHAT IS HAPPENING TO BOULDER AND THE ORIGINAL IMAGE... -- DO YOU LIKE WHAT YOU SEE?
- Stop all of the variances. Live within our current set of building requirements and stop trying to jam certain viewpoints down the throats of citizens.
- Stop the train noise! It's not expensive. It will lower Boulder's carbon footprint allowing people to keep windows open at night. Better health through better sleep!
- Thank you for a great set of questions and outreach!
- Thank you for asking for my input.
- Thank you for conducting the survey. The planning process should prioritize citizen input rather than commercial or developer pressure.
- Thank you for educating and involving citizens in the big, tough questions facing our community. Outreach programs (such as the Planning 101 program offered in the early 2000s) are critical in helping us become engaged community members able to voice our values while still respecting and adapting to others' needs. I am grateful for my incredible neighbors and all of the thoughtful county and city staff I have ever met.
- Thank you for engaging in this important process. Hopefully this helps the City and County make decisions based on the whole region,and not piecemeal.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- Thank you for including me. I am not a city planner (obviously). One of the most challenging aspects of completing the survey and providing my feedback are related to a feeling that actions taken with the intent of meeting Core Values are sometimes contradictory. Additional succinct communication prepared for most of us who have no experience in city planning would be greatly appreciated. Though I did not attend any of the community meetings intended to inform the public about the Comprehensive Plan, and the update, I spent about 10 hours sifting through available on line information in an effort to feel as though I had a very basic understanding of the Plan and issues. It would have been helpful to have summary information to more clearly define specific examples of Boulder Valley's interpretation of how the Core Values should be implemented.
- Thank you for making this City so great!
- Thank you for providing this survey.
- Thank you for soliciting input from the public!
- Thank you for the opportunity to comment.
- Thank you for the opportunity to provide input and for following up. We have small kids, jobs, etc. and can let these important issues fall to the wayside, but we want to be involved and lend our thoughts to this important process. And thank you for what you are doing for Boulder.
- Thank you for the survey.
- Thank you for valuing the input of residents!
- Thank you for what you are doing.
- Thank you for your hard work! Boulder is a wonderful place even with the inevitable changes.
- Thank you for your hard work. All in all there is no better place in the world to live than Boulder (and I have looked!)
- Thanks again for seeking community input. As a fifth generation Boulderite, I truly care about our wonderful city. Thanks.
- Thanks for considering my views...
- Thanks for giving us an opportunity to provide feedback.
- Thanks for the opportunity to be heard.
- Thanks for the opportunity to be involved - I love living in Boulder, and am concerned about the rapid development changes that are currently underway. I am especially concerned about rising prices and the likelihood that Boulder will soon become 'unlivable' due to housing and office space costs.
- Thanks for the opportunity to provide feedback and for all of the work you do to keep Boulder a wonderful place :-)
- Thanks guys, I know you're working hard on it. Hard to keep housing affordable when space is limited and demand is soaring, while being ecologically responsible and providing opportunity for economic growth. I do not envy you your task, but you have my thanks. -J
- Thanks--
- The 25-foot rule is a one-size-fits-all attempt to regulate a terrain that pitches and rolls from one square foot to the next. Worse, the Planning Board applies the rule arbitrarily and capriciously. In light of a much larger and denser population, this particular tenant of The (generally laudable) Plan deserves, if not an overhaul, at least some refinement, esp. in light of the diversity of the residential and commercial properties and improvements in this best of all possible cities.
- The bicycle zealots are out of control. If you want to reduce car usage, provide free bus service that covers ALL of Boulder.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- The biggest problem with Boulder as I see it is lack of affordable housing. In a rush to resolve this, the planning committee seems to have decided that keeping Boulder's character is secondary to building more affordable housing units, without regard for who the city wants to attract. While it will take great effort and compromise, and no shortage of imagination, the planning committee must consider the character of the city and just what the biggest needs are. Additionally, we need to be much more selective in designing attractive units. Even condo/apartment buildings can be imaginatively and attractively designed.
- The bike test on Folsom was a disaster - I did not protest. But I have two ways I use to drive out of my area, Folsom and Iris. Please, don't continue the right-sizing for north Boulder.
- The citizen support levels for each major part of the BVCP should be regularly published so that everyone can understand the level of support for each goal within the community. Moreover, the major parts of the BVCP should be regularly voted on during elections (perhaps as a recurring ballot issue). Only in this fashion will citizens feel that they are empowered in a participatory democracy. The recent example of the 'right sizing' of roads by the combination of the City Council and its Staff clearly warns of the danger of not inviting regular, and frequent, citizen communication and voting, on goals advocated by city activists. To this end, the BVCP needs to be viewed as a citizen endorsed plan, not a plan imposed on its citizens by full time staffers or activists.
- The city is made up of several parts. Any community planning should be coordinated with the University of Colorado, the School District, the County (which has facilities within the city limits), RTD, and the historic preservation advocates. While neighborhoods should be pleasant places to live, we need to remember that Bouldler is a complete city, not a mass of amorphous independent states.
- The city is not able to do everything for everyone. Boulder seems to move on to new projects (Excel) when it does not meet its obligations to residents under rules in effect.
- The city needs to focus first on local services! 2) Instead of hiring "neighborhood liaison" people for big bucks (or spending $ on "right-sizing") hire a couple more people to answer the phone in the cit's utility billing department. I waited on hold for 8 minutes and then got hung up on - again and again! I repeated this 7 times before a person answered. 3) Elect City Council members from districts, instead of at large!
- The city needs to increase athletic facilities including considering building a track and cross country course, additional pools, and playing fields.
- The county refuses to use our property taxes to maintain roads they took responsibility for in the 1960s and 1970s. The roads are starting to fall apart and pothole repair only goes so far. This is an example of poor very poor county governance. I also believe that having an equal representation of city and county residents on the county commissioner board is necessary for improved decision making.
- The Folsom bike lane is a disaster. Did anyone study the potential impacts before it was built? Traffic congestion is a major problem in the city. Making it worse to encourage bike commuting is frankly stupid. And I am an avid cyclist.
- The goals look good on paper, but don't seem to really be used as many decisions on growth seems to have ignored these goals. If this plan is supposed to reflect what the community wants, then the city needs to respect the wishes of the residents and not the developers (including the County Housing Authority).
- The homeless are an ongoing problem. Sure, it isn't politically correct to want them off our streets but it reached a point where I couldn't even take my daughter OR my elderly mother to the downtown library any more because of the homeless camped out there - sleeping in the back stacks with their pants open - bathing and washing filthy clothes in the bathrooms - falling asleep and urinating on the chairs - disgusting!! Library personnel wouldn't do a thing about it when I complained. I used to support the library, but no more. Create a day care center for them way up north or far east.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- The homeless or people asking for money on streets has increased it seems - also, the variety of people asking. I would like education on Boulder services - like many, I look away/feel guilt - I would like to give to the right local orgs who help thse people and not give directly as I always fear it doesn't always work well

- The idea that this city can handle more jobs, more large apartment and condominium buildings is ridiculous. It has reached the point of being impossible to get anywhere between 8-10 AM and 4-6 PM. Imagine needing to get to a hospital during those hours. Stop building apartments and housing! The air was clean for 20+ years. Now we have smog over the city again, from all the traffic.
- The level of investment in neighborhoods varies dramatically in Boulder. I understand why people supported prop 300/301. I do not feel that my interests are represented in the Boulder. Our parks in South Boulder are not as good. Our roads are a mess. The comprehensive plans needs to be comprehensive and not just focused on UniHill, Downtown and North Boulder.
- The majority of the houses in my neighborhood are vintage 1960's and need to be remodeled as the original owners change (turnover). Most people recognize that houses are expensive in Boulder but they chose to live in an old house in need of updating instead of paying the same amount to live in a brand new 5,000SF house further east and having to commute and not have access to open space, live in a vibrant community, etc. Remodeling of single family houses within these neighborhoods should be ENCOURAGED not discouraged. My 1960's house has minimal insulation, what is wrong with remodeling it and improving it's energy consumption needless to say having something that is better to look at that is more aesthetically appealing for the neighborhood? Love the idea of surrounding this beautiful city with open space and the fact that it is recognized that preservation of that open space is a key requirement is fantastic. Infill development and replacement of old dilapidated buildings is a good thing as we move through time. It is a wealthy area and there is no reason the real estate development should not reflect that investment. Not every building is going to look the same or be made with marble floors.
- The plan generally sounds good on paper, but most of its values seem to be ignored, especially in the last 10 years. We would like to see city or county-wide bus passes. We would like more restrictions on scrape offs and size of new housing.
- The plan has to speak to the needs of the whole community. Malcolm Cowles talks about the divisiveness of the Livable Boulder initiatives. The City Council has already created divisiveness by emphasizing the interests of the developers and higher-income residents.
- The planners should recognize and ACKNOWLEDGE that they have opposing requirement. Do not say that you require open space and all new construction must meet higher building requirements than neighboring counties AND that you can achieve low cost housing (comparable to neighboring counties). It can not be done.
- The property tax rate is too low; allowing more housing will lead to more affordable housing (a good thing); more affordable housing will lead to more diversity (a good thing)
- The traffic in Boulder is awful. It is the numer one reason we are considering a move. I am a professor and my husband is a design and fab shop owner. We are very disappointed in the cheap, ugly condos being built with no public transit (light rail) being considered.
- The traffic lights at 28th and Arapahoe are not timed properly. There's almost always a backup on 28th northbound and rarely if ever one on Arapahoe in either direction.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- The University is given too much leeway in their impact on our community. They overcrowd the city with cars and have open parking areas that are too expensive for students. The city should stop subsidizing these sorts of activities and require the university to create more accessible/affordable parking. They are, after all, nothing but a giant corporation and should be held to higher standards.
- There is more concern over tax revenue than quality of life
- This city is one of the leaders in the nation on sustainable living practices. Lets be the best leader possible so that others in this country, and possibly the world, will do the same.
- This is a well written and complete survey.
- This is not a role of government
- This Plan is extraordinarily and flagrantly biased. Recreation is clearly one of the 5 most important values, modalities, or activities in this community, yet the word or concept is not mentioned nor addressed in this Plan. You should be ashamed of this very unprofessional bias.
- This Plan is laying our our core values (the reason why we chose to live here). I believe if we want to reach these goals that we have to continue to do what we think is right for our community and environment. We will offend people, we will piss them off, jobs will be sacrificed but for the overall health of the community/environment, I am willing to do my fair share. Continue to do the right thing even if unpopular.
- This wealthy community has some of the worst roads in the country, needs vast improvement towards longer life road surfaces. Would like to see free bus rides within city core (28th/Iris to 9th/Canyon) to promote less driving and parking problems. Police need to stop hidden speed traps just to raise revenue.
- Too idealistic; seems little attention given to working families with children.
- Too much traffic and congestion
- Traffic is a mess. Eventual development of CU south campus is a concern.
- Traffic is getting worse - "downsizing" does not help
- Try having an 'out of the box' approach to the goals instead of the same old tired 1950's development with more cars , more pollution, more noise,...more of all the things that do not add to the quality of life.
- Try to be conizant about the over all impression visitors have when they see all those street bums. It makes people discusted and frightened to go by these "down and outers." Do not we have "no loitering" laws in place? Please continue to limit how many pot stores you allow in Boulder. Please create stronger fines for people who do not leash their dogs in parks and public spaces.
- Unless Boulder gets rid of open space (love open space) we have to accept we have limited options concerning available land, water and have air pollution concerns. Few land areas available, increased density not an option.
- Way too much affordable housing has been put in north Boulder
- We are doing a great job of providing affordable housing for the rich, and a decent job of providing housing for the poor. The middle-class is being squeezed out! Do more landscaping and tree planting. Keep improving public transportation.
- We are skeptical and fearful of Comp Plan because of things hidden in previous ones - like subdivision roads. I have read the 1995 plan, and it does not really indicate change. Be open!
- We can't have everything and a vital economy is the most important feature to a healthy community. Our job growth has outpaced our housing units and we need to adjust. We need to get serious about this. When the growth management plan was adopted traffic flowed the other way. The tables have turned and Boulder needs to revise its plan.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- We don't think the city should be hosting block parties or handing out money to individuals for their personal agendas or pet projects that the individuals failed to fund through the the open market or scientific/philanthropic sources. The City council should be sticking to providing basic city services in an excellent manner.
- We have a zero growth county with a planning department that seeks to shut down growth. Why do we spend money on their update? The city needs to take responsibility for it footprint regionally and acknowledge it has contributed to tremendous impact. Rezone commercial industrial areas to residential and reerse it residential downsizing done a few years ago.
- We moved to Boulder because of its unique relaxed atmosphere. I support limited growth and keeping maximum heights of buildings low. We enjoy Boulder's focus on open space, NOT increased population/businesses.
- We need more diversity. Boulder has a reputation that is deserved of being white and wealthy. It's a common problem with university towns of this sort, but we would do well to try to address this.
- We need to uphold the fracking ban in Boulder County and strengthen environmental laws to protect our unique town. We need to purchase and preserve MUCH more open space as a buffer to sprawl. We need to put more recycle & compost bins around town and at ALL trailheads. We need to build more hiking and mountain biking trails in the foothills. We need to take better care of the trails we already have (surface upkeep, fixing erosion, trash collection, invasive plant removal etc.) We need to promote and incentive recycling, energy efficiency, carpooling and renewable power in commercial and residential Boulder County. We need stricter building codes to promote green building. We need to make all residential and commercial trash bins in the county bear resistant. We need more incentives for local organic farms. We need to get FasTracks or some other rail line from Fort Collins to Boulder/Longmont to Denver to the airport to Colorado Springs.
- We really want a biodynamic/organic neighborhood. We feel the US is lagging behind compared to northern and western Europe.
- We should be thinking about building a North Boulder High school now. Our elementary schools are overcrowded, if we don't provide a high school then they will all need to be driven to Boulder High or Fairview. More traffic and unnecessary driving.
- We would like a rooftop restaurant or microbrewery in the Table Mesa shopping center, please. We feel that wildfire mitigation and preparedness should be stressed as a priority.
- What makes Boulder so special is its mountain parks/open space. Preserving that feature should trump most other issues - loss of that will impact quality of life here and desire to be here.
- what's with CU and their development south of boulder creek and W of foothills parkway? Fo years they say even tiptoeing of the trail brings environmental degradation,, then they rip it all up for giant new buildings. Have we no control?
- Whatever you do, keep Boulder weird. We have some very unique characteristics in our community -- and the generic modernization of multi-use developments strips us of our personality making us just another LoDo or Austin (which has greatly lost its character).
- When I moved to Boulder 15 years ago I thought I had found my Utopia: a beautiful, liberal city with a small town feel and plenty of access to the outdoors. Over the last 5 years specifically, I hve noticed a significant change in the friendliness, personal responsibility and generally relaxed lifestyle I fell in love with. I foresee Boulder moving, on its current trajectory, toward a culture of extreme wealth, excessive work hours, and general overall levels of stress, much like San Francisco has become. I still love Boulder, but am hoping this trajectory levels out soon, or even diminishes.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- When the Plan is finalized be sure to provide extensive written communication of the revised plan to all members of the community, especially to allproperty owners. Use mail, not computer for this communication.
- Whenever I have had a "neighborhood question," it can be very difficult to find the appropriate person or department to answer concersn. EX: it took months and 7-8 calls/meetings with people to get info/help about a problematic non-profit home in our neighborhood.
- Where is our light rail access to DIA? And, I'd like cheaper access from Table Mesa park/ride to DIA. Costs are prohibitive. It's cheaper and more convenient to drive. We are taxed to create the RTD system; but, the fees makes its use expensive (I realize that RTD is separate in some ways. But, easier bus access seems urgent as a matter of public/civic policy.)
- While encouraging transportation other than cars is OK,I think Boulder is doing itself a disservice by not planning adequately for cars. Residents still need cars. For example, since Boulder restricts the size of retail stores it is often necessary to go out of town for shopping in larger stores with more selection. Also, older residents (a fast growing segment of the population) cannot walk or bike everywhere. I go downtown very rarely because I can't find a parking space. That means I take my business out of town.
- While I do like the plan if we don't improve affordable housing Boulder will become even more price prohibitive than it already is, this really needs to be a priority. More neighborhoods like what was done with the mobile home park by 7-11 on Folsom/Balsam and the transportation center. Mobile homes really need to be removed from flood plains and vulnerable areas as those who live in those homes do tend to be fiscally vulnerable as well, and it seems unkind to put them further at risk.
- Why not a 10 year instead of a 5 year plan. sometimes feel a glossary/thesaurus/dictionary is necessary to fully understand what is being written. for example: repair vs maintenance, and what does the city mean by a 'town center' in the Gunbarrel area?
- Work closely with the University of Colorado on development of South Campus.
- Would be nice if someone/anyone paid attention to the inhabitants of unincorporated Boulder county.
- Would like to see train!
- Would love to see better transit north of Iris on 28th. Another community-owned (non-RTD) bus serving north Boulder. Community-wide Eco-Pass. A city-owned "general store" on or near the Pearl Street Mall so we don't have to go to 28th Street for practical shopping. ReSource, CHaRM and Art Parts are also terrific. Would love to see movies downtown again, though the Boedecker is terrific too.
- Yes, your initial list of 9 values was wrong because it left out probably the most important thing on most peoples minds: 'Limiting the size of Boulder so tens of thousands of residents who have their hear and soul to the place don't lose the community they love' You unfortunately front end loaded the survey with too many push questions about housing and welcoming the world to Boulder and not enough Al Bartlett style questions about keeping Boulder at its estimated carrying capacity of 100,000.
- You are doing a good job on something that is critical to our community! keep up the good work and don't let the desires of the few (and the voices of the few) drag you down or drive the agenda.
- You can tell how much the city doesn't even think about diversity because it isn't listed as part of questions ["Like" and "Dislike" about neighborhood]
- You guys are doing a good job
- Your idea of a "livable" Boulder is crazy - why don't you just be honest and refer to your plan as a way to "survive" Boulder. It's overcrowded now. I try to avoid going into town now - you're probably plased to hear that's one less car on the streets. Quality of life has plummeted in the last 10 years.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.27: Where do you work? (OTHER)

- Aurora
- Aurora
- Aurora
- brighton
- California
- centennial
- Cheyenne
- Commerce City
- entire state of Colorado, but mostly in northern front range
- Erie
- Frederick
- Golden
- Home and travel
- In my home
- Lafayette/DIA/South Denver
- Local as well as international (consultant)
- Mobile
- Nederland
- One of use works in Broomfield the other out of our home
- self
- self employed
- Sometimes at home instead of my office, sometimes at employer's
- Travel
- Travel to clients
- various
- Virtual
- Westminster
- Westminster
- Work from home for a company in NC.

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.28: Do you ever work at your home? (OTHER)

- I am self employed and have an office downtown, also work from home
- I have a work from home option, but usually at work
- I have an office in Boulder and also work from an office in my home.
- I rarely work at home, but have the ability to if needed. My husband's business is out of our home.
- I very rarely work at home. I generally work at my employer's location.
- My regular job is not at home, but I'm trying to startup my own business from my house.
- occasionally at home
- Office at home. Shop is just North of town
- Primarily at employers location, but occasionally from home.
- rarely
- Self employed
- self-employed
- Snowdays & as needed from home, but at employers location most of the time.
- Yes and our business also operates out of rented lab space in north Boulder
- Yes, but 95% is on the road
- Yes, but only a little.
- Yes, I work part time for our home business
- Yes, office work at home on occasion.
- Yes, rarely.

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.30: Please check the one box that most closely describes the type of housing unit you live in. (OTHER)

- 1 BR apt., unattached
- A mother in law house
- An apartment connected to a single-family home
- An apartment in a duplex
- Apartment-style condos
- Co op
- Detached Condo
- Duplex
- Single family home with a mother-in-law apt. on the second floor that only a relative or co-owner can live in.
- triplex

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.31: Do you own or rent your residence? (If you own a mobile home but pay a lot fee, then you own your residence) (OTHER)

- Family owns
- I own my trailer but must rent my space.
- Just bought an affordable condo in North Boulder
- live with relative
- Own with monthly payments
- owned by my mom

Source: RRC Associates

2015 BVCP Random Sample Survey
Open-Ended Comments

Q.36: Which best describes your race? (OTHER)

- caucasian
- I find this question racist--to make it not so, please add the phrase 'or ethnicity.'
- Latina
- Latino
- latino hispanic
- mixed race
- My father was a registered Chippewa but I am not a registered member.
- Native American/ white
- prefer not to answer
- should not matter
- U.S. citizen
- White is not a race, I'm caucasion

2015 BVCP Open Link Survey
Open-Ended Comments
Cover Page: Listing of Comment Questions and Number of Comments Received

# Comments	Question
47	Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?
295	Q.5: Are any of the core values in the above list no longer important, or in need of clarification/modification? (If yes, write in letters corresponding to the values, along with any comments you might have. If not, leave blank.)
155	Q.6 1st Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:
102	Q.6 2nd Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:
68	Q.6 3rd Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:
11	Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? (OTHER)
304	Q.7: Which of the following statements best reflects your views about recent trends of growth and change in the community? Any comments on your response?
25	Q.8a: Which of the following statements best represents your preference regarding the future growth of jobs in the Boulder Valley? (OTHER)
40	Q.8b: Which of the following statements best represents your preference regarding the future growth of housing in the Boulder Valley? (OTHER)
60	Q.9: Which of the following best reflects your views regarding the rate of housing unit growth? (OTHER)
47	Q.10: Which of the following best reflects your view about the rate of new commercial growth? (OTHER)
23	Q.11: Which of the following best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads? (OTHER)
148	Q.11: Which of the following best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads? Any comments on your response?
50	Q.12: Which locations should the city emphasize for planning for redevelopment and future mixed use concentrated activity? (OTHER)
80	Q.13 1st Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:
41	Q.13 2nd Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:
30	Q.13 3rd Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:
112	Q.13: What additional examples of "community benefit" not listed above do you believe are important?
18	Q.14: Which of the following best represents your opinion regarding the height of new buildings in the City of Boulder? (OTHER)
118	Q.14: Which of the following best represents your opinion regarding the height of new buildings in the City of Boulder? Any comments on your response?

2015 BVCP Open Link Survey
Open-Ended Comments
Cover Page: Listing of Comment Questions and Number of Comments Received

# Comments	Question
298	Q.16: Which neighborhood do you live in?
53	Q.18: What do you like MOST about your neighborhood (or the area where you live) that should be preserved or protected? (OTHER)
109	Q.19: What do you like LEAST about your neighborhood (or the area where you live) that you would most like to improve? (OTHER)
248	Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?
67	Q.21: The city is revitalizing its neighborhood outreach and programs with the new role of a neighborhood liaison What neighborhood programs, improvements, or outreach services would you like to see emphasized by the city? (OTHER)
191	Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?
37	Q,27: Where do you work? (OTHER)
19	Q.28: Do you ever work at your home? (OTHER)
12	Q.30: Please check the one box that most closely describes the type of housing unit you live in. (OTHER)
3	Q.31: Do you own or rent your residence? (If you own a mobile home but pay a lot fee, then you own your residence) (OTHER)
11	Q.36: Which best describes your race? (OTHER)

2015 BVCP Open Link Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- 1% a year is adequate. However, I am opposed to office space and banks on the first floor or buildings in high pedestrian areas downtown on the Hill, etc.
- Again, commerical growth that is required to abide by community values of sustainable building and maintaining the character of neighborhoods. Look at the Ft. Collins model! They've reduced urban sprawl while increasing the economic and cultural vibrancy and rigor of the community.
- Again, smart growth matters. We need business mixed with housing. No strip malls, no remote business parks. Build places to work within walking distance of places to live.
- All commercial growth should provide some form public benefits, if it doesn't, it should be limited. Upper stories below market rate rentals, convenience centers, etc.
- allow different commercial growth. our hotel / meeting space sucks and we don't need another office condo with a coffee shop. we need a theater down town, a meeting space and a second center
- Allow managed growth
- attract solid commercial jobs that have housing benefits as noted above
- Because we have had recessions, we should be aware of the potential for overbuilding. I wouldn't call it limiting group so much as I would be concerned about empty buildings if the economy goes south.
- city needs to stop commercial growth
- Commercial Growth should be inextricably tied to residential growth and remain within the character of the type of City that is identified by the goals of the BVCP
- Development for regular people. Big new Google expansions are not for regular people.
- empty store fronts and boarded windows are beutiful
- Encourage moderate growth of businesses
- I think mostly the top option, but I do have concerns about so much tech growth.
- I want to say not managing it, but I want to limit the number of people daily driving to Boulder to work
- I'm fine either way as long as more parking is available
- If housing availability can't keep up with jobs, maybe there should be some limit on commercial development.
- Increase commercial growth by allowing new commercial retail, industrial and hospitality, struactures to replace old, 1-story structures with new structure max 3 stories.
- It is difficult to regulate housing stock but not commercial, creating a larger pressure on in-commuting during growth periods, such as we currently have. However, strict regulations on commercial growth have other negative unintended consequences.
- Let the market handle this.
- Like Aspen, the city should encourage/require new commercial entities to hire locally whenever possible.
- Limit commercial growth and also exert more control over the style of commercial development
- Limit commercial growth based on environmental restrictions (e.g. require solar panels)
- limit only through land use
- Limits to commercial growth are unnecessary and send a bizarre message to potential new businesses. Land use is better tool to manage growth rather than a growth management system.
- Manage a way for middle class Income full time working residents to affordable live and thrive in BC
- Quality not rate is what's important. We should be selective about the type of commercial growth we allow. More of some kinds is fine. More of others is not.
- Rezone to housing and then let the market figure it out
- See above.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.4: Are there any additional core values not included in the above list that you think should be emphasized by the Plan?

- Simply make good decisions about growth. Don't change the character of semi-rural areas by approving development -- whether by private developers or by the city/county -- on open fields that add considerably to the joy of living in this area.
- SLOW growth
- Some 'commercial' used are less impactful than others, especially with regard to congestion and walkability
- stabilize jobs/housing balance
- The city needs a system to monitor growth, and limit/slow as needed
- The city needs to implement an affordable rent system for local, small businesses .
- the city should have a role in this process and a plan. market conditions alone will not lead to the best outcomes and will change the character of boulder
- The city should monitor commercial growth in case of imbalance
- The city should stop commercial/jobs growth; it IS the city's responsibility because of our community's goals for clean air and water and against global warming.
- The city should transform some areas slated for commercial development into residential development or make them parks.
- The ity should encourage new businesses and startups. Large commerical growth should not occur in city centers, rather be encouraged in the industiral complexes that seem to have a lot of vacancies. MIxed use of these areas could be explored.
- The public needs a better understanding of linkage fees and how commercial development can integrate with present and future housing goals. We also need better urban planning and design, as too many commercial developments play out to the same maximized interpretation of code and regulation which misses the 'innovation' goal attributed in the Comp Plan.
- They operative key phrase 'so long as any new commercial development meets zoning and regulations. These need to be taken more seriouely and mointored more carefully.
- Too much density will limit our quality of life
- We don't need to explicitly limit job commercial growth, but carefully consider what kind of growth we want. We might consider changing zoning and land-use regulations to favor new housing, but otherwise let market forces work.
- We have more than enough commercial growth!!!
- We must reach an equilibrium. We cannot grow indefinitely.
- Why does the city have plans for potential growth in commercial and employment since it does not manage commercial growth? Limit commercial growth , whatever is driving the recent cheap and ugly development needs to be managed.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.5: Are any of the core values in the above list no longer important, or in need of clarification/modification?

Value

a. ***A compact community surrounded by preserved open space***
b. *A community that practices **environmental** stewardship and **climate** action*
c. *A place with a unique **identity and sense of place,** with great **neighborhoods** and **public spaces***
d. *A **welcoming** and **inclusive** community, with a culture of **creativity** and **innovation***
e. *A **healthy** community where people's well-being is supported*
f. *A vibrant **economy** based on Boulder's quality of life and economic strengths*
g. *A diversity of **housing** types and price ranges*
h. *An all-mode **transportation** system to make getting around (with or without a car) easy and accessible to everyone*
i. *Strong **city and county** cooperation to carry out the Plan*

Value	Comment
	A community that supports and encourages cultural and income diversity.
	all are good
	All super, in theory....
	I can't read that list
	I strongly disagree with the idea that Boulder should be striving for new urbanism values and thus feel the word compact should not be the first word in the values.
	See above
	Too much housing density will eliminate our quality of life.
a	'Compact' should not mean intense urbanization, but rather avoidance of sprawl
a	"Compact" can become "over density" which destroys "qualiity of life"
a	A compact city.....communities perhaps...adding urban design as a value....
a	A compact community need not raise height limits
a	A compact community with preserved open space on its western edge
a	a compact, dense and urban community surrounded by preserved open space.
a	add 'agriculture' for cultivating food as a primary aspect of open space
a	City leaders seem to think that "compact" can mean the new urbanism with too many exemptions with height restrictions and too many buy-outs of affordable housing for building projects
a	Clarify 'compact' and 'surrounded by' in relationship to the existing City bounds. Implies that we should 'limit' growth of the city to preserve County 'open space'.
a	Clarify compact-
a	Compact community Gunbarrel does not want a 'compact' community. What type of value a community where there is high density in a small area with not enough resources for so many people?
a	compact means growing within a confined space. i do not appreciate luring more jobs to boulder. or luring out of towers to jobs in town. we need to use local residents for as many jobs as possible.
a	Continue to ban drones on open space and encourage the U.S. Forest Service to ban them, too.
a	define 'compact community'
a	Define 'compact'. Is that high density!?
a	Development of open space to low income housing.
a	don't develop Twin Lakes
a	How dense is 'compact'? Was the vote against 300 an endorsement of severe increase in density? I don't believe so, it was based more on the flaws of 300.

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Open-Ended Comments

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Value	Comment
a	How much more compact can Boulder get before it crosses the line of diminished quality of life? I would say, after living here for 27 years, we are toeing that line right now.
a	I disagree with this. You cannont abandon the non-city parts of the community. Your transportation policies are a joke.
a	I do not understand the use of the word 'compact' - that suggests exclusion and insular.
a	I do not want to live in a "compact" community and I do not want diverse housing. We have other communities outside of the Boulder city limits to provide "diverse" pricing.
a	I don't want a dense, compact community
a	I don't want to see a 'compact community if that means large dense buildings that go higher than the zoning and also aren't set back from the streets.
a	In light of the fact that Boulder county Housing Authority is considering taking land that has been Open Space(i.e. Twin Lakes Rd) and converting it to medium to high density housing, I feel that this need clarification.
a	include the need to keep intact the vertical open space by limiting to 35 ANY construction.
a	It also feels like we are not doing as much as we could with open space, with the new Twin Lakes development trying to re-zone from single family units to high-density.
a	It feels like we are deviating from 'a compact community' with all the new construction, some of which is multi-level.
a	It is time to define 'compact' - we might not all agree on that definition and we should have a strict growth rate that we follow. Yes, open space is sacred.
a	Making low density housing in Boulder frozen in time.
a	My concern about the 'density' goal is that it brings with it a lot of vehicles. I know the response is 'well, we will push for more public transportation.' The problem with that is there are limits to public transportation. A family that needs to get to the grocery store or kids to sports after school, likely needs to drive to do it.
a	Need to address wildlife corridors and connections to Open Space better. A ring of open space without adequate connections can do more harm than good.
a	Not just 'preserved open space' but open space available for active uses like biking, running, horseback riding, and open to dogs and their gaurdians
a	Open space must include the vertical dimension. We might even consider, as a city, purchasing development rights above certain building heights, if necessary to preserve our viewsheds.
a	Open space should emphasize bother recreation and conservation values.
a	Open space, yes; compact community, no. Too many people in Boulder.

Source: RRC Associates

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Value	Comment
a	Preserved should be better defined, perhaps replaced with protected. More public access is needed to reduce vehicle trips to other open areas
a	Sounds like the plan is for Boulder to build out like Austin.
a	That sounds like a closed community, where's room for growth in housing, especially affordable housing?
a	The affordable housing plan for Twin Lakes Road totally goes against this core value.
a	the community is landlocked, thus compact, that does not correlate to high density
a	The compact community goal needs to have limits - not losing the sense of place with high buildings and walls of tightly packed buildings; not crowding so many people into the compact community that quality of life is drastically impacted for the current residents.
a	The concept of 'preserved' open space needs to recognize that the open space is the only home for flora and fauna, and that any recreational access needs to protect flora and fauna.
a	the statement ought to include something about connectivity - both for human use(recreation) and wildlife - open space does not have to an 'other' to community or a buffer; it should function as PART of the community
a	There is plenty of open space surrounding the City of Boulder. Boulder County does not need to continue purchasing additional open space. We are surrounded.
a	This has already been accomplished beyond the level that was needed.
a	this has already been achieved and is basically non-reversible
a	This is not what I want for Boulder. I read this has high-density, over-crowded living with most of the people driving in from other cities to work or go to school.
a	Use of the word 'preserved' implies to me that it is not to be used by humans. I think human use of our open is vital to our community and I would clarify this value accordingly.
a	What do we mean by compact? How are we engaged with our Open Space? Could some Open Space serve other needs?
a	What do we really mean by compact? Isolated, or dense? The city doesn't seem particularly 'compact; to me as it is, with large suburban areas, and few walkable centers & corridors.
a	What does a compact community mean? More density?
a	What is 'compact?' Does this term refer to density? There is a big difference between dense and small.
a	What is a compact community mean? Few people or density with more people?

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Value	Comment
a	When is 'compact' too compact? How far reaching should the 'compact-ness' be? (Downtown Boulder, 29th street area?) 'Compactness' should not be forced on out-lying areas, such as Gunbarrel.
a	Why, with the Twin Lakes area which is already a compact communitie with an existing open space area for both wild life (owls (a mating pair for 27 years) and the red tailed Hawks) and the people that use that space be considered for more density and lose of that space?
a , g	'Compact' has become stifling. Open the reserve area N of Jay.
a-i	The County's needs should NOT be dominated by the City.
a, d, g, h	These have become Trojan Horses for interests with an agenda to increase population and density, e.g., out of state developers and speculators, and those who want to make our home into something it is not in order to achieve their ideal demographics and public transportation system. The plan should serve EXISTING residents and businesses, NOT outsiders!
a,g	I do not want to live in a 'compact' community and I do not want diverse housing. We have other communities outside of the Boulder city limits to provide 'diverse' pricing.
b	'Climate action' sounds like a very vague term begging to be abused by the powers that be in government
b	A community that practices sustainable development, environmental stewardship and climate action.
b	A ridiculous priority.
b	additional business and expanding population limits and diminishes environmental stewardship and climate action effectiveness
b	Another waste of time and money for our city and county.
b	Any action by a city this small does not impact global climate
b	b. should add after climate action- to reduce our greenhouse gas emissions.
b	climate action is not needed or viable on a local level
b	environmental stewardship means improving not forcing a waste of funds to the antiquated municipal model for electricity.
b	Get rid of municipalization and spend the millions on rooftop solar
b	Goal to broad and open to interpretation
b	In cooperation with existing networks (i.e.Excel)
b	Needs clarification - what does practicing climate action look like?
b	not a local issue

Source: RRC Associates

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Value	Comment
b	sounds like political BS in my opinion
b	This is counter to the over development of the last few years. How to combat climate change when you have built a city based on car commuting.
b	We need to clarify that environmental stewardship means that we cannot continue to become obese (not even compactly obese) as a city. When we raze a one story building and build a four story building we are throwing away the embodied energy in the original building, disrupting the community with construction activity for years sometimes, increasing the in migration pressure, and forcing up property values. All of these contradict a goal of environmental stewardship.
b	yes, we need to more accurately account for our greenhouse emissions starting immediately, and including consumption used in construction
b,c,	As compact becomes dense in providing low cost housing and big buildings (see old Daily Camera spot), there is a loss of a unique identity, and neighborhoods and public spaces lose uniqueness and value.
,c, d, f,	All of those 'core values' are great if you are a trustfunder with nothing better to do. You folks don't get out to see the rest of the real world, do you?
b , g	propose green requirements for new home construction will increase construction costs to an unreasonable level
c	"unique" should also be in bold to emphasize that characteristic
c	A place with a unique urban identity and sense of place, with great neighborhoods, excellent employment opportunities and both urban and rural public spaces
c	Add recognition that identity and a unique sense of place includes preservation of our built environment
c	Boulder is becoming gentrified and is very homogenized
c	Boulder's uniques idenity is being replaced with sameness, bland housing, box stores and franchises.
c	C needs clarification and/or modification. I live in a great neighborhood with a unique identity and sense of place in Gunbarrel, Red a fox Hills. This will be destroyed if the County proceeds with inserting high-density housing in the center of our rural neighborhood. It will also violate core value 'B', as well as 'C'.
c	define 'great' neighborhoods. I believe my suggested (j) does so.
c	great existing neighborhoods whose residents need to be consulted and respected when making decisions about public spaces, density of planned neighborhoods, etc.

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	Value	Comment
◆	c	Great neighborhoods is very vague. One plan for the whole city means no neighborhood gets to gain / build character.
◆	c	how are 'great neighborhoods' defined?
◆	c	I think our community needs to have more vision/dialogue on what sense of place means to all.
◆	c	Instead of 'great' neighborhoods, it should be 'diverse set of neighborhoods..'
◆	c	Let's start affordable housing for artists programs like Loveland does.
◆	c	No one will go to the public spaces because they are overrun with transients
◆	c	Public spaces must mean more than open space if we're going to become a city that has neighborhoods.
◆	c	support neighborhoods in controlling their own future
◆	c	The counsel seems to be forgetting that change is not always good and is not always in the best interest of established communities. Our open spaces need to be protected and are an integral part of the neighborhoods.
◆	c	This needs more clarification about what is sense of place. Need to embrace urbanity and the defining role of good architecture.
◆	c	Truly great city's and neighborhoods have parks as a part of their DNA. Think Central Park in NYC. Think Wash Park (or many others) in Denver. You need large spaces for such a park. The Flatirons are great, but they are not a park. You don't see mixed uses in the Flatirons. Valmont bike park is an excellent step in the right direction - but taking something like North Boulder Park (or another, even larger property park - maybe Viele Lake - and turning it into something truly special would take Boulder up a notch.
◆	c	varied neighborhoods that don't have to cater to everyone (eg the hill doesn't have to be family friendly, everywhere else is already family friendly)
◆	c	We must clarify that being welcoming and inclusive does not imply that we must 'obesify' the city.
◆	c	We need to articulate what is the unique identity and sense of place. That appears to not be universally agreed upon.
◆	c	Who defines "great neighborhoods"? Respect for existing neighborhoods including open areas within to maintain quality of life.
◆	c	Why are neighborhoods not being protected if it is a core value.
◆	c,d,e	What does these mean?
◆	d	A welcoming and inclusive community, with a culture of creativity and innovation, who support the arts and entrepreneurship
◆	d	A welcoming, diverse, and inclusive community with a culture of creativity and innovation.

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Value	Comment
d	Add at the end, ', and with a strong commitment to diversity'
d	additional business and expanding population limits and diminishes creativity and innovation
d	be mroe specific about inclusive ... socioeconomically, ethnically, age, family forms, etc.
d	Boulder is chasing innovation and creativity to nearby towns.
d	culture should include racial and ethnic peoples' contributions
d	I have heard that some already here prefer older folks to move elsewhere
d	I think that d. should be divided into two values - 1) A welcoming and inclusive community, 2) A culture of Creativity and Innovation. They are different things.
d	i would like to see something specific stating attention to addressing the vast levels of income disparity in our 'inclusiveness', which tends to read 'well off' in large part
d	Inclusive? Seems to be getting more exclusive by the day relative to income.
d	Innovation is the most important part of this core value and it gets lost at the end.
d	innovation. How about opening the "Reserve" area (200 acres?) off the diagonal between Jay and Lookout?
d	It seems that Boulder is very welcoming to apartment developers. What about converting all those appartment complexes into ownable houses and condos instead so we really can be an inclusive community.
d	needs to address the needs of minorities in Boulder
d	Our definition of creativity and innovation need to welcome art, music, and a diversity of business.
d	See above comments
d	The community conversations about affordable housing leave me wondering if we do truly desire to be welcoming and inclusive.
d	There is too much catering to immigrant, people of color. Affordable housing, realing programs, other social services stongly cater to non-native citizens and new citizens. What about us.? American citizens from centuries and no services. Shitty deal.
d	these are meaningless words
d	this is really two different statements
d	Welcoming and inclusive is too important to lump in with creativity
d	Welcoming and inclusive to whom? And in what fora? We seem reluctant to embrace renters, younger people, lower income people, in our civic processes.
d	Your welcome if your part of the eco-group think.
d	G. We have lost our middle and low income housing stock
e	A healthy community where ALL people's well-being is supported

Source: RRC Associates

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Value	Comment
e	a healthy community where people's well-being is supported. In the example above of the planned Twin Lakes concentration of vulernable people left to fend for themselves in an isolated rural residential neighborhood does not show concern for their well-being nor the well-being of the surround residential neighborhood to deal with possible drugs and crime deposited on them without their input!! This is an unhealthy environment for everyone and is really unconsiderate and terrible planning!!
e	A healthy community where people’s well-being and ACTIVITY ARE supported
e	A healthy, urban community where peoples well-being is supported
e	clarify: mental, physical, and social well-being
e	Diversity of housing! If neighborhoods are to infilled with bulk housing let's spread the joy and comendem some blocks on 6th st or North Boulder Park to build affordable housing. Intermixing is good?
e	Does this include clean air and water as well as affordable health care?
e	Don't know what e means.
e	how a person's well-being is to be supported needs clarification.
e	How is this defined?
e	I would suggest adding the terms 'physical and mental' in front of well-being so that it is clear that the mental aspects of health are just as important as a healthy body, otherwise this community value could be misconstrued to mean support of our hikers, bikers, climbers, athletes, etc. only.
e	infill is not the best solution maintaining well-being .
e	Leaves room for too many interpretations. 'people's well-being' is way too broad and to one may imply 'space' and to another may imply 'close amenities'. Easy to get people behind 'improving the human race', after all, who would be against it, but it is a meaningless goal that is not quantifiable.
e	No idea what this means. Vague. Should be clarified.
e	Note:,The "people's"; well-being, ie individual quality of life. NOT the "peoples' ". Mass rental units do not serve the Quality of life!
e	Specific inclusion of children and youth
e	This is so ambiguous
f	'Vibrant economy' needs to be clariefied. Misinterpretations of what this really should mean this have become a source of conflict.
f	A 'vibrant' economy. Is that more and more and more buisinesses?
f	A vibrant community where many must live outside Boulder and commute in?
f	A vibrant economy based on Boulder’s quality of life and economic strengths

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.5: Are any of the core values in the above list no longer important, or in need of clarification/modification?

Value	
a.	***A compact community surrounded by preserved open space***
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c.	*A place with a unique* ***identity and sense of place,*** *with great* ***neighborhoods*** *and* ***public spaces***
d.	*A* ***welcoming*** *and* ***inclusive*** *community, with a culture of* ***creativity*** *and* ***innovation***
e.	*A* ***healthy*** *community where people's well-being is supported*
f.	*A vibrant* ***economy*** *based on Boulder's quality of life and economic strengths*
g.	*A diversity of* ***housing*** *types and price ranges*
h.	*An all-mode* ***transportation*** *system to make getting around (with or without a car) easy and accessible to everyone*
i.	*Strong* ***city and county*** *cooperation to carry out the Plan*

	Value	Comment
◆	f	A vibrant economy that is welcoming and focused on employment growth and empowerment for all workers.
◆	f	A what point does a 'vibrant economy' deteriorate from Boulder being a balanced community. 65K in-commuters, 70K in-commuters?
◆	f	attractive to business owners
◆	f	Boulder's economy is doing great - I don't think it needs special attention in the plan
◆	f	growth is not a goal.
◆	f	I think having too many jobs in Boulder is a problem. We are not a compact community with so many in commuters.
◆	f	jobs creation is diminishing the quality of life
◆	f	Needs clarification
◆	f	The focus on a vibrant economy has caused an imbalance in the ability of the City to maintain other aspects of the community values.
◆	f	there is too much economic development which had made Bldr Valley crowded, ugly and unlivableh
◆	f	There must be some forethought here. Economic growth has resulted in "infill" to the point of destroying communities. Such density is NOT what Boulder should be about.
◆	f	This should emphasize economic opportunity for all, not just for those who are already wealthy
◆	f	vibrant economy should include all income levels
◆	f	Way too much 'economy' being brought into Boulder like Google. We are not NYC or Silicon Valley.
◆	f	we have too many in commuters for work. Jobs need to locate in our surrounding boulder county communities like longmont and louisville instead of Boulder. You cannot house 'all the workers' in Boulder for a number of reasons. We should end our economic development programs.
◆	f	We need to clarify that a 'vibrant' economy does not imply a 'growing' economy. The principle needs to be 'renewal and innovation' not expansion.
◆	f	What constitutes a vibrant economy? who does it benefit and how?
◆	f	Your policies are putting this at risk.
◆	g	A diversity of affordable, accessible housing for all members of our community, not just the most wealthy, entitled individuals.
◆	g	A diversity of housing types and price ranges
◆	g	Add at the end, 'and price ranges that allow all people of all socio-economic levels to call Boulder home'

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Value	Comment
g	Almost all the new buildings being built to provide housing are rental apartments. This does not help the folks who want to live here long term and are going to feel a part of the community. They have to buy somewhere else and commute in on the Diagonal and 36. This creates gridlock, pollution, road rage, and does not help with the tax base.
g	Also more diversity in housing density
g	Bad idea. Let the economy drive this.
g	Balance rental and ownership, now too much rental vs.ownership (including permanently affordable); add after 'price ranges,' permanently affordable to those who work here
g	Bouklder is no longer affordable for the middle class
g	committment to thoughtful infill and realization that there are limits to the number of people who can live here
g	different price ranges okay but not if it means very high density right in the middle of established neighborhoods.
g	Diversity belongs in the urban areas, not in the rural and suburban, single family neighborhoods.
g	diversity created in new neighborhoods not imposed upon existing residential neighborhoods
g	Diversity of housing, yes, but a respect for what neighbors in and around the area have to say about
g	Drop the county proposal to build so-called affordable housing near the Twin Lakes Open Space.
g	Feel like we need to recognize that diversity of housing we can add is limited by growth boundary -- additional diversity must come as infill & redevelopment.
g	High density housing does not match with the feel and look of the community that Gunbarrel residents are accustomed to.
g	Housing is still a pressing issue for young people who cannot, and may never, be able to afford a single family home in Boulder.
g	Housing stock is not accessible to anyone below middle class
g	How can the city create more diversity of housing types & prices when the cost of land is so expensive. This goal should be deleted as it is not possible without ruining the existing city & neighborhoods.
g	How exactly would this be ensured?

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Value	Comment
g	i am horrified by the glut of butt ugly 4 story buildings that have sprung up like mushrooms over the last year. i cannot imagine that such physically unimpressive styles were approved by counsel. i think of boulder as cutting edge, but this is not so architecturally. grey and brown boxes! i see such innovative designs in other cities and it pains me to see the lack of creativity exhibited. where are the beautiful new designs? and who decided to make pearl street a canyon? do we really have to monetize every square inch of real estate?!
g	I'm concerned that this item is taking priority over other identified values. In reality, there are limited options for improving the diversity of housing types and price ranges, in large part this is determined by the market - Boulder is a desirable place so it gets bid up. I think the permanently affordable housing program does a good job of providing middle class options, and to an extent trailer parks are a good solution for working class neighborhoods. On the other hand, large monolithic apartment buildings (or low-end condos) don't belong here and while they might provide more lower priced options, I don't think they are in keeping with the larger goals identified by the plan. For that matter, I am also concerned with increased development, at this point I think development of empty land outside of incorporated boulder county should be very limited and even edgewise properties within the city should be very limited. If development holds sway in these decisions the unique character of the city of Boulder will be definitively endangered, threatening the desirability, sustainability and economics of the city on multiple fronts. My wife and I have heavily invested in both Boulder over the past 20 years but are seriously considering leaving if these issues continue to threaten the quality of life we came here for. I think this item in particular could use revision/clarification.
g	I'm not convinced this value is as widely shared as its inclusion here might indicate. More focus on the detail implied by it would be helpful.
g	Important, but I'm not sure the BVCP is the appropriate place for this one
g	including attractive higher valued residential properties
g	It's not just about a diversity of housing types but also a significant increase in affordable and middle income housing.
g	just leave the market alone and stop messing with it and making it worse with permanently affordable housing that no one wants and quite sensibly (for their finances) not buy
g	keep rural low density areas whole. Cluster high density housing near transit centers and jobs
g	let the market decide what is needed
g	More focus on affordable housing.

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Value	Comment
g	My suggestion above could replace this; or this one could be rewritten for much more emphasis on affordability (rather than simply diversity)
g	Need more emphasis on this value. FAMILY housing is important for long term community vibrancy.
g	Neighborhoods seem to rule other peoples property desires.
g	Not everyone needs to live in Boulder - you have succeeded in making Gunbarrel a slum and crime has gone through the roof
g	Our best way to preserve the most affordable housing here is not to allow scrapes, to preserve the smaller houses that we have, and to keep occupancy limits enforced and ban short term rentals. We need more home owners here. We should not become a city of renters-only.
g	Should this be 'market' driven or government subsidized. If you look at Boulder as a whole, this mix exists today. Can we get this mix interwoven with our communities without building dense 'affordable housing' complexes.
g	sufficient housing exists
g	The diversity of housing prices is a very laudable goal. But if goal A -- ample open space -- is also a goal, it's inevitable that Goal A makes Goal G harder to achieve (owing to limits on housing supply). Just mentioning this as the goals do work against each other, and we should acknowledge that.
g	The government should not subsidize housing or engage in rent control.
g	The middle class gets squeezed out because only low income gets subsidies from the rich people.
g	this goal is conflated by other issues, which create the lack of diverse housing
g	This needs clarification since we are seeing many new apartment houses without seeming to take into account any services in the area or the fact that the area is being overbuilt.
g	This needs more explicit description, as it's clear from the public discussion that people don't think their own neighborhoods should support housing diversity.
g	We are not doing enough to ensure diversity in price ranges for housing. A Boulder that only the very rich can afford will not be the same Boulder that so many of us, including the very rich, love today.
g	We don't need affordable housing for immigrants. And no affordable housing wrecking neighbords
g	We need to build affordable houses that families want to live in with some kind of yard even if small.
g	We need to focus on this with an intensity...before the opportunity to enact this no longer exists.

Source: RRC Associates

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Value	Comment
h	All-mode transportation is not the same as, "all bicycles, all the time." So many bikes riding around (or parked) on top of SUVs. There are better ways to improve transportation energy efficiency & achieve our environmental goals. Let the bikers use & enjoy their trails under the category of "Healthy community.."
h	Am wary of 'all-mode' when cars now have such an advantage that they don't even recognize their privilege.
h	An all mode transportation system focused on reducing traffic and improving service by linking every neighborhood efficiently.
h	Aside from busses and more bike paths etc, Boulder needs to work with large employers IBM, CU, Ball UCAR, NOAA, etc and get them to have a 7 day work week. Provide incentives for employees to have flex options - where some staff leave at 2 after a 6 hour work day twice a week and then work 4 hours on the weekend. There has to be a way to track traffic flows and figure out that from 10-11 the Diagonal is less congested than at 7-9. So get employers to allow a certain % of employees to work from home 2x a week and have flex time 2x a week.....
h	Biking has become Boulder's baby. Right- sizing's a joke. The mount of money spent on bikes is excessive considering our winter clime. Your aging population and others would be better served by public transit.
h	Biking is one mode of transportation only. The seniors need walkable and drivable spaces.
h	Boulder and Boulder County need private or govt. operated 'Jitney' bus services. These are vans that carry 5 to 7 passengers along busy streets, to shopping centers, to industrial areas. This lets get more people on bikes is BS. Wont' work in winter and many of us never will ride bikes.
h	Boulder needs to be truly progressive in it's efforts to move the city in a less automobile-centric direction.
h	can we drop out of RTD? other cities have frequent, reliable bus transportation - eg Breckenridge
h	God damnit....fight for our light rail!!!!
h	heavy traffic and tight parking impact everyone. Including multi-modal transportation helps, but not nearly enough.
h	How could the Folsom experiment have even taken place? It was clearly anti car and not in keeping with this statement. There is broad support for making things better for alternate modes but virtually no support for making it worse for cars.
h	i have a lot of trouble with the frequent changes of plans with public transportation. first light rail, then not. next transportation center by 31st and pearl, then the hyatt instead. communication and information for residents is woefully lacking.

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Value	Comment
h	I hope that an 'all-mode transportation system' includes bicycle paths that are separate from motorized vehicle pathways.
h	I would suggest modifying h. to 'An all-mode transportation system to make getting around (with or without a car) SAFE, easy, and accessible to everyone.
h	Just leave us alone and stop trying to get us to ride bicycles. Riding on these streets is dangerous and foolish, encouraging people (particularly those who are not young) is reckless. Leave us to find our own ways to travel efficiently.
h	Lots of empty busses!!! High density appropriate in city. Buses of little use to elderly who can't walk around town.
h	Mise well scratch this one. No long term vision for public transportation to connect Boulder / Denver / Longmont. Only a small percentage of in-commuters can realistically commute via bicycles. This goal is meaningless without addressing the major transportation corridors to/from Boulder.
h	More of your lunancy for non-urban residents. Get a clue.
h	multi-model concept creates for more friction than cooperation. Bikes should be managed as a separate transportation model with their own corridors.
h	Needs clarification since the only mode of transportation. In the area is by car or bike.
h	Needs stronger language to protect alternative transportation options
h	Please consider refining the value related to transportation to reflect maximizing access and mobility for all users.
h	roads and main routes or travel and commuting need to be addressed also maintenance such as Snow Plowing!
h	stop the nonsense 'Living Labs' and 'Right Sizing' programs and fill our potholes, overlay failing streets, repair curb & gutter and sidewalks, build additional bike paths, water, mow, trim and weed islands and berms
h	The bus system needs to be figured out. There are too many empty buses driving around town. Trying to force people out of their cars is not going to get them to ride a bike or ride the bus
h	The effects of new development on traffic are being ignored, witness the gridlock often on 28th and 30th. Traffic congestion affects everybody: worse air quality, etc. Boulder has too many jobs for the population, thus all the in-commuting.
h	the link between b and h needs to be made more clear
h	There seems to be no transportation plan. We buy cars and pay taxes so we can drive. DRIVING is what most of us like to do! We need expanded roads and maintenance on those roads!

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Value	Comment
h	Transporation planning is not livable friendly for families and the aging. As a parent, I needed to drive a car to drdop off and pick up kids at school, take to activities and run consolidated errands, get to Drs appointments How would I carry groceries, what do I do if there is an emergency? A bus for such an average day would add hours to a packed day. How do I manage in rain and snow? As someone in their 60's, getting to work disheveled, dirty is not how I will present myself. Even if I rode my bike sometimes to work, the need to have and using a car will continue. Busses are another issue, most buses I see are empty or nearly so. They are road and generally not safe or economic, yet the proliferate. It is very disappointing that Boulder does not have a rail system for getting between cities.
h	trying to incorporate an all-mode transportation system over complicates most other goals
h	vague and it clearly isn't working
h	WAY too much emphasis and money spent on bikes and trails, not nearly enough on roads.
h	We have no transportation hub. If you want to relieve congestion, move the bus station east and make it a true hub by building spokes. All it is now is a terminal.
h	We need to be willing and unafraid to try revolutionary transportation systems that might be able to really make a difference in the city. For example, studies of 'personal rapid transit' have indicated that a PRT installation might attract a modal share of 30%. That could hugely improve mobility for drivers and non-drivers alike. But such an installation would require more willingness to innovate than most cities are able to muster.
h	what does all-mode mean? does it include making light rail a priority?
h	yes, a public transportation/bus system tailored to Boulder (and independent of RTD if necessary)
h	A. Should be made clear that the open space is usable not just for passive activities. it should be clarified that this does not mean deliberately punishing vehicular options by deliberately increasing traffic congestion.
i	A strong city,county and citizen cooperation to carry out the Plan.
i	add 'community' to fulfil value of 'welcoming and inclusive'.
i	add city, county, business and residential communities' cooperation to carry out the plan
i	An absolute disaster. The County is ruled by Boulder.
i	As the city becomes more growth-oriented, imperative for the County to maintain open-space views and preserve habitats.
i	Boulder city should be separate from the county. City council should
i	City and Boulder County should cooperate with local neighborhoods!!!

Source: RRC Associates

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	Value	Comment
◆	i	cooperation is good, but four party review should be eliminated because the county controls decisions that should be left to the city
◆	i	cooperation or collusion?
◆	i	cooperation should include element of community wide input re: core value identified above
◆	i	could be rephrased. 'strong city and county cooperation.'
◆	i	CU drives a good deal of the 'obesification' of the city. We must work with them to cap the student population. As the city cannot grow indefinitely, neither can the Boulder campus of CU.
◆	i	f this were true, 550 apartments in Gunbarrel would not have been built without affordable housing. The county has claimed on several occasions that they had no input into this decision. Now we are facing a land use designation change and an annexation request that is out of character with the Twin Lakes neighborhood.
◆	i	How about strong resident support and cooperation with the plan? We seem to be left out of the process as it is now.
◆	i	I often don't feel the City Council actually understand or considers long term residents.
◆	i	Much more City and County communication and cooperation needs to happen.
◆	i	Strong city and county cooperation? All we see is more housing and the same roads creating heavy traffic on Lookout. Services have not been upgraded either to support the growth population.
◆	i	The word 'strong' should be removed. Independent opinions need to be heard, county officials should advocate for unincorporated areas, city officials for city residents. The overlapping authority of the Housing Authorities is an example where independent and transparent decisions do not occur.
◆	i	There should be a healthy distance maintained between city and county. Their interests and constituencies differ.
◆	i	Would like the Plan to also look regionally, not just within the county. We should be a leader and create a model for the region on sustainable, safe, high quality planning.
◆	other	statements are 'coined' and trite. How about cohesive neighborhoods, respect for existing neighborhoods, and county borders.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.6 First Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- -- Preservation of existing open space, whether officially designated as open space or not, particularly in areas that have a semi-rural feeling.
- 'great walkable neighborhoods'
- 2. A community that pracitices envionmental stewardship
- A baseline of access to our public lands that is sustainable, fun, and will serve the generations that will come.
- A community that practices environmental stewardship and climate action.
- A community that supports racial and cultural diversity
- A community that values its elderly
- A community where neighborhoods are respected and have an important role in planning their future.
- A community where the landscape is prioritized. This would mean trees, parks, gardens and setbacks which embrace public space and beautiful surroundings.
- A community where there is respect for the neighborhood, and excessive noise and vandalism are not tolerated.
- A diversity of housing types and price ranges.
- A mix of housing options
- a quaint city not overbuilt with dense development
- A wecoming community, with a culture of creativity and innovation.
- A welcoming community but not for transients. The homeless are in need of our empathy and support. Transients are making some feel intimidated.
- above feature did not seem to work
- Access to open space for range of interests
- Achieving better balance
- add this... End this notion of building up to the sidewalks and 55' buildings everywhere. We should value our mountain town origins and try to maintain that character for our tourists.
- Addressing the ever-increasing homeless population.
- Affordable housing
- Affordable Housing
- Affordable Housing
- affordable housing for low income -folks that wash dishes etc. need to be able to live in town.
- aging in place
- Allow middle class and lower to survive here
- Allowing neighborhoods to retain their character
- Area-appropriate development - denser, taller buildings away from the historic core and neighborhoods, for example, shifting height to industrial zones
- Balance in Residential/Commercial Development
- Better thought out plan for where to place affordable housing
- Better transit, separate from RTD
- Buy more open space
- carefully calibrated and controlled growth limits on new business and on its attendant expansion of population
- citizen self determination
- City/County actually LISTENING to Neighborhoods concerns !!!
- community involvement

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.6 First Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- Connected community, relations between city government and citizens
- Consensus building.
- Consider the needs of the existing residents, not just those that are incoming down the road. There's only so much room at the inn. Growth is the top issue.
- Continued effort to reduced poverty and to decrease wage disparity.
- control development of overbuilding Boulder and raising the height limits
- couldn't get above to work
- Create more open space whenever possible
- creating housing stock for homeless community members
- Decisions made with common sense rather than ideologically.
- Density
- Determining a population size beyond which we will not grow and implementing policies that will keep us vibrant in that new environment.
- Development of more housing
- diversity
- Diversity!
- Don't shove high-density badly planned housing developments down local neighbors throats and expect them to like it!
- Elect city Council by district to better represent all of the town- it's too much wealthy people on Council
- Elevate the civic discourse
- embracing and encouraging diverse citizenry
- Enforcement of over occupancy turning family neighborhoods into rental ghettos
- Ensuring new development is placed according to available transportation and services
- espect for PEOPLE vs THE PEOPLE\'s republic
- Existing communities have priority voice on development
- Figure out how to move CAR traffic around Boulder more efficiently. People are still going to drive cars. This is a necessary step if we are going to continue bringing businesses here and adding mulit-unit housing. It has become extremely congested in the last 15 years and only gets worse.
- FIX the ROADS ALREADY!
- Greater density of development to create a more sustainable and inclusive community
- GROWTH CONTROL!
- Growth limit in pace of additional development
- Growth rate
- growth restriction
- Housing is so expensive!
- Housing. Rent control.
- Improve city services & infrastructure
- Improving traffic flow.
- Inclusive (diverse) community
- Increased services for the dramatic increase in senior citizens over the next 25 years
- infill instead of annexation
- Infrastructure needs to be addressed before new development & high density housing are considered!Boulder
- Integration of housing and transportation policies.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.6 First Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- involving citizens in decisions
- Jobs to Housing Balance
- Just leave us be. I don\'t want Boulder trying to affect values.
- keeping open space
- Less crowding / density.
- Less density
- Less Regulation
- Libraries within walking or biking distance of all neighborhoods in the county.
- Limit growth and commercialization to current level.
- Limit vertical growth
- Listen to the will of the people - just because you were voted into office, that doesn't give you a mandate
- Local carrying capacity
- lower density
- Lower income reduced fee services - such as trash, water,
- Maintain our open spaces
- Maintaining low density housing.
- Maintenance of existing resources such as parks and trails
- Make a deal with Xcel so that we can achieve a smaller carbon foot print with intense, realistic use of wind and solar power.
- middle class
- mobile home owners
- More parking options
- Need mid-priced housing for families
- need more parking downtown
- Neighborhood citizen's opinions, suggestions and values must be included in new proposals that impact their quality of life.
- Neighborhood cooperation
- Nimbus should not overrule needs of the community.
- noise pollution: preserve the quiet places
- Not mindlessly increasing density to fill the pockets of greedy out-of-town developers and corrupt City Council members
- Open Space
- Park/small open spaces in the new high-density area of town
- parking and traffic
- partnerships
- people first
- Permanent height restrictions to keep from blocking views of the mountains.
- preservation of neighborhood character
- Preservation of Unique Neighborhood Character
- Preservation or rural landscapes and neighborhoods
- preserved open space
- Preserving the qualities of Boulder that have made it a great community to live in for many previous generations.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.6 First Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- Proactive and visionary - we should be talking about how we are going to evolve instead of talking about what we are not going to do or are afraid of
- Protect the character of existing neighborhoods.
- Protection of existing neighborhoods
- protection of flora & fauna on open space, and acquisition of additional open space for this purpose
- Public Access to Public Land
- quiet
- Recreation
- Reduce space, speed and subsidies allocated to cars, and reduce distances to destinations
- rent control for low income housing/mobil home parks
- Repair Infrastructure - streets, medians, etc.
- Respect for an stewardship of wildlife.
- Respect for the civil rights and liberties of all people
- Respect of Citizen
- Road repair.
- Safety and Protection
- See notes on inclusivity
- separate transportation models for bikes, separate from cars and pedestrians
- slow down the pace of development, limit growth
- social equity
- social justice
- socio-economic diversity
- Stewardship of infrastructure like roads.
- Stop building!
- Stop growth
- stop overbuilding
- Stop the growth
- Stop the growth and sprawl
- Stopping new development, retroactively in the case of Google and other abominations.
- Strong educational system from elementary to college and beyond.
- strong support for arts
- Support for the arts. This drives a lot of value.
- Support for the poor, homeless, and disabled, and respect for their rights.
- The city needs to leave Gunbarrel alone
- TRAFFIC --it has become a freaking nightmare!! it is unacceptable!!
- transportation to include new develpment alotting at least 2 parking spaces off the street per unit to ensure safe streets
- valuing people and community over business profits and expanson
- vibrant economy
- We are letting large scale developers put in buildings that are not leading edge efficient and non net zero solar.
- Welcoming and inclusive community with a culture of creativity and innovation
- wildlide protection
- Work with Xcel to make all of Boulder\'s electricity carbon free today (renewable plus nuclear)

2015 BVCP Open Link Survey
Open-Ended Comments

Q.6 First Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- Zero growth after permit comitment.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.6 Second Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- -- Proper long-term maintenance and periodic repaving of roads -- including those not designated as main arterials.
- 1. A vibrant economy
- A community that supports affordable housing at all income ranges
- A community where citizens have a say in how much and how fast Boulder gets developed, and the quality of that development.
- A compact community that embraces renewal but shuns \'obesification,\' in the form of endless \'development\'.
- A diverse population. I am concerned only the wealthy can live here.
- A Government that listens to citizen
- A healthy community where people's well being is supported -It's been found that the healthiest communities strongly support the arts
- A healthy community where people's well-being is supported
- A place with a unique identity and sense of place, with great neighborhoods and public spaces
- A set growth limit which we adhere to. (1/2 percent per year)
- Actually listen to people in neighborhoods who will be impacted by planned growth
- affordability
- affordable housing = RENT CONTROL
- An all-mode transportation system. . .
- Better maintenance of existing public spaces
- better roads
- better transportation options so there are fewer cars on the road
- Boulder had a unique identity and sense of place. Get it back!
- Building Height and size restriction. Attention to the character and quality of all building. No more monster buildings!
- City/County actually doing soil, hydrology, environmental studies BEFORE deciding to build developments.
- clean energy supply
- Connectivity (trails) to open space and recreational activity outside the city
- Continuing to employ our residents in lieu of lower wage/cheaper immigrant workers.
- coordination
- Develop / allow nightlife options instead of expecting college kids to act like adults when they're not given options.
- ditto
- diverse housing types and prices
- Diversity
- do not over build the area
- Domestic violence
- Ecological balance of trade
- Economic diversity
- economic fairness
- Economic growth
- Economy
- Education, especially of youth, of the importance of protecting habitat for flora and fauna.
- Effective transportation options for commuters into the city
- environmental stewardship

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.6 Second Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- equity
- Facilitating opportunities for 'in commuters' (a label I find derogatory and non-inclusive) to live here. And until they can, let's call them 'day timers'.
- Fewer rules, regs, mandates.
- fewer transient renters that destroy the sense of community
- Good, cooperative relations with the University of Colorado and its students.
- great neighborhoods, public spaces, open space
- greater focus in cultural diversity of population adn equal acess to city resources
- Greater voice to the residents of the neighborhood in planning.
- Growing in respectful, logical, and intentional ways
- Gunbarrel area open space and open lands are preserved
- having an open government
- Higher density, upzone RL-1 & RL-2
- Homeless people loitering, particularly near Municipal Building
- Honesty and transparency from council and city bureaucracy. Totally absent now!
- Housing
- Housing the homeless
- How can we talk about a denser city without enacting flood protection such as the s boulder creek berm?
- Improve the infrastructure to match the population
- In-Commuters
- Limit densification
- Limit development that increases traffic.
- Limit growth and density to preserve quality of life
- LMI housing and policies that support LMI families
- Look at the true motivations for these badly planned projects--just exporting the City's problem out to rural residential neighborhoods!
- low income housing
- Maintain tranquil, undeveloped public spaces like the lawns in Central Park and the Creek Path
- maintenance of open space and open areas
- Max size of Boulder
- More access to open space
- More attention to needs of seniors in the community
- MORE OPEN SPACE!
- no more height variances - the views of the mountains are being ruined
- No more housing in Gunbarrel
- Open Space preservation
- Parks within walking or biking distance of all neighborhoods in the county.
- Preservation of open space
- Preserve Open Space.
- Preserve the existing character of the area.
- Preserving the beauty of the mountain backdrop and city architecture.
- protecting rural neighbojoods
- protection of private property
- Protection of wildlife both in the urban area and beyond
- Provide more \'open space/parks\' within the city to break up all the building

2015 BVCP Open Link Survey
Open-Ended Comments

Q.6 Second Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- Provide much more housing that is compact, walkable and mixed use
- qulity over quantity
- Recreation
- Repect and conservation of wildlife.
- Representative government, not the at-large elections that silent the minority.
- Respect for NON-city needs
- role in the region
- see above
- Slow the pace of development, make profits more transparent
- Socio-economic Diversity
- Stop building! it is a fallacy that the world depends on growth! shoot for sustainability without growth. remember we have a finite piece of turf here.
- Stop spending money on consultants for projects that are not feasible, I.e. Municipalization, Fastracks.
- stop wasting money on climate change
- strict adherence to the blue line and height limits preserving access to views of the foothills for everyone from every vantage in Boulder Valley
- support for science and innovation
- Support well being through new development to provide access to resources to promote health i.e. grocery stores, health care, day care, and easy access to public transportation
- Supporting the tech economy
- transit oriented development
- valueing and supporting single family housing affordable to the middle class
- Work proactively with RTD and the surrounding communities to develop a plan to start working on rail from Longmont to Denver today, not 2040

2015 BVCP Open Link Survey
Open-Ended Comments

Q.6 Third Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- 3. A place with a unique identity
- A community that practices environmental stewardship and climate action
- A community that support the arts and artists of all type
- A community where citizens have a say in the balance of jobs and housing
- A community where individuals, not businesses and not money, control political discourse and decision-making.
- A diversity of housing types and price ranges.
- A healthy community where people\'s well-being is supported
- A place with a unique identity and sense of place, with great neighborhoods and public spaces.
- A place with unique identity and send of place, with great neighborhoods and public spaces
- action to ameliorate climate change
- AGE & SEX DISCRIMINATION IN COUNTY HIRING!
- Allow housing infill citywide
- Allow raw industrial space for artists to be built.
- arts for all rather than elite
- Balancing the needs of college student-year round residents
- Ban pesticides and herbicides
- Bicycle commuting routes
- Boulder City should not bully the county residents into accepting rezoning to suit their (the city\'s)agenda of high density affordable housing.
- compact and denser community
- Convertnew apartment building into ownable properties.
- creativity
- Defensible, measureable progress on prior goals
- Density
- ditto
- Drop the push for a public utility!
- End developer control of planning board.
- environmental stewardship
- Flood mitigation
- for any development, that it not eliminate entrepreneurs and small local businesses
- Gridlock on roads
- healthy community where well being is supported
- If you own a truck, you must also register a scooter.
- improving infra-structure (roads, etc.)
- In order to be heard by BCHA--Gunbarrel neighborhoods have to 'Lawyer Up'
- Increasing pay for low wage jobs.
- Infrastructure keeps pace with growth
- Keep better architectural integrity so we don\'t have so many ugly buildings
- keep housing density at a resonable amount
- Keep Marijuana business out of our family oriented neighborhood
- Leave No Trace principals for open space
- Less voice to the developers and investors that just want to make money off of Boulder residents.
- LIMIT GROWTH

2015 BVCP Open Link Survey
Open-Ended Comments

Q.6 Third Priority: If the community values that you feel are in greatest need of attention are not listed above, please type in below:

- Limit in-communting
- Limit the number of banks and investment firms downtown. These big dominating window tinted cold buildings are draining the life out of town center!
- Look at infill not annexation
- Look hard at the municipal electricity concept; spend our money on renewable enery generation, not money on endless legal tussles
- More economic development.
- more open space
- more than sustinable, a regenerative community
- More urban housing opportunities throughout our community
- not bowing to developers ideas
- ontrol growth or open NEW areas for housing.
- Pick up the litter, maintain the city owned vegetation, and fill the potholes. Complete bike paths where they are now lacking instead of experimenting with projects like right-sizing.
- Poverty / Homelessness
- recreation
- restriction on development density
- RTD pass for everyone
- Safety
- see above
- Start spending OUR monies on state mandated projects.
- Stop making money Boulder's main priority.
- stop overbuilding commercial space
- strict adherence to the blue line and height limits preserving access to views of the foothills for everyone from every vantage in Boulder Valley
- transportation
- Transportation
- urban beuty
- walkable neighborhoods
- Work creatively to solve user conflicts because of overcrowded and/or outmoded infrastructure

2015 BVCP Open Link Survey
Open-Ended Comments

Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? (OTHER)

- Developers and City/County policies favoing them i.e. to upzone Boulder neighborhoods and annex up and develop the rest of Gunbarrel is going to RUIN our whole community!!! It really makes me sick because I feel its already too late to stop the investor greed taking over.
- don't develop Twin Lakes
- I am disgusted with the agenda of density and growth as the objective of Will Toor and of our City Council. I no longer trust or believe in these people.
- I worry about too much new development of higher priced housing
- It's very confusing as the stated goals don't match the planned implementation of growth!
- Less development!
- Stop trying to impose values.
- The community is heading in the wrong direction. We have lost our mt. views
- The community needs to embrace the notion of renewal, not unending growth.
- The county making housing development decisions in neighborhoods without community involvement. Cramming high density developments on riparian corridors without environmental impact studies. Not even notifying impacted neighborhoods until after the developments already in the works. I was involved in the NoBo 'planning process ' over 23 years ago. The same thing is still happening. As citizens, we are asked to get involved. However, we are not heard. The city and county have paid employees and the citizens are volunteers. The the city and county can keepi going until the citizens are worn down. The city and county will proceed as planned while paying lip service to the citizens.
- This community is definitely headed in the right direction.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? Any comments on your response?

	Community direction	Comment
◆	Right direction	1. Please stop the insanity of converting automobile lanes into double-wide bike lanes 2. Stop RTD's plan to increase the minimum required people from 2 to 3 for the HOV lane on 36. The purpose of the HOV lane is to reduce congestion, not create revenue for a private company.
◆	Right direction	Although I think we're generally headed in the right direction, I think some things have been poorly introduced to and/or vetted by community members. For example, while I strongly support the efforts at street reconfiguration in the City of Boulder, I found the presentation of those ideas ham-handed and the actual implementation of the trials amateurish, not to mention visually quite ugly.
◆	Right direction	Broad community concerns must out-weigh a few grumpy neighbors. The welfare of the many people who could live and work in more dense mixed-use infill developments is far more important than the aesthetic personal preferences of people who don't like 'big buildings'. The need for housing and employment is far more fundamental than a few individual's desire to enforce their personal preference for suburban style surroundings everywhere in Boulder.
◆	Right direction	But in many ways it is beginning to resemble a resort town, like Aspen and Telluride, where old white people go to lounge.
◆	Right direction	Change is positive and keeps our community vital and strong.
◆	Right direction	Change needs to be embraced. Becoming locked in a certain time will slowly weaken and destroy the community; it will become a rich person's retirement, gated community. A NIMBYville and innovation and creativity will slowly deflate. We need to have confidence in our ability to re-generate and reinvent reflecting general core values - but they need to change or they will die.
◆	Right direction	Constrained from outward (Open Space) or upward (55 foot height limit) growth, the community should maximize the potential of redevelopment sites. I strongly support both constraints just mentioned. However, I feel that redevelopment should generally be three or four stories provided that the design is very good--and provided that the design is better than most of the buildings recently built (last 15 years).
◆	Right direction	Denser housing and multi-use are the right direction. The city should have sections of town that can allow for even denser housing than is now allowed - by lifting the ceiling on building height.
◆	Right direction	Focusing on Climate Change resiliency will not become popular in a survey like this until it is too late. It is the government's responsibility to develop a relationship with Nederland now, in order to protect the watershed. We should be doing what is smart, not what is popular. Preparing the infrastructure for multi-modal transportation is also smart but not popular.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? Any comments on your response?

Community direction	Comment
Right direction	I am hopeful that with thoughtful redevelopment that the urban centers in Boulder County (Boulder, Longmont) can become great small cities.
Right direction	I believe the community needs to continue evolving. Stagnation equals failure on many of the community's sustainability goals. Increased density means we are using less and can preserve more. The large swaths of suburban land use and building form in and around the county are outdated and unsustainable. We need to develop more housing to accommodate the growing population. The growth in home pricing is unsustainable and hurts the community.
Right direction	I don't like many of the bulky, boxy brick buildings coming up around town and would like to see more innovative design, more green space, etc. but I do realize that to keep the open space open we need to increase density as the city grows. I just hope it can be done with a little more aesthetic flair in the future.
Right direction	I don't know where to fit this in, but above all, preserve open space.
Right direction	I don't want to stop our City from evolving. What has happened in the past five years has not been perfect, but generally speaking, we are on the right path. We should continue to focus on integrating land use, transportation, and housing policies to create great places for the future.
Right direction	I know that we need to grow but you must be sensitive to impact of growth on neighborhoods. Current residents should be able to count on keeping their quality of life.
Right direction	I love all the new mixed-use development. As somebody who was born and raised in Boulder, I have never thought that our single family character is what makes us great. What makes us great is our amazing location, downtown Boulder and urban places like Pearl Street, our wonderful open space, as well as the CU campus. We need to get denser.
Right direction	I strongly favor the higher density, mixed use, transit oriented development, and would like to see more mini-commercial districts surrounded by diminishing densities.
Right direction	I think it is heading in the right direction particularly in the Boulder Junction area. I also believe that it could be even more dense. In order for a robust transportation system to work there needs to be enough people to support the use. More housing would help and not just apartments.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? Any comments on your response?

Community direction	Comment
Right direction	I think there are legitimate concerns about the economic development and increased courting of tech industries, as this has significant potential to alter the affordability and character of Boulder. Even though there has long been tech industries in the region, it does feel that too much of this could alter (negatively) the character and balance of other creative economies that would attract vibrant people, culture, and foster sense of place. Affordable housing for middle income is a priority but is lacking and this is implicated in the growth. I am not opposed to the growth happening, but I can see why people are concerned about the character of the community. It's not entirely clear (with all these things happening at the same time), who the city is really prioritizing? Tech industries or low-mid income families that already work but might not live within the city.
Right direction	Long-held viewpoints about the population size of Boulder is being challenged. A generation who believe that the Danish plan/growth limits was sacrosanct are not factoring in who lives here now and who will be the stewards in the future. The community is in transition - but still needs to look at balance based on environment and carrying capacity that protect and enhance what is special about 'our smallish city.' The dialogue needs to be about how to preserve what is special and still provide for more quality development/re-development, community investments that add vibrancy that the new creative class of professionals and young families want in our city and processes to build in and protect housing stock and neighborhood character that ensure affordability and access for a middle class.
Right direction	Many of the values listed above are in conflict with one another in practice. It is very difficult to find the balance point between affordable housing, free market development, transportation congestion and environmental impacts of each of the aforementioned items. For instance, forcing a higher # of affordable units in a project pushes up property values of free market units. Reducing the # of units/density that can be built adds to the # of cars in-commuting. So, each decision must be looked at and how it effects EACH value, not just the one that it improves or is being targeted during that decision.
Right direction	Need more apartments that are affordable. Heights restrictions should be relaxed.
Right direction	Need to increase our sustainability by housing more employees, greater housing diversity to recognize changing demographics, providing more density and mixed use areas where people can walk to basic needs, remove the subsidies for driving and parking autos. The data clearly supports the need for this kind of urban sustainability

2015 BVCP Open Link Survey
Open-Ended Comments

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Community direction	Comment
Right direction	Since 'right direction' is not defined, this question has no meaning. Some people are under the impression growth is totally out of control, which is statistically incorrect, but they would therefor say 'wrong direction' - which direction are we talking about?
Right direction	The community dialogue has been increasingly divisive. We need to foster an increased sense of community: one where people felt that they are heard, and can affect change, but can also understand different perspectives.
Right direction	The council and staff don't listen and went way too far on Folsom St. Public Involvement is not taken seriously. City promotes position to groups that support their positions and make it difficult for others to voice their positions. Staff is argumentative with anyone who has a different opinion.
Right direction	The quality of the public realm and diversity of architectural design is low
Right direction	This is hard to answer. We are headed in the right direction by having Google develop a campus, by redeveloping the daily camera building, by developing Boulder Junction. But the sentiment against these things is bad and that anti growth sentiment is headed in the wrong direction.
Right direction	Very large need for more geographic diversity on city council. The council is not listening (or apparently not in touch) to the at large community i.e. Folsom bicycle lanes, East Arapahoe (need 4 lanes not 2).
Right direction	voters' defeat of 300/301 = positive signal
Right direction	We need more development and more density.
Right direction	We need to allow the city to evolve, culling the less good and replacing it with the excellent.
Wrong direction	Affordable housing has seemingly become the new buzz word in Boulder. We constantly hear that Boulder is not affordable, that we must build affordable housing. Yet, article after article on the daily camera point out the obvious issues with our existing strategy. Developers constantly 'buy out' of affordable housing to preserve their developments, the City is considering selling Pollard motors site to profit from the land, and the fact that the units that are set aside as affordable are leased to CU students or families that clearly benefited from the system yet won't move out when their economic situation improves. We need to be smart about integrating our 'affordable' housing with existing communities and not build 'projects' (a single building complex with all affordable housing in one location).
Wrong direction	Amateurish, crude design guidelines; Byzantine permit and approval process; inability to synthesize conflicting values; failure to recognize intangibles the community values, I.e., the character of the historic Pearl Street Mall, including the view.

2015 BVCP Open Link Survey
Open-Ended Comments

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Community direction	Comment
Wrong direction	As usual, old people control much of what is done in Boulder. Their old ideas are no longer relevant...we need new blood, new thinking, a modern approach to solving issues of economic disparity of citizens, lack of diversity, and lack of affordable housing.
Wrong direction	Banks, investment firms, business expansion, big commercial businesses are taking over Boulder. Cheap ugly looking buildings dominate all the new construction. Who would want to live in a building with sheet metal siding, no awnings, bare windows and looks like a huge boxes shoved together ten feet from a street with constant traffic. That's what Boulder is becoming. That's not about people's well-being--That's about developers making quick profits and leaving a disaster behind that we have to live with and that is disturbing and distasteful.
Wrong direction	Both the City Council and the County Commissioners have veered toward autocracy, governing according to their own wishes, and avoiding or ignoring the voices of the citizens.
Wrong direction	Boulder county has NO say as to the development being thrust upon It by the city of Boulder. We have NO vote on impact to our area.
Wrong direction	Boulder is headed in the wrong direction! Moved here & retired 8 years ago. A town that was unique and desirabe is headed toward becoming unlivable!
Wrong direction	Boulder is not getting better and better. It is getting worse. More people, more buildings, more density do not make a better quality of life. Too many rats in a cage is not a way to live. And lots of tall buildings do not make people happy. The best place on the planet is getting ruined.
Wrong direction	Boulder politicians and city staff appear to both personally desire and want to appeal to public sentiment for environmental piety. On a per capita basis Boulderites are far more consumptive than the average American and Americans are far beyond our fair share globally. Aside from the ethical implications of this, our community is highly dependent of an overstretched regional/national economy. It is in our best interest to hedge against that.
Wrong direction	Build the high density housing and businesses in the business district, and in similar housing districts. Do not mix high density housing with low density housing.
Wrong direction	Building has accelerated at a pace that is tearing apart the community. Too many Exemptions given for new buildings. Toooooo many new Supersized, Square, UGLY building going up in the core of Boulder. To much new traffic and congestion. No new public facilities.
Wrong direction	Building on Twin Lakes Road is the wrong direction. Besides impacting wildlife, it will greatly degrade quality of life in the Gunbarrel area. We don't have the stores, transportation, jobs here, etc., to support it.
Wrong direction	Citizen concerns are given lip service while the bureaucracy forges ahead doing what it wants.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

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Community direction	Comment
Wrong direction	Citizens are being pushed around by the county. I don't want a multiuse trail taking up street parking outside of my home. How F'n intrusive!!! We don't want hundreds of new apartments on our two lane street!!! Do we have a choice. You are creating resentment. Sorry new neighbors who are encroaching on my home are not welcome.
Wrong direction	city and county are not getting or using community input.
Wrong direction	City leaders should show leadership & explain what advantages there are for current citizens to embrace the following: 1. Spend millions to make a family-friendly park out of the park downtown when the biggest obstacle (the homeless) remains with no apparent plan to change their status quo. 2. Affordable housing. It's good for us because it makes us better people? It's good for us because residents of affordable housing don't drive & thus we have better air? The AH residents are the much storied firemen and teachers? What is the goal? What is the reality? 3. On the plus side, I've enjoyed not hearing so much about prairie dogs & their housing.
Wrong direction	City needs to STOP allowing developers from buying out of building affordable housing and establish RENT CONTROLS.
Wrong direction	City staff is working in vacuum. Council change/election does not help because city is run essentially by staff. City manager is weak and lacking vision.
Wrong direction	Compact community? No thanks Diversity of housing- No thanks- ruin the character of Boulder- do this in another town
Wrong direction	density is being aggressively misrepresented as a solution to the lack of affordable housing
Wrong direction	Developers are eager to make profits and the trend toward developing every inch of real estate, only benefits their pockets. Living in a neighborhood that is high density, Wonderland Hill, I appreciate the need for high density but we still need to maintain parks and open spaces. Low height of buildings allows for views of mountains and sky.
Wrong direction	do not try to bring more jobs. we have plenty of jobs. do not encourage people to move here. they will come as needed. don't court corporations like google! that was a big mistake. which of you were paid to make this happen? they should be out in broomfield. why don't you freaking ASK US before you do something so radical? unacceptable.
Wrong direction	Don't develop Gunbarrel any more, it is beyond capacity
Wrong direction	Every one who wants to live here can't for various reasons. More businesses here, more employees, less housing available increasing costs, more drive-ins each day, too much emphasis on rentals.
Wrong direction	Excessive development in Gunbarrel has decreased the quality of life drastrically

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

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Community direction	Comment
Wrong direction	Excessive growth and commercialization is ruining the character of Boulder and the outlying areas.
Wrong direction	Growth and development are putting a strain on infrastructure - especially on housing, on libraries, parks and open space and of course on roads.
Wrong direction	Growth feels entirely out of control. Traffic is getting worse by the year. The new building going up on the west end of Pearl is a monstrosity that obstructs the view of the Flatirons. Hight additions to a building on the south side of Pearl at 17th also obstructed views of the Flatirons. The unique character of Boulder is being lost.
Wrong direction	Growth is being shoved-down current, long-time resident's throats. Boulder has lost it's quirky, eclectic feel and is being replaced by big-box condo housing. If we continue down this path, Boulder will become a big city. Affordability will not decrease, instead density will increase and along with that will come big-city problems of congestion and crime. Boulder, you cannot have it all .... job growth, making the city affordable and limiting growth are incongruous goals. One thing that makes Boulder great is their commitment to limiting growth through their commitment to bordering the city with open space. But this commitment then means Boulder must limit growth too - population and job growth. Since Boulder has not limiting these types of growth, we are now seeing housing become un-affordable. If Boulder wants to continue their commitment to limiting growth by not expanding the city boundaries ... then they must also limit business growth.
Wrong direction	Gunbarrel is becoming more crowded and dense with the addition of several apartment developments. That would still be OK if we also had acquired some public amenities, such as a library and rec center. It would also help if there were better transportation options. RTD is not serving this area well. We feel like the Gunbarrel step-children of Boulder out here...all the density, none of the amenities.
Wrong direction	High density housing but no interesting businesses introduced that would give the area character. No parks or green areas just high density housing development in the last few years. Instead of the city locating affordable housing on Lookout Road or 63rd street which has RTD service, they are now planning to introduce very high density affordable housing on the last bit of green open space between two interior neighborhoods. These spaces should become designated open space to support wildlife or part open space/park space where children can play.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.7: In the past year, people have expressed varying sentiments about the state of the community and the general direction it is heading regarding redevelopment, growth, and design. Which of the following statements best reflects your views about recent trends of growth and change in the community? Any comments on your response?

Community direction	Comment
Wrong direction	I am a Boulder native, i was born in Boulder 37 years ago and continue to live in Boulder. I always admired Boulder's approach to limiting growth, i fully understand that limiting growth means less available housing, which results in increased prices. However, i have been appalled at the rapid growth and rezoning of Boulder that continues take commercial spaces and transform them in to very dense residential. "Smart-growth" is a great concept, but i feel that reality is different. In reality, even if you build a new "smart-growth" community designed so that everyone can walk everywhere -- the reality is that the vast majority of the residents DO have cars and WILL continue to drive... I have found that Boulder has become increasingly congested and has lost so much of the identity that i grew up with and loved. One argument for growth is that is creates more housing which in-turn creates more affordable housing and keeps housing prices down. But at what cost? Boulder will always be a desirable place to live and will always be expensive, that's just the reality. But we don't need to turn it into a dense city -- that will kill its identity. People say that its inevitable and we need to account for growth so let's continue to redevelop and pack more people in to accommodate them -- if you are against this rapid growth then apparently you are an elitist that doesn't want to let people in. I'm not, I'm just a realist. There is a limited amount of space, making it more dense fixes the problem of people but diminishes the quality of life in return. If accommodating everyone was the primary focus then why not get rid of some open-space? That would allow for more housing to be built, it could be smart-growth neighborhoods, there would be more supply and thus prices would be lower... But, that would change the face of Boulder wouldn't it? I would never ever give up open-space. That's my point, defending limits on growth and defending open-space i are the same argument. Yes, it means that there is less space available, and demand will continue to outweigh supply and thus housing prices will climb, but that's just simply the reality. You know who benefit from limiting growth in the City of Boulder? Boulder County would benefit -- as an example: Longmont and surrounding areas would flourish.
Wrong direction	I am concerned about all the development going on. I'm concerned about all the new apartment developments in Gunbarrel. I am concerned about the Housing Authority's plans to erect mega-apartment buildings smack in the middle of a rural-residential community of long-standing. I am concerned that Google is going to take up such a large area, but is bringing in workers from out-of-state.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

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Community direction	Comment
Wrong direction	I am very concerned about the agenda of the current counsel. They appear to be motoring ahead with their ideas, not paying any attention to the input that is in conflict with their ideas. I live in a neighborhood with a significant open space and wildlife presence. They wish to change the designation of the land that is open in order to push their 'housing goals' irregardless of the documented adverse affect this change would have on the ecosystem, wildlife and quality of life already established in my neighborhood. In addition, I can see no value for these decisions as the neighborhood is not situated to support the goals of less traffic, public transportation, nearness to amenities etc. It is very disheartening to see the possibilty of neighborhood destruction so close to home. If the counsel lived in my neighborhood I can promise you this would never be an issue as they would not allow the proposed destruction. How sad to live in a place that is so irreverant to the needs of an established community.
Wrong direction	I believe almost all of the projects in development target the wealthy and out-of-towners coming here (i.e.: google, software companies). My ex-husband (daughters father) is a native of Colorado (Denver), is African-American, and has just been forced to leave his rental because of a 1/3 raise in rent by the property owner. He cannot afford to live in our neighborhood anymore. The developments being proposed would not help him, a single, blue-collar, working family guy. We are losing this lower/middle class.
Wrong direction	I believe that NYMBYism is taking over Boulder. There are only so many opportunities that this community will have to build better, higher density housing while still preserving the connection to nature that we all love. To think that demand to live in a town this wonderful will ever decrease is laughable, so we should act to make things better now! House the homeless. Get them off the streets. Create housing for 'light blue' collar workers (teachers, cops, etc) so that we keep those folks living here. Recognize that connection to these beautiful places means working to build better access. Finally, I think it's imperative to consider a truly progressive mindset. Don't let Boulder become the land of the rich, latte liberals.
Wrong direction	I feel like there's a great disconnect between our elected leaders and city staff. I believe city staff have too much power over big decisions and council has done a poor job of reining that in. The people we elect should be running this town.
Wrong direction	I feel that Boulder is being over-developed putting a strain on current services and creating congestion. Rural neighborhoods such as Gunbarrel (specifically Twin Lakes Road) should be preserved and not developed with high density housing.

2015 BVCP Open Link Survey
Open-Ended Comments

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Community direction	Comment
Wrong direction	I feel that growth is out of hand and that developers have a stronger voice in influencing and directing Boulder's growth and design than the citizens of Boulder and its surrounding communities.
Wrong direction	I feel zoning is being changed willy-nilly and community voices are being ignored. In Gunbarrel, we are trying to protect important open space near the Twin Lakes, by keeping it zoned rural residential, but the commissioners are determined to change it to high-density. They won't even consider other options, such as buying other already built housing and converting it to affordable housing. What good is zoning if the commissioners can just change it whenever they want? What's more, their plan conflicts with Boulder's goals to protect ecosystems. Please reject this zoning change at Twin Lakes.
Wrong direction	I live in Gunbarrel where three huge developments were put in with a potential fourth in the works. Aside from the increased traffic issues that were not addressed, there are many problems that were not considered that have changed our small community into a crowded problem strewn city. I pay HOA dues for a private park that has now become by default a public park. My dues had to be increased to cover the cost of additional garbage collection, erection of doggie bags, repair of playground equip, grass being ripped up etc. In addition, there is a lot more vandalism, loose dogs, loud music, and littering. There is nothing for kids to do out here - no rec center, no gym, no library. It's really a shame.
Wrong direction	I say headed in wrong direction, but I mean the community as a whole, not necessarily the City and County. More specifically, I think that increasing home prices and resistance to trying to mitigate the trend, makes Boulder less inclusive. Fortunately we've got a long way to go until it's unbearable, but we're headed in that direction ... don't 'Aspenize' Boulder
Wrong direction	I see the trend, and that is greed. I have experience in many communities that have allowed developers and short-term town management to ruin the essence of the town. In many ways, it's already happened in Boulder. We allowed in-fill development of the worst kind, with strip mall after strip mall. I do like that we are planning more mixed-use development on 30th and on Valmont, but I worry greatly when developers start 'planning for Google.' One of the reasons I moved here, and not San Francisco, was to get away from that thinking.

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Community direction	Comment
Wrong direction	I think there is too much money influence in decision making in the county and the city. I fear we are headed toward a Silicon Valley type area with housing costs sky rocketing due to many high paying tech jobs moving in causing a huge demand for housing that we cannot fill. I fear Boulder will be a city of the rich and the subsidized lower income and the middle class will be non-existent. I fear the middle class will not only be priced out of housing but will also leave due to policies set by the county and city government. I think there is too much emphasis on a new urban density and not enough on preservation of existing neighborhoods' character. I fear that out-of-state developers and realtors and financial companies will move in and make as much money as they can in the name of compact urban design and sustainability and in the process destroy all that made Boulder unique and a great place to live. After they have made all the money they can they will move on to the next town/city to exploit and we will be left with the consequences of all the growth that they made their money off of.
Wrong direction	I used to think I wanted to live out my life in Boulder but not if it is headed in this direction. Unbridled development with seemingly no plan. Already my neighborhood has changed from a quiet area to cars parked practically blocking my driveway 5 days a week, increased traffic and speeding cars. Double the density. I have a feeling the powers that be are living in large lots surrounded by old buildings with no changes to have to deal with while the rest of us are finding high-density or massive buildings with inadequate parking in our neighborhoods and more and more cars driving into and across town and traffic and near collisions. And yet the infrastructure and amenities are the same. The post office is a good example of something that is set up for 1/2 the population that we have now in Boulder. Try to maintain and upkeep what we have now before adding more to the mess.
Wrong direction	Infill is NOT the answer. If Boulder's going to grow it must STOP abusing neighboring lands and provide for it's own growth. Open the 'reserve'. Stop letting builders opt-out of affordable housing to 'buy' it somewhere else.
Wrong direction	It's getting too homogenous-too many rich white people, out of pace with the rest of America in terms of demographics-wealth, race, class. Not welcoming or affordable for young people. Needs to allow more dense housing to match the job opportunities here.
Wrong direction	Land use decision process is a mess. With the heightened attention on affordable housing, why are developers allowed to 'buy-out' when a new project is approved? The community then has to go through a second round of divisive discussions when a site for large affordable-housing is proposed. Affordable housing needs to be mixed in with the community, not 'ghetto-ized' in single massive projects (i.e. Josephine Commons)

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Community direction	Comment
Wrong direction	Laws made by our sitting bodies are directly contradictory to the direction they state the communities should be going. Case in point - allowing developers to 'opt out' of affordable housing in prime locations WITHIN the city. Or wanting lower cost housing, yet requiring net-zero housing which adds $100k-200k to the cost of development - driving housing prices up.
Wrong direction	More big industry coming to Boulder and pushing out smaller companies and middle class people. This is only going to get worse.
Wrong direction	Much land on the 287 corridor is being to quickly developed.
Wrong direction	Much new development is unattractive and doesn't honor the visual beauty of our community. For instance the new building on Pearl St between 11th & 10th Streets....totally blocks the iconic view of the flatirons. New apartments on 28th Street near Valmont are unattractive and without setbacks one would normally see. Roads and streets are a disaster and in need of major repair.
Wrong direction	No more housing in Gunbarrel. No Marijuana businesses in our family neighborhoods: Niwot, Gunbarrel. Expand our open spaces
Wrong direction	North Boulder is becoming a traffic nightmare. Too many new homes, with no improvement to roads.
Wrong direction	Not so much the community, it is the City & County heading in the wrong direction.
Wrong direction	Out of control bureaucratic regulatory zeal borders on the ridiculous. This place has gone from wonderful to awful in the 45 years I've lived here. Thank you PLAN-Boulder control freaks.
Wrong direction	Out of control development and the resulting congestion have really degraded the City. Outlying areas are already at risk of becoming expedient dumping grounds for development and other problems that should remain within Boulder. Developers should not be allowed to buy their way out of including affordable housing in their projects; that the City repeatedly allows this to happen increases the pressure on low density neighborhoods in outlying areas. 'Ideological myopia' (the Camera's very apt phrase) by Council, Commission, and their staffs has done real damage. The only active agenda should be doing what citizens want.
Wrong direction	Over the past few years I have observed an increase in homeless begging and loitering. There is an increase in garbage along Boulder Creek due to this and it is feeling less safe along the path. The rapidly rising cost of living and housing will inevitably lead to an increase in crime and homelessness. With this growth, it is important to employ our local residents and not default to hiring lower wage immigrant labor, as this tends to result in an increase of graffiti, garbage, and crime.

2015 BVCP Open Link Survey
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Community direction	Comment
Wrong direction	Rampant growth, diminished quality of life, heavy traffic, and the failure on the part of the City and County to reign it in. Continued growth cannot work without plowing over all undeveloped space, wrecking neighborhoods, and destroying the quality of life many residents currently have - the very thing that attracts new people to Boulder is quickly disappearing.
Wrong direction	Since emerging from the 'Great Recession', it seems to be a near free-for-all for development. A perfect example is the unconscionable blockage of the view of the Flatirons from the west end of the pedestrian Pearl Street Mall by the structure that replaced the old Daily Camera building. Apparently, there are no decisions made by city and county government that should be consider 'no-brainers'.
Wrong direction	Skyrocketing cost-of-living is making the city into a milquetoast town of rich white people. All others not fitting that definition have already moved out of the city or are living illegally (?!) overoccupied. This is not sustainable, for the people of this county nor for the environment.
Wrong direction	Some of the proposed build-out is paradoxically in some of the quietest and darkest areas around the city (Twin Lakes). Once lost, those values will NEVER be regained.
Wrong direction	Space for development is limited. This is true today, and was true when I moved here in 1979. While with two incomes, we could afford to rent, the first house we bought was in Lafayette. Evenutally were were able to move up to a house in Boulder. Many people that live in Boulder do not work in Boulder. Should they move? (The RTD Express to Denver is quite busy) Another thought is to free up housing space by encouraging CU to provide housing for their students. Single family homes and neighborhoods are not designed for multi student housing. Another idea is to reduce the enticement for investment landlords, again, free the homes for single family living!
Wrong direction	The communities are being overbuilt with no support systems in place. The housing density is too high in the newer area and the public, rural areas are being destroyed for increased population. We moved to this area for the Open Spaces which are now in danger of being removed.
Wrong direction	The culture of the city is taking a highly negative destructive tone pitting generations against each other. Monied interest have taken a large toll on apparent public opinion in recent elections think municipalization, growth, and access to Open Space. The disregard of the principals that have made Boulder attractive for decades appears to be overtaking the city. For the first time in decades, I'm considering its time to move out of what used to be a special town that bucked the conventional wisdom in favor of respect for heartfealt concern for each other. The town is losing its values. So sad.
Wrong direction	the development is too big, urban and ugly

Source: RRC Associates

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Community direction	Comment
Wrong direction	The need to increase open spaces and need to limit the densification of Boulder
Wrong direction	The new construction around Boulder Junction is ugly and boring -- it looks like future tenements. In fact a lot of the new construction, all over town, is monotonously similar and uninspired. Boulder seems to be going the way of Santa Fe, which has gradually lost its soul to new development. Also, none of the 'affordable' housing in Boulder, new or old, is actually affordable to middle and low income people. Right now the only truly affordable housing in Boulder is mobile homes -- the City of Boulder should be actively supporting mobile home parks, which are currently housing many of Boulder's essential service workers, school teachers, Naropa professors, artists, retirees, and other Boulder citizens who have chosen careers that do not generate piles of money.
Wrong direction	The tall buildings and all the buildings that have gone up, in general are too big. There are very little mom and pop stores left. Boulder is the new California. It is only a matter of time before we loose our views, affordable living and quality of life. Our roads can't handle all this volume.
Wrong direction	The uniqueness that was once present is being lost with over development over crowding and a high cost of living. The artistic and creative types that helped make Boulder interesting can either no longer afford to live there or no longer want to.
Wrong direction	There are too many people trying to freeze Boulder in its past or current state. We need to embrace and plan a more urban, inclusive and sustainable community through additional high density development all over our city. It needs to be done in a thoughtful, considered way, but it has to be done or we will continue to be one of the most elitist, insular, and monocultural communities in the country. Increase the hight limit downtown and other commercial nodes, increase residential densities throughout the city, and plan a state of the art transportation system that will accommodate our increasing mobility needs.
Wrong direction	There is a 'gold' rush going on in Boulder with infill construction. This new construction is anywhere corporate america, often treeless, not coated in solar panels. Every new rushed permitted project today is a lost opportunity for future planning, leading edge efficiency building. I cant believe large out of town commercial landlords are being allowed to build flat roofed buildings without covering them with solar!
Wrong direction	There is this big push for density. When did the citizens of Boulder say they desired more density? Density without transportation/traffic improvements is a disaster!

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Community direction	Comment
Wrong direction	There is too much development happening without honoring the BVCP's own principals, such as the 2.01 unique community identity being respected , 2.03 compact development pattern (while trying to build dense apartments in rural residential neighborhoods), 2.06 preservation of rural areas, 2.10 'seek appropriate building scale and compatible character'...I could go on and on about the commitments not being honored. Example is at 11th and Pearl st- building a giant 4 story high building that completely blocks the mountain view from Pearl st and just looks plain menacing. In my opinion, this city is in bed with all the developers making obscene profits at the cost of the people who live here and who they are pledged to serve. As always in human history, the ego and its power hungry desire for control have taken over our government and believes that if we keep building more and more, we are bettering our community in the name of 'progress.' Are we trying to build a Manhattan in Colorado, trying to stuff as many people in this valley as we can? Extremely frustrated by these supposed 'leaders' who don't seem to actually care at all about nature or the happiness of the citizens of Boulder.
Wrong direction	There is way, way too much development taking place in my opinion. My sense is that developers have way too much control over the planning board.
Wrong direction	To much growth in housing and the lack of infer structure to support such growth. The lack of listening to the existing home owners regarding their wants and needs.
Wrong direction	Too much ugly development. City government which caters to developers vs. citizens. Losing the friendly, small town atmosphere very fast. Overcrowding in all aspects of daily life within the City.
Wrong direction	too many dense and ugly developments (like Boulder junction) too many exceptions to height limits
Wrong direction	Too much emphasis on commercial development and dense housing. Losing our values about open space within neighborhoods and protecting our amazing views
Wrong direction	too much growth
Wrong direction	too much growth without considering transportation needs
Wrong direction	Too much housing density will eliminate our quality of life.
Wrong direction	Too much large scale development and too many exemptions for Height above zoning, setbacks, etc. Ugly new buildings many blocking the view of the Flatirons.
Wrong direction	Too much new development. Espeically office space. We don't need more jobs.
Wrong direction	Too much new multi-unit housing going in. There is not enough room for an endless amount of new residents. Traffic is already bad, and bikes are not going to solve the problem.
Wrong direction	Traffic congestion; jobs/housing imbalance being exacerbated (Google).

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Community direction	Comment
Wrong direction	Traffic is a big problem and only getting worse.
Wrong direction	Traffic is terrible, resulting in pollution when cars stop/start on streets or circle/wait looking for parking. New restaurants but not enough parking for them. Views of Flatirons disrupted. High-rise development buildings which do not fit into the neighborhood. Not enough parking for those big buildings. Not enough green space required when doing new developments. New housing is NOT keeping prices down. Affordable housing is not always PERMANENT. Boulder does not need to solve the world's problem of not enough housing. More housing is used for out-commuters as well as people who work in Boulder. Poor bus service.
Wrong direction	Ugly high rise buildings don't make a community. City council only listens to the bike and low income housing groups. You've made terrible decisions
Wrong direction	Want people to stop using cars? 1) Clear the streets after a snow, not just sidewalks. Can't walk if it's unsafe to cross the street. 2) Repair the sidewalks 3) Cut back the overgrown bushes. Want to put a halt to traffic overload? Stop approving the Googles of the world to locate here. Want to keep the cost of homes from skyrocketing still more? 1) Stop approving the Googles of the world to locate here. 2) Stop building more dense housing (do you really think all those people won't have cars? that all of them will work in Boulder rather than commute to somewhere else? 3) Don't permit more unrelated people to live in a rental house. I read 55% of homes are rentals? When landlords can get $1000 a renter or more, homeowners can't afford to buy, so more homes will become rentals. When Boulder is 65% 70% 75%, you pick the percent, it will not be a unique place with a sense of place.
Wrong direction	We aren't setting our standards high enough when approving new building projects. It appears we (powers that be) want to grow rapidly more than we (powers that be) want to grow wisely. We need to add small houses and town homes so that people can buy houses here in which they can raise families. No more apartments and rentals. They do nothing for us. Let's get back to a majority of home ownership residents here, from today's 55% renters. Affordable housing needs to be in Gunbarrel, Louisville, Longmont and all over, not just in Boulder.
Wrong direction	We failed on the 29th St development; 25 year mistake. We failed to get light rail; 10-20 year mistake. We have a toll road; 50 year mistake. City council is against airbnb, etc due to unfounded fears which would mean another step against affordability.
Wrong direction	We have made the growth/no growth debate binary. There is not enough discussion about intelligent, measured and inclusive growth.

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Community direction	Comment
Wrong direction	We have our house on the market to leave Boulder after 35 years. From 1980 until about 2005, Boulder supported entrepreneurial development of new technology products - but these firms understood that they would move to the bedroom communities during their growth phase. This was a highly effective and sustainable model. Our council has acted out its own distorted view of Boulder over the past ten years. So, we believe that Boulder has left us.
Wrong direction	We must focus on sustainable growth to insure we have an inclusive and walkable community.
Wrong direction	We need more affordable housing units to be a priority and with limits on growth, there needs to be some sort of landlord requirements to accept Section 8 Housing vouchers and to not discriminate.
Wrong direction	We need to find a middle path, where we create some more walkable neighborhoodsthat are moderately priced, and co-housing communities and co-ops. We need to stop the kinds of new development that Boulder is seeing now - huge buildings with height exemptions blocking flatirons views, new apartment buildings that are huge and have high rents (what is up with that when we need rentals that are moderately priced?)., developers buying up apartments buildings and small houses all over town and scraping them off and building massive homes and apartments for the rich (not the right approach!). We are allowing developers to prey on our city. Somebody needs to control that! Also, not everyone needs to live in Boulder. That is not my definition of inclusivity.
Wrong direction	We should not be granting exemptions for anything. Nor for height, or set back or density. The tall (ugly) buildings are destroying our 'unique identity' (see priority #1 above). If developers don't like that, they should change the law - let all the people in the city vote, not just the CC. The CC only listens to environmentalists and developers. It is really scary. Where are all the Google people going to live? We do not need tall buildings - please stop. We moved here because there were rules in place. If you don't like the rules, don't come here.
Wrong direction	Without dramatically better mass transit system on and around Boulder, higher occupancy, and the extremely dense units, will seriously degrade the existing quality of life -- traffic will get HUGELY WORSE.
Wrong direction	You all have done a pretty good job of messing Boulder up irreparably. Just waiting for prices to go a little higher so we can sell and leave before it gets any worse. Good job alienating your existing, long-term residents by overbuilding the city, then coating it all in a light glaze of greenwashing that anyone with half a brain can see right through.

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Community direction	Comment
Wrong direction	You have brought us to this state by exercising poor governance. Take care of your state required mandates and leave us alone. Your constant nanny state visions are infringing on our rights. If I want to build a 12,000 square foot house on my 35 acres, it's none of your business what size it is.
Wrong direction	Your abandonment of critical infrastructure like neighborhood streets is a disaster. You're eco-focus is ridiculous. You need to lead us to holistic sustainability.
Mixed reaction	Adding to many new big UGLY Buildings. Boulder Junction is going to be a lasting mistake. Out of scope, lost of new traffic. No Train, Light-Rail or BRT coming to the area. So most trips will be by car. PearlWest is also an example of something that should never have been approved. Towers over historic buildings. 300 more cars clogging already gridlocked roads.
Mixed reaction	Affordability is a huge issue. Let's find a way to create more affordable housing options AND preserve open space/quality of life. I think density, and multifamily housing types should be the priority.
Mixed reaction	After the election last night I have much higher hopes for the city.
Mixed reaction	As a resident of Gunbarrel, just barely outside city limits, it appears to me that the city is exporting it high-density housing to the edges of the county...or even planning on annexing some more county land (in the midst of existing unincorporated neighborhoods) to fill needs. I don't see how this sprawl fits the 'compact community' goals. New housing in Gunbarrel still means that you have to drive to Boulder proper for most services beyond a sandwich or a single grocery store.
Mixed reaction	Becoming too wealthy of a community, too expensive to live here; growing disparity between high income and low income groups; too homogeneous of a community; still a beautiful place to live
Mixed reaction	Boulder is a great place to live, but there is little to no diversity. A lot of this is driven by the housing market, and Boulder is seen as a haven for upper class white people.
Mixed reaction	Boulder is becoming increasingly elitist and unwelcoming. We need a more welcoming and collaborative approach to community discussions-- even where we disagree, there needs to be a level of respect and empathy that sadly is missing today.

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Community direction	Comment
Mixed reaction	Boulder is becoming more of a city -- and that's fine. The problem is that it has increased job growth, but housing is not keeping up, which means more people forced to commute in and more people unable to afford the increasing cost of living. At the same time, there's increased community discrimination against the poor and the homeless. City leaders fight against services for the homeless, while implementing policies to criminalize their presence in downtown areas, scattering them and making them less safe. Additionally, anti-growth activists are doubling down on their desire to make Boulder more like it is when they moved here in the 1970s. They increasingly fight for policies that discriminate against renters (e.g., stricter enforcement of unfair and unreasonable occupancy limits, opposition to new housing developments) and the poor and homeless in general (e.g., their attempt to grab power through ballot items 300 and 301, the non-smoking ordinances that are applied only to people who look 'homeless'). I'm concerned that Boulder will become, within a few years, basically another Aspen, and I'm dismayed to see powerful, influential members of the community actively fighting to make that happen.
Mixed reaction	Boulder is becoming very expensive and elitist. 300 and 301 were attempts by the elite to lock in their way of life and keep others out. While pretending to care about people of lower income, the actions of the city's elite is really about making themselves feel good about things like saving the environment, but really have the opposite effect.
Mixed reaction	Boulder is losing its heart to the greed of developers. And it seems like city council just doesn't care.
Mixed reaction	Boulder Junction is an example of what is going well. The Folsom 'right sizing' is clearly the wrong direction. Toll/BRT/HOV lanes are being added to bring more vehicular traffic into Boulder on US 36. Staff and council originally proposed removing vehicular lanes from Iris, Folsom, 55th and 63rd. Then scaled back to just Folsom. They refused to provide data on the increased pollution caused by the artificially induced congestion and delay. Common sense tells you you can't bring more traffic into town and then take away arterial traffic lanes and expect anything else.
Mixed reaction	Boulder needs to be more open to affordable housing, density and height in the right places, protected bike lanes, better transit. It also needs to figure out how to create better design that doesn't make people afraid of all those things. Boulder needs to look at environmental impacts regionally and globally, not just locally (currently the city creates huge emissions and sprawls problems by not building enough housing). Open space protection and job creation is fine, but not at the expense of everything else.

2015 BVCP Open Link Survey
Open-Ended Comments

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Community direction	Comment
Mixed reaction	Boulder strives to be inclusive, however, without affordable housing, that is increasingly going to lead to less diversity and less inclusion. High density housing or group housing with a focus on transit connections is SO important for land use, climate change (less need to drive) and ability of younger people to actually live in Boulder, but there is a lot of push back from people with a different vision of Boulder. Mostly things are good and growth is going to happen, so let's make positive choices. Also, the amount of tech companies coming in and developing area/moving in large amounts of out-of-state employees is a little alarming- housing is only going to get more expensive so let's try and create some viable alternatives so Boulder is not just for the affluent to enjoy.
Mixed reaction	Boulder's municipal utility is not well thought out and creates huge risk for future energy costs. There is no realistic (public) evaluation of the costs of the utility and no long-term plan which mitigates the price risk of wholesale power costs, even if they are 'renewable' and 'sustainable'. Too many new residences is creating very difficult traffic and parking problems that will only grow. People living in the county must drive to Boulder and can't reasonably drive through town with all the traffic.
Mixed reaction	By and large, I think Boulder is changing for the better. however, i think we are far too timid in addressing the housing affordability crisis. We need to do much more to bring more housing to our community. I also think that we should be doing more to grow without adding automobiles, both by adding much less parking and by making more use of new technology that enables people to be carefree, but still have access to a car when they need it.
Mixed reaction	City promotes antagonism between user groups based on poor planning and favoritism.
Mixed reaction	City puts too many restrictions on building heights and allowed density/intensity. Too much emphasis is placed on maintaining or promoting 'free-flowing traffic.' That leads to many counterproductive measures: max densities are too low, street intersections are too large, streets have too many lanes, and too many signal lights are synchronized for car speeds.
Mixed reaction	Climate action is imperative, but we are hypocritical. While our goals are laudable our actions are moving us in the opposite direction. See TRENDS on recycling, emissions and water usage.
Mixed reaction	Commercial growth is overwhelming Boulder's identity and charm.
Mixed reaction	Concerned about the housing growth on Gunbarrel without any of the infrastructure improvements needed to accommodate such growth

Source: RRC Associates

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	Community direction	Comment
◆	Mixed reaction	Development and change are necessary, but the pace of develpment is a real cause of discomfort, unease, too fast. People can only digest a certain of change, 'bite off a chewable amount' - neighborhood sub community processes are messy but vital.
◆	Mixed reaction	Development is happening at too fast a pace. Too much residential development along the railroad tracks. It does not seem healthy to live with that kind of noise at all hours of the day.
◆	Mixed reaction	Development of derelict areas is a good idea to rejuvenate the city. However, adding massive amounts of public housing in one location n a quiet neighborhood just because the land was cheap is extremely detrimental to all those involved. Please take a closer look at the BCHA and BHP plan to develop housing in Gunbarrel!
◆	Mixed reaction	Don't let Boulder become Google's new gentrified headquarters. I'm a bike advocate, so the Folsom street bike lanes are, of course, getting a mixed reaction from me.
◆	Mixed reaction	Economic development (new businesses) will only add to Boulder's serious traffic problems and carbon impacts. But dialing back on ED could harm Boulder in economic down turns.
◆	Mixed reaction	Environmental stewardship and climate action are being subverted by too much of the wrong kind of growth and development.
◆	Mixed reaction	expansion is good, but there seems to be little focus on affordable housing.
◆	Mixed reaction	Fundamentally, I don't think Boulder should aspire to grow much beyond 100,000.
◆	Mixed reaction	Goals are good but implementation often poor, ie right sizing lack of input/data, carbon reduction can be achieved without expense and risk of forming utility, etc
◆	Mixed reaction	Great concern about the google campus being built. Worry about how google coming in will affect housing and infrastructure. Don't like the 'look' of much of Boulder Junction. Think buildings downtown are too tall and should not be obscuring the view of Flatirons that is uniquely Boulder. Luxury townhouses atop downtown buildings benefit only the tiny percentage of rich people who can afford them. Think too much emphasis placed on turning Boulder into an 'arts destination' when in fact arts orgs in Boulder serve a very small percentage of the population (& often are poorly managed, e.g., The Dairy).
◆	Mixed reaction	Greater communication to public. Use of internet to broadcast planning sessions and documented council responses to input.
◆	Mixed reaction	Growth, design and redevelopment are very important for communities to thrive and not become stagnant, but the City Planning process, such as their arbitrary moratoriums on height, is becoming more stifling, in my opinion, as a reaction to a minority public outcry.

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Community direction	Comment
Mixed reaction	Have been a resident since 1948. Former city employee. Municipalization would be a costly mistake. Continue to work with Xcel to achieve 'clean' goals.
Mixed reaction	High density housing should not be a part of the plan - it is in direct opposition to many of the stated priorities and goals.
Mixed reaction	Housing cost in Boulder is a mess, and is the number one factor preventing me/my family from feeling whole and at home in this community
Mixed reaction	Housing diversity needs to accommodate people in all stages of their life. From college kids, single/couple professionals, young families, executive families, seniors. While I appreciate mixed-use, TOD and other more compact/high density development within Boulder, more needs to be done to preserve the neighborhoods where families live and to develop the type of housing that families could afford and want to live. Families do not necessarily want to live in a condo above retail/commercial in a high density TOD, but they may successfully be attracted to attached dwelling neighborhoods that are part of TOD/Mixed-Use developments, especially with adequate community open space. AND PARKING! The reality of having a family means that even the most eco-friendly families will need to use their cars more than a single, working professional. And it is not convenient to not have adequate parking or assume that a working mother with a young child in school and a baby going to daycare could accomplish transporting those two kids where they need to be and work a full day by biking them all to their destinations every day or taking the bus.
Mixed reaction	Housing is very out of whack. Some people want small and sustainable houses and not mansions on postage stamp lots. Traffic is a real problem and we can't just beg people to get out of their cars.
Mixed reaction	Housing prices are ridiculous in that a lower income or even a middle class family can't afford to live in Boulder, and new development doesn't seem to be addressing that situation.
Mixed reaction	Housing:I think the City needs to increase from 10% the affordable housing goal, and subsidize the purchase of apartment complexes that will be deed restricted for affordable/workforce. The City should donate land to developers for affordable/workforce housing. Employee/Resident Ratio: The city should consider rezoning commercial land to residential to help increase the residents and reduce future employment growth. Transportation: Highway 36 was expanded but there is no change to the circulation once you enter Boulder. There needs to be more focus on the 'last mile' so that people can move more easily within Boulder. We should consider solutions that do not include RTD. Perhaps a free shuttle between Boulder Junction, 29th Street, and the Pearl St Mall.

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	Community direction	Comment
◆	Mixed reaction	I agree on the focus on climate (though I'd rather have seen more negotiation with Xcel than the costs we have spent on municipalization.) I'm also for re-building some areas, which will allow a focus on making things more energy efficient (and offering rebates so homeowners can do the same.) However, it seems lately our infrastructure isn't supporting our growth and community. Especially over the past couple of years, traffic seems to have significantly worsened. Both on major roads (diagonal, 157, etc) as well as near new construction areas such as at Lookout and 63rd. A good plan for quality of life should include making sure we don't overpopulate an area; whether that is traffic on roads, or open spaces. People need nature, and some prefer some solitude there.
◆	Mixed reaction	I am concerned that our community's ability to evolve is limited by vocal voices in local government. I'm also concerned that the equity issues in Boulder (achievement and opportunity gap, health disparities) are invisible and not getting attention.
◆	Mixed reaction	I am worried about all the concrete being poured in the city, the growing height and density of buildings, the loss of open views, the increased traffic and noise, inconsistent enforcement on quality-of-life issues (noise, smoking, parking, litter, graffiti/vandalism).
◆	Mixed reaction	I appreciate the city's efforts around climate change and sustainability. I also appreciate the city's commitment to permanently affordable housing. I think the city council's action to remove the Folsom Street bikeway was short-sighted and showed their unwillingness to commit to changes that are essential to reaching the city's broader goals. I think the city's approval of development that ignores existing limitations (like the height restrictions that were not followed for the Daily Camera development) are confusing and frustrating.
◆	Mixed reaction	I believe intent is good but the execution is not well managed. The right sizing of the streets to accommodate bikes is an example. I don't trust the research and analysis before the plan. Affordable housing is a need but it needs to be in the more urban parts of town with easier access to services and public transportation. Not in the county where it is neither walkable to has necessary services.

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	Community direction	Comment
◆	Mixed reaction	I believe that Boulder does need to consider some higher density residential options, BUT they should be done with very careful consideration to the location, neighborhoods impacted, etc. For example, the plan for Boulder to change the zoning from rural-residential to higher density classification is ignoring the character of the neighborhood, the desires of the current residents, the results of an independant hydrology study and impacts to a very sensitive wildlife area. Not to mention the fact that it is a terrible place for affordable housing given the lack of transportation options and services nearby.
◆	Mixed reaction	I believe that new business should pay their way. I do not want an overpopulated town that don't have the resource to keep up with development. Boulder is becoming very crowed with too much traffic downtown.
◆	Mixed reaction	I don't know what direction we're headed. It seems like it will hinge on the outcome of this election (300/301). I don't think the city can stay the way it is or has been. Have to choose between Aspenization & (hopefully thoughtful, sustainable) urbanization.
◆	Mixed reaction	I feel like Boulder is doing great on attracting innovative businesses and young educated rich people....but it is really losing it's sense of being a progressive, environmentally sensitive community that welcomes all socio-economic levels. It is feeling more exclusive and white-bred here, every year. And I say this as a graduate level educated middle-high socio-economic level person myself. I don't have the answers, but it's something that is starting to keep me up at night. I want to raise my family here, but not if there is only ONE type of person who lives here.
◆	Mixed reaction	I feel like there is support of lower income housing and that developers pay into this but I dont' see where forward movement is being made. We now have Junction village and I thought the idea was that people would be able to work and live close to where they work, but those places are so small (which is okay) but so expensive. It is so hard to live in Boulder. Also I hear our town say it wants to be more climate friendly but then we take down the bike lanes because a lot of people driving cars with only themselves in it want the convenience of getting wherever they are going as fast as they can. I feel like what we want and what we can expect to get our conflicting.

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Community direction	Comment
Mixed reaction	I feel our 'great neighborhoods' are under threat from developers seeking to profit from increased housing density and building heights. I feel developers should pay for the costs associated with their developments. I feel insufficient planning and funds are focused on the silver tsunami's coming effects on Boulder's future. We will need more appropriate fitness maintenance facilities and activities, increased affordable senior housing and new transportation means for seniors. These improvements will pay off in a healthier and more active senior population, a boon for all inhabitants.
Mixed reaction	I feel strongly that the entrenched interests in the debate are already 'secure' in their place in the Boulder community. More representation of voices/opinions 18-35 are needed. Furthermore, I sense a disconnect in that the housing market is being shaped by interests outside of Boulder that recognize the speculative payoff in investing (REIT) in this area.
Mixed reaction	I find the Planning Board's and the City Council's trend toward favoring dense development alarming. In particular I have the impression that all a developer has to do to get a questionable plan passed is to attach a couple of 'affordable' or 'senior' units. Suddenly the siren call of a few cheap units makes a lousy plan attractive in spite of its overall poor quality or its impact on the existing neighborhood around it.
Mixed reaction	I firmly believe that greater density is the only real solution to housing problems in the city. However, I hear very strong, emotionally laden responses from other members of my neighborhood when this suggestion is made (my neighborhood is somewhat scarred by its interactions with what are generally assumed to be student renters, even if the renters in question are no longer students!). We will benefit from increased density only in the case that current residents of the neighborhoods that face the first wave of this increase do not suffer the consequences they most anticipate (and fear): problems with excessive noise, trash (which should be understood to include poor upkeep of the property), and parking/traffic. It's clear to me that if these problems were addressed plainly and simply, there would be less successful fear-mongering on the part of those who fear increased density. I've noted a second issue with many of the people who complain about the newer residential structures at Boulder Junction: unbroken facades create a sense of blockage and oppression on the part of the viewer (where tall trees do not). I would suggest that many of the public responses to large buildings would be mitigated if building facades were between 30 and 80% vegetation. This would include ivy-covered walls, but would be best implemented as step-backs by floor with large planters filled with trees and shrubs. This would also vastly increase the value to the residents of living in such a space.

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Community direction	Comment
Mixed reaction	I firmly believe that the two most critical issues that Boulder faces right now are zoning and transportation. On zoning, I see two issues that need remedied. First, the City boundaries are very odd and do not represent the people that wish to make Boulder their home. I live in unincorporated Boulder County in the Palo Park neighborhood with my spouse and dogs. I work downtown Boulder, and my wife works near Valmont. Boulder is our home, yet we cannot vote for Boulder City Council, or Boulder ballot issues. We are counted as in-commuters for under the City's metrics. We, along with the entire Palo neighborhood, do not live here to somehow escape Boulder - we live here because it is Boulder. Meanwhile half of Gunbarrel is part of the City, while the other half has no say. This creates misrepresentation and causes a host of issues, such as with the Muni. It makes no sense to have many such pockets spread throughout Boulder and on the periphery of Boulder when we have clear open space defining our borders. I would like to propose annexation to the City as a way to unify all of us that have made Boulder our home. Secondly, the mix of residential and commercial/industrial zoning is reprehensible. I see zero compatibility with Boulder's stated goals (climate action, sustainability, etc) and the creation of a regional jobs hub that requires 60,000 in-commuters, and is zoned for an additional 60,000 while providing only 5,000 additional homes. This is a simple, moral issue - we need to stop importing our labor and driving up housing prices even higher. The growth needs to be organic, medium density and provide a range of housing opportunities. Lastly, on transportation we have simply failed. We do not have a muli-modal tranportation system. We have an automobile-first transportation system, with a everyone else scraping by. We spend millions on roads every year (which will never be enough) and we have wasted half of the City on surface parking. Driving and parking costs are not borne by the users of those services - they are spread among everyone, without any economic incentive to drive less present. We can do a lot better. Issues like 300/301, the muni, height exemptions, and transportation and parking are all inextricably linked to zoning. This is the point of the BVCP, and this is why we absolutely need to get this right. This is our chance to get at the root of the problem, and not just treat the symptoms.
Mixed reaction	I have been a resident of Boulder since 1948 and am a former City employee. The city should remain with Xcel Energy. Municipalization would be a costly mistake.
Mixed reaction	I know new buildings are necessary to keep our community vibrant, but I don't like how towering the new Daily Camera building appears as well as much of the new construction along West and East Pearl, which cuts off the open vistas towards the mountains from downtown.
Mixed reaction	I live in Gunbarrel and feel concern that the City is trying to annex land in my neighborhood, and further, rezone it and put in high-density housing. With one street leading in, the increase of up to 600 cars daily, more people, loss of open space, loss of quality of life and community feel, increased environmental degradation, noise pollution, potential for crime, etc., has me deeply concerned. Moreover, I do not feel that the administrators of this plan are sincerely and honestly listening and seeking a middle ground that meets both development needs and the needs of existing community members. That is disappointing, as overall, I deeply appreciate the values and vision of our Boulder community at large.

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Community direction	Comment
Mixed reaction	I live in Twin Lakes. I think it's irresponsible for the Boulder government to try to slam in so much high density living in the few open parcels left int he subdivision. It will completely change the character of the neighborhood, and the land isn't even suitable for that sort of development (water levels, etc). I have no problem with that land being used, but it would be much better put to use as a park, sports field, or some sort of residential installment that blends in with the surroundings. It should not be high density, low-income housing. It would be better as condos or townhomes that the middle class folks of Boulder can afford?
Mixed reaction	I really think a top priority needs to be affordable living! otherwise, all of the rich yuppies are going to come in and take over and Boulder will loose it's unique culture. That is already happening. I know many folks who have been here for a long time and have been pushed out because it is too expensive. And I also know a lot of people who are able to move to Boulder just because they are especially wealthy and can afford it.
Mixed reaction	I strongly believe that there is too much growth!!!! Adding more density is creating many problems. I am very concerned that we are not protecting open spaces. I would much rather see more open space than apartments etc.!
Mixed reaction	I support residential density on transit corridors but want better looking buildings to be built and to contribute better visual value to the public realm. I support multi modes of transit and I want a compact walkable, rideable city.
Mixed reaction	I think Boulder has been managed very well. We have a wonderful community. But I have been concerned that in pursuit of increased density, we might abandon building height codes. I also find the new buildings in the Boulder Junction area to be unattractive. I think we can do better than that.
Mixed reaction	I think Boulder is allowing developments that are too large for the area. They block mountain views (such as former Daily Camera site) and create more traffic. I don't think we should be encouraging large developments without first dealing with how it will impact an area...such as added traffic. Too many developments seem to get the okay for height variations and give little back to the community.
Mixed reaction	I think that when the annexation of an area is in question, the residents of that area should be asked before the process takes place.
Mixed reaction	I think the city staff/council needs to do a better job of listening and responding to comments. People are asked to respond to lots of 'partial plans' without seeing the impact on adjacent areas --this is not good.
Mixed reaction	I think the County is ok. The City is becoming a disaster of horrible housing that attracts people who don't value preservation of key habitats, scenic views, or small-town living.

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Community direction	Comment
Mixed reaction	I think the developments at Boulder Junction--so far--have been tasteful and well proportioned. At the same time, I am not yet happy about the Camera rebuild and the one at 13th and Walnut. Perhaps when they are finished, they will look better. Transportation is another important issue for me which I don't think is being addressed. I take the bus as often as possible, but find many areas of town difficult to access. Could we employ smaller buses on certain routes where the regular buses run nearly empty? Could we have non-polluting buses?
Mixed reaction	I think the people who say 'Boulder isn't what it used to be' need to get over it. Things have changed. People are interested in living in apartment complexes and with roommates in 15 minute neighborhoods where they can walk, bike and bus to where they need to get to. Old things like ordinances prohibiting streetlights that are actually effective need to go away.
Mixed reaction	I think there is too much emphasis on open space at the expense of road paving
Mixed reaction	I think we have entrenched interests who don't want Boulder to change AT ALL and enjoy their high value houses (I might too if I had a house to call my own), but being inflexible on any growth or other housing options is untenable. We have a great area / community that needs some more options, which I hope will not change Boulder too much if we can find solutions. Sometimes it feels like a Catch-22. But I feel that large houses with one family in them are completely irresponsible to the earth and to letting people live in / enjoy Boulder. Ramble over.
Mixed reaction	I very much believe that the city can run a power utility that can help achieve our goals & I'm for many other environmental efficiencies. On the other hand, cutting out parking spaces, lanes of traffic & other deliberate punitive measures toward motorists without reasonable, safe options for our entire population, not just those in tights, is ill-conceived & arrogant. It was incredible how quickly they could fund that "experiment" when so many other repairs & projects have been waiting & waiting. Bicyclists are motorists too - you can tell that by the ubiquitous bikes in/on their SUVs. Repaired roads & accessible parking uses less energy at present. Provide alternatives & we can move in that direction. (Electric city shuttles & parking at the edge of town?)

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	Community direction	Comment
◆	Mixed reaction	I'm concerned that Boulder has become cost-prohibitive for small, independent businesses that bring that unique character to Boulder. I would like to see more support for these businesses. I would like to see Boulder find some innovative ways/incentives to encourage transportation other than cars, etc. The bike lanes and bike paths are wonderful, but the bus transportation, while awesome in terms of cleanliness, etc, is not robust or convenient enough to rely upon. Also, everyone should have access to an Eco-Pass at a reasonable rate. I really want to encourage continued support for improvements on The Hill. It could be a vibrant business district with the right planning and support - I would like to see it as a funkier, more progressive alternative to Pearl Street.
◆	Mixed reaction	I'm in favor of increasing density to support a compact and walkable community. However, housing prices are largely out of step with what people can afford. The solution to the strong demand for housing in Boulder, in my mind, is to not restrict supply of housing, but rather to design places that are intentional and friendly to the working poor, etc.
◆	Mixed reaction	In general I support in-fill density, but projects have been built very close to the street and I do not see an accompanying increase in public transportation services.
◆	Mixed reaction	It seems that a lot of attention is being placed on affordable / low income homes for younger people but many families and seniors who would like to move to a larger/smaller place are shut out. We make too much money for affordable housing but not enough to afford a house in Boulder. Not only that but building low income housing in our neighborhoods lowers our property values and decrease our chance to sell our homes and move
◆	Mixed reaction	It seems to me many agencies that deal with the intricacies of this plan are, dare I say it, in bed together. They are not necessarily listening to the voices in.various communities and are putting city problems in our unincorporated areas.
◆	Mixed reaction	It's great to see municipalization efforts continued; let's make streets more bike friendly; let's do a better job of protecting habitat in our open space, especially from off-leash dogs and encroaching high-impact recreational interests.
◆	Mixed reaction	It's rather weird to answer this question prior to the 300/301 vote. I'm not necessarily happy with every aspect of all of the new development, but I understand how it happened and its purpose. If 300/301 pass, I would answer this question with the 'wrong direction'. If they fail, then my answer stands. I still think we need better transportation planning, housing planning (more luxury condos doesn't really help anything), etc, but the infill stuff is good as a theoretical matter.

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Mixed reaction	Jamming 60 units of affordable housing into a neighborhood (Twin Lakes) that can't possibly support it, along with the fact the the proposed site is hydrologically unstable, is one great example of things definitely heading in the wrong direction.
Mixed reaction	Leaders need to gather more public imput and ideas before starting projects
Mixed reaction	living in the county, i feel we are 2nd class and our opinion does not matter. i do not live in boulder by choice - i resent having land around me appropriated for 'affordable housing'... obviously an oxymoron if it is outside the famous green donut of protection
Mixed reaction	Lots of growth, which can be good, but it feels as if the poverty gap keeps getting wider. It also feels as if commuting is rapidly increasing because people that work in Boulder can't afford to live here and have no viable travel options other than driving.
Mixed reaction	Make sure the high density areas and packed low income housing have some open spaces and trees so it is not like a life quality sacrifice zone
Mixed reaction	Many times, it's not clear what direction we're heading. We say we're going to do one thing, then don't. Or we start on something, then stop halfway.
Mixed reaction	Middle class in the city of Boulder is history. The no-growth agenda is ridiculous. Interconnecting Boulder Valley communities with real rapid transit (BRaT) is vital. RTD is a joke- do it yourself. Open space rocks. The county is gorgeous. Boulder County does a great job supporting our farmers. We can do more. Innovation is our driver, support it with intention, not accidentally.
Mixed reaction	Neighborhoods need to be allowed to have more input regarding building affordable housing. Developers should not be allowed to buy their way out of including affordable housing in their projects. Such as the current project in Gunbarrel, for instance.
Mixed reaction	Not a fan of new 4 story buildings
Mixed reaction	Not enough parking!!!! Need more downtown parking!!! I can not take the bus, ride a bike, or walk everywhere.
Mixed reaction	Nothing is being done about housing middle income people. We are being squeezed out. Need to get city or countywide ecopass. The neighborhood system is nonexistent in most places. RTD trains need to be a priority.
Mixed reaction	Open space is fine, so long as people don't have to live on the streets. People should come first. Buying up open space on the edge of nearly 250,000 acres permanently protected open parkland seems kind of self defeating in a city that has little developable land near services and businesses. It's time to be real.
Mixed reaction	Overall heading in the right direction except it's no longer affordable for many people to live in the city limits.

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Community direction	Comment
Mixed reaction	Overall, Boulder is incredibly well-managed. However, the city micromanages individual owner-occupied property owners who aren't hurting anyone, just making normal use of private property, with burdensome regulation (which can pit neighbor against neighbor and empower local crackpots) while rental properties and CU itself are largely given a pass - many rental properties remain appalling, overoccupied eyesores and nuisances which lower surrounding property values, and CU is not held to account for lacking an effective disciplinary policy on public drunk and disorderly behavior which degrades property values as well.
Mixed reaction	Re: housing and general affordability in Boulder: 1. In the realm of dreams....I'd love to prohibit big new multi-million dollar mansions in and around the city! (Or at least assess a HUGE impact fee annually on super expensive housing). 2. In the real world, our city's problems and challenges are symptoms of the much larger phenomenon of ever-growing income and power concentration in society. Dealing successfully with this bigger trend is like trying to stop the tide coming in. But we're trying, and we're sometimes succeeding. THANK YOU for your efforts!
Mixed reaction	Real estate is going to continue to skyrocket if you are going to limit housing and keep preserving open space. It is not feasible. We are simply going to have sprawl outside of Boulder, in Superior, Louisville, Longmont, Niwot, etc, where housing is more affordable. Open space will only become a small area of preserved land. We might as well expand Boulder proper and allow more (affordable) housing here.
Mixed reaction	Right sizing was a fiasco. Forcing density onto communities is another. The Cash in Lieu program must go away
Mixed reaction	Road projects are always started at the absolute worst time of year: back to school. Plowing leaves a lot to be desired. The new building on Pearl Street, where the Daily Camera was, is a disgraceful eyesore that should not have gotten approval. It is too tall and feels completely out of place. If people want an urban feel, seriously, move to Denver.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

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Community direction	Comment
Mixed reaction	Since I haven't been paying attention to what is actually being done, these comments may not be relevant, but a couple quick thoughts: 1) Traffic in Boulder seems to be getting worse. Would love to see more bus options w/ increased frequency and additional routes. With increased development in North Boulder, would be in support of a bus run that goes from way north (Broadway and 36) down to Table Mesa and back. e.g. let's say you want to go from the Holiday Neighborhood to Target. It's about a 10-min drive. It's about a 30-min bus trip if you are lucky with the connection times. There is so much commerce and housing along/near 28th St that it would be nice to make that connection. 2) I support the permanently affordable housing program, but I don't like how it effectively keeps out a middle chunk of income earners. You can be 'Boulder poor' or relatively well off (or rich, of course) to buy a house in Boulder, but there are a lot of people in between who have no options. 3) While I like the affordable housing program, I also know from personal experience that it gets abused. One friend rented from a landlord who had bought a PAH condo and then moved out of town and rented it out at market rates. And a woman I worked with was planning to by a PAH 2-BR unit quickly before she started grad school and then rent out the 2nd bedroom at market rates. (I don't know if this actually happened, but I've heard others talk about this type of thing and I have no doubt it happens). This makes me mad. We have made the decision to try and support lower-income people being able to live in the community they work in, but I'm pretty sure we weren't wanting to subsidize people trying to scam the system. On the other hand, a man I work with was just able to buy himself a 1BR PAH place in Boulder and I'm thrilled for him. He doesn't make enough to otherwise buy a place here, but he works in Boulder, has family in Boulder, etc. He's a great candidate. He is now taking the bus or riding a bike to work every day instead of driving from Denver, is making improvements to the condo, etc. I think the program is a good idea but needs some additional oversight (e.g. make sure people are living at the places they buy; sell only 1BR places to single people or require that if they are renting it is for people who need rent assistance and would not be able to pay market rates; etc). 4) Love all the importance placed on Open Space!
Mixed reaction	So sad to see the response regarding the Folsom Green Streets - that everyone was fighting to drive their cars. And the cars won. Disappointed in Boulder.
Mixed reaction	Some new buildings are not unique, classy, or esthetically pleasing in my opinion. I understand promoting different modes of transportation other than the car, BUT let's remember and understand that not everyone is in a position to use alternative transportation.
Mixed reaction	Terrible new buildings which destroy the unique feel of boulder: 9th & pearl, daily camera building, etc
Mixed reaction	The amount of rentals on the hill needs to have a limit. If there is an increase in CU students living on the hill there will be a decrease in families.

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Community direction	Comment
Mixed reaction	The architecture downtown is getting so boring - it all looks the same. And the development along 28th - also looking the same. we need some more architectural creativity as we are becoming a very mundane looking place.
Mixed reaction	The barrack-like housing is a big mistake. The huge old Camera location building replacement is a big mistake. The historical designations and their application were a big mistake.
Mixed reaction	The big buildings downtow blocking views and taking away the Boulder feel is just heart breaking.
Mixed reaction	The bulk of the opposition to new development or increased density in (some) neighborhoods seems focused on three issues: noise, trash (which should be understood to include sub-standard property upkeep), and parking/traffic (I'm floored by my neighbors' apparent need to be able to have fifty cars park on the street at a moment's notice-- I base this on the standard several of them have expressed regarding the 'availability' of street parking whilst complaining about there being too many cars parked on the street!). I believe that if greater enforcement of these concerns were coupled with an increase in things like ADUs, a more reasonable occupancy standard (one adult per conforming bedroom would seem a far more appropriate standard than the current 'family' based one), we could find our way to a better Boulder-- one with a more reasonable employment to population ratio, and where it's reasonable to live on a lower-middle class wage.
Mixed reaction	The camera building should not have happened. Terrible. The code needs to more closely link with the Comp. Plan. We need to rezone - maybe use form based codes. The Housing Strategy has been a disaster. It is weak and disappointing. Just do something already.
Mixed reaction	The City and County will have to work very hard and plan very consciously how to address the issues caused by decreased opportunities for affordable housing. There are numerous people in Boulder County experiencing homelessness, many of whom have children and many of whom are from the County and/or close to. Helping support these individuals in gaining access to shelter, food, appropriate clothing, transportation, jobs and school for their children should be a top priority. But instead, it seems that the solution to 'dealing' with these people is to put them in jail or leave them to fend on their own. Furthermore, the vast majority of the housing being built right now is very high-end, expensive units. I do not believe that we need more of these communities, but more for the true middle class, for students, for the working poor (often Latino or Hispanic), the elderly and for those right now who are experiencing homelessness.

2015 BVCP Open Link Survey
Open-Ended Comments

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Community direction	Comment
Mixed reaction	The city is too focused on alternative mode transportation and helping the homeless while making it nearly impossible to build financially viable housing stock for rent. Home ownership is not a right.
Mixed reaction	The community conversation in Boulder around growth and change has been very rancorous. There is strong advocacy at this point to 'do nothing' or to stop change, which of course doesn't mean things won't change, but instead means that wealth will grow for the ones lucky to buy in at the right time and it will become a more exclusive community. Some are okay with this outcome, but I believe this will make Boulder less dynamic, less interesting, less welcoming, and more homogeneous.
Mixed reaction	The current City Council and staff are in 'group think' mode all the time. It is insulting. The attitude of council and staff is that they think they are entitled to their own goals with disregard for other perspectives.
Mixed reaction	The current system allows contractors to buy out of providing affordable housing when building new developments, town homes, condominiums, etc. This is resulting in inappropriate use of land; high density building in low density/rural settings, high density/affordable housing being located too far from services, etc. The county needs to get back on track with land use and not just build where it can get cheap land. The hidden costs nullify the upfront 'cheap' cost of the land.
Mixed reaction	The emphasis on business expansion is inappropriate for the limits of Boulder's available space because of the housing and transportation issues generated by additional population. More pressure could be applied by the City to the University of Colorado taking up housing issues for students. Innovation and creativity and vitality and ecological health of the city and its individuals can thrive within the blue line and height limits established and should be the focus of the City and County. Updates of existing housing and commercial areas need not entail violations of these limits to be vibrant or exciting. Maintenance and care for what Boulder already is and has should be a greater concern than new business. Investors in the rail line development have too much influence on the Boulder Valley Comprehensive Plan which is detrimental to these concerns.
Mixed reaction	the emphasis on low income housing is not coherent with the goal of a compact community surround by open space
Mixed reaction	The general vision/values of a diverse community and affordable housing to support such a community are evident. However, the lack of regulatory structure to manage and mitigate impacts that negatively effect the City's ability to successfully create those values needs to be addressed immediately.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

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Community direction	Comment
Mixed reaction	The growth in north Boulder over the last 10 years has been mostly ugly, too big and poorly planned. We are lacking infrastructure to support it like post offices, libraries, and walkable community areas.
Mixed reaction	The housing situation is becoming intolerable. Additional affordable housing isn't going to alleviate the squeeze on median income families, if anything it could make it worse (as non-affordable housing prices will rise through loss of supply). We must increase supply through reasonable increases in density and decrease demand by raising taxes on second homes and unreasonably sized mansions.
Mixed reaction	The increase in real estate costs has made the area difficult to live in for middle class and low-income families. The City of Boulder seems focused on providing affordable housing options to meet previously agreed upon quotas, however they seem to find it acceptable to use undeveloped county land (specifically, two parcels in the Twin Lakes neighborhood of Gunbarrel) instead of finding appropriate spaces within the city itself and they are charging ahead with little regard for the natural features and harmony with the existing community of neighbors. While forcing unacceptable levels of housing density on a community with services unprepared to support such an influx, they are allowing commercial developers in city limits to opt out of affordable housing responsibilities by paying a fee.
Mixed reaction	the middle class cannot afford to live in boulder and they are moving out of town thus we are losing money in our local economy.
Mixed reaction	The overall goals are good but the means sometimes miss the mark.
Mixed reaction	The proliferation of starter castles and prairie mansions, and the destruction of modest homes is a very bad trend.
Mixed reaction	The reaction to infill redevelopment and adding more affordable housing in Boulder is dismaying. If the nay-sayers have their way, we may lose the idea of an inclusive, diverse, economically robust community with more walkable neighborhoods and districts than we have today, and many more transit options to driving.
Mixed reaction	The socioeconomic diversity of the community in past years no longer exists in a community way.
Mixed reaction	The whole unrest everyone has over 300 and 301 underscore a disconnect in the community over how things are being generally handled.
Mixed reaction	there are lots of ordinances and provisions in law, however these seem to be just suggestions and developers can always buy their way out of any of these well thought out requirements.

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	Community direction	Comment
◆	Mixed reaction	There are several good development projects and others that have been failures. I think most of the 'fill-in' projects downtown have been successful. These projects are successful because they are done with an existing context. The holiday redevelopment was also highly successful, because the guiding principles behind it were in line with the BVCP. Other projects like the redevelopment of the 29th St mall are total failures from a quality of life and community character perspective. I fear the transit center development (30th & Pearl) is much more akin to 29th St than Holiday. I really don't understand how the city is approving such appallingly poor development plans - it's as if they want Boulder to be like every other city - which is what developers want, because they understand the economics of these types of plans and how they can maximize profits, but the city should be refusing these ugly, car-centric, anti-community developments on the face of them and require more green space, more bike lanes, more pedestrian access points and protection, more mixed-use development with communal spaces, less surface parking, fewer roads - aim for something that doesn't exist, be inspired and inspiring!
◆	Mixed reaction	There are too many large, unattractive, lifeless buildings going up downtown. It feels like Boulder is losing it's character and starting to feel VERY wealthy.
◆	Mixed reaction	There are tradeoffs- open space + development controls (low supply/high demand) means housing prices are out of control. The city needs to very actively make affordable housing exist so that the school teachers and firefighters in the community don't have to live an hour away.
◆	Mixed reaction	There has been too much emphasis on taking on expensive projects for far flung environmental goals while blocking opportunities to expand quality employment in Boulder. People who are working hard in the private sector to live and stay in this area are ignored or worse persecuted.
◆	Mixed reaction	There is a limit to the amount of growth an area can absorb over a short period and still maintain a sense of neighborhood. Gunbarrel has been inundated with new multi-unit housing complexes that have changed, and will continue to change, the feel of the area. Road congestion is already and issue and will only get worse as the population increases withou an increase in infrastructure. Making this area a less pleasant place for those of us who call Gunbarrel home.
◆	Mixed reaction	There is a mahor need for more housing Go up not out. Raise the building limit to 7 or 8 stories is goss grove , folsun to 33rd our along arapahoe. Baseline

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	Community direction	Comment
◆	Mixed reaction	There is almost no place to live that is affordable unless you rent/buy with roommates. It is incredibly hard to feel connected when I live in Gunbarrel due to my budget restrictions - I had almost no connection with Boulder unless I drive. However, I like the healthy, environmental focus of the community.
◆	Mixed reaction	There seems to be more apartment development for rentals rather than condos for home ownership. Does affordable housing really work effectively? http://reason.org/news/show/do-affordable-housing-mandates
◆	Mixed reaction	There's such a push to build affordable housing that the community is not taking into consideration the needs of the people already living here.
◆	Mixed reaction	Think it is important to be more welcoming to large companies that might want to relocate here like Google and Twitter. It's becoming too difficult to develop or redevelop real estate here.
◆	Mixed reaction	To often the city has approved variances to the many growth restrictions. The Google campus is a case in point. The Google campus will be a collection of tall buildings in the middle of a busy area that does not contribute to the vitality of the neighborhood, other than paying taxes. Google employees don't tend to leave their building so they won't participate in the area. It will be a large dead spot.
◆	Mixed reaction	Too many BIG building, no set back.
◆	Mixed reaction	Too much development of late in the rural Gunbarrel area. There are plans to build where the owls nest and live. The land is being changed from low density to high. This is very out of character for Boulder, and makes me think that making money takes precedence over keeping outlying Boulder rural areas rural.
◆	Mixed reaction	Too much high density growth with an infrastructure that cannot support nor sustain the massive increases in housing and what is starting to become 'strip-like plazas'.
◆	Mixed reaction	Too much parking is being removed in the downtown area. There are a lot of people that NEED their cars!
◆	Mixed reaction	Too much regulation and cost in building codes. Not enough creativity in zoning. What about tiny homes, ADU's and other medium density solutions? City seems detached from reality. Need to work closer with all Boulder Co cities for transportation solutions.
◆	Mixed reaction	Too much urbanization, too fast.
◆	Mixed reaction	Trying to have less parking at new construction housing areas - you do know that most families have up to 3-4 cars especially with teens living in the home. Some areas do not support the family vehicle experience and create parking headaches for all

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Community direction	Comment
Mixed reaction	Very concerned about too much emphasis on housing density. It's a good tool when used properly, but it should not be overused or placed at the top of all priorities at the expense of others. We got this year's ballot measure 300 at least partially in response to pushes for liberalization (my opinion over-liberalization) of things like building height, occupancy limits, variances on setbacks and parking, etc.
Mixed reaction	Very surprised to hear about the choice to expand the highway to increase car travel as opposed to including train travel to increase diversity of travel options.
Mixed reaction	Very worried about losing sunshine and mountain views with the frequency of tall new buildings and the attendant traffic jams from too many residents and commuters. We need to resolve the RTD promise of fast-track transportation from Boulder to Denver so more commuters can use mass transit.
Mixed reaction	We could do a lot more to encourage a diversity of housing price ranges and housing types.
Mixed reaction	We don't need to get bigger.
Mixed reaction	We need more affordable housing for those who are single and want to live in this community
Mixed reaction	We need to be more supportive of business owners who provide the economic engine We need to be smarter about road development and maintenance - e.g. East Arapahoe was a waste of money
Mixed reaction	WE NEED TO CELEBRATE AND PRACTICE URBAN DESIGN HERE! WE NEED TO INNOVATE WITH OUR AVAILABLE RESOURCES TO CREATE MORE MIXED USE VIBRANT PLACES THAT REFLECT CULTURE AND RESOURCES IN A WAY THAT IS SHAPED TO OUR EXISTING AND FUTURE INFRASTRUCTURE. WE NEED TO GO BEYOND POLICIES AND WORDS AND USE DESIGN TOOLS TO DEEPEN THE CONVERSATION AND HELP LEADERS TO LEAD, WE CAN DO THIS WITHOUT BEING STRANGLED BY COMMUNITY ENGAGEMENT IF WE ARE CLEAR ABOUT WHAT WE WANT TO DO!!! Thank You!!!

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Open-Ended Comments

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Community direction	Comment
Mixed reaction	We need to completely reevaluate certain impactful laws in this City - For example, occupancy limits. Does it make sense that 10 'family members' can live in one house that has an occupancy limit of 3 but 4 close friends cannot? Does that make sense when there are 4 bedrooms in the house? No, it does not. This is a shameful way to discriminate against a different path in life. People are getting married later in life. People are having kids later in life. Where are people supposed to live during this time of transition if they still want a community-type living space and also don't want to spend their entire income on housing? I know this is a 'controversial' idea, but guess what? If the options are between building new apartment buildings or increasing the occupancy limit, I think most people would have less of a hard time accepting an increase in occupancy limits. Or perhaps there could be a pilot where adults can apply to a program through the City to be approved for their home to have temporary relief of the occupancy limit? Let's think outside the box and not be constricted by our own rules.
Mixed reaction	We need to continue to honor height restrictions....we are creating urban canyons with limited views. The density is getting too pronounced.
Mixed reaction	We should not permit ANY MORE height variances for buildings. Period. We are just about as dense as we can be, without creating unhappiness. Perhaps new neighborhood and city center designs can be more efficient and convenient (without a car), thus permitting a little more density. Boulder offers great access to the out-of-doors, and we can do better still... more trails, please, so that we don't have to drive to trailheads (those of us who cycle; also good, secure bike racks/locks at trailheads are great)
Mixed reaction	Which people are you referring to? I am pro-development and economic vitality. I see a lot of it in my neighborhood (Holiday), which I appreciate. I do not appreciate the Boulder establishment that wants to prohibit growth, jobs, and innovation. I do value retail, art, restaurants, etc. that I can walk to; and I also appreciate a diverse population. These are reasons I chose Holiday in particular.
Mixed reaction	While there are exceptions within public and nonprofit outreach programs, more and more Boulder's social, retail, entertainment options feel geared toward the wealthy.
Mixed reaction	Why all of a sudden have the people who own homes here become pariahs? We live and work here too - and we should be able to have a say in our community.
Mixed reaction	would like to see a final report and steps that will be taken to accomplish the community's priorities

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Community direction	Comment
Mixed reaction	wrong is continued gentrification as seen in housing prices, retail options, selfish/NIMBY approach to affordable housing right is commitment to environment (although people need to accept the need to consume less) and social services
Mixed reaction	Yes, I approve of creating and maintaining good employment but think we need more middle class housing and more controls on student usurping family housing near the University.
Mixed reaction	Your development and urban planning puts the cart before the horse and your transportation grid can be innovated. The BVCP ought to develop strategies that incentivize developers to move in the direction of cohousing. It is a missed opportunity no to do so. Feel free to contact me, my first project is www.bfcc.me - Peter Spaulding
Other	City Council members voted in this November are pro growth. What happened to paying attention to the citizens opinions on growth? Our now diminished quality of life due to massive development and traffic standstills is not being properly addressed. We are now co-oped by Council and developers ideology of a 'Open' Boulder. I was disgusted at what I saw the city do during recent elections in an effort to defeat 300/301. This was a bought election. I am no longer proud of this city 'leadership'.
Other	don't develop twin lakes keep it open space
Other	I can't access squares unfortunately. However, I do feel city planners have sold out to commercial interests and we are losing our mountain views and what makes Boulder downtown unique. Why are we expanding east and draining our Boulder downtown vitality?
Other	Let's keep Boulder green - no more new developments!
Other	Since the recession (notably) development and their backers have razed long existing buildings, and expended huge amounts of energy building much, much bigger structures. These structures, such as the one at the former Daily Camera site, have radically changed the community, bringing a sense of overwhelming size and a sense that the community has lost control of development. Developers are clearly in the ascendance in political power and that too, brings a powerful sense of loss. Pictures of Will Toor gloating over the defeat of props 300 and 301 evokes a sense that powerful interests will be able to quash citizen interests as they see fit in the future. This all brings a sense of sadness that the community we have loved is selling out to the highest bidder. It is hard to believe that we will be able to preserve our open space and our views when the pressure for growth is pushing so hard toward expansion.

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	Community direction	Comment
◆	Other	These discussions have become so ridiculous that when developers bend over backwards to meet these absurd criteria, and even the council says they have done an exceptional job, projects don't get approved - ii.e. when a piece of undesirable land is to be turned into a mixed use development with affordable housing and they reject it because the people getting this subsidized housing would find themselves between two busy roads.
◆	Other	You All are not listening--you are enabling the take over of our once vibrant healthy community!!! The Boulder inclusionary housing ordinance in the last 15 years has set us on a course that is truly unsustainable. It is not providing workforce housing or reducing in-commuting. Look at the outrageous market rate costs of units and the sky high unaffordable rents, Developers are raking in big money hand over fist under the ordinance. What in the hell is the City getting out it!! Poor ballot 300 supporters--they are called Nimbys. Look at who the real Nimbys are--Developers get to buy out of building affordable housing. They actually get a 25% off deal to NOT build affordable housing on site. They only pay 75% of the costs to build off-site and taxpayer money pays most of the difference. They are Nimbys because they want all their units to be market rate--less affordable then they can raise rents sky high--there's no rent control--and they don't want any riff-raff hanging round their hot tubs and fire pits to turn off the crowd they are rent gouging and they get this 25% off deal to boot. Look at all the Commerical buildings take of buildable areas. LOOK AT ALL THE BANKS AND INVESTMENT FIRMS THE DOMINATE OUR DOWNTOWN AREA!!
◆		I guess I don't know what you mean by 'the community.' There is currently a fracture between the direction of the city council and the citizens (what I see as 'the community.')
◆		If we create new places with incredible design, I think people are more likely to feel reassured about the future of the city and be more comfortable with density. Citizens probably need better education on WHY decisions are made. For example, if there is a narrow, curvy street with cars parked on either side, explain that this actually slows traffic and makes accidents less likely even though it seems counterintuitive.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.8a: Which of the following statements best represents your preference regarding the future growth of jobs in the Boulder Valley? (OTHER)

- Boulder shold limit the number of additional government employees.
- Boulder should find a potential that keeps employment levels low within the county
- Boulder should increase both.
- Boulder should not be addition jobs if there are no housing in place for them. Just creates more traffic. However, the same goes for a large housing development...fix the traffic issues first.
- don't try to manipulate, always seems to be unintended consequences
- Either increase or maintain. I'm concerned with rigid limits, understand the potential impacts of a jobs/housing imbalance, but know there is nuance to this discussion and that over time economic conditions the world over shift and we can't be too fixed in our approach.
- Give hiring preference to current citizens. Stop age and sex discrimination!
- Growth is not always good. Think cancer. If Boulder grows at 5% per year it will double every 12-15 years. That means by 2040, Boulder will have about 8 times the population it currently has.
- how big is Boulder Valley
- I'm fine either way as long as more parking is available
- If jobs are increased, training those without skills needs to be a priority
- It depends on how much housing is being built and in which locations.
- It depends on whether the city can manage the transportation needs of these workers into the city -- is there parking? Transit? Housing that meets workers' desires?
- It's a dual edged sword, we need good job opportunities but we then need the infrastructure to support those workers
- Leave it alone. It is so jacked up now, just stop trying to mess with the economy, culture, transportation, and demographics.
- maintain or increase if the amount of available and affordable housing increases.
- more jobs that pay for housing too, less incoming traffic
- no more additional employees. Boulder is full!
- No potential for future jobs need be created at all. The city has no business manipulating jobs but has a duty monitor the organic emergence of employment centers within the city to maintain the balance of housing to employment which should be the focus and goal. New business only by attrition of old business will stabilize the community.
- Reduce - Can't access squares
- Should reduce the potential unless there is adequate transportation into the city.
- Unless infrastructure is changed, Boulder can't handle additional job growth. Traffic in Boulder is already impossible during rush hours, adding additional jobs/employees will just make it worse.
- Until there is a viable plan in place regarding housing, jobs should stay as is.
- While I'm tending to lean towards reducing the potential, I'd need to know more about what space is currently available. I'd prefer to incent use of the buildings/space we already have; hopefully that is still promoting growth.
- Won't the answer to this question depend upon supply and demand? I think we need to prioritize jobs that pay a living wage.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.8b: Which of the following statements best represents your preference regarding the future growth of housing in the Boulder Valley? (OTHER)

- A stabilized business/commercial sector with additonal housing for students provided by CU would be reflected in a reduced demand for housing which cannot be predicted or anticipated as a potential for additional housing.
- affordable housing should be increased and sensitive infill such as ADU's should be allowed
- AFFORDABLE housing, not just 'more' or 'less'. Too many fucking huge houses for the rich.
- as above new jobs should help with local housing $
- Boulder needs to limit apartment housing growth and increase condos and lower prices houses
- Boulder should expand into new areas for housing. Infill is creating an urban density NOT part of the Boulder experience here-to-fore. It is ruining Boulder!
- Boulder should focus on better regional transportation rather than more housing in Boulder proper
- Boulder should improve transportation infrastructure (roads, mass transit) to support commuting
- Boulder should increase availability of affordable housing and encourage co-operative housing.
- boulder should purchase the mobile home parks to preserve superior affordable housing for the workers that keep the whole system humming.
- Boulder should require that at least half the new housing units are affordabe and at high density near transit hubs
- boulder should s;ow down until it can find places for it's existing workforce.
- Boulder should transition back to more home-ownership here. Housing should be distributed among the region's towns, Boulder is not singularly required to house all the workers.
- Build Housing where it will not interfear or disrupt Open Space, established neighbords or create traffic congestion.
- Developers are controlling what is being built---THEY ARE NOT BUILDING AFFORDABLE HOUSING!!!
- Don't care, I'm leaving - hate it here.
- focus should be on housing for middle class people
- high density housing belongs with high density housing
- I prefer to incent upgrades, and re-construction of existing structures to be more advanced/efficient; rather than re-zoning to higher densities.
- I'm all for increasing housing --- but I want it focused on LMI housing options
- I'm fine either way as long as more parking is available
- In-fill. Rezoning of land not currently zoned for housing.
- Increase affordable housing
- Increase housing by increasing density and supporting that with effective multi-modal transportation system
- Increase the potential but not at the expense of open space. Put more housing in Martin Acres. Many many tiny homes can be replaced with larger multi-family options
- It's not as simple as increase or decrease. it's the KIND of housing that needs to change.
- New housing should be reduced but any should be targeted to affordable and to senior housing. Any additional Student housing should be created at the University..
- offer affordable
- REDUCE
- Responsible housing that adheres to the values of energy conservation, wildlife preservation, community resources without high density
- same as above
- Same as above - unless main roads (Broadway, 28th, 30th, Foothills, are widened to accommodate growth, it should just be maintained not grown.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.8b: Which of the following statements best represents your preference regarding the future growth of housing in the Boulder Valley? (OTHER)

- Same problem as above. Boulder needs to look at current high density areas and perhaps develop them further rather than pushing density out to he surrounding areas where many of us have settled intentionally to avoid living in a high density area.
- See answer above.
- Should increase housing for low-middle income and stop allowing mcmansions on open space fringe and other scenic areas.. This kind of opulence is not a sustainable practice in so many ways..
- should not be adding housing by changing character of neighborhoods to massively infill/increase density or by re-zoning in areas such to vastly increase density/change character of neighborhoods, increase traffic in quiet neighborhoods
- stop mulitunit compact soviet style housing and more single family livable housing
- these options don't seem to reflect the lack of affordable housing without an increase, which I believe is possible.
- This question is very poorly worded. I am opposed to within neighborhood infill. I am in favor of adding units on large streets. I an opposed to reducing industrial space in favor of housing,
- What sort of housing units?

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.9: Which of the following best reflects your views regarding the rate of housing unit growth? (OTHER)

- 1% per yr. including mixed use and affordable housing. I think this survey could be very misleading to those who are not somewhat informed about the current rate of development of mixed use and affordable housing . Also 'current potential' for growth. The planning department has its own language that obscures its plans to the public.
- A tempory housing growth rate slightly higher than 1% (say 1.2% for 5 years)
- Add rental caps for single parent/low income/1 person residents.
- AFFORDABLE housing, not just 'more' or 'less'. Too many fucking huge houses for the rich.
- Again, responsible housing would solve the current controversies in this area
- ALL housing growth should be subject to limits.
- Allow for densification: alley houses and other housing that meets the needs of a diverse market (young, old, transient/here part of the year, families
- Allow increased housing as part of densifying already developed areas
- Allow of slightly more than 1% housing growth.
- Boulder needs to make housing affordable for all income ranges
- Boulder needs to reduce the apartment housing growth and maintain the growth in lower priced ownable properties.
- Boulder should use land for additional housing that does not abut or disrupt County or City OpenSpace; and should add housing to areas such as the 119/157 closed gas station property. Do not add housing where in high water table areas or where new building can cause flooding to existing housing/structures.
- City should raise the limit above 1%
- City should slow down growth until it catches up. Needs to open new areas vs obnoxious infill.
- Do whatever is necessary to make both working & living in Boulder affordable.
- Encourage more 'affordable' housing, discourage more expensive housing
- Goal should be zero growth.
- Housing and employment need to be brought into line. Making Boulder a job center was a mistake.
- I am generally for market fluctuations but with restrictions that would support livability...in terms of growth ordinance and rent control. This is done in other places.
- I believe there is a density issue at play here and that the housing being developed favors a select set of the population.
- I'm fine either way as long as more parking is available
- if there is any government manipulation of housing, it should be to make more available for middle class people
- If there were better, more efficient public transportation in to the city, the traffic wouldn't be such a mess. More housing will bring more traffic mess.
- Kind of an academic point, since city is built out and surrounded by open space.
- less than .1 percent should be the city's rate of growth
- Limit housing growth to less than 1% EXCEPT for affordable housing
- local business should help staff find local housing
- Maintain/increase strict laws on new buildings but if met allow affordable housing to be built
- More than 1% but not completely up to the market.
- need more housing
- no exemption for mixed use projects
- only allow affordable housing development
- permits for improvements, rebuilds, etc should be more available; new construction should be limited as there is a finite amount of space. Part of a good quality of life is not waiting in heavy traffic, having the ability to have time alone in the wilderness, etc.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.9: Which of the following best reflects your views regarding the rate of housing unit growth? (OTHER)

- Rate doesn't matter. Type, quality, and affordability matter.
- REDUCE
- Reduce housing growth and focus on infrastructure/traffic. Once that happens then go back to 1%
- Rent Control to make housing more affordable
- Should be reduced to 0.5%/year
- stabilize jobs/housing balance
- stay on 1% per year but do so through multi family core infill
- The city should actively promote growth in housing as a way to increase supply and decrease price. Build up and promote density. The 29th Street mall was a huge missed opportunity to put housing on top of all the building there.
- The city should allow more housing growth. Particularly apartments.
- The city should continue to limit growth. Further, the city should stop allowing developers to 'buy out' of providing affordable housing.
- The City should determine the desired balance of Jobs to Housing before making a determination regarding rate of residential growth. Also, focus should be towards affordable/subsidized housing.
- The city should encourage middle income affordable dense housing - condos etc. the city should also pressure the university to build more student housing. VRBOs should be limited to owner occupied properties and should be enforced.
- The city should find a growth rate that supports the fm goals of Boulder County, not too big not too little
- The city should limit housing growth, but aim for more like 5%. Or allow it to grow unlimited with an opportunity to review in a few years.
- The city should limit housing permits to an average growth rate of 1% per year, but should not exclude permanently affordable housing and in mixed use projects from this 1% growth rate. Growth is growth, whether it is market housing or other types of housing. All affects the quality of life and strains the infrastructure.
- The city should limit this rate, but could perhaps increase it to do a better job at meeting demand - especially for affordable housing.
- The city should maintain its system but end the mixed-use exemption.
- The city should maintain its system of limiting the rate of housing growth (no more than 1% per year on average) but with no exemptions (meaning permanently affordable housing and mixed use projects are included in the 1%)
- The city should not limit the growth and should be working to create truly affordable housing to the working poor, the elderly, and income-qualifying students.
- The city should NOT limited the rate of housing growth and should rezone some commercial land for housing and/or mixed use.
- The city should reduce the rate of potential housing growth and refuse any exemptions to height limits . It should reinstate set back codes.
- The city should spread the new housing units throughout the city and not dramatically increase housing units in any one neighborhood.
- The current Inclusionary housing system is not working and is resulting in higher housing prices and there is NO RENT CONTROL. Rent controls would make housing affordable!!!
- The growth should be limited to affordable and workforce deed restricted housing to foster more economic diversity
- Too much density will change our quality of life.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.9: Which of the following best reflects your views regarding the rate of housing unit growth? (OTHER)

- We must get to an equilibrium point sooner or later. If we continue to grow housing and jobs for the near term, we will just have to deal with increasing pressures later. If we do build 6,300 housing units for 2040, what will we do after that? In short, there is no option other than reaching an equilibrium point, either sooner or later.
- Why in the world would mixed use be excluded from the count?

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.10: Which of the following best reflects your view about the rate of new commercial growth? (OTHER)

- 1% a year is adequate. However, I am opposed to office space and banks on the first floor or buildings in high pedestrian areas downtown on the Hill, etc.
- Again, commerical growth that is required to abide by community values of sustainable building and maintaining the character of neighborhoods. Look at the Ft. Collins model! They've reduced urban sprawl while increasing the economic and cultural vibrancy and rigor of the community.
- Again, smart growth matters. We need business mixed with housing. No strip malls, no remote business parks. Build places to work within walking distance of places to live.
- All commercial growth should provide some form public benefits, if it doesn't, it should be limited. Upper stories below market rate rentals, convenience centers, etc.
- allow different commercial growth. our hotel / meeting space sucks and we don't need another office condo with a coffee shop. we need a theater down town, a meeting space and a second center
- Allow managed growth
- attract solid commercial jobs that have housing benefits as noted above
- Because we have had recessions, we should be aware of the potential for overbuilding. I wouldn't call it limiting group so much as I would be concerned about empty buildings if the economy goes south.
- city needs to stop commercial growth
- Commercial Growth should be inextricably tied to residential growth and remain within the character of the type of City that is identified by the goals of the BVCP
- Development for regular people. Big new Google expansions are not for regular people.
- empty store fronts and boarded windows are beutiful
- Encourage moderate growth of businesses
- I think mostly the top option, but I do have concerns about so much tech growth.
- I want to say not managing it, but I want to limit the number of people daily driving to Boulder to work
- I'm fine either way as long as more parking is available
- If housing availability can't keep up with jobs, maybe there should be some limit on commercial development.
- Increase commercial growth by allowing new commercial retail, industrial and hospitality, struactures to replace old, 1-story structures with new structure max 3 stories.
- It is difficult to regulate housing stock but not commercial, creating a larger pressure on in-commuting during growth periods, such as we currently have. However, strict regulations on commercial growth have other negative unintended consequences.
- Let the market handle this.
- Like Aspen, the city should encourage/require new commercial entities to hire locally whenever
- Limit commercial growth and also exert more control over the style of commercial development
- Limit commercial growth based on environmental restrictions (e.g. require solar panels)
- limit only through land use
- Limits to commercial growth are unnecessary and send a bizarre message to potential new businesses. Land use is better tool to manage growth rather than a growth management system.
- Manage a way for middle class Income full time working residents to affordable live and thrive in BC
- Quality not rate is what's important. We should be selective about the type of commercial growth we allow. More of some kinds is fine. More of others is not.
- Rezone to housing and then let the market figure it out
- See above.
- Simply make good decisions about growth. Don't change the character of semi-rural areas by approving development -- whether by private developers or by the city/county -- on open fields that add considerably to the joy of living in this area.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.10: Which of the following best reflects your view about the rate of new commercial growth? (OTHER)

- SLOW growth
- Some 'commercial' used are less impactful than others, especially with regard to congestion and walkability
- stabilize jobs/housing balance
- The city needs a system to monitor growth, and limit/slow as needed
- The city needs to implement an affordable rent system for local, small businesses .
- the city should have a role in this process and a plan. market conditions alone will not lead to the best outcomes and will change the character of boulder
- The city should monitor commercial growth in case of imbalance
- The city should stop commercial/jobs growth; it IS the city's responsibility because of our community's goals for clean air and water and against global warming.
- The city should transform some areas slated for commercial development into residential development or make them parks.
- The ity should encourage new businesses and startups. Large commerical growth should not occur in city centers, rather be encouraged in the industiral complexes that seem to have a lot of vacancies. MIxed use of these areas could be explored.
- The public needs a better understanding of linkage fees and how commercial development can integrate with present and future housing goals. We also need better urban planning and design, as too many commercial developments play out to the same maximized interpretation of code and regulation which misses the 'innovation' goal attributed in the Comp Plan.
- They operative key phrase 'so long as any new commercial development meets zoning and regulations. These need to be taken more seriouely and mointored more carefully.
- Too much density will limit our quality of life
- We don't need to explicitly limit job commercial growth, but carefully consider what kind of growth we want. We might consider changing zoning and land-use regulations to favor new housing, but otherwise let market forces work.
- We have more than enough commercial growth!!!
- We must reach an equilibrium. We cannot grow indefinitely.
- Why does the city have plans for potential growth in commercial and employment since it does not manage commercial growth? Limit commercial growth , whatever is driving the recent cheap and ugly development needs to be managed.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.11: Which of the following best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads? (OTHER)

- City is 100% on the wrong track. Downtown is ugly, unwelcoming, suited only for the rich with their penthouses and Porsches.
- Generaly support it but be sure these are not spaces with no open areas or aesthetics so they are not like rat cages
- I believe there are positive and negative tradeoffs; mixed use is beneficial in limited areas of the city. Mixed use (with compatible densities to the surrounding area) should be encouraged only in carefully defined areas of the City of Boulder (not in unincorporated Boulder County)
- I don't see a need for mixed use. Boulder already has medium and high density housing within walking distance to several commercial types of businesses.
- I like 15-minute neighborhoods, NOT mixed use development.
- I oppose the city's definition of 'appropriate' places.s
- I strongly support mixed use everywhere!
- I support mixed use, but want to maintain the height limits.
- I'm fine either way as long as more parking is available
- If it meets zoning restrictions then approve and move on.
- Increase housing but build what all the commuters want. They are not just looking for apartments and or condos. Most want some form of yard and sense of place for their families. We are not providing that right now.
- Let the market decide and stop trying to micromanage development.
- Let's have more transportation options: small buses that hold 5 to 9 passengers
- medium to high density housing should be located near transit centers or near the malls where the jobs actually are
- Mixed use is a catch phrase that may or may not result in community health and vibrancy
- Mixed use is appropriate and welcomed in some areas but not as successful in suburban areas.
- mixed use with average not higher densities
- OPPOSE - it is a way for the city to get around height limits - bad idea
- Sufficient roads and parking are necessary to support mixed use
- The concept of mixed use is fine. The idea that because it is mixed density it must densify the area is shortsighted and harmful to our efforts toward becoming a sustainable city.
- there are positives and negatives but in most locations mixed us only works if it does not lead to increased height and mass
- There is no single, simple answer. Appropriate development is closer to the answer. Mix when it makes sense, don't mix for the sake of mixing.
- When mixed currently appears to be stacked apartments, not enough parking and traffic problems. Many are not aesthetically pleasing or don't fit the neighborhood wear the are jammed.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.11: Which of the following best represents your opinion regarding the encouragement of mixed use within commercial hubs and along major arterial roads? Any comments on your response?

Opinion

- *I generally support the encouragement of mixed use developments in these locations.*
- *I believe there are positive and negative tradeoffs; mixed use is beneficial in limited areas of the city. Mixed use with higher densities should be encouraged only in carefully defined areas of Boulder.*
- *I generally oppose more mixed use developments. Further mixed use development should be discouraged. Additional such developments are not desirable within the community and their negative impacts would outweigh any positive attributes.*
- *Other*
- *Don't know / no opinion*

- Support — 1. If we fill in the green belt, Boulder's housing could grow at a rate greater than 1% 2. Projects like Googles new offices at 30th and Pearl will continue to keep Boulder's economy vibrant
- Support — A return to a urban mixed use form is a key indicator of a progressive community in the 21st-century. I fully support more high density mixed-use.
- Support — Affordable housing needs to be top priority in my opinion.
- Support — All of these responses assume that the Planning regs are adhered to and we do not go crazy with exemptions that then make exemptions the norm.
- Support — Allow more coop living. And inlaw units. Allow residential living buildings to go up 7 or 8 stories
- Support — Although mixed use is fine. Shoving people into tiny apartment by the rail road tracks is silly.
- Support — Boulder already has a ton of restrictions on growth. We definitely don't need more. Please focus on providing affordable housing.
- Support — Boulder's problem is not too many jobs (especially the highly skilled, well-paying jobs we attract) but a lack of options for transportation and housing choices.
- Support — Coming from an East Coast city with public rail transportation, I wholeheartedly feel that Boulder will only solve the issues related to affordable housing (throughout the county) and taking cars off the road - with light rail from Longmont to Denver and streetcars running throughout the city/county. Major public investment would be a boon to Boulder over the next century.
- Support — Community character should never be more important than environmental sustainability, new jobs, or affordable housing. Character = entitlement
- Support — Compact mixed-use infill developments provide a very important housing choice. The sky high demand shows that many, many people are eager to live and work in them. Government needs to balance the needs and desires of the thousands of people who want to live and work in mixed-use with the complaints of (mostly older) residents who want to mandate a suburban land use pattern throughout Boulder. But the needs for housing and employment are fundamental human needs and must rank higher than mere personal aesthetic preference, especially when that preference is expressed by people who do not own the property in question. Let property owners, tenants, and buyers choose their preferred building form, rather than allowing people who live in a completely different area to mandate their preferences everywhere in Boulder.
- Support — Create more areas for mixed use.

2015 BVCP Open Link Survey
Open-Ended Comments

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- *Other*
- *Don't know / no opinion*

◆	Support	dense is not bad, we should encourage/require smaller attached homes in well-amenitized developments/neighborhoods, single family detached neighborhoods would be enhanced with some duplex, triplex, fourplex allowed and neighborhood-serving retail, shared office space will be possible
◆	Support	Emphasis on maintaining 'free-flowing traffic' is counterproductively creating obstacles to desirable compact development efforts, and efforts to increase rates of walking, bicycling, and transit.
◆	Support	High-density development + cars = disaster. Therefore we need strong alternative transportation options city/county wide.
◆	Support	I like the mixed use development around Broadway & Yarmouth best, but the recent construction in other areas, especially Boulder Junction, looks ugly and uninspired.
◆	Support	I actually STRONGLY support mixed use developments. This creates great community character and gets people out of their cars because the can actually walk to local business and public transportation.
◆	Support	I encourage mixed use in appropriate city locations. I do not encourage mixed-use style housing or infrastructure in less urban environments, unless of course the mixed us is 4 homes and a farm (as a hypothetical example of something that is in line with the current community layout).
◆	Support	I like living in my area that has mixed use development nearby so that I can walk to restaurants, fitness facilities and coffee shops.
◆	Support	I live in a mixed use area and would like to see more and varied incarnations of it throughout Boulder, including alley housing and 'mother-in-law' units. I would also like to see the city support moderately priced retail such as groceries, drugstores, and general stores, strategically-located, to make more neighborhoods walkable.
◆	Support	I loved mixed use developments--they are great for all ages.
◆	Support	I strongly support mixed use developments, especially within the context of providing basic services within a walking or biking distance. However, I think there are ways this could be done better. As practiced in some of Boulder, parking and cars are often so integrated into mixed use developments that it actually inhibits pleasant pedestrian experiences. Not enough green is put into these developments. Some of them feel as though we are walking through a parking lot. There are better models out there than what is being employed in Boulder currently.
◆	Support	I STRONGLY support mixed use. Mixed use is the 'desired community character' for me.

2015 BVCP Open Link Survey
Open-Ended Comments

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- *Other*
- *Don't know / no opinion*

Support	I support (relatively) high density mixed-use areas when coupled with sensible transit planning to reduce automobile congestion. I would also support greater 'mixed use' within residential neighborhoods, as in allowing some small businesses to be located in areas that are now only housing.
Support	I support growth in the historic Downtown where it belongs!
Support	I think that mixed use development, coupled with proximity to transportation hubs, has the potential to provide significant environmental benefits.
Support	I think the mixed use is more beneficial than detrimental. Living amongst (or on top of) commercial buildings would not be desirable to most folks, therefore it would provide the needed naturally lower cost housing without as much urban sprawl. Also I think the mixed use idea will help keep certain areas from becoming 'slums' so to speak. Hopefully each side (commercial vs residential) would encourage to other to keep the area attractive and clean. It is also a good way for folks in different economic ranges to interact more personally assuming the commercial part is not filled with just commodities and services intended for the lower income class.
Support	I would like to see more farms, and more opportunities for people to participate in growing their own food.
Support	If people are really concerned about sprawl, traffic, commuting, affordable housing (which should most definitely be included in mixed-use plans) etc. then mixed-use development is a smart alternative to pursue that allows multiple uses to come in without more land use, taking away open space etc.
Support	If we could tear down this town and start all over, I hope we'd start with the idea of mixed-use. Go to any big city (chicago, new york), and their quaint neighborhoods are based on the idea of mixed use. And it works.
Support	If you want to argue mixed use limitation, then I also want to argue the merits of save-one wall 'remodels' that redefine neighborhoods with multi-million dollar homes. I'd like to better understand how we accommodate situations where an $800k is spent on a lot where they tear down the existing neighborhood equivalent home and put in a 5000 sq ft architectural digest 'home' in its place. If you want 'trophy wall' neighborhoods of homes and the density limited to select 'mix use' neighborhoods where it is convenient while policing occupancy limits, then Boulder really starts to suck.
Support	It's a moral issue for me that we increase housing and decrease jobs to try and salvage some semblance of sustainability. Mixed-use development and car-free zones are a fantastic path forward.

2015 BVCP Open Link Survey
Open-Ended Comments

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Opinion

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- *Other*
- *Don't know / no opinion*

- Support — Mixed use development helps reduce dependency on cars. It promotes alternative modes of transportation like walking to services from your residence. Strict single use land use promotes individual use of cars as different uses are generally farther apart. We should move towards more mixed use.
- Support — Mixed use development is critical to the success of our community and establishing diverse, vibrant, navigable neighborhoods. We need to prioritize development, jobs, density, and transportation.
- Support — Mixed use development returns a community to 1000s of years of successful cohabitation of place. Cities in the US and around the world support flourishing mixed use development. Mixed use development has the potential to reduce SOV mode share, and the need to dedicate space to house cars.
- Support — Mixed use development should be done in conjunction with modernizing the transit system - less reliance on thinly scheduled, huge, lumbering, largely empty busses, and more on vans that are dispatched flexibly in response to online (smartphone app) requests
- Support — Mixed use developments in the areas stated makes sense. Setting up mixed use development or mid to high density housing in areas that are NOT along major roads or near commercial hubs and other amenities doesn't make sense and creates a strain.
- Support — Mixed use is smart and is a viable way to keep Boulder's vitality.
- Support — Mixed use seems like a great idea as long as it retains the limitations of growth in particular the HEIGHT restrictions. I've read recently about a development near the Steelyards, where the owners want to increase the height limits and target the luxury, high end Google employees. Limiting views around the city like that would severely decrease the quality of life here.
- Support — Mixed use should be allowed in residential areas. I like my 'hood because I can walk to a small market (not Whole Foods, etc). Make neighborhoods human scale and stop thinking that development can only happen along arterials.
- Support — My answers to the above questions are shaped by the sense that we are currently making changes too fast. Boulder will not become less desirable or less popular, and we should take more time to get it right. The 'right-sizing' of Folsom is a good example of moving too fast, letting vision obscure practicalities and annoying many. I'd like to see more deliberation, and better communication with the public, before large changes are implemented.
- Support — New mixed use needs to have significant architectural improvements. We don't need any more beige buildings with faux brick facades.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

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- *Other*
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- Support — Please more mixed use. Focus on making businesses in the areas with housing, so rezoning may be important. Living up in the Holiday Neighborhood, I think the greatest failings of this method to-date are twofold: First, you need anchors - larger businesses right in the middle of these developments to bring in the community (brew pubs, theaters, corner groceries). Second, you need to think about larger business space in close proximity. Stop thinking about what will go on one particular block and think about the two adjacent blocks as well. Can you build one block with mixed use (homes over coffee shops, restaurants, single-office workplaces and have a larger business on an adjacent block? In Holiday our perennial problem is that small single-office entrepreneurial businesses both fail regularly and contribute little to the culture. Put in anchors (like an Oskar Blues in the Armory site) so that folks want to visit/spend time.
- Support — Population growth in unavoidable. The question is how to manage it. Making Boulder a de facto gated community through high housing prices is elitist and wrong. It all increases traffic so long as jobs stay in town. I don't think new housing necessarily will increase housing diversity, but it could if done well. Basically, I think the only housing that should be build is low and middle income housing. There is plenty of high end housing already
- Support — read Jane Jacobs
- Support — Require housing to be built on EVERY new development.
- Support — See previous responses for more detail. I think mixed use is generally good but only to a point. For example, I live in Twin Lakes. We already have a grocery store and variety of commercial services within a 5 minute bike ride. We don't need to build more in the subdivision (it's not planned but the point is, commercial centers are not a bad thing and we already have enough to support the area). More importantly, I'm against the plan to slam high density living in the open parcel on twin lakes road. The land is not suitable for that sort of development and it's totally out of character with the surrounding neighborhoods. I'm realistic that it's going to be developed at some point. I just don't think it should be subsidized, high density, low income housing. It should either be something like middle class housing (houses, townhomes or condos) or it should be built out as parks, recreation, etc for the neighborhoods that surround it. If money is the concern for turning it into public space, I'm sure the city could sell it to the local area residents.
- Support — small neighborhood business centers reduce car miles. period. i'm all for the practice.

2015 BVCP Open Link Survey
Open-Ended Comments

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- *Other*
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- Support — Some areas in Boulder have been hijacked by moneyed investors who have driven the middle class out of south boulder (Table Mesa) -old decrepit houses are being bought at inflated rates and sold after remodeling. Capitalism flourishes there yet the city of Boulder is insisting on rezoning and building very high density affordable housing in Gunbarrel-where is the justice and sense of fair play in this? Mixed use developments are encouraged in areas where the very rich or the investors don't live. The city should locate these developments next to multimillion dollar homes too.
- Support — Some mix allows less commuting. For example, allowing local pubs and restaurants in a neighborhood allows nearby residents to walk to these.
- Support — Stats on in and out commuting that look only at gross numbers ignore types of jobs commuted for in and out. Are more people commuting out for high paying jobs and commuting in for low paying service jobs? Or are the rates equal. There are very few jobs in my field, and my company is moving out of Boulder, driven out by the high commercial rents. To afford to live here I must out commute, because when I look for jobs within Boulder they are all too low paid to cover my costs as a Boulder homeowner. Yet, the rhetoric in this city is very anti-commuter. I'm sorry I can't bike commute to Golden and the public transport options are laughable. Yet, people in Boulder talk like wanting to develop a well paying, rewarding career is a crime. This is extremely distressing. The fees for new companies bringing jobs for so called affordable housing for new employees is not going to help me as I will never be low income enough. The city should be welcoming and encouraging companies bringing high-paying jobs because those are the jobs it takes to afford this city. The city profits in tax revenue from being a desirable high cost real-estate area, and no city policies can turn back that fact. The city restricting new housing so severely at under 1% only adds to the pressures that make Boulder housing so un-affordable. Pressuring developers and businesses to pay for affordable housing increases this distortion, as those costs are passed on to the full market rate housing and overall commercial rents and prices. The 'market rate' units in a development delivering the affordable quota increase in cost by the amount of those units. People with lower incomes can queue to buy the affordable units. People with high incomes can buy the full rate units. The middle is entirely squeezed out. The city should stop trying to micromange the market and encourage more creative solutions, more in-fill, accessory dwellings, and well planned development - even if it pushes past the artificial three story limit. At the same time the city should encourage employers bringing real, well paying jobs - whether office work or firms in the 'industrial' areas - rather than seek to add more retail development and poor paying retail jobs to a city that already has too much retail vacancy.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

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- Support — Stop NIMBYs and the old, elitist class in Boulder from holding us back from building the most exciting dense, urban community, surrounded by vast tracks of open space, in the world.
- Support — The 'character' of the neighborhoods where this is happening were run-down and largely unused. I don't understand why anyone would think that parking lots, used car dealerships, warehouses, and self-storage trailers make for a neighborhood character worth preserving. If I want to look at the Flatirons, I might go to Norlin Quad or Scott Carpenter Park -- or, you know, to Chautauqua. Having the Flatiron views from neighborhood yards is also nice. But a nice backdrop on an otherwise ugly street -- i.e., Broadway, Pearl, and 30th in the areas of this new development -- does little to make Boulder a nicer place to live.
- Support — The city should focus less on the numbers (# of units, square footage, etc.) and more on the quality and place making aspects of the developments. Auto related impacts are generally what people perceive and complain about so should focus on these.
- Support — The degree/kind of mixed use growth is important to define. A waste treatment plant is not the same as a coffee shop, is not the same as a manufacturing facility is not the same as a coworking space in terms of the quality of life they afford and the type of jobs that are created around each sector.
- Support — The idea of suburban, single-family, residentially zoned neighborhoods designed around the use of automobiles will need to change. Boulder needs to proactively study this before it is too late to adapt, and these neighborhoods are no longer viable.
- Support — The infrastructure in the Boulder Valley is already showing many signs of stress and incapacity to handle the existing residents and workers in the area. Any future growth of housing or commercial development must be accompanied by thoughtful increases in infrastructure capacity, done in a way so that the Boulder Valley does not become an area dominated by major roadways.
- Support — The most livable cities in the world with great public transit and high bike use are all mixed use, high density cities. Another huge difference is that separate bikes and pedestrians from cars and trucks. Look at Amsterdam and Kyoto, copy those models.
- Support — The overall discussion of rates/amounts -- how many jobs, what our population should be, how fast we should change -- kind of drives me nuts. If we're building good, lovable neighborhoods and replacing auto-intensive infrastructure and places with pedestrian/transit/bike friendly places, and helping balance out the housing/jobs mix, then by all means do it quickly! If we're making things worse, then we shouldn't do it at all, not just do it slowly. I firmly believe there *is* such a thing as great infill & redevelopment, and it's what we should be doing.

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Support	The Planning Board and Council seem to think there should be a coffee shop on every block. The idea should be to encourage mixed use to create viable neighborhood hubs. There really isn't the demand to have as much as is currently being pushed.
Support	There are obviously various types of housing growth; which type is critical to the answer. I support more co-ops, more people per unit, easier ADU's, but no more cars = infill without much more construction or impacts.
Support	There is a lack of available land in and around Boulder, if we don't support mixed-use developments, where are people going to live?
Support	We have lots of out-of-date strip malls in the area along 28th St. There is a lot of opportunity to advance community goals in this area. Why would anyone chose to keep this area as is?
Support	We should focus on mixing land uses in appropriate locations to create neighborhoods where more of your daily needs are within a close distance.
Tradeoffs	Always keep in mind that water usage and availability will be nature's way to limit sustainable growth.
Tradeoffs	boulder junction is horrendous. steelyards a much better example. There are appropriate places and appropriate scale. The scale of Boulder Junction is inappropriate for Boulder.
Tradeoffs	Boulder's track record is mixed. The concept of mixed use at Baseline and 36 was horrible; Boulder Junction not so great. Steelyards works well. There are tradeoffs. Neighborhoods will be degraded without strong, and strongly enforced design rules (how does building an ugly 'block' building right up to sidewalk ever do anything for a neighborhood?) . I think a big problem is all the 'exceptions' made to existing guidelines and standards. When a new development is proposed, saying it meets a core value should not have a higher priority than keeping an existing neighborhood desirable and unique and valued. And, I think Boulder should see if Boulder Junction 'meets expectations' before other mixed use developments are implemented. (Remember the bike lane fiasco?)
Tradeoffs	Buy-in from residents in affected neighborhoods is critical (whether or not Amendment 300 passes). If the buy-in is not there, the project should not proceed.

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Tradeoffs	Density advocates eye east Boulder's traditional homes and yards with greed. However, most of the residents, including tenants, choose these neighborhoods to escape levels of density in neighborhoods such as Martin Acres or the Hill. We should respect that choice and the corresponding large personal investment. These neighborhoods should be respected with zero infill inside them. Multi family infill should occur on large streets or more commercial areas. Additionally, it is more important to me that these buildings go in net zero, max solar than that they contribute to what is increasingly a get lucky lottery low income affordable housing program.
Tradeoffs	Has the city evaluated any of the existing mixed use areas to see, in fact, that the goals are met?
Tradeoffs	High density mixed use should not be inserted into existing residential neighborhoods such that the character of the neighborhood changes.
Tradeoffs	how many people really want to live above their business/work offices? For example the google building, will employees really want to never have to leave the building for their home/work?
Tradeoffs	I believe mixed use has definite advantages for senior housing. Walking for groceries, library services, medical services, recreation services, other neighborhood services, would be of great benefit to seniors in maintaining independence and ceasing driving, or in riding electric-assisted tricycles. Well designed and comfortable, affordable apartments/condos for seniors, placed in walkable areas and served by transit, offer us the best way to increase density without increasing traffic. Also, single family homes thus freed up for the next generation of families will maintain the 'healthy neighborhoods' without sacrificing views and open spaces. I feel mixed use should be carefully planned to minimize traffic and other density problems.
Tradeoffs	I believe the city/county be very careful in the development of housing as to not negatively impact rural residential areas. I think the mixed use done in most of the places in or near Boulder (with walkability, transport, services) are ok but when you move it out into more rural areas it goes agains the values of maintaining the look and feel of the area and the carbon footprint of those placed in those areas without resources needed.
Tradeoffs	I support the plan for Boulder Junction.
Tradeoffs	I think Boulder is missing a huge opportunity to have new developments be either net Zero or near net Zero. Also new buildings should be designed and optimized for solar panels.
Tradeoffs	I think boulder needs to grow at a careful pace - creating more jobs and houses will only worsen traffic

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Tradeoffs	I think mixed use is a good solution for many places, especially when transit and daily needs are located nearby. The areas identified above are good examples. Zonig for mixed use and transportation planning should go hand in hand
Tradeoffs	I think that Boulder needs to rethink how commercial properties gain permits. We are not getting what really supports Boulder. They need to be rewritten. For example, Google met the rules and requirements and was issued a permit. We will live to regret that. I think that city council and planning department should never have allowed what is going up at Pearl and 11th. Not in character with Boulder. There needs to be careful consideration of what we allow in Boulder, given that we want to maintain our quality of life. How can that careful consideration be built into the system?
Tradeoffs	I would support, in fact require that all redevelopment of current commercial districts be substantially or completely mixed use in nature, though in some very limited circumstances I could see exceptions being granted. On the other hand, current residential zones should rarely be given over to mixed-use development.
Tradeoffs	In general status qua is acceptable. There are many factors that can affect the 'perceived' growth projections for the city (2040) that you base the premise of these questions on. The perception that we are doomed if we don't drastically alter our course is in my opinion exactly that... a perception. Boulder has existed for many years with a 1% growth rate. I don't believe this is the first time the 'doomsday' scenario card has been played. Build the transportation infrastructure to make commuting to Boulder a possibility.
Tradeoffs	In my area of town traffic has increased and businesses are more crowded. I also feel the level of service is many businesses has gone down due to being so crowded.
Tradeoffs	It feels to us and many friends that commercial developers have gained too much power and tilted the city to growth on steroids.
Tradeoffs	It's important that the whole city not become mixed use. We need a variety of residential and mixed use.
Tradeoffs	Keep the height limits
Tradeoffs	Make sure the mixed use development adheres to the 55 foot height restriction. No exceptions!
Tradeoffs	many of us moved to the suburbs of Boulder for many reasons, including quiet environments and accessibility to Open Space. Please leave high density in town
Tradeoffs	Mixed use - there must be enough parking and streets must be developed so traffic moves smoothly.

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Tradeoffs	Mixed use and high density developments make sense in the City of Boulder but not in rural areas such as Gunbarrel. Affordable Housing should be a requirement of all new development. Developers should not be able to buy their way out of providing affordable housing.
Tradeoffs	mixed use development in Boulder city proper may make sense. Out in Gunbarrel near rural residential areas it makes NO sense
Tradeoffs	Mixed use development is appropriate, especially in any location where the amount of land devoted to parking can be reduced by this form of redevelopment.
Tradeoffs	Mixed use developments are only appropriate in commercial or high density areas. They are not appropriate in residential, rural residential or rural areas.
Tradeoffs	Mixed use doesn't have to come with baggage of increased height and mass. The steelyards and west pearl are great examples (before the new monolith where the old DC building and parking lot were). Our talented architects and developers should be challenged to make compact, attractive mixed-use developments.
Tradeoffs	Mixed use doesnt mean destroying natural habitats
Tradeoffs	Mixed use has its limits. You cannot continually add retail space if the population is not there to support it. Just how many coffee shops can a town of 100K support? Can a town thrive on coffee and restaurants alone?
Tradeoffs	Mixed use has mixed results. Building height exemptions have negative impacts. The mixed use has been the source of conflict particularly in the North Boulder Broadway area. The Steelyards appears to be done in a more sustainable manner. The disregard of historical buildings and landmarks e.g. the planned scraping of all structures in the Sanitas area shows a lack of concern and respect for Boulder's heritage.
Tradeoffs	Mixed use is good but there should be more community input into the final result or aesthetic of the community.
Tradeoffs	Mixed use is not a panacea, and we shouldn't force it into areas where it isn't needed or where it will damage neighborhood character.
Tradeoffs	Mixed use works in areas where the existing infrastructure can support it
Tradeoffs	Mixed use works in the city center, not so well in the surrounding rural areas.
Tradeoffs	Mixed use/high density makes sense near campus and downtown. Elsewhere it is unnecessarily changing the character of neighborhoods, with big impacts on traffic and views. We bought in these areas to take advantage of the lower density lifestyle and don't see the benefit of high-density housing in areas with few jobs. Just more people who have no choice other than to get in a car to get to work. More traffic and air pollution.

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- Tradeoffs — Mixed-use developments should be planned very judiciously. They are appropriate in certain areas of town, such as down-town boulder and off of major streets such as 29th street. But they are not appropriate in areas such as Gunbarrel - where it is out of characteristic of existing neighborhoods and where the transportation (roads, traffic lights, and mass transit options) and infrastructure (shopping options, schools, police and fire fighters) cannot handle the additional density. By focusing on building multi-use developments, Boulder will have a huge affordability problem in the future. What will happen with all of the young 20-somethings who work in well-paying high-tech jobs, that eventually will get married and have kids? What happens when they no longer want to rent a condo and want to live in a single family home. That type of house is what is in demand, and compared with the increasing population will be come more limited ... and thus even more expensive in the future. Boulder ... don't become the city that only caters to the young and the affluent!
- Tradeoffs — most of the mixed use areas feel like enclaves and do not seem integrated with the rest of their neighborhoods. Planning needs to do a better job of locating these areas so there is an unnoticeable flow into those areas. They have not done a good job. Now there is talk about broadway and hawthorne, The old BCH, On Jay....more dense mixed use enclaves. There has to be a better way to integrate development....More smaller infill instead of such huge developments, less stringent building codes (pops and scrapes controls). It makes smaller development almost impossible here.
- Tradeoffs — New developments have been unattractive and diminish Boulder's appeal.
- Tradeoffs — Our solar access ordinance preserves some of the sunshine on residences. We need to preserve solar access to the streets, especially east-west streets, which lose sunshine for people, plants. Density in mixed uses should be cascaded downward toward single family houses, with openings for sunshine to come through.
- Tradeoffs — Places like the Twin Lakes, which is zoned rural residential, should remain that way.
- Tradeoffs — Please discourage increased height plus increased mass. Density should increase only with great sensitivity to/respect for surrounding neighborhood and uses.
- Tradeoffs — There should be attempts to make more areas in the city 'walkable' to amenities.
- Tradeoffs — We already have 60,000+ commuters that come to work in Boulder everyday. I don't think creating a whole bunch of jobs is going to help with overcrowding. I feel that we are in a place of where we need o work with what we've got. Or Boulder will just look like the rest of the country if commercialism takes over.
- Tradeoffs — We live in a mixed use building downtown. While it is a convenient lifestyle for us, I understand why it would not be comfortable for many others.

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- Oppose — .8% is a lie! Actual rate of growth for housing has been 1.7% for the last 4 years. Jobs has been 1.9%. Traffic has increased along with the increase of jobs and people driving in.
- Oppose — Artificial communities are artificial. Too much density in these mixed use areas.
- Oppose — Continue to give citizens of Boulder the opportunity to voice our opinions. Please listen to our opinions.
- Oppose — Development is expanding much too quickly. There needs to be a pause and reassessment of what is happening in the city. The roads cannot handle the traffic. Life has become quite stressful here in terms of getting around the City. Too many businesses, hotels, students and lack of adequate roads to accommodate the influx of people.
- Oppose — Everything the City has been doing recently is causing greater density.....which in and of itself is harmful. We have neither a decent transit system nor good traffic flow to support greater density.
- Oppose — Government should be 'controlling' or 'limiting' or 'encouraging' business, housing or any other aspect of our community.
- Oppose — Gunbarrel is a pit due to mixed use building. Now we have lots of sandwich shops and breweries that are terrible. We need another grocery store and some good restaurants. Stop building crap!
- Oppose — I hope you seriously pay attention to how half the Boulder citizens feel about the present growth. I see this as the tuning point of Boulder. Right now growth is a runaway train and it is sad to witness.
- Oppose — I live in mixed use development in Gunbarrel and I feel my hearing is constantly at risk with traffic, planes, UPS delivery, etc. Literally, I have to keep my windows closed in this outdoor community and really need to wear hearing protection outdoors. A very bad idea in actual use. I am looking to relocate.
- Oppose — If the mixed use could be done with a lower density to fit our existing character, it would be more preferable. One of the reasons many people move to Boulder is the small mountain town charm. They don't want to live in a city; staying away from high density and high congestion.
- Oppose — Last 5 years the rate of growth has been 1.7% for residents. Jobs growth is somewhere around 1.9%. Need to go back to 1% of growth from 2000 population. We tried to limit cars in Downtown, but they ended up building more parking garages. Don't believe the Will Toor fairy tales.
- Oppose — Mixed use development discourages families from finding the area acceptable - rather, they preselect a urban demographic, young professionals, for instance.

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- Oppose — Mixed use development sound desirable, but end up with too much concrete, too many paved parking areas, and not enough green spaces. They feel cold and sterile, are architecturally boring, and block more and more of our open views.
- Oppose — Mixed use development, although appealing, just adds to the lack of affordable housing. It seems most of these residential units are affordable only by the wealthy.
- Oppose — Mixed-use buildings are unsightly and horrible, and the businesses that seem to locate there are not the sorts of things one might find useful. E.g., do we need more coffee shops, foodie restaurants, hipster clothing stores, etc.? No, not really. Who cares if I'm in eco-sustainable walking distance of a store if it doesn't sell basic, day-to-day commodities/ People need little corner markets, post offices, hardware stores, barber shops, etc. Not just Californicated junk...
- Oppose — My concern is based on traffic issues, for example the proposed 94 unit mixed use development at Iris and Broadway. There is no accommodation for all of the additional traffic it will generate.
- Oppose — Open spaces need to be maintained, especially where there are animals that clearly use the areas. In particular the Twin Lakes area, where birds, owls, etc are known to live and produce in this open environment. More housing is not ideal, for the above reason and adding more people to the area will increase traffic, etc. I purchased in this community because of its tranquility and open spaces.. Please leave as is. Thank you
- Oppose — Opposed to any height increase.
- Oppose — So far the 'mixed use' development I see like Boulder Junction, is so ugly with huge buildings. The idea of mixed development sounded like it could be a good idea. It's not! Boulder isn't meant to be a big, ugly, crowded city.
- Oppose — the current mixed use developments have not been done well. in addition to being ugly. they lack parking - people still have the cars they just get pushed out onto the street - this happens even before developments are fully lease they are generally rentals and we need to provide for home ownership opportunities so that folks can own today build equity and buy up they are not adding green space and parks - they are generally concrete jungles they remind me of the ugly parts of brooklyn or the new denver mega development behind union station they also are not conducive to family housing
- Oppose — Those new buildings/apartments around King Soopers are super ugly. More of these to take away the blue sky while walking will never do.

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Oppose	Yes. The statement, 'Some people think the current system artificially limits housing potential and results in higher housing prices. ' is partially true, but the bigger picture is that the green belt around the city causes limited housing potential, thereby artificially raising housing values. If Boulder wants to continue to grow, it's time to loosen up its belt, as it were. There's nothing about compact, multi-use development that contains 'character' or 'a special sense of place'. Boulder is becoming just another overcrowded city that could be almost anywhere.
Other	I feel the city is not protecting our most precious resources and is determined to build to increase tax coffers. The ballot asks us whether we should tax short term rentals but does not make clear that would allow the current regs on short term rentals to be moot. This is not being transparent and I do not trust City Council any longer.
Other	I have no objection to shop owners living in condos over their stores. However, much of our mixed use development is used as an excuse to build very high end housing, such as that along Canyon Blvd. Mixed use must also not be used to justify obesification and it must be introduced only in places where residents feel it will improve their neighborhoods.
Other	I like the idea of mixed use. But I don't want tall buildings in Boulder which block the sun and the views. I also want mixed use to be done with some sense of design. Some of the buildings in Boulder Junction are unattractive. Was that necessary?
Other	I think mixed-use developments can work in certain areas of the city. However, there should not be waivers on height restrictions and zoning in order to obtain greater density. Also, this type of development should be restricted to the city limits (and don't annex county land in order to develop mixed use). There should be careful analysis and consideration of surrounding businesses and neighborhoods to make sure this is a good fit for the area. Do not let desire to maximize investment returns trump what is good for the citizens and the city.
Other	I'm not for anymore mixed use development until the city and county sincerely involve the impacted neighborhoods. For example, the mixed use at 30th and pearl has no commercial outlets in with the apartments(all apartments, no mixed housing-extremely expensive apartments, mostly out of state college students) Residents are expected to cross an extremely congested intersection to get to the most expensive grocery store in Boulder. The development encourages residents to drive to escape the dangers of walking or biking in the area.
Other	Mixed use developments are just an excuse for ugly density, loss of our views, up to the sidewalk brick & mortar, 55' buildings, and all the things some of us abhor.
Other	Mixed use does NOT belong in neighborhoods of single family housing.

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Other	Mixed use restrained to a few areas leaves vast tracts of land as low-density dead-zones - we need to rethink the suburban designs of 1960s era and have something more forward-thinking.
Other	Planning and plopping mixed-use development into areas that don't want it and that are not zoned for it is not appropriate and not in-line with preserving the character of neighborhoods. For those citizens that want to live in mixed-use areas, great, they can move to those areas. Forcing it on existing neighborhoods, which is becoming more common, is not appropriate.
Other	The city should require more housing from CU and slow down it's infill in surrounding communities.
Other	The lovey view of the Flatirons inspire us all but some of the mixed use areas are getting way too packed and the quality of life is going down, and even dogs have nowhere to pee as an indicator of over-sealed (asphalt etc.)surface area extent.
Other	The reality is people will commute by car. Roads and parking must be sufficient to support the reality.
Other	There are a lot of people that NEED their cars, so stop reducing parking!
Other	This is a constraining question. Mixed use in concept is positive. Implementation at Boulder Junction is atrocious!
Other	This town is increasingly built for the rich and those earning six figures, leaving most of us without affordable housing and with decreasing prospects for decent jobs that pay a living wage. The council is bought and paid for, clearly, so none of this is going to change. Been here for 25 years and am FED THE FUCK UP.
	We have enough retail on bottom high priced condos on top in downtown area. How about north 28rh for affordable housing?

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.12: Which locations should the city emphasize for planning for redevelopment and future mixed use concentrated activity? (OTHER)

- All of them could be amazing nodes of higher density with a network of transit linking them
- all!
- Along most of 28th Street
- Any locations may or may not fit with the plan values. Language around mixed use needs more specifics to ensure the sustainabilty and vibrancy of a community
- area 2 and south boulder road east of manhattan
- Areas near CU for more student housing
- BCH campus on Briadway
- be careful!!!
- Boulder Community Health Broadway Campus
- Broadway to 9th, between North and Alpine
- Commercial areas with vacnt buildings
- Did I say The Hill? Yeah, I did. Do that first.
- Do not include Gunbarrel; RedFox hills, Twin Lakes and residential areas in 'Area 2'. Downtown Boulder, east of Broadway
- East of Foothills between Pearl Parkway and Valmont Road
- East Valmont Rd
- Entire Broadway & Arapahoe corridors.
- Flagstaff; Shanahan
- Gunbarrel only if transit is also improved
- Gunbarrel town center only if rail is created from Gunbarrel to Boulder Junction
- Gunbarrel Town Center was sold to the community as a town center. It is no such thing. It is high density apartments behind the unattractive back of King Soopers. There is no town square or feeling of community in the development. There isn't any view of the surrounding area. Once again the county didn't deliver what was sold. Just apartments. There is not own home, townhouse, condo. No privately owned housing in GB Town Center. There's not even a defined center.
- I think that as broad a base as possible should be considered for mixed us.
- I think Valmont East of Foothills in an area that could withstand both commercial and mixed use development as long as bus service is increased and bicycle and pedestrian paths are built and maintained.
- If any, East Arapahoe could go from commercial spaces to single-family housing like town homes that are 25' tall in 15 minute neighborhoods. We've got enough growth in recent years to last us a long while. Now, let's maintain and take care of what we have and work as a region to address problems.
- If Gunbarrel Town Center is used as an example, then why no affordable housing there? Why a push to annex beautiful land around the twin lakes in a far less desirable area? Was that success?
- Louisville, Lafayette, Erie
- Maybe an area or two where the residents are for it, the redevelopment makes sense, and provides significant value.
- Mixed use infill in neighborhoods, like Denver is doing would be great!
- Much of central Boulder is now unacceptably congested. Without destroying neighborhoods I'm not sure where.
- No more building in Gunbarrel. It's becoming too crowded as it is.
- None of the above
- Old BCH site
- Places that are already high density
- Planning reserve

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.12: Which locations should the city emphasize for planning for redevelopment and future mixed use concentrated activity? (OTHER)

- Quince Avenue- Wonderland Lake area
- Residents near affected areas should be polled. I don't want to presume I know what they would want. I know I like my area of single family residences, and would be opposed to redevelopment to more concentrated activity and mixed use.
- Stay out of Table Mesa!!!!!!!!!
- Stop already you are degrading the quality of life, increasing pollution congestion and crime
- Table Mesa PnR
- The city should not be meddling in this and should stop vetoing the plans of people willing to invest in this community.
- the table mesa area where all the rich people live
- the two major areas on the west side that don't have bubbles
- There has been very poor planning in Gunbarrel town center---NOT ONE AFFORABLE UNIT!!!!
- Too much development already. Just stop.
- Variations on 'mixed use' could be used in any of these places, but focus first on doing it well in a few selected spots.
- What are we afraid of?
- Where ever city planners decide, they know more than I do when it comes to decisions like this
- Wherever there is room.
- Whever done, should be done SENSITIVELY!
- Why do we have to redevelop everything!!? Boulder has already become too concentrated. It would be nice if the Hill were a bit nicer, but it seems like it will be turned into another overcrowded dense area with huge buildings. Be nice to make it quaint, since Pearl Street is being ruined.
- Yarrow and Broadway

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.13 First Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:

- 1limit height
- actually needed, as requested by community
- Affordable housing
- Allow housing infill in suburban (single-family house) neighborhoods
- Courtyards are listed above, but they need emphasis. There are few places in Boulder that are insulated from cars.
- Create great places
- Design. Fit into instead of stick out.
- Develop through replacing of worn existing stock rather than growing..
- Development should not change density
- diversity of businesses and services supported in the mixed-use redevelopment
- do not know how to drag them
- Encourage CU to create more rental units for students on their properties
- f
- feedback from surrounding community
- fits in with local residential look and feel
- Good architecture
- greater setbacks on all sides particularly from the street
- high quality design too!!!!!!
- House the homeless
- I also support affordable housing.
- In my book, the best way to 'improve the quality of life of residents' is to 'do no harm'. In other words, don't develop open fields/open space that make the area what it is -- particularly the semi-rural area outside the city limits
- Increase height and density
- Infrascructure needs to include fire protection, water, schools and other city services
- Keep Boulder's height limits in whole city
- leave wild spaces full of dependent animsls alone
- Let the market decide
- Limit height and /or protect views
- limit height and protect views
- Limit height and protect views
- limit height, protect views (sorry; couldn't drag)
- Limit new development, a lot!
- limit noise pollution
- Listen to surrounding neighborhoods
- Look good!!
- Maintain quality of neighborhood
- Make life better, not the city bigger.
- Market Rate housing that are more affordable by nature due to a smaller size and higher density
- Meet (not exceed) energy standards.
- Meet market demands as they exist without regulatory strings.
- Minimize drastic density changes to existing neighborhoods

2015 BVCP Open Link Survey
Open-Ended Comments

Q.13 First Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:

- minimum square footage required for affordable housing units - ie, middle class and working residents should not be required to live in shoeboxes if that is all that is 'affordable'
- mobile homes
- More green space - mini parks!
- more greenspace and parks
- More roads and less bikes
- No more housing development in Gunbarrel: Inadaquate bus services; only one gas station; only one grocery store; roads are all to small, two lanes; NO DON'T remove street parking for bike paths/multiuse trails
- Pay their own way
- Permanently affordable housing/underlying land
- prevent the over urbanization of boulder
- Promote density and get rid of the height restriction in certain areas. This is critical to increasing supply, decreasing housing costs and reducing our carbon footprint.
- Protect open spaces and wildlife nearby
- Provide a successful mix of housing, retail, employment and recreation
- provide a wellness center with a warm therapy pool for rehab and seniors
- provide accessible, useable green space
- Provide adequate parking
- Provide affordable housing for apartments, condos, residences that are not price controlled
- Provide affordable housing, not necessarily permanent
- Provide high paying jobs
- Provide housing for middle income
- provide jobs
- Provide permanently affordable housing
- Public housing should be built near services for clients--not 5 miles away in rural residential neighborhoods were there are NO SERVICES!!!
- quality of design and how it interfaces with adjacent sites
- really pay their own way
- Reduce number of people driving into the city from other places.
- Revamping dead areas
- Safe drinking water.
- seamlessly integrate with the existing neighborhood
- Senior living
- Should not increase density. We are dense enough.
- stewardship of the commons
- Subject architectural plans for public review to avoid ugly designs out of character like have been recently built.
- sufficient parking
- Support for schools, hospitals, infrastructure.
- Support for the arts
- The development should contain single family homes
- There should be a signifigant setback with landscaping and greenspace. Aesthetic is very important.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.13 First Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:

- They shouldn't suck as hard as all the new stuff going in does at present. I mean, have you looked at these ugly, boxy, view-blighting buildings? UGH...
- voice of existing communities should be priority
- We shouldn't reduce parking!

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.13 Second Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:

- 2good materials
- affordable housing
- affordable housing, carbon ftprint , etc would be desirable but the history of how this works out here does not really work Huge Public housing compleses are not desirable for anyone, let alone vulnerable populations, Affordable housing lower case might imply reular housing that is affordable, there is usually a downside to subsidized housing, according to those who have lived ther. Also, the planning is sometimes for only 15 yrs.- that is not permanent. If Boulder had a better track record in these matters I would saythis was a priority, I don't have a solution. Get more input from those who have used public and subsidized housing.
- Allow more unrelated people to live together in new developments
- Build with exceptionally high quality and design
- Development should account for open space and areas
- Don't make it so modern with steel. Keep it quaint
- dont build on a swamp
- electric bikes or scooters
- Ensure that proper services exist nearby for the amount of density
- f
- For edge-of-city development, include county voices
- Get rid of height limits
- Good roads.
- Greater emphasis on design, less on minimum open space and parking requirements
- Human Scale.
- If mixed use, the living units need to be affortable for middle class - no more luxury apartments in Boulder for the rich!!!!!!!
- Increase housing diversity
- leave the existing traffic lanes on all major streets and provide other alternatives for bikes
- Less density, so everyone isn't on top of each other
- Living Building Challenge
- make ownership opportunities for middle class
- Market and build town community living
- minimize auto use, etc.
- Minimize car use
- more grass, trees, plantings
- more parking
- Not just plazas and courtyards but small gardens with trees for health and happiness
- Offer lew income qualified families and seniors reduced fees for public services
- open space and open areas are critica
- Pay for necessary related new infrastructure. . .
- Provide accessible and useable public spaces - plazas, courtyards, seating ,art, etc
- provide for adequate and free parking.
- provide housing that is attractive to families
- see above
- Smaller units
- Solve the over occupancy issues in existing family neighborhoods.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.13 Second Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:

- Support for emergency/disaster mitigation and services.
- Take into account lifestyle of current residents
- There are too many neighborhoods that have no walkable amenities.
- undefined space

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.13 Third Priority: If the benefits that you believe should be required of new development are not listed above, please type in below:

- built for humans, not cars
- Community housing
- conservation
- Create buildings with architectural character like The Academy
- Do something with Area III - it is an eye sore
- Don't cram it in to every empty space
- Expand or develop new transit systems to improve connectivity
- f
- Find solutions to meet growth needs that honor existing neighborhoods/environment/quality of life
- Free EcoPass
- Good fire protection.
- Increase density of development
- keep housing density much lower than at 30th street junction.
- larger units attractiveto families not young hipsters and retirees
- Limit slumlord cash cow rentals in existing family neighborhoods.
- Market forces should drive new development, with height limits.
- middle class housing
- middle income housing
- Minimize automobile use
- More density
- More supply for high demand drives cost of housing down.
- pay for necessary infrastructure, etc.
- Provid permanently affordable housing
- Provide only quality housing, affordable or not.
- Provide permanently affordable housing
- provide services in areas that are lacking in these services
- see above
- Unique economic opportunity
- view and wildlife coordors are critical
- Weigh carefully wherther this business will negatively impact Boulder's quality of life (like Google!!!) Don't allow any more of this to be built in Boulder.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- 'Community benefit' means affordable housing and related issues, not building some new monstrous piece of ugly profiteering crap. Seriously: new development in Boulder is UGLY, TOO LARGE, TOO HIGH, BUILT TO SERVE THE WRONG PEOPLE, and doesn't serve regular folks. Rich developers running amok ruining the town I love.
- A range of identities. Each pocket of Boulder currently has an identity of some sort, or purpose... these should be varied and unique across town, even multi-cultural.
- A wellness center with a warm water wellness pool.
- Aesthetics - new construction normally stays with us for many years, and residents and visitors alike gain impressions about a community based on visuals. While it might cost a bit more to make something look decent, we ought to consider it within reasonable cost constraints.
- Affordable commercial, affordable live/work spaces
- All of these seem important, though. Tough to choose just 3.
- allowing people who work in the city to live in the city.
- An aesthetically pleasing environment
- Blend new any building to maintain the integrity of the area. Don't destroy rural feel of rural areas by building more.
- Boulder County needs a leading edge vision not on density but on transportation. RTD screwed us. Time to cut our losses. Job development in Boulder should pay for a bold monorail system up the diagonal to service Longmont in order to partner with Longmont to provide a 21st century commute. Such a system would expand affordable housing options for jobs in Boulder, housing in Longmont within the golden half hour commute that provides a high quality of life.
- Build parks or convert unused fields to open space!! We need trees and birds.
- Building only in appropriate places
- Can't believe you included Gunbarrel 'Town Center' into this mix. This has been nothing but a fiasco. If you lived in Gunbarrel, you'd be embarrassed to have included this development as any type of benefit to the residents.
- Clustered development to leave room for park-like natural space, trees, etc., as respite from the high - density urban surroundings. Medium density should be n the table.
- Community anchors - restaurants where people love to come and gather. In south Boulder, Southern Sun is a great example. In these new developments, you need to have places where people can come in out of the rain, eat, drink, and feel like they are in their own neighborhood with friends. These are larger establishments than small coffee shops.
- community benefit should be determined in accordance with the wishes of the people who will be most directly affected by new development - through proximity, increased traffic, etc
- Community benefit: leave us space without development!!
- create great places
- Density, urban character and sustainable development patterns that recognize the communities dramatic need to evolve.
- Developers should pay 100 percent of the costs of additional infrastructure, such as bike paths and schools, that are required by their projects.
- Discontinue the current pace of housing growth in the Gunbarrel / Twin Lakes area. There are no parks here, no libraries, only one market and parking there is already a hassle. Enough, already.
- Do not add to the density.
- efficient transportation infrastructure
- Establish a sustainable funding source and with the private sector implement a city wide public art program so people see, feel, hear and sense public art throughout the city - day and night and throughout the year.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- Find ways to create attractive designs that do not require the most expensive materials.
- Generate revenue to purchase more open space.
- green building and affordable housing
- Having flexible zoning laws is critical for providing mixed use. If you want a more bikeable and walkable environment then you have to build it. I think the height limit in zones 4,6,8,9 (along the perimeter) maybe 75' height limit.
- Housing opportunities to allow 'aging in place.'
- Housing where people work! All Transportation Plans are doomed unless there is housing near where people work. (The Gunbarrel developments now are excellent).
- I don't like the notion of 'permanently affordable' because I feel it is too limiting. I don't want a community of affluent and poor, and no middle class because they make too much for the affordable housing program but can't afford market rate. There needs to be an expansion of the deed-restricted program to accommodate middle income folks.
- I don't see any community benefit to this. You are essentially creating more pollution with more people. Your current views are completely distorted and wrong
- I haven't seen anything built in Boulder Junction with a 'Community Benefit'. Lots of cement and soon to be lots of traffic. Ex. the new GooglePlex is going to be a closed off office building. 50% or more will be driving in and out everyday. More Gridlock.
- I think Gunbarrel needs a library branch, or at minimum, a library drop-off box. That would cut down on traffic.
- I think it's a dumb idea to try to minimize car traffic. It's not going to happen. Instead, why can't we find a way to allow for more efficient car traffic while still increasing the number of trails, and improving ability for bikes. You aren't going to eliminate automobile traffic because you enhance bike lanes.
- I think that we might have to give up the height restrictions in some places, especially non-residential areas (i.e. remove from BVCP)
- I think the above list about covers it.
- I think the community really needs a conversation about what 'community benefit' means. This conversation has been lost in the absence of community planning and neighborhood involvement. The 1960 to 1980's 'strip mall' development in each of the city sectors (many listed above) were not high quality in original construction - but are now transforming into community centers with good local business, restaurants and walkable shopping. Adding some amount of mixed use/housing to these centers - with good design - will make them more vibrant and provides the opportunity to create community spaces where people congregate and interact.
- I think you've covered it.
- I wanted to add that in my second choice above it should also include additional school enrollment, road maintenance, city infrastructure, police, and any other city service or infrastructure that would need to be increased. Also in my third choice - could help pay for new libraries and rec centers etc. Maintain historical architectural design - build buildings that blend into the present architecture of the surrounding area as best as possible. For example in the historic areas of town don't put up some modern block building. Don't put up multi-story block buildings with flat roofs in single family neighborhoods with pitched roofs. Another requirement would be that the project approved is beneficial to the city/county and the average citizens approve of the design and project and this trumps the financial gain of the developers. In other words, make decision on what is best for the citizens and not just those that stand to gain financially.
- I work in the healthcare industry and the lack of mental health parity is astonishing. More investment in mental health resources and cutting-edge addictions programs.
- Improve roads, public transportation before adding to the congestion

2015 BVCP Open Link Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- In Gunbarrel, the developmentss put in doggie parks - these 'parks' are solid rock, and fit 2-3 dogs and are smaller than a bedroom. Thus, everyone walks their dogs in the neighboring HOA owned parks. Guess who pays for the additional erection of doggie bags, receptacles, grass repair and garbage collection - yes, the HOA.
- In our rush to redevelop we must not forget that many of the current derided 'strip mall' and industrial spaces are the main commercial spaces in this town for small-medium, local and non-chain businesses. We shouldn't push these businesses out by 'redeveloping' these spaces with more 29th street malls that only national chain businesses can afford.
- Include areas for municipal services. Growth will require (and should include) space for new schools and libraries - real library branches not kiosks like NoBo Library.
- It is a community benefit to have lots more housing units that are not permanently affordable. Permanently affordable housing is effectively ghettoizing the people that own those properties, because their property can't appreciate at normal market rates. Thus they are cut off from the wealth accumulation.
- It is likely couched in the statement around 'affordable housing' but a diversity of residents. That includes economic and age diversity, not just color and gender.
- It would be great to have some architectural diversity. Recent construction along Canyon looks too similar. They all look like One Boulder Plaza. It would be great to see some modern buildings that weren't brick.
- Keep our neighborhoos uniqueness. Ensure that car/truck/bus flow does supports livability. Having to cross a multi lane road with a center bus lane would be a deterrant to walking to dining. How far can (will) a pedestrian walk and carry bags of groceries? Can I get there with my two year old granddaughter? (I would never put her in a bike carrier or bike seat). As an aside, I will never use a flashy midstreet crosswalk with children, either. They are terrible, low visibilty hazards.
- Keep out of existing low density communities.
- Keeping Boulder green.
- Let the market determine 'community benefit'
- Let us only build beautiful buildings. If building space is limited here, then each building must be beautiful and add value to our community.
- Let's not perpetuate the status quo of the automobile as the primary means of transportation. 29th st mall is relatively new and is virtually indistinguishable from any other strip mall in the region. There is a quarter mile of pavement just to get to REI on the other side of the street.
- Limit the use of metal in new building designs.
- Look at each development and see if community benefit is for the future generations, versus a 'windfall' to the first buyer/occupant.
- Made to be resilient for predicted impacts of climate change (i.e. more variable and intense storms/weather).
- Maintain and enhance existing neighborhoods
- Mixed use
- more housing for middle class
- More middle income housing.
- Move forward where there is wide consensus. Harmony over politics and profit as usual.
- Multi-family buildings are inherently energy efficient, due to shared walls losing no heat to the outdoors. Multi-family is also inherently walkable, because more destinations are with walking distance for more people. Having diverse housing choices will allow a more diverse population (and conversely limiting housing choices to a suburban single family monoculture will make Boulder's population even less diverse than the current severe lack of ethnic and economic diversity).

2015 BVCP Open Link Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- My reading of the objections to the developments recently finished at Boulder Junction is that they're perceived as 'too big'. I think much of this objection would be diminished if the facades of the buildings there were less bulky. If a standard were established that at least 50% of a building's finished facade must appear as vegetation to the street-level observer, there would be far fewer objections. After all, you don't here (many) complaints that our views are blocked by trees, yet in most neighborhoods that are not new, that is the case. This would have the significant benefit of improving the experience of living in such dwellings, too.
- Need more parking!! You talk abouth growth, more housing, more business, but you keep reducing parking and it's ridiculous! It is not an option for everyone to take the bus, walk, or bike everywhere. Cars are a part of life.
- New development must increase or at least not decrease the amount of open, public parklands. New development must not decrease the amount of land available for plants, water absorption, nature, children, old people, people on lunch break, walkers, bikers. These 'benefits' might seem absurd but they are in the same ilk as 'limit height and/or protect views,' because the only way that new development can do that is the replace a taller building with a shorter one or remove a building completely. Otherwise, the plan seems to be saying that merely limiting the damage that a new development does constitutes a 'benefit.' Public space provided by new development needs to be natural space, not hardscaping. It is not a benefit to continually transform natural ground to concrete pads. Until we have a truly individualized, universal, time saving form of alternative transportation, new development must not make it harder to use the transportation we have now: cars, buses.
- New development should have to include affordable housing and not be allowed to buy their way out of it. This allowance forces affordable housing to go where it should not be, like in rural residential neighborhoods!
- New development should not change the nature of surrounding neighborhoods nor impose impacts that will change the personality of the neighborhood.
- No high density. Windows should not be looking into neighbors windows directly. Rooms should have windows on two sides.
- Not a benefit, but I can't believe you call out Gunbarrel Town Center as a 'benefit'. It's nothing but a nightmare for the residents. You've clogged our streets, overwhelmed our ONE store, crime in the area has increased.
- Not every project has to have community benifits. As far as affordable housing, if you can't afford to live here, you can't live here. As far as building, if it meets the IBC, then I don't care what materials you use, if you have solar panels or if your house is 'net zero.' That is a personal choice based on how much money one wants to spend, not the decision of a meddling government.
- On my comment on the height limit, I think that 55 feet is OK on key transit corridors or in more eastern parts of the city, but not west of Folsom. Views should be protected for everyone.
- One of the worst building proposals has been Baseline Zero. That is a disaster and should never be approved in the future.
- Open spaces for animals and birds. We've taken so much from them already.
- Parking cash-out, mixed use, unbundling the price of parking, reducing size of building setbacks
- Parks and community gardens!
- pay for infrastructure like libraries, rec centers, fire stations pay for parking spaces for added people, since they will not all use bikes pay for upgrades, widening, better traffic light control throughout the whole city
- Pay for necessary infrastructure such as schools and roads.
- Please limit the height of new buildings.
- Preservation of historic resources.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- Preserve rural residential neighborhoods, maintain and increase open space
- Preserve wildlife habitat. Plan for impacts of climate change.
- Programmed public facilities, libraries, activity centers, etc
- Provide a community wellness center with a warm-water therapy pool.
- Provide housing and/or transportation choices
- Provide middle-income housing
- Provide more housing for people who currently work in Boulder but do not live in Boulder.
- Provide more modest market rate housing options -- small houses on small lots, or row-homes, efficiency apartments, equity cooperatives, etc. Especially that are attractive to families.
- Provide to only permanently affordable for low income but for middle income individuals and families
- provide unique economic opportunity
- Providing a service or use that had a demonstrated high demand within the neighborhood (quiet crossing or a railroad, daycare services, etc)
- Providing housing for middle income. Provide housing that are attractive for families Provide services that are lacking in that area
- Quality of life: promoting quiet (including traffic noise and mechanical noise from home gadgets like leaf blowers), promoting civic pride (flowers, gardens, native landscaping).
- Some people NEED their cars, so don't reduce parking!!
- strengthen connection to University and city
- Sufficient parking easily accessible (ie more than one in/out) so as not to cause customers/residents to park along streets or other folks property or too crowded and becoming a hazard for bikes and pedestrians
- Supporting local charities and nonprofits
- Taking walks in the nature of your neighborhood. Wildlife have rights, not just us. They put up with us enuogh as it is. Give them some peace. We have pushed them into a corner already. They have nowhere else to go.
- That the aesthetic look and feel is integrated with the surrounding area. Don't put high density in rural residential. Stop allowing large developments (Gunbarrel apts near King Soopers) to pay the city in lieu of offering affordable units. That is outrageous given the number of units near transportation and shopping.
- The benefit to the climate of allowing and promoting density which acknowledges that our open space system has created a huge carbon footprint by causing bedroom communities to be created around Boulder with 60,000 commuting in and out a day. We need to take responsibility for this as a community that cares about the environment.
- The intangibles that make a community feel like home. I'm not sure that the city/county can or should address these issues but putting lots of high density units in a suburban area certainly does not accomplish this. It often feels as if the city wants to push the development it doesn't what out to the county.
- the people who live in Gunbarrel have had NO community benefit from Gunbarrel Green - what we have is more crime and traffic congestion so I think a community benefit should be LEAVE the community as is i.e. if it is more rural, suburban area, leave it that way
- There are no community benefits to overpopulated areas.
- There should be something between very low income 'affordable' housing and the regular housing market. Many of us make just a bit too much to get into affordable housing, but are pinching pennies to live in regular housing.
- Think about the aging as well as disabilities groups. They need easy car and VIA access.
- To maintain current open areas in existing neighborhoods - even if these open spaces are not 'official Open Space' on the edge of the city.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.13: What additional examples of "community benefit" not listed above do you believe are important?

- Unique neighborhood nodes and activity centers that could frame new urban changes to infrastructure and to strengthen suburban living. Go east first!
- We need to consider the impact a high-density development will have on adjacent open space and the wildlife that lives there.
- We really need that Light Rail to cut down on cars coming into the city each day
- We should prioritize building dense, urban environments -- surrounded by beautiful open spaces. This will ensure the maximum number of people can live in and enjoy all that Boulder has to offer.
- what are we doing to protect single family homes?
- Your phrasing of benefit D -- 'Limit height and/or protect views' -- seems poorly chosen. While I believe that part of the original thinking behind the 55-foot height limitation was to protect views of the Flatirons, it has in fact had the opposite effect. In downtown Boulder, for example, because buildings cannot be tall, they are built wide, effectively blocking almost all views of the mountain backdrop. Thinking about the preservation of sight lines rather than just limiting height would have left us with a much friendlier and attractive down town area.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.14: Which of the following best represents your opinion regarding the height of new buildings in the City of Boulder? (OTHER)

- 8-10 floors
- Again - what are we afraid of?
- Building hegihts should be balanced with the views they may obstruct and the environmental footprint they may be able to reduce (or not).
- Building taller than 55 feet might be ok in the eastern industrial zones, where they can be built with sensitivity to landscaping and view corridors, and where the building deisgn and spacing is brilliantly done! Varied heights better than all same height.
- Building up to hundred of feet should be allowed in certain areas.
- Buildings above 35 or 40 feet should be prohibited in the City of Boulder
- Buildings above 50 feet should be prohibited
- Buildings should be at least 55 feet and should be even taller in many mixed-use and commercial nodes all around the city.
- Buildings taller than 40 ft, should be EXTREMELY rare if ever allowed--no matter how exemplary.
- Buildings up to 55 feet might be OK in a few selected areas of Boulder if they have a logical reason to function at 55 feet. Example: you want to be the tallest so your brand is visible, not really a function. You need your building to be 55 feet because the equipment in it that makes your product is 45 feet, ok that's functional.
- I'm fine either way as long as more parking is available
- New buildings above 40 feet should be prohibited by the city of Boulder.
- No building should be taller than the maximum height of a tree capable of thriving in our cliimate.
- put all higher buildings in the middle of town and on University only
- see below
- Stop meddling with the real estate market.
- Unrestricted height buildings have their place in some parts of Boulder
- Would go with option 3-4 but do not agree about putting this in downtown

2015 BVCP Open Link Survey
Open-Ended Comments

Q.14: Which of the following best represents your opinion regarding the height of new buildings in the City of Boulder? Any comments on your response?

Answer(s)	
1	*Buildings taller than 55 feet might be OK in some parts of Boulder.*
2	*Buildings up to 55 feet are generally OK in most commercial areas of Boulder or if they are consistent with a specific area plan.*
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1	Allowing an increase in density can benefit the city because people may have an opportunity to NOT have to use autos to get around and neighborhoods would have an ability to thrive with increased population which does not require 'in commuting.' The questions are not complete, because it's not asked if heights taller than 55 feet might be APPROPRIATE THROUGHOUT parts of the city.
1	Boulder's height limit makes some sense in the area between the historic core and the mountains. The height limit in East Boulder should be relaxed a lot. The idea that the new hospital is limited to 55 feet while there are no neighbors whose views could be blocked is ridiculous. Given the limit is in the charter, I think that demographic change will be required before the height limit is relaxed, but I think more efficient building forms are inevitable eventually.
1	Building height restrictions are not trivial both in terms of overall negative economic impacts & sprawl.
1	CU has taller buildings which generally don't bother anyone. We need to seize the opportunity to create more density in infill locations near transit. In addition, by adding more tall buildings in select locations, we can provide opportunities for design diversity. It is difficult to design and construct visually interesting and diverse buildings within the max of 55 feet. This generally results in squatty buildings and we also get the 'canyon' effect like K Street in Washington, DC. While Boulder does not need or want to become a high rise city, this could add some visual diversity and more complexity in mixed use.
1	East of 28th
1	Focus less on absolute numbers and more on incentivizing attractive and functional architecture.
1	Higher buildings might make sense in the denser, more urban parts of Boulder. The farther out, the less sense it makes and the more impact it would make to views.
1	In the area between 30th and Foothills Parkway between Arapahoe and Pearl taller buildings would be fine. The few examples of taller buildings we have around town offer a different idea of 'view corridors' where there is more open space at ground level and views between buildings. A monolithic 55 foot series of buildings totally blocks views for pedestrians.
1	See my answer to the previous question...
1	Sight lines should be considered rather than the absolute height of buildings

2015 BVCP Open Link Survey
Open-Ended Comments

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1	The 55' regulation should be modified in terms of how it is measured to reflect the actual perceived impact on the street in terms of view, shade etc. Going above 55' should be considered in select areas for exceptional community benefit such as 50% affordable housing. There was significant citizen support for going above 55' in the Transit Village Area which was not supported by Planning staff which was a hug missed opportunity.
1	The city of Boulder is an island in terms of development. Going up makes efficient use of space which opens more real estate for middle and low-income residents. Views can be preserved by diminishing building width as it goes higher and placing tall buildings in key spots.
1	The height limit is outdated and increases costs. It should be removed for non-single family zoned areas, especially all the corridors where retail or commercial uses currently predominate, so that mixed-use commercial, residential and retail development can be pursued in these areas.
1	We can accommodate more people and businesses in strategic locations that respect view sheds.
1	We need to change the measurement system. Measuring from the low point 25 feet away from a building is totally absurd.
1	We should tailor height limitations to the views they preserve. In a commercial or industrial area in East Boulder, it might be reasonable to have allow somewhat higher buildings. On University Hill, or near the Pearl Street Mall, it might be reasonable to keep limits to 35 or 40 feet.
2	As we saw during discussion of form-based code, it's all about the design of the building which makes the height tolerable. That, and making sure important views aren't obstructed for the general public, as with the new Daily Camera site building. I think a lot of people are up in arms about that because it removes a quintessential view from a public area.
2	Over 55 feet, buildings lose human scale. Taller buildings also tend to require too much car parking. Boulder's height limits are far too restrictive for creating compact, walkable development
2	Site Review for tall buildings should be thorough and open.
2	Stop with the profit-driven zoning exceptions and changes.
2	Taller buildings should be set back from the street with green spaces in between them and the road. This gives a feeling of light and openness.
3	Actually I'm not sure I think the 55' height limit is crucial, but there needs to be very very careful consideration of the value of any project seeking exceptions -- the looks, who it will serve, whose views it might be blocking, how much traffic it will generate, etc.
3	Am curious what is meant by 'a few selected areas of Boulder' -- which areas, exactly?
3	I support buildings at 55 feet for residential uses east of Folsom
3	I think that it's our only solution to not filling up our open space with houses. Let's grow up!

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3	I think there may a few reasons to allow more height (rarely occassionally 55'+) for specific reasons, e.g., CU would offer more housing to students, on campus. In general, 55' works in many commercial areas, but only one building that tall, other buildings should cascade down to a lower height. Need a vote for anything higher than 55'.
3	I think too many buildings are getting exemptions to build to 55 feet without enough community benefit.
3	The 4th choice in this list is a bit vague. Is it perhaps missing some words? '....if the quality an design of the buildings and public (?) is exemplary..... Public what?
3	The 55 ft limit should be as sacrosanct s the Blue Line.
3	There should be very strict standards if buildings are to go above 35 feet and measures should be in place to make sure shaded ares from buildings is ice free in the winter.
3	This exemption to 55 feet has been way over-used.
4	Also, only if they do not completely obstruct people's view who live nearby.
4	Buildings over 35 feet should be required to provide community benefit - like affordable housing or small live work space or retail spaces for local businesses that serve minority communities
4	Height up to 55 feet if they do not obstruct view of the mountains.
4	I don't even understand why this rule is being debated. Set the rule, no exceptions and move on. Debating it just leaves you open to criticism from all sides.
4	I have seen comments from people saying they don't understand why people care about mountain/foothills views. Please help them understand. This is Colorado, and many people who live here naturally want to maintain the views they've enjoyed for most or all of their lives.
4	I think height restriction in existing neighborhoods should be even less/lower if a neighbor can prove damage by the building 'up'. For example, an existing house has been across the street from me forever. The owners have passed away and I'm concerned a new family will buy it, scrape it, and rebuild, blocking my 'peak' view. I have no power to prevent this which is incredibly disappointing and unfair.
4	I think limiting building height is very important to building a livable city. Large buildings must be evaluated based on their immediate environmental impact as well. For instance if there is a long row of 55' buildings that will significantly degrade winter light conditions for neighbors and users of outdoor space. Development should continue to include top-story setbacks to prevent 'canyoning' and the city should considet the shape of the the enitre block of buildings, aiming for a 'mountain-tops' shape rather than a straight line skyline where everything is the same height.

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4	Need good architecture, not just good quality! We also need to do Six Sigma in taking cost out of our city processes so costs can go down.
4	NOTHING in Boulder Junction has been built with 'exemplary' design. All is MAXed out to maximize developer profits. Stop approving these Supersized projects. Only a small portion of any building should be above the 35/38 ft height limit. Height Exemptions should be the EXCEPTION not the norm. Maybe 1 in 10 should get it for only part of their building site.
4	Our current spate of 55 ft buildings are of mediocre design. The first built seems to set the (low) bar for the adjacent properties. The new large building blocks are not creating vibrant places. Earlier the 'developer' wall along the South side of Canyon diminished the Canyon and Walnut areas. I think, too often, the staff is convinced by glossy development PR rather that looking at a bigger picture. Boulder has a potential to be too bland in the future. Boom town blandness.
4	Our views are precious to us. Don't block mountain views with buildings. Don't block sunshine from the ground or the neighbors. Developers will figure it out.
4	Tall buildings are generally an eyesore, especially in a city this size. Boulder is not a metropolis such as Denver, nor should we aspire to be. Growth is only positive to a certain degree and we are approaching our limit, where the charm of this eclectic and progressive city will be altered.
4	The two major issues with the exceptions that have been given recently both have to do with maintaining Boulder's unique characteristics. They are: (1) Many of the new tall building exemptions block the classic view of the Flatirons and the mountains that give Boulder much of its charm, and (2) The design of many of these buildings looks like 1950s Soviet architecture, a fad that will look very dated in 20 years. The design needs to have stone and brick facades that keep with the unique, traditional architectural style of Boulder and the University that forms its core.
4	These height allowances should be determined by the planning board during site plan reviews. If negative impacts on adjacent properties are noted, then they design should not be approved. Varying heights are not necessarily bad until they impinge on the views of other property owners.
4	Views are important. It is NOT appropriate to allow a height variance just because it makes the project affordable for the developer. Find another way to make it affordable.
4	We have too many 55' buildings being added currently. It has become expected. Boulder has NO REASON to ever build higher than 55'. Other cities like SantaFe and SantaBarbara are built low and they don't even have our Flatiron views which we should value above all else. Why can we not uphold a strong building-restraint value system here? This question shouldn't even be on the comp plan questionnaire as it shows that someone is chomping at the bit to build higher.

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4	We should focus on improving people's relationship to these buildings, and the first way to do that is by changing their facades, and the second way is to not get so tall the building can be seen from far away. Next, we should insist that all new buildings are built with solar panels on their roofs, and that their facades be largely obscured by vegetation.
5	Again, Boulder let go of areas of green belt space in order grow responsibly.
5	Boulder is a desirable place to live because it hasn't had the landscape change that denver and surrounding areas have seen.
5	Boulder is sacrificing all it's lovelyness.
5	Building set back provisions should be adopted to prevent the Boulder Building Canyons that have been pervasive in recent developments.
5	Do we really want to look like Peoria? the current city planners seem to think so.
5	Having a strict height limit tends to create box-like buildings that are all exactly the maximum allowable height. I would like to see some flexibility in the height limit. For instance, if there was an average height limit of 45 feet, then a building could be built with a cupula at the cost of lowering the rest of the roof by a few inches. Or perhaps the height limit could be written as a function of distance from the sidewalk. So a building right next to the sidewalk would have, say, a 30 for limit, but if they put in a10 for green buffer they could build to 40 feet.
5	Height limits must be measured to the top of any mechanical units such as HVAC or elevator housing. Mechanicals such as these must be incorporated into the structure, not merely sitting on the roof or, for that matter, on the lawn. Height exceptions should be rare and voted on by the population as a whole, as we vote from time to time on exceptions to the Blue line restriction. It doesn't matter what the 'level of quality' is if the view is destroyed or if the structure casts a pall of cold darkness in mid-winter. Level of quality should not constitute grounds for an exemption. I favor lowering the 55 foot maximum to the point where at least one less floor can be built than can be built under the current limit. Being consistent with the 'surrounding development context' is problematic where buildings already exist that are inconsistent with current development requirements. My case in point is the hugely oversized slant-faced building near 11th and Pearl. The existence of that monstrosity should, in no way, be available as justification to build additional oversized structures.
5	Housing could be expanded by allowing homes to rent out a room in the house.
5	I don't trust city council to determine the selected areas that would permit 55 feet.

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5	I miss Boulder. They turned it into a megamess for megamessed up people. Now they are bringing their megamesses our way. Lordy.
5	I think the height limit is good for the city to protect views and the small town feel (versus big city feel) of Boulder. I think if you allow building taller than 55 feet in certain areas that the exemption could be abused and then who decides where that will be. I can see certain instances where it may be helpful to go higher but I am fearful that this will be abused and we will end up with a lot of tall buildings blocking views.
5	It is becoming harder to find an unobstructed view of the mountains and sky from within the city.
5	It's a conundrum - density and growth - but 55' buildings block sunlight and the iconic views that make Boulder Boulder. NO to any more height exemptions.
5	Maintain the qualities that have made Boulder a great place to live.
5	Mountain views are for all the people.
5	Our streets aren't wide enough for tall buildings except in a few spots along 28th
5	Recent approvals for higher buildings benefit the developer but not Boulder citizens, or just a few citizens. The track record suggests it would be better to NOT allow higher buildings since it is too easy for decision makers to be swayed. My experience suggests that better quality will apply to the parts that are NOT affordable housing and that cheaper quality will be used there. It is too hard to enforce better quality. Inhabitants will still have cars and when there is not enough parking, cars will spill into nearby neighborhoods.
5	STOP with the 'height modifications'. We had height restrictions respected and in place for years in Boulder, that recently is waived constantly. Why continue to let developers degrade our quality of life?
5	The mountains are our most beautiful asset. We should be able to see them from all angles
5	The new, tall building on the old Daily Camera site ruins the spectacular view of the Flatirons that was formerly available. Why was this allowed?
5	this needs to be well managed and fit into the urban part of the city, not in quiet neighborhoods.

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5	This whole affordability thing is like trying to bail out a battleship with a bucket. We should be focused on providing bold transportation (not buses) options so surrounding communities can offer alternatively priced housing options. Look at Boulder Junction: 2 bedroom apartment for $2500/month! What a joke! We allowed that ugly piece of crap to be built for that 'affordability'? Tall buildings will fundamentally change Boulder's look and feel. I'm 100% opposed. I'm sure some will get built but the variances shouldn't be for reasons like the Armory project (11' ceilings, architecturally 'interesting' roof - make it flat with solar!)
5	Two many tall building have already negatively impcted the wonderfulness of views from all over.
5	We are losing the beautiful view we moved here for day by day with the tall development being allowed to build
5	We currently have more than enough tall buildings in Boulder.
5	We live here because of the unique landscape and access, otherwise why deal with the prices and politics? Preserve the views.
5	We live here for the views and proximity to the mountains. Please stop ruining that. I might as well move to Topeka at that rate.
5	Well it's apparent that you are all taking bribes based on the ugliness of all new building that's occurred inGunbarrel and Boulder
5	With a moat of open space around the city, eventually the only place to go will be up. To keep the unique feel of the city, that must be headed off now.
5	You can't even see the Faltirons from most of downtown anymore. Is that a Boulder anyone wants? Ridiculous that it's even gotten this far, and testament to how thoroughly bought and paid for the council and board are.
5	You've already ruined the views. Heck, put 55 footers on the Pearl St. Mall.
6	Buildings up to 55 feet should be allowed in Downtown Boulder only - as this is the only place within very convenient public transportation services (downtown boulder station). Other than that isolated location, only buildings 35 feet and below should be allowed in the City of Boulder
6	Downtown has received a lot of development, and while some of that is appropriate, it's unclear what development there will serve the public at the expense of further reducing mountain views. The views are an important part of the downtown experience and this is being diminished with development. I think higher building heights should be reserved for areas toward the east that do not block views.

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6	The 'canyonization' downtown and near 29th Street have wrecked these already areas. It should not be allowed elsewhere.
6	We need to revisit the 55 foot heigh restriction as it is a major cause of housing prices rising and a big carbon foot print. I definitely don't want really tall building on Pearl but anywhere east of 28th I could care less. There should be huge towers out there.
7	People who have views should not be forced to lose them.
7	Whatever the city thinks is best... depends on the angle, the location and benefits altogether.
1,2	If we can't go out, we should go up. All of the best cities in the world allow buildings over 55 ft and so should Boulder. I think 5 stories is completely reasonable in a lot of locations (i.e. 28th st, 30 th, Arapahoe, Broadway, Folsom, Canyon). Our communities slavish dedication to preserving views we experience in our cars is incredibly short sited. I don't need to see the 3rd Flatiron from my car.
1,2	Increase hight limits above 55 feet in eastern town areas. For example, east of Foothills between Baseline and Valmont.
1,2	Seriously, you need to edit the content down. It's taken me 2 days to complete this survey.
1,2	Taller buildings should be allowed in east boulder
1,2	The 55 foot height limit was intended to protect vistas of Boulder from afar. They are being misinterpreted by some as protecting be used from within the city. This is not true, and there is nothing wrong with a 55 foot building.
1,2	We are going to grow ... either up, out or even more expensive. I prefer the latter most, IF it facilitates other goals like affordable housing and minimizing car use
1,2	We need to focus on what we want as a community and not let height drive the conversation. We have already created the issue with the city surrounding by open space and need to focus on the development inside the city - focus on people and quality of life - that's what it is about not the issue of development.
1,2,3,4	55 feet is an artificial limit and should be reconsidered. By limiting the entire city to 55 feet, we are going to get a city full of big square buildings, built right up to the height limit, because of the high value of the ground. By allowing buildings to be taller, but requiring other set backs at certain heights, we can preserve views and create more architectural interest.
1,2,3,4	Buildings size should be primarily assessed by the context of the surrounding buildings and then should also be required to provide some sort of benefit (not an exhaustive list of benefits) and should be required to have exemplary design and materials.

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1,2,6	We should be building a lot of density and very tall (100ft+) buildings east of 28th street. These buildings should be in dense, mixed-use clusters. Downtown buildings should be guided by a downtown neighborhood plan.
1,3	While tall/dense building can be more efficient than many smaller ones, they can also lead to a canyon effect if too close to the street.
1,6	Allowing for taller, iconic buildings in specific areas would make for a beautiful skyline and increased variety of roof forms. The current regulation equates to flat roofed buildings in 99% of cases due to costs. Making exception for unoccupied roof forms would provide an opportunity for needed variety.
1,6	Buildings should be at least 55 feet and should be even taller in many mixed-use and commercial nodes all around the city.
1,6	Current policy spikes Boulder housing prices by severely limiting supply of housing, so existing homeowners are vastly rewarded while young, poor, renters, etc. are punished. The City Charter limiting height is economically disastrous for Boulder, and prevents many people from being able to live or stay here, which is a shame.
2,4	Building height is not a magical cure-all for Flatirons views. We need to discuss things like setbacks and other site issues that affect views. Architecturally pleasing is top priority.
3,4	A community benefit is not enough to favor a height-limit exception if it destroys another irreplaceable benefit - sunlight on a major pedestrian corridor, views from a an area of unique history, civic pride, tourist destination (thinking mainly about Pearl Street here)
3,4	Building height should not compete with the foothills and views are important. Design has been sorely lacking. Worst case is the large, out-of-place building on the old Camera site.
3,4	It is a false statement that land values are necessarily high. Land values are a function of what is left over after consideration of what the market will bear and what is entitled, i.e. valuation is residual.
3,4	Views of the flatirons are getting squeezed out. We need to protect this valuable asset.
3,4,5	I prefer lower buildings, so if no buildings above 35-40 feet were built, I would be very happy. However, I have seen some taller buildings (like the new CU buildings on the East Campus, which don't block the view and which look nice), so I MIGHT be open to a few taller buildings done the right way and only in limited areas.
3,4,6	Unless you are implementing something of a Haussmann plan for some new neighborhood/mixed use zones - I would vary the heights and design and assure we do not create canyons and lots of edge 'walls' to infill and new development

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3,5	this question really makes me nervous because of the slippery slope syndrome. it might be better to keep the height at 35-40 feet. otherwise, the monied will get exemption after exemption from the complain city counsel who value some sort of feather in the cap. i suspect that members take pride in high finance projects more than the general population.
5,6	Looks like you're trying to wall up downtown - Such a shame! Limit density! Too much growth changes our quality of life.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- 5775 Jay Rd.
- 9th and Portland, not sure of the neighborhood name
- Alpine Dewey
- Baseline subdivision
- Boulder Country Club
- Boulder Country Club
- Boulder Heights
- Boulder Meadows
- Boulders
- Brandon Creek
- Brookfield
- central boulder
- Central Boulder (we call our area as Old North Boulder
- Chatauqua
- Chautauqua neighborhood north of Baseline.
- Chautauqua/University Hill
- Cherryvale / Hoover Hills
- Country Club Estates
- Country Club Park
- Crossroads/Central
- Dakota Ridge
- Dakota Ridge
- Dakota Ridge
- devils thumb
- Do not have a name; near Southern Hills and Fairview - Viele Lake Park
- Dover neighborhood
- Downtown
- Downtown
- Downtown (13th and Canyon)
- East arapahoe
- East Aurora
- East Aurora
- Edge of Newlands and Mapleton Hill
- Edgewood
- Edgewood
- Eisenhower Elementary
- Eisenhower school neighborhood
- Flatirons
- Flatirons
- Forest glen
- Fountain Greens
- Frasier Meadows
- Frasier Meadows
- Frasier Meadows
- Geneva Park
- Good heavens! I wouldn't want to divide Boulder up in that way. The opponents of Props 300 and

2015 BVCP Open Link Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Goose Creek Neighborhoods
- Goss Grove
- Goss Grove
- Goss-Grove
- Goss-Grove
- Goss-Grove
- Goss-Grove
- Goss/Grove
- Greenbelt Meadows
- Gunbarrel
- Gunbarrel
- Gunbarrel
- Gunbarrel
- Gunbarrel
- Gunbarrel
- Gunbarrel commons
- Gunbarrel Estates
- Gunbarrel Green
- Gunbarrel Green
- Gunbarrel-much of Gunbarrel, marked blue is outside city limits, this map is inaccurate
- Hartford-Yale
- Heatherwood
- Heatherwood
- Heatherwood
- Heatherwood
- Heatherwood
- Heatherwood
- Heatherwood
- Heatherwood
- Heatherwood
- Highland
- Highland Park
- hill
- Hill
- Hill
- Hillcrest
- Holiday
- Holiday
- Holiday
- Holiday
- Holiday
- Holiday
- Holiday
- Holiday
- Holiday
- Holiday

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Holiday
- Holiday
- Holiday
- Holiday
- Holiday
- Holiday Neighborhood.
- Homestead
- Hyview
- Iris Hollow
- Iris Hollow
- Keewaydin
- Keewaydin Meadows
- Kings Ridge
- Kings Ridge or Apple Green
- Lower Chautauqua
- Manhattan
- Mapleton
- Mapleton Hill
- Mapleton Hill
- Mapleton Hill
- Mapleton Hill
- Mapleton Hill
- Mapleton Hill
- Mapleton/newlands
- Martin acres
- Martin acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres
- Martin Acres / Majestic Heights (South of Table Mesa)
- Martin Acres.
- Martin Park
- Meadow Glen
- Meadow Glen
- Meadow Glen
- Meadow Glen/Country Meadows
- MeadowGlen
- melody
- Melody
- Melody Catalpa
- Melody Catalpa
- Melody Catalpa

2015 BVCP Open Link Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Melody heights
- Melody Heights
- Melody Heights
- Melody Heights
- Melody-Catalpa
- Melody-Catalpa
- Melody-Catalpa
- Melody-Catalpa
- Melody/Catalpa
- middle Chautauqua
- Moores
- Near Smith Park
- newlands
- newlands
- Newlands
- Newlands
- Newlands
- Newlands
- Newlands
- Newlands
- Newlands
- No name - between Palo and the creek.
- NoBo
- Norris subdivision on Norwood
- North 26th St
- north boulder
- North boulder
- North Boulder
- north wonderland
- Northfield Commons
- ochard grove
- Old North Boulder
- Olde Stage Road
- orchard area
- Orchard Grove
- Orchard Grove
- Orchard Grove
- Orchard Grove Mobile Home Park
- Orchard Grove Mobile Home Park WE WANT TO OWN OUR PARK!
- Park East
- Park East
- Park East
- Park East
- Park East (Near East Campus)
- Park East or CU Research Park
- Parkside

2015 BVCP Open Link Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Paul Nor
- Peloton
- Pine brook Hills
- Pine Brook Hills
- Pine needle notch
- Poplar/Quince/Norwood
- Powderhorn
- Red Fox Hills
- red fox hills
- Red fox hills
- Red fox Hills
- Red Fox Hills
- Red Fox Hills
- Red Fox Hills
- Red Fox Hills
- Red Fox Hills
- Red Fox Hills
- Red Fox Hills
- Red Fox Hills
- Red Fox Hills
- Red Fox Hills
- Red Fox Hills
- Red Fox Hills
- Red Fox Hills
- red fox hills/ twin lakes
- Remington Post
- Rose Hill (Chautauqua)
- Shanahan Ridge
- Shanahan Ridge
- Shanahan Ridge
- Shanahan Ridge
- shannonhan ridge
- Silver Maple
- Silver Maple
- Southeast Boulder
- Southeast Boulder
- Sumac Estates
- Table Mesa
- Table Mesa
- Table Mesa
- Table Mesa
- Table Mesa
- Table Mesa
- Table Mesa
- Table Mesa
- Table Mesa
- Table Mesa

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Table Mesa
- Table Mesa
- Table Mesa
- Tantra
- The hill
- The Reserve
- The subdivision is The Meadows
- twin laakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes
- Twin Lakes - Brandon Creek
- twin lakes area
- Twin Lakes area
- Uni Hill
- Uni Hill
- Uni Hill
- Uni-Hill
- University Hill
- University Hill
- University Hill
- University Hill
- University Hill
- University Hill
- University Hill
- University Hill
- University Hill
- University Hill
- University Hill
- University Hill
- University Hill
- University Hill
- University Hill
- University Hill/Lower Chautauqua
- wagoner estates

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.16: Which neighborhood do you live in?

- Wellington Gardens
- West Arapahoe
- West Keewaydin (east of Frasier Meadows)
- West Pearl
- West Pearl
- West Pearl/Lower Kollwood area
- whittier
- Whittier
- Whittier
- Whittier
- Whittier
- Whittier
- Whittier
- Whittier
- Whittier
- Wimbledon Condos -- 30th and Colorado Ave
- Winding Trail Village
- Wonderland Hill
- Wonderland Hill
- Wonderland Hill
- Wonderland lake
- Wonderland Lake/ Norwood

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.18: What do you like MOST about your neighborhood (or the area where you live) that should be preserved or protected? (OTHER)

- Access to tranist is OK, could be better
- All except rentals -
- all of above except affordability, which does not exist
- Buildings are all of similar heights and make it possible, at least with judicious positioning, to see the mountains.
- Close to Cu, close to downturn
- cohousing
- dark skies, safety, wildlife, rural residential
- Density and urban feel
- diverse wildlif
- Diversity of the people AND the homes/units
- Ethnic and socioeconomic mix
- Feels safe
- gardens
- grocery shopping is a short bike ride away, as is a library
- Historic houses
- hopefully preserved mobile home park
- I actually know my neighbors and it feels like home here.
- I selfishly like living in a mostly owner-owned neighborhood now, but I also liked living in a mixed rent-own area and feel that's better for the environment.
- if you own your own home, then the lot rent is way below a 1 bedroom affordable housing - it is cheapest place to live.
- It is safe, low crime, Twin Lakes is a safe place to walk alone, for anyone in any physical condition
- Kid friendly, sense of community among neighbhors
- Less pretentious than No. Boulder
- lots of great businesses / restaurants around me
- Maost paces are within a 15 minute bike ride
- mobile homes
- most of these qualities have already been lost
- Mt. views, decreasing with development
- My area is going from good to not very good to awful
- Neighborhood organization
- Neighbors who are engaged with the neighborhood
- No business, neither profit nor non-profit
- no tall buildings
- Not having to deal with Boulder traffic, city taxes, Boulder pretentiousness, Boulder city council, overall rudeness of people shopping in Boulder.
- open spaces
- Open-space preservation
- Preserve Long's Iris land!
- Racial diversity
- Seems protected from development
- Separation from and resistance to imposition of Boulder's values
- spruce pool
- The almost rural feel.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.18: What do you like MOST about your neighborhood (or the area where you live) that should be preserved or protected? (OTHER)

- the beauty of the mountains
- There is one island of affordable housing (the Ostara co-op, where I live)
- Twin Lakes Open Space
- Twin Lakes Open Space
- Underground power lines, cable, and telephone (Yes, I still love my landlines.). Also city water and sewer.
- Urban wildlife
- Very kid friendly
- Views and nature
- views, generally already affordable vs Boulder
- walk/bike access to retail, schools
- we purchased early so it was affordable. Now we cannot move. I would prefer a more urban neighborhood but cannot afford it.
- wonderful neighbors!

2015 BVCP Open Link Survey
Open-Ended Comments

Q.19: What do you like LEAST about your neighborhood (or the area where you live) that you would most like to improve? (OTHER)

- Area has changed greatly due to major development
- at severe risk of annexation and ill-conceived affordable housing apts
- barlng dogs and yelling kids for hours. Short bursts are fine but shut up already.
- BNSF, the train whistle is far too loud, and often.
- Boulder rental conditions are atrocious and getting worse.
- Bus transit is available but doesn't go where I need it to go.
- Bus transit not frequent enough
- Commuters parking on the street
- Concerned it will be ruined.
- Consideration of change in density in the Twin Lakes area.
- County does not maintain roads
- County road maintenance is very slow, residents on dirt roads get almost no maintenance.
- Crappy streets, Muni-risk
- Crime is up
- dealing wiht Boulder County transportation
- Deep concern about infill on 55th or on Pennsylvania destroying the neighborhood.
- Density of condos next to SFHs
- deterioration of roads
- development happening faster than infrastructure to support it
- does not feel safe at night. More lights on the streets would be good
- Dog guardians not keeping their dogs under voice & sight control on the trails; also, dog owners letting their dogs chase wildlife and not picking up after their dogs
- Drainage around roads
- ex moved 1/2 mile from me & I have a restraining order
- explosion of development in gunbarrel
- FIX THE ROADS!!
- Flold risk.
- Getting priced out
- Ground water issues
- Gunbarrel thought the Town Center development was going to be a community gathering place. Now we have tons of apartments and no town center. Plus the county wants to jam high density in a riparian corridor south of Twin Lakes.
- Hard to walk, can bike most places
- Heatherwood could benefit from stronger cell tower signal strength.
- heavy affordable housing burden as well as heavy homeless services
- heavy traffic to/from Boulder during peak hours
- houses are crammed too close together
- Housing is old and needs updating
- I recently moved from Central Boulder and miss the variety of neighborhoods and services there.
- I'm concerned about change -- coming from the county and city -- that apparently is a fait accompli. Specifically, turning a large open field -- enjoyed by many in the community -- into 'affordable housing' units that are not needed. Gunbarrel is already, de-facto, one big 'affordable housing' community. We don't need the government's involvement in this case.
- Idiot county refuses to do its job and fix my street, even though I specifically pay into a fund for it to do so.
- Infrequent bus transit

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.19: What do you like LEAST about your neighborhood (or the area where you live) that you would most like to improve? (OTHER)

- Insufficient density for demand
- It feels like only super rich white people live in our neighborhood. It doesn't feel vibrant
- It's getting too expensive - wealthier/more elite people are moving in
- Lack of affordability...families cannot afford to buy a house in Boulder
- lack of code enforcement
- Lack of density, particularly the inability to build an ADU or even another house on my 7,000 sf lot.
- Lack of future security...being at the mercy/whim of the landowners considering the cost or impossibilty of moving my home.
- Lack of street maintenance
- Lacks off-leash dog park
- landlords suck
- Large Ugly Apt. Buildings
- like to see ADU's
- long bus ride, rail would be quick. No designated bike path directly from Gunbarrel to Boulder.
- Long drive to library.
- Loud student rental two doors down but all other rentals and owner occupied places are respectful and realize we have small lots and need to careful. Students tend to be the renters of issue.
- Need a bus that goes from north boulder near Lee Hill down 28th st.
- Need for more frequent bus service.
- Needs Ball Fields and Public grassy parks
- Needs more local commerce
- Needs retail within the neighborhood--coffee shop!
- Neighborhood Housing Association prejudices against renters
- No anchor - local pub, grocery, large restaurants, theater
- No community amenities such as library or community and rec center.
- no HOA
- no retail- only residential
- Noisy train whistles
- non full-time resident properties that are dark
- Not enough dense housing close to campus
- Not kid friendly
- Not Safe or Pleasant riding Folsom or walking across folsom
- Over occupied un-maintained rentals.increasing every year.
- owner keeps raising lot rent and adding additional fees not in our lease
- Park is a campground, would like more offerings on the Hill (shopping restaurants)
- Parking is a problem because the NPP is not enforced regularly
- Planned development next door
- Potential loss of existing open space in Twin Lakes area.
- Preserve Long's Iris land and community gardens
- Problems with overflow parking for Chautauqua park, event and trail users that consume street parking limiting our own use of the street parking in front of our residences on 9th street.
- Proposed multiuse trail that would remove greatly needed parking from Twin lakes Road and Williams Fork Trail; this will create parking wars!!! Also, proposed housing on 6655 TLR and Across the street will reduce safety, create atuo/people congestion, disrupt open space. County commissioners are truning me into a nervous wreck with your neighborhood wrecking affordable housing and trail proposals

2015 BVCP Open Link Survey
Open-Ended Comments

Q.19: What do you like LEAST about your neighborhood (or the area where you live) that you would most like to improve? (OTHER)

- rental next door - city does not inforce rules
- rental units not being good neighbors
- Rentals are ridiculous in pricing for the square footage.
- Roads must be paved immediately. The current state of the roads here is a disgrace.
- roads need help
- rude students walk by yelling in the middle of the night- I really dislike them!!!!!
- Rude, oblivious bikers zooming down the on Broadway w/o looking. Transporation Dept modifications placing islands in Broadway resulting in motorists from west of Broadway doing dangerous U turns at Chambers and Ludlow. Student renters.
- see below
- Some rental properties not well maintained - students are not effectively disciplined for drunk and disorderly behavior
- speeding cars
- Street in bad shape
- Streets don't get plowed in the winter.
- Student noise on weekends in neighborhood streets
- students loud, messy, inconsiderate
- Terrible parking for the neighborhood, burden of homeless situation
- the homeless shelter houses a lot of registered sex offenders and they make a morning walk downtown - I am concerned about this as they are walking past neighborhoods with kids
- The open space is being threatened by zoning changes
- The other rental units in my neighborhood are very expensive
- the parks that are undesireable though they do exist
- the proposed bulk housing/mixed-use at 6655 twin lakes rd. AND aprox 600 new rental units at lookout rd.
- There've been several robberies lately.
- too many rentals
- too many similar looking and large houses being built
- too quiet, lacks urban fabric; no lighting
- too uniform in development--only single family homes
- Traffic generated by CU (new development)
- Traffic on 20th is fast and loud
- Ugly
- We will get a large new development in the coming years, which will change character dramatically. I hope it's neutral or for the better, not convinced though.
- Wish there were bike trails inside of Holiday linking with other bike trails. There are so many cars parked on the street it is difficult to bike safely with my small children
- With the addition of more than 100 affordable units in the next several years coupled with already poor accessibility and parking, poor road maintenance and no plans for improvement I the future!!

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Improved	3 houses have been scraped and rebuild increasing property values and more great restaurants have come in around West Pearl which I love and walk to often.
Improved	A number of housing units have turned over to younger families and children. Others would if there were age appropriate housing that older singles and couple could afford in town.
Improved	Active HOA has enforced property upkeep and improved public areas.
Improved	All parts of boulder have improved, but there has been a big increase in high priced housing, forcing many seniors, families, and average income workers to move out of the city. The increased density of housing downtown and at 30th street junction is giving Boulder the feel and look of a big city, not the relaxed feeling of a small town of 100,000. Allowing higher building heights, buildings packed close together are not only unattractive but an unhealthy living environment for the tenants. 30th junction looks like public housing in major cities like Chicago or Detroit which has proven to have unhealthy affects on the residents, many of these public housing have been taken down or repurposed. People need grass, trees, open park spaces right outside their windows, low density and small short buildings. Many public housing studies have been conducted which provided these results. Contact the Environmental Design Dept at University of Colorado for details on these studies.
Improved	Appreciate knowing people and local places and amazing opportunities within a 15 min walk or a 5 min drive or a bike ride along the amazing trails. Love that City bought hospital site and that this upcoming process can be a great learning and living opportunity for all and that City offices are close by and I can volunteer for the planning department (sic)
Improved	As home prices increase, people are tending to take care of their properties more
Improved	better retail close by, updating of old uninspired housing
Improved	CU has been adding buildings along Colorado Avenue between 30th and Foothills. I like them. I like the fact that my condo is now essentially on the CU campus. (I live at 30th and Colorado.)
Improved	Distance to schools - completely missed I think in the stock responses
Improved	Elmers Two mile construction.
Improved	HOA management has been great. Diagonal plaza has made major improvements.
Improved	Honestly, it's largely the fact that there are fewer rentals in my neighborhood, and that the rentals that remain are better managed. But the management of the rentals is *far* more important than the fact that they're rented, and my neighbors have gotten better at confronting the poor managers and insisting that they 'read the riot act' to their tenants, emphasizing that this is a neighborhood, with people who work, etc.
Improved	Housing values are up

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Improved	I live and work in Downtown Boulder. I wish there were MORE density downtown -- which would enable more people to live and work here. I love that I can walk to work and wish my coworkers could do the same. I hate that we limit development in the proximate neighborhoods which prevent more people from enjoying the wonderful community I call home. Adding more development will reduce traffic (because more folks will live here), will increase economic vitality, and will improve the diversity and cultural landscape of the community.
Improved	I live in south Boulder. There are enough stores/restaurants to meet our needs, so we do not have to go into downtown Boulder now. With all the traffic around Pearl Street, all the new businesses on 28th street, the soon to be Google & Boulder Junction traffic - we will rarely go north of here. It is easier for us to go to Superior/Louisville than to go 'into Boulder'. We're making a mess of our city.
Improved	I'm seeing more people who enjoy a neighborhood environment
Improved	Improvements to our neighborhood park, a new library, and recent sidewalk art have all improved the area. There continue to be few walkable or affordable options, however, with very little retail available.
Improved	Infill of empty lots, better quality of commercial offerings, access to trails, public transportation connectivity
Improved	Love the nearby businesses that we can walk to. Also, houses are getting renovated and not torn down and the fact that there are three neighborhood schools
Improved	More community activities, food trucks etc. Lots of home and garden upgrades.
Improved	More development is helping Gunbarrel overall
Improved	more home owners and families taking care of properties. less rentals.
Improved	More interesting stores and restaurants in the area.
Improved	More places to eat at the Table Mesa shopping center, re-do of King Soopers, added park on Table Mesa.
Improved	Nearby renters are more graduate students with less nuisance problems. Redevelopment is mainly attractive and improvement.
Improved	Neighborhood has matured but in a good way, grocery store has updated look and offers many healthy choices. Animals, birds enjoy the mature landscape of the lakes and open spaces.
Improved	Neighbors are renovating their homes. And the neighbors are being more cohesive with parades, parties, internet communications.
Improved	New developments along the south side of Palo Parkway (east of 30th) add a new vibrancy to the area.
Improved	Open space has done a great job with the Twin Lakes Open Space area. The older part of Twin Lakes is also seeing more revitalization. I fear that massive public housing planned on the open Twin Lakes area will become a nightmare with the swampy hydrology of the area, increased traffic, and parked cars if BCHA goes through with their ill conceived plan. This will truly ruin the peaceful character of this entire area.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Improved	Our neighborhood group email list (we're using google groups now) is such a great resource for everything from advice on local contractors and service providers to notifications of wildlife sightings to yard sale announcements.
Improved	Our neighborhood has more and more children each year, which is a wonderful for us. I do deeply wish we had a coffee shop in the neighborhood, not just for coffee but to serve as a gathering spot. I also was hoping for the Boulder-style mini-market nearby at the Armory, and I'm disappointed that is no longer planned. I want to be able to walk to services, and that would have helped. We also are having issues with safety in our neighborhood and at the borders. I really wish the Bus Stop and Nader's businesses would go away and be more sanitized.
Improved	Our neighborhood organization is great.
Improved	people are investing in their homes
Improved	pride in maintaining a pleasant home, yard, garden.
Improved	public art, neighborhood organizations/events, north boulder corner library fantastic, upgraded crosswalk, properties painted, little library landscaping, public engagement in armory planning
Improved	Remodel of old apt buildings... still so expensive!
Improved	Remodeling; new landscaping; turn over to younger occupants
Improved	Remodels and homeowners taking better care of their property.
Improved	Renovation of nearby hotel, repaving/sidewalk improvements
Improved	Restaurant situation in S. Boulder has improved (at Table Mesa Shopping Center) and with the likelihood of Lucky's moving in the shopping has improved. This helps limit the amount of driving we might do.
Improved	tasteful remodels, more families with young children
Improved	The development in North Boulder has been a positive move - better restaurants and shops, new condos, recreational space.
Improved	The houses continue to be improved, and therefore the landscaping, etc.
Improved	The neighborhood has been changing from empty nesters to families moving back in.
Improved	The neighborhood is quiet and safe and well maintained.
Improved	The no-name trailer park with the discarded hypodermics and abandoned trailers became Violet Crossing. Lots of nice people moved in.
Improved	The NPP program, which made parking problems bearable The change in zoning from RH-2 to RMX-1, which gave us the confidence that our neighborhood wouldn't be destroyed by further cheap development Noise ordinances 5-6-1 and 5-3-8, which gave us real tools to control over our quality of life A neighborhood reputation that's changed from 'party' to 'quiet residential'
Improved	Trees have matured, a boulevard was improved by the city, the neighbors take good care of their homes and property.
Improved	Upgraded shopping area at Gunbarrel King Soopers People taking better care of their townhomes.
Improved	We fought to be correctly zoned. We fought Landmarks board so we could have a parcel re-developed to keep a young family in the neighborhood. Better enforcement of noise violations.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Improved	While there has been more local residences constructed, the homes seem to be of high quality and do not detract from the quality of our neighborhood experience.
Improved	Younger people moving in and sprucing up properties that were neglected.
Gotten worse	3 large rental complexes in Gunbarrel center.... no units designated 'affordable'. Counties plan to destroy the last vacant land surrounding the Twin lakes with dense 'affordable' housing. The oxymoron approach to all of this. Our neighborhood road maintenance issues with the County.
Gotten worse	600 new 3-story rentals crammed in along the sidewalks. I left Chicago and NY in 1969. I actually think it's getting worse here.
Gotten worse	All of the affordable houses that go on the market are bought and turned into rentals.
Gotten worse	An incredibly dense development has gone up behind the King Soopers in Gunbarrel. This is not affordable housing, rather, it is expensive rental housing. Shame on whomever approved this ugly monstrocity and whomever developed it.
Gotten worse	As a frequent user of open space I feel the trails have gotten much more crowded and worn.
Gotten worse	Boulder County Housing Authority wants to build up to 140 low-income public housing units on the property near my home which will increase traffic, noise and be much more unsafe. I will worry about drug users and gang activity in the housing project adjacent to my property. It will ruin the quiet and peaceful rural area that I live in and destroy the wildlife habitat. The BCHA seems determined to build this project even though the neighborhood of more than 150 people strongly oppose it. The neighborhood is anxious and has hired legal counsel to represent their concerns and take legal action to prevent BCHA from destroying the peaceful rural environment that we all love.
Gotten worse	Broadway is a nice street until you reach Norwood. The sidewalks from Norwood to Violet are terrible! They slope and pool water from rain and snow, forcing you to walk in the street. Fences are constantly covered with graffiti. Trees need to be trimmed so I can safely see oncoming traffic. Also, the cross walk announcer is ridiculously loud. I can hear it in my house about 50 times per day.
Gotten worse	Bus service to west Pearl has been scaled down since we've moved there.
Gotten worse	County Commissioners: Obey the judge and fix our #&* streets with the tax money you have collected from us. Fix the sewer system so that the flooding we experienced (resulting from inadequacy of sewers, not Mother Nature) does not reoccur. Fix the flood damage in Walden Ponds.
Gotten worse	deterioration of roads overbuilding around Gunbarrel King Soopers
Gotten worse	Development in Meadow Glen subdivision e.g. massive unsightly platform tennis building.
Gotten worse	Development of Gunbarrel Town Center has increased crime in the area. We now have concerns walking at night, number of smash and grab break-ins of cars is on the rise. The development has overwhelmed ALL services in Gunbarrel, making the ONE store almost impossible to visit. I have started driving to Superior for all my shopping needs.
Gotten worse	Even more traffic on Canyon plus many more homeless/campers.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Gotten worse	Excessive development and new development that have greater density than surrounding neighborhoods and bring greater car traffic and increase already crowded streets for parking spots. Increased air traffic and train traffic adding to the noise levels day and night. Deterioration of roads within and surrounding the neighborhood. Even relatively 'new' roads within my neighborhood and adjacent neighborhoods are poorly constructed - Developers need to do better.
Gotten worse	Flood destruction, multiple derelict homes, intention of the county to widen Fourmile Canyon Drive, dust and speeding because of tree loss, and 2 more years of road construction expected
Gotten worse	Gunbarrel has gotten denser and denser. It frustrates me that recent developers were allowed to opt out of affordable housing, and now the county wants to appropriate open fields to build high-density rentals.
Gotten worse	Has gotten more expensive, and there's been more rowdy student incursions. Also, the mix of housing has been pretty static. There's clearly lots of demand here... and honestly, I'd think it would be fine to include more multi-family or at least duplex/triplex/4-plex or ADUs... especially if they weren't aimed at students. Maybe some permanently affordable family/moderate income multi-unit housing?
Gotten worse	Hundreds of rental units, hundreds of new cars. We have inadequate bus service here so the traffic impact is significant. There aren't many nearby job opportunities so everyone is driving. And even scoring a job nearby is no guarantee you will have that job in six months. I've lived here 19 years and for the past 11/2 years I have commuted to Denver.
Gotten worse	I live in an area that was quiet and peaceful and I work only minutes from my office. In the past few years, development has tripled, housing additions have tripled and the congestion is horrible. Now there is talk of making greenbelt land, which is very, very close to the lakes that support extensive wildlife and a wonderful trail system, and making it into high density housing. The horror of imaging the negative impact on the quality of life, the ecosystem and the environment makes me incredibly angry. This is just unimaginable and I question the reasons why this is even on the agenda. There are no easy transportation answers, amenities are too far away to walk to and the protected wildlife is in significant danger with the proposed designated use changes. This is very, very irresponsible and completely out of character with the already established neighborhoods.
Gotten worse	I'm surrounded by only millionaires. We need more diversity within neighborhoods.
Gotten worse	Increase in rent, decrease in rental agencies care for property (no response to leaky ceilings, dangerous wasp nests, etc)
Gotten worse	Increased vandalism, more noise, lack of police and code enforcement - slum landlords who let their rental homes (some of which should get Historic designation) go to the dogs.
Gotten worse	Increasing crime. Overcrowding. Traffic congestion. Poor internet service providers - please consider a City run internet service. Taxation without representation at the county level.
Gotten worse	Influx of transients, family homes becoming student rentals

2015 BVCP Open Link Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Gotten worse	It is becoming too built up, more crowded, often can't even find a parking space at Kingsoopers, our only grocery store.
Gotten worse	It is the same or better in most ways - but the one way it has gotten worse is the huge escalation in housing prices, which is reducing diversity in our neighborhood.
Gotten worse	It's a complex situation - the neighborhood is very hostile to new development and especially new liquor licenses, so there is general decline in the UHill commercial area and there are fewer venues that students can go to party, resulting in drunk and disordery behavior in the neighborhood itself.
Gotten worse	It's getting too crowded here. The Avery Brewing looming over West TWin Lake; hundreds maybe thousands of new housing units built or being built by Lookout road and none of these are affordable. BoCo/city policies allow builders to opt-out of creating 20% permanently affordable housing units and with your pitiful cash BoCo has purchased land for affordable housing that will disrupt or ruin existing neighborhoods by Twin Lake Road. No I don't want my home flooded because of less ground to soak up precipitation. This is a high ground water area! Actually there should be no homes here at all.
Gotten worse	loss of owner-occupied houses, overcrowding, increased noise and traffic, loss of community, too many rentals
Gotten worse	Loss of single-family homes catering to permanent residents. Too many rentals. Trash and noise issues.
Gotten worse	Lots of new construction that doesn't fit the neighborhood. More noise, parking difficulty. It is harder to feel like we live in a neighborhood since so many poor planning decisions have impacted us.
Gotten worse	Lots of office space built ten yrs ago, Covdien traffic, noise, light, blocking views,; recent condo development very dense and ugly, seems to have increased rental prices. Recent plans to develop affordable housing, evidently huge undispersed public housing complexes for most vulnerable populations, without any opportuniy for current residents to vote since 2/3 of residents live in county areas and this will be an intrusion of city development into county area 1/2 mi or more from other city development land. 'Leapfrogging' It will abut the only very small Open Space-Twin Lakes I and many other residents can walk to, probably degrading it considerably. This completely different land use and zoning contradicts the Comprehensive Planstated goal of annexing land in its current use
Gotten worse	More and more overflow parking for Chautauqua park, events and trail users taking up the street parking in front of our homes on 9th street.
Gotten worse	More crowded with apartments bringing density, transportation still awful, no public amenities.
Gotten worse	More homeless, rentals
Gotten worse	More rentals in my neighborhood.
Gotten worse	more rentals. People in rentals fill garage with stuff and park in guest parking. Then others park in the street (which is NOT designed for parking) since guest parking is full. Train whistles crossing 47th st seem to be lots louder and obnoxious.
Gotten worse	More rentals. Rental properties are obvious because they are not taken care of

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

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Answer	Comment
Gotten worse	More renters
Gotten worse	more traffic building of giant million dollar homes on small lots dangerous traffic circles
Gotten worse	Mostly traffic
Gotten worse	My area was downzoned and is now becoming a location for the super-rich to build.
Gotten worse	my rent went up 25% this year.
Gotten worse	Neighborhood is transitioning to rental, Airbnb, from formerly owner-occupied. Tenants are not engaged in neighborhood.
Gotten worse	new developments in gunbarrel
Gotten worse	New developments in our neighborhood.
Gotten worse	Noise, traffic
Gotten worse	Noise, traffic, abusive development (looming and past), lack of speed bumps, lack of traffic enforcement, bad light timing, shitty grocery options, impossible traffic on Baseline & Broadway, homeless hippies in the bushes, endless sirens on Broadway, traffic noise from air brakes and traffic on 36, CU-related impacts, etc...
Gotten worse	North Broadway trash, unkempt lots, vacant buildings, homeless gatherings with public alcohol, sex, abuse.
Gotten worse	Older people leave and houses are slowly turning into rentals. Too many eyesores. Why would a young family move in next to a house that has weeds in the yard and 4-5 cars parked on the street, driveway and yard. Now they have made the cutoff for increased fines to be Table Mesa. Immediately across Table Mesa is as bad or worse. These homes have basements and are tempting to rent to students who can pack em in.
Gotten worse	Our roads have deteriorated quite a bit. Crime may be increasing We have had more flooding Traffic in the area has increased
Gotten worse	Over development, particularly of high density housing.
Gotten worse	recent crime in our neighborhood
Gotten worse	Rent is going up at an exponentially untenable rate
Gotten worse	Rental units around us seem to have no interest in the neighborhood where they live - don't say hi or even acknowledge their neighbors when they are out. Don't take care of their yards - leave trash out after parties. Are not considerate in the times of day or volume that they play their music or have their conversations. Families are moving away from University Hill and the homes they leave are being purchased as investment properties to rent to students.
Gotten worse	rental units in the area not well maintained
Gotten worse	Rents are going up. More students from up on the hill are moving down into our neighborhood.
Gotten worse	Road condition, number of times Cherryvale has been closed
Gotten worse	Road maintenance is a concern. High density urban density in our neighborhoods is affecting quality of life (light pollution, traffic)
Gotten worse	Shanahan Ridge has basically not changed, except it has gotten more expensive.

2015 BVCP Open Link Survey
Open-Ended Comments

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Answer	Comment
Gotten worse	Short term rentals. There are a 5 rentals on my block and the Marpa House. Two of these rentals are large homes that used to be owner occupied. Two of the homes are used extensively for short term rentals - and I hope that the vote next week continues to make such rentals illegal. It is a real burden.
Gotten worse	Some students moved in on our block. Students tend not to care about their space because they figure someone else will clean up for them and they will be gone within a year, so some disrespect property.
Gotten worse	The city allowed over 600 new units without any community input. This has resulted in an overflow of people in the neighborhood resources such as King Soopers, and many units have not yet been filled. The development looks like very high density urban areas, not at all the character of Gunbarrel. There are no parks to speak of in the entire development, just a few corridors of grass. It is an outrage that the developer was allowed to 'opt out' by buying out of their responsiblity toward the community for affordable housing. Now BHP is hoping to build 280 units over a mile away instead of having worked with the developer to offer affordable housing close to resources. This situation has made a mockery of the stated values of the comprehensive plan and has created unprecedented community turmoil as well as polarizing many elected officials against working with the community. Very sad situation out here.
Gotten worse	The construction of almost 500 rental units within a block of Spine and Lookout. This kind of density outside the downtown area is ridiculous.
Gotten worse	The county commissioners have diverted monies from the Road and Bridge fund to their pet projects and have abandon the maintenance of our roads.
Gotten worse	The Hogan Pancost Project threatens my property by planning to put a dense housing project into a currently undeveloped space next to my neighborhood. Development would destroy the parcel's current function as a containment area for flood waters (as amply demonstrated in the 2013 flood). Worse, raising the overall level of this large parcel would create a dam, causing any future flood waters to back up into my neighborhood instead. I don't understand why the city continues to entertain development plans for this property when the result may be to flood all the neighborhoods around it.
Gotten worse	The influx of part-time residents is diminishing neighborhood cohesion.
Gotten worse	The large/tall homes relative to lot size that are being built where more modest homes once stood. No consideration for building style... many exact replica houses being constructed. The influx of large truck traffic the construction brings. Having to constantly keep an eye/ear out for detrimental building proposals near our homes/schools (i.e.: the People's Clinic Redevelopment proposal right now that could bring high density single user tiny dwellings right next to our neighborhood school).

2015 BVCP Open Link Survey
Open-Ended Comments

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Answer	Comment
Gotten worse	The rapidly increasing costs of living in Orchard Grove is the biggest negative. The increase of the raccoon community and the increased destruction they cause is something that has just occurred over the last 2 years and I have been here for 28 years. Also, I imagine due to the higher cost of living in Boulder many of the units are occupied by multiple families making the park a much higher density than it ever has been in the past.
Gotten worse	The roads and general support for infrastructure have gotten significantly worse.
Gotten worse	The tenants in surrounding rentals have improved but the congestion and traffic have gone from a once quiet neighborhood with lots of on-street parking to virtually no on-street parking and major thoroughfare due to the amount of commuters that refuse to pay for parking at the University and the building of the CU bio-tech building. The amount of litter has noticeably gone up.
Gotten worse	The traffic coming into Boulder is unbearable. Pollution (cars, dust, noise, etc) has increased dramatically.
Gotten worse	There are a lot more apartments and higher density housing all around Gunbarrel, which creates more traffic, road-wear, etc. I like the fact that it is a little more rural and would prefer it stay that way.
Gotten worse	There are more rentals; I prefer ownership. At least one of the rentals is occupied by members of a non-profit which is inappropriate if not illegal under zoning regulations. Traffic has increased; parking is more congested.
Gotten worse	There has been more cut through traffic in the neighborhood due to the increased traffic on Iris and long waits for the lights.
Gotten worse	There has been so much building in Gunbarrel, resulting in more traffic, more noise, more pollution..... it has lost its rural feeling which is starting to make me very 'squirmy'. I can't afford to move anywhere, so the result is looks like I will have to stay home inside isolated more. This is not happy. Also I am distressed about the high cost of utilities. Where I live in Gunbarrel, I have heard we will not be included in the Boulder Utility municipalization project. I wish we could be. I am also getting creamed by the increases in basic telephone and utility costs.
Gotten worse	There is a growing homeless population using needles in local area parks with kid play areas. More people loitering on the Hill in front of vacant business space.
Gotten worse	There's a bunch of drug addicts here now. Crime is skyrocketing, it's way to crowded. People beg for money while you walk your dog now. The new apartments are ugly and the people that live in them are disgusting.
Gotten worse	They build huge apartments behind us where we now have tons of light pollution, lights flooding our bedroom windows at night, a dog park which has made the quite neighborhood unpleasant and noisy. Hardly any of the people have moved it yet and the traffic is horrible already and the noise has increased from the dogs. I hate to see what happens when all the new apartments are filled.
Gotten worse	This mobile home park and housing laws are allowing over 15 people to live in a 2 bedroom mobile home - there are 5-6 cars per site with these 15 people homes. The park management stated that they can do nothing to enforce the covenants as listed when I moved in 20 years ago.

2015 BVCP Open Link Survey
Open-Ended Comments

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Answer	Comment
Gotten worse	Too many rules regarding walking my dog in open space.
Gotten worse	Too much city regulation that creates a lack of diversity and entrepreneurialship.
Gotten worse	too much traffic and getting worse
Gotten worse	traffic and related noise is increasing
Gotten worse	Traffic congestion; pedestrian crossings on arterial streets (and I'm a bike-rider, not a driver generally). Also, issues limited to ownership of our mobile home park which are not affected by the Comp Plan.
Gotten worse	Turnover of single family occupied homes to investors for undergrad housing that is not maintained and often over-occupied, and rather lawless a lot of the time.
Gotten worse	University Hill lack of businesses and restaurants and overall dirtiness on the Hill
Gotten worse	Unsafe road conditions due to heavy recreational bicycle traffic. Bicycles do not go single file in curves and block traffic by riding two or more abreast uphill. I moved here to bicycle, but no longer ride in my neighborhood because I do not feel safe when riding. Both cyclists and motorists contribute to the unsafe conditions. A bike lane is desperately needed and single file riding should be enforced in canyons.
Gotten worse	vehicle traffic noise is becoming terrible less safe due to some zoning changes that have occurred more garbage and litter, trash especially on my nearby frequently used Bear Creek bike trail
Gotten worse	We have issues with speeding through the neighborhood and the city refuses to take step to alleviate the issue. In addition crime is up due to the fact that people are continually in our neighborhood who do not reside there.
Gotten worse	We were sold to a corporation this year so rents are higher and extra water costs are above City standards. Boulder really ought to look at Mobile Home park laws in California and Oregon to create a kinder and less feudal oppression for the residents. Also every vacant spot in the neighborhood is targeted for high density housing with no green spaces.
Gotten worse	Wealthy buying homes, scraping or expanding considerably. Student renters. Number of commercial dope growers, hash oil cookers in houses.
Gotten worse	What a coincidence. I've live here for 8 years. Never a problem. Now those butt ugly apartments go up and here come the pumpkin smashers from hell.
Gotten worse	You insane policy of abandoning streets is making our neighborhood less competitive with similar homes in other counties. Yes, we competitive with other counties.
Mixed	Affordability of houses has gotten worse.
Mixed	Development in Gunbarrel area near King Soopers. Increase in traffic.
Mixed	Dog owners are often irresponsible. The open space trails are an inherent part of our neighborhood. Dog owners often (1) use trails after dark and pre-dawn, (2) don't control/pick up after dogs, (3) let dogs harass wildlife, and (4) let dogs roam far off trail.
Mixed	Gunbarrel Town Center is not a town center. It's just an apartment complex name. And the high density development planned south out the owl nesting spot was not even discussed with the neighborhood prior to its purchase and planning.
Mixed	Housing prices have soared pushing out families and leaving this an enclave for relatively well off old, white people. There is very little diversity.

Source: RRC Associates

2015 BVCP Open Link Survey
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Answer	Comment
Mixed	I'm noticing over occupancy issues more now (the house next to us has 5 renters, the house across the street has at least 4 renters, but more than 4 cars, the house next to that has at least 4 cars) and there is a lot of parking contention (we only have 2 cars).
Mixed	Improved - more restaurants and brewpubs now; Worse - Meadows shopping center not fully leased; traffic has increased, esp at Arapahoe & 48th w the new hospital
Mixed	Insane amount of apartment units went into Gunbarrel Center and NOT A SINGLE AFFORDABLE HOUSING UNIT!!!!! WHAT A JOKE!!!! Because of that fact, they are trying to build on two beautiful fields that provide hunting grounds for wildlife, wildlife corridors, beauty and space for the neighborhood. This will literally destroy the surrounding neighborhood!!
Mixed	Many very nice houses have been torn down (or vastly remodeled and enlarged), and replaced by much bigger and more costly houses.
Mixed	More people- more traffic
Mixed	movement of 'boulder' housing into gunbarrel - also the inability of gunbarrel residents to have rights in the discussion, most seems planned by boulder, county says ok and residents aren't given option of input
Mixed	New developments in the immediate neighborhood (Baseline & 30th to Colorado & 28th) have brought in new businesses and new residents. It continues to involve a lot of construction, which has sometimes resulted (eventually) in welcome improvements to roads and bike paths, and sometimes resulted in large/ugly new buildings. It often seems like there's not enough parking to accommodate all the new residents, because cars are often parked on the street in illegal zones that block access to paths and sidewalks.
Mixed	new ordinances and enforcement has helped protect quality of life in most cases however people keep moving out due to noise and landlord irresponsibility that cant be resolved. Noise continues to increase. Occupancy not well enforced, rental licensing not well enforced.
Mixed	Newlands is a highly walkable neighborhood. When you take into account Broadway, BHP housing nearby, and multi-family/condo clustered near Ideal Market and 9th/North, we have decent diversity in housing stock. Downside: It's become very expensive since we bought in 1993 as a young family. Today's young families are closed out unless they are wealthy. Newlands could benefit from more ADUs, perhaps some townhouse development on single-family lots, and the redevelopment of BCH to include lots of affordable housing. In addition, we provide some affordable housing by renting a spare bedroom in our empty-nester home to a grad student for $700/month. Could the city have a formal program to encourage this?
Mixed	Nothing has improved! Livability is going down the tubes!
Mixed	On the minus side: our mobile home lot rents have steadily increased over the last 7 years. On the plus side: our community has become united in response to challenges presented by park owners, it has been empowering.
Mixed	Our street was affordable, now unaffordable because many have 'popped up' their modest houses into million-macmansions.

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Answer	Comment
Mixed	People are tearing down cute little bungalows to build 6000-8000 square foot mansions. They are tasteful and driving up our home value, but it leads to a leaving of exclusivity that I don't like at all. The hippies are moving out, and young rich couples form the Bay area and NY are moving in. It doesn't feel like environmental stewardship is possible with such large homes...
Mixed	Population of my neighborhood has gone up (great), but amenities have not followed (bad). Bike paths to downtown do not exist (bad). Our parks are increasingly dirty. Homelessness is a problem. I believe in giving housing to the homeless 24 hours a day to help them and reduce burden on neighborhoods. The number of empty storefronts (for single office storefronts under apartments/condos) has remained troublingly high even after the economy has recovered.
Mixed	potential impact of fracking; traffic; roads not maintained
Mixed	Roads have deteriorated. Prairie dogs have seemingly been gone unchecked and have decimated the vegetation near Heatherwood school; and they can regularly be seen crossing streets and going into residential yards. Would love to see more bus options and more bike routes connecting to Boulder. Gigabit broadband (like Longmont's NextLight) would be great.
Mixed	Safety. Lots of break in lately. A lot more traffic and cars! It is a lot less safe to commute home on Broadway by bike now.
Mixed	Some of the growth in Gunbarrel has been good, but I feel it's now getting out of control and too much development is being done without consideration for adequate transportation and other services. It seems that the developers are in it to make money and then leave the residents to deal with resulting problems of greatly increased density without appropriate infrastructure/services.
Mixed	Student area cleaner; fewer sofas on fire in street. Less late noise, drunken students, vandalism, and trash nearby. Less graffiti. Much appreciated. Traffic on Baseline, Broadway and 9th Street gotten much worse particularly at commute times. No more leaf and yard removal services. More of area now rentals for students.
Mixed	The growth/development in the Gunbarrel center has some great benefits and was needed overall. Yet (as is so often the case) parking and general traffic in the area is increasing. Some days there aren't any parking spaces at our King Soopers and that will just get worse. Traffic at certain intersections is also becoming a problem. Without some good planning, it will really be an issue within the next few years (much like these issues are presenting themselves in Boulder now).
Mixed	The houses are well maintained and there is a strong sense of neighborhood unity; the issue is that there are very few affordable housing opportunities for new families. In a sense, this neighborhood operates like a "gated community" because of the economic barriers to living here. Not unusual if you look at Boulder County on the whole. The median range for a home does not match the median salary for a person working in the county. For example: a BVSD teacher's salary would not allow one to live here (own a home) without prior savings/investment/inheritance from another family member.

2015 BVCP Open Link Survey
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Answer	Comment
Mixed	the increasing densification and potential for densification
Mixed	The King Sooper upgrade was a big plus. The fact that the roads in our neighborhood are rapidly deteriorating with no plan in sight to repair them (and I'm not talking about simply tossing asphalt into a pot hole) is absolutely disgusting.
Mixed	The new 1000+ units of compact housing recently built around Gunbarrel Center are verging on destroying the quality of life here. When, finished, they'll add an enormous amount of traffic and congestion to a rural infrastructure.
Mixed	The roads within the neighborhoods have not been repaved in years.
Mixed	The traffic around Gunbarrel gets increasingly worse. We need our neighborhoods paved!!!!
Mixed	The value of homes in my neighborhood has gotten ridiculous. And I am seeing the encroaching creep of the 'trophy homes' heading our way from the Newlands area. Drive along Elder and witness it for yourself.
Mixed	There are more cars parked on the street. Everyone has a car, even if they take the bus to work. It makes biking difficult since the roads in Holiday are so narrow. Two cars can barely pass each other.... If you add a bike to the mix, one day, someone is going to get hurt. There was no planning for multi-use paths linking with the current Boulder path system when Holiday/NOBO was developed. It's very disappointing
Mixed	too much traffic noise on diagonal carries into the park area. too much traffic for our roads.
Mixed	traffic has gotten worse as well as density, too many people for too little services (.i.e. grocery store
Mixed	Traffic has increased greatly along 30th Street, along with all the accompanying noise and pollution. Rental houses don't show much in the way of civic pride (nice landscaping, native plants, low noise, low litter, respectful parking, etc.)
Mixed	Traffic, number of people.
Mixed	Traffic/noise on Foothills
Mixed	With addition of the high density apartments near King Soopers, congestion has been a factor, however, I reserve my opinion until everything (retail, restaurants, etc.) has been completed. It may be a plus, or a minus depending upon the added noise, traffic, and general congestion.
Stayed the same	But, from the sound of things, that will soon change.
Stayed the same	Comparing many other 'Central' neighborhoods I have lived in - many large cities around the world. Central Boulder as a housing area is almost the worst I have ever lived in (NYC-Rome-Athens-Vienna-Oslo-Tokyo. Bolder seems VERY haphazard and really not clean.... but this is probably a reflection of the AGE of the renters and the ATTITUDES of the rental landlords. Most of the other cities have a very different notion of renting (as a long-term lifestyle) and maintaining properties.
Stayed the same	Consistency, comfortable with surroundings, changes moderate.

2015 BVCP Open Link Survey
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Answer	Comment
Stayed the same	Each time development has happened on the properties east of our neighborhood ground water problems have started or increased in homes in our neighborhood. Having to install and operated sump pumps that were not required in the previous 30 years is an increased externalized cost to the residents, and several homes in the neighborhood have had the costs of flood damage when their sump pumps failed (or in our case the first time it flooded so we had to install perimeter drains and a sump).
Stayed the same	Excellent community feeling, connected by email because of ecopass. Fabulous community.
Stayed the same	Except that more home owners are renting to more than 3 unrelated people.
Stayed the same	friendliness amongst neighbors, stagnant bike paths and centers
Stayed the same	great neighbors, location, amount of traffic
Stayed the same	Have only lived in this area for 6 months
Stayed the same	Homeless people hanging out in the park.
Stayed the same	Houses were built in the 60's. They're ugly and energy inefficient. It's really hard to get a building permit to upgrade, even though the City wants energy efficiency!
Stayed the same	I have only been in this area for 2.5 years, but seems to have stayed the same. Nothing jarringly different.
Stayed the same	I like to be able to walk places like restaurants and coffee shops. I enjoy biking and running so easy access to trails and bike routes is a plus.
Stayed the same	I love this neighborhood. I know my neighbors and I trust them.
Stayed the same	It is hard for me to say that scraped small houses rebuilt with huge houses is an improvement to my neighborhood. But the level of wealth in my neighborhood has certainly risen
Stayed the same	it is what it is.
Stayed the same	It's very static
Stayed the same	It's stayed the same for now. You all are about to ruin it by developing the fields along Twin Lakes Road. The vast majority of people living in the surrounding neighborhoods feel this way. Why are the voices and desires of existing residents being muted, in the name of 'progress'? Does Boulder care about its existing homeowners?
Stayed the same	I've been here 26 years. The neighborhood has improved in that there are more kids in the area. Otherwise pretty much the same except the house prices have gone up immensely and therefore the property taxes have too.
Stayed the same	mostly the same - but there is not enough parking in North boulder and I am concerned about the over concentration of affordable housing - research shows it is best when dispersed and integrated
Stayed the same	My neighbohood is in a HOA with strict covenants. Love the nearby parks and trails and use them daily. Shopping and dining are too far a walk and carrying bags. Riding a bike would require riding on Baseline or Arapahoe which makes me uncomfortable, plus again, could not do in bad weather or at night.

2015 BVCP Open Link Survey
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Answer	Comment
Stayed the same	My neighborhood has gotten very expensive, because of Boulder's housing supply restrictions and high demand. While price appreciation has benefited us financially, our new neighbors who can afford the $1 million + prices tend to be entitled rich people. So much of the community, where people shared and worked together in the neighborhood is eroding. New very wealthy residents hire everything from house cleaning to yard work to child care, etc., so they are very isolated from the community by their wealth. While there are a few duplexes, triplexes, and apartment building in our neighborhood, the vast majority is single family. More housing diversity would allow more resident diversity, reducing the conversion to an elitest enclave.
Stayed the same	No big developments. Schools are still good. Table mesa shopping center is better with a good coffee house and Brew Pub. Not sure if it's a great idea to put another grocery store (Lucky's) next to King Soopers. At least that is what we hear. Could have been something more useful. It has unfortunately become less affordable. Even though we own a home, I don't like seeing prices so ridiculously high.
Stayed the same	No rental infill! Concerned about through traffic in the neighborhood. Concerned about carrying capacity of 55th but am opposed to widening.
Stayed the same	Not a lot has changed for me.
Stayed the same	Nothing changes The neighborhood is built out. The city has made impossible to modify the housing. There are no retail outlets, offices, cafes, restaurants, limited RTD transit, no 15 minute neighborhood and no change in sight. FUCK PLAN-Boulder and their stranglehold on the city.
Stayed the same	Our otherwise lovely neighborhood is at severe risk of annexation and development of affordable housing completely incompatible w/ the rural residential character that is why we live there. And if the project moves forward, it will likely decrease local home values. THIS IS NOT RIGHT!
Stayed the same	Park improvements (ok). Road maintenance (bad). Skyrocketing prices (mixed). Neighbors and community (good).
Stayed the same	Price, traffic safety, bike favilities
Stayed the same	Property values, safety, cleanliness. But, it should be noted that I live in a covenant controlled community, which can be oppressive, put supports stated areas of satisfaction.
Stayed the same	quiet, access to parks and open space, no new houses, accessable by car to most of places that we need to go to
Stayed the same	Sense of community. Visual stability.
Stayed the same	Table Mesa hasn't changed in decades, the Table Mesa Shopping center and every property along Broadway should be upzoned to much higher intensity to encourage redevelopment. Almost every road in Table Mesa is much too wide, the sidewalks are to narrow, and cars drive too fast on the the through streets.

2015 BVCP Open Link Survey
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Answer	Comment
Stayed the same	The amount of activity from the homeless shelter is increasing and the transients on the street, in the bike underpasses and now wandering through our neighborhoods. Our kids cannot go across Broadway to friends houses, Amante or the new library without an adult. Biking to and from school down Broadway can be a hassle weaving through the shelter parade. I think in the long run this will be a detriment to our neighborhood and businesses up here.
Stayed the same	The biggest issues in Goss/Grove relate to the number of transients who come through the neighborhood (largely attracted by liquormart) & the poor actions/decision making of the high-school kids. I live at 16th & Grove, and I realize that these are highly localized issues. Though, Boulder attracts and tolerates far too many transients (I would define this as the population of homeless people that have no interest in being a part of the society that we define as part of our culture). I don't see any type of programs helping these people until they decide they want to participate, they have already decided that they don't belong and don't want to join in with the 'normals' - I would suggest that Boulder and the U.S. in general have a much greater responsibility than generally recognized to support those who are homeless and want to participate in society. But I don't want Boulder supporting or allowing societal drop-outs to take over areas of downtown, public spaces or my neighborhood whenever the mood strikes them. I walk with my family (wife and 2 year old) all over the downtown area and we often come upon large and small groups of transients drinking, smoking, using drugs, discussing violent acts they have perpetrated or witnessed, and often bothering us by directly insulting us, trying to get something from us (usually money), or trying to interact with us while they are clearly out of control because of drug or alcohol consumption. I have a lot of sympathy for people who have hit hard times, but I have little tolerance for people who are intentionally rude and abusive while taking advantage of resources they have zero personal investment in.
Stayed the same	The homeless shelter may be attracting more mentally ill people to the neighborhood and deserve our support, but there has an increase in numbers with the economic downturn. I am from NYC so I am used to living with them. I am not sure how to address this, but appreciate that the shelter helps such a diverse array of people.
Stayed the same	The neighborhood is gentrifying and houses are so expensive, young families with average income can't afford to live here. My own children (well-employed and in their 20s) couldn't afford to live here. That makes me very sad. The families moving in are wealthier. 30 years ago the neighborhood was filled with children playing in the street and families socializing. Now you rarely see kids just playing outdoors, making up games. These wealthier families keep life more structured and are less neighborly.
Stayed the same	The only thing that has slightly gotten worse is parking traffic from hikers going to Chautauqua
Stayed the same	The train noise is unbelievable! Why do trains blare their horns so loudly at all times of day? And the highway noise from 119 is almost nonstop.
Stayed the same	There have been ups and downs, but having lived there for so long, things seem to level out over time.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.20: Over the past five to ten years (or since you have lived there), has your neighborhood (or the area where you live) improved, gotten worse, or stated the same as a place to live, taking all things into consideration? What factors influence your response?

Answer	Comment
Stayed the same	Things change in neighborhoods. This question implies a binary response, but change is a spectrum. This is not a neutral question.
Stayed the same	This is a stable 'subcommunity' and development here consists of remodeling individual homes, not tearing out homes to densify the neighborhood. The neighborhood is constrained on 3 sides by open space, thus population growth is flat and auto traffic is not worsening.
Stayed the same	Too few people walking, which is partly due to restrictions on density and mixed use.
Stayed the same	Tough answering this one. Things are pretty much the same over the past 6 years...but in the past 1 year, over 1000 new units have gone in...and the results of that are not yet clear. Getting out of my neighborhood at rush hour is certainly worse now...and I expect that to deteriorate as those units finish and are populated. I also see more development on the horizon. And despite what the developers say, I really doubt that all these new places will house folks who ONLY work in the gunbarrel area. That's just wishful thinking. I hope and pray that there will be a study on that before additional high-density units are added on the hairy edge of the city.
Stayed the same	Very little turnover in the past 10 years.
Stayed the same	Very outdated building stock and no real buy in on improving BBS
Stayed the same	We always worry that the number of student rentals in our immediate area will increase, and the neighborhood will decline, but right now it seems to be fairly stable. The rental houses are eye-sores, poorly maintained, with lots of trash around. I wish the university would build more apartments for students so these houses could return to single family homes.
Stayed the same	We are zoned properly for the area with single family homes in a rural area.
Stayed the same	We have a great neighborhood that is being threatened by the proposed high-density development of the parcel of land at 6655 Twin Lakes Road. If this development moves forward then the quality of life in our neighborhood will be far worse.
Stayed the same	We have lots of interaction between neighbors, which is fantastic. But the cost of single-family housing means we're also very economically homogeneous, which is a downside. Mixing in some lower-cost housing would help, and slightly higher density would be a reasonable trade-off.
Stayed the same	We have seen a recent uptick in some non-violent crime, which is obviously concerning. But I believe that if the Armory site is developed, that would drive down some crime. I love the walkability of my neighborhood and I value our diverse population.
Stayed the same	We would like to move into a more urban environment with more amenities within walking or biking distance, but we can't afford to do it. So, we are stuck in Gunbarrel until we leave or until other affordable, more urban options are available in Boulder. That's not likely given the current domination of our planning process by the elitist, NIMBY community.
Stayed the same	Worse: Noise after 11 pm, vandelism, crime, bus transport, Same or better: Relationships with neighbors including renters, people are friendly and look out for each other,
Do not know / no opinion	I have only lived here for 3 years.

2015 BVCP Open Link Survey
Open-Ended Comments

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	Answer	Comment
◆	Do not know / no opinion	I moved in one year ago to this neighborhood.
◆	Do not know / no opinion	Just moved here in June.
◆	Do not know / no opinion	Only lived there for 1.5 years.
◆	Do not know / no opinion	Only lived there for 6 months
◆		I love my neigborhood. I love the quiet, safety, and abundant wildlife. Bcha would like to destroy it and I am extremely against their methods, objectives, and complete lack of transparency and disregard for our beloved community.
◆		Improved - Bus transit (eco passes)
◆		Rent has increased in our neighborhood the past few years and that has made things difficult
◆		Up until last year I would have said that our neighborhood has improved as an excellent place to live. With the addition of 500 high-end rental units around Lookout and Spine, traffic and crime has increased significantly - and they aren't finished and fully leased yet! These dense, multi-use apartments are out-of character for Gunbarrel and are not what existing residents want. We moved to Gunbarrel because it wasn't the city - we do not want it to become Boulder-City-North.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.21: The city is revitalizing its neighborhood outreach and programs with the new role of a neighborhood liaison What neighborhood programs, improvements, or outreach services would you like to see emphasized by the city? (OTHER)

- A neighborhood library
- Again, better enforcement
- All of the above
- Allowing input on Land Use Planning is huge - especially for things that directly affect us - such as the Twin Lakes plan, and the new construction near 63rd and Lookout.
- Another example of a waste of taxpayer money. Needed only because of the limited makeup of city council
- Assure that communities just ouside the city limits are included in scope
- Attention to the traffic problems caused by development our neighborhood opposed but the city approved without regard to our concerns
- be one of us, not one of you.
- Change City Council / County Commissioners to represent wards / geographical regions
- Come to HOA meeting and be our liaison to city staff
- community gardens
- creating viable parking restrictions that benefit the homeowners in the 700 block of 9th street and LIncoln.
- Eliminate the neighborhood liaison and put in place voting bu district or ward.
- enforce loitering/camping laws
- Enforce occupancy limits
- enforcement of housing standards and policing
- enforcement of occupancy limits, noise limits, traffic violations parking restrictions that we pay to have enforced
- Facilitate increasing urban density and the evolution of our community from a suburban to an urban character
- financial support to rent the school or etown for neighborhood meetings
- Flood mitigation!! How can we talk about density without removing existing homes from the floodplain!
- Generally speaking, unless such a liaison helps in preventing government from making poor decisions about land use, it's probably not needed.
- go for it!
- Has to be real. No one believes that staff listens to any thing that they disagree with or 'takes it up the line' to people who don't want to hear anything outside the echo chamber.
- Have each City staff member go out to lunch with a citizen and listen
- I am so disgusted with the city, all I have to say is leave us alone.
- I have no idea how the city and county can or will work together in Gunbarrel. Many G residents do not want the urban style, top-down, dense,
- I really want an underground subway system but I realize that is ridiculous for the size of Boulder.
- I reviewed the city block grant program for projects in my neighborhood and found the process and requirements very time consuming for a small project.
- I think this position is a waste of money - another example of Boulder overdoing things.
- Improve the laws on how many people related to each other can live in a 2 bedroom apartment or mobile home
- Include us in all new construction proposals prior to action.
- Less traffic, less noise
- Let it be.
- Listen, respect and act on to existing residents views, what works in central Boulder is dramatically different than what is wanted and what works in outlying areas.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.21: The city is revitalizing its neighborhood outreach and programs with the new role of a neighborhood liaison What neighborhood programs, improvements, or outreach services would you like to see emphasized by the city? (OTHER)

- Maximize open space
- More aggressive (particularly proactive) enforcement of noise and trash problems.
- more code enforcement and police presence
- More effective patrolling in the UHill neighborhood to identify disruptive students and more effective CU disciplinary penalties for repeat offenders - but combined with allowing many new liquor licenses in the UHill commercial district so that students have a place to party that does not disrupt the neighborhood
- more Sub community plans
- More support for neigbhorhood or city wide EcoPass
- need more cohousing
- Need to go to a award system to engage responsiveness.
- Needs city/county flood mitigationto actually happen. More coordination between city/county is needed to effect this.
- Neighbors should be notified if the city or county is in negotiations before purchasing land/development planning. Not after the fact when the neighbors have no say.
- no growth or development
- not really alot
- Open and support existing online channels of communications (eg. Twitter and email) as a means of gathering community input.
- Our water main broke last week & we were without water for 8 hours. I would rather City spends that money on infrastructure repair than a 'neighborhood liaison'. If we can't figure out how to have a neighborhood potluck on our own, there's nothing a highly paid city employee should do. Your priorities are backwards.
- Parking and trash overflow enforcement for wildlife versus people safety
- parking patrolling
- Protect us from cracking.
- Rec Center improvements
- Reducing rentals and college housing in the neighborhood
- Stop endlessly hiring employees and increasing taxes.
- STOP GROWING AND DENSIFYING!
- Stop trying to inflict city problems on our county neighborhoods
- Support 'Bee Safe' neighborhoods
- Support for Code enforcement
- support for development of neighborhood organizations
- Support neighborhoods in their effort to address disagreement about how the neighborhood should move forward - basically mediate between different stakeholders
- support systems inplace prior to placing hoeless veterans in their cages to warehouse them.
- Support to enforce zoning law, parking regs, etc.
- Support to improve community-based policing and foster personal relationships between law enforcement and residents
- Training for eco-pass coordinators
- wards or districts
- We need rent cxontrol a lot more than we need 'liaisons.'
- Where is the flood mitigation project planned for 2015 at Goose Creek?

2015 BVCP Open Link Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- 'Boulder is not 'built out'. Barcelona's Grácia neighborhood is less than 7 stories tall & houses 120,000 people in 7% of Boulder's area.' - @ZaneSelvans
- A city and/or county operated internet service would allow more people to work from their residence and avoid exacerbating the increasing traffic congestion in the Boulder area.
- Address 'affordability' of housing in a logical manor. Creating high density 'affordable' housing as opposed to integrating it with the fabric and character of the neighborhoods is a mistake. Involve the communities in the discussion from the begining (prior to purchasing land) to get their input and involvement.
- affordable housing. artist's retreats. job opportunities,, and a living wage.
- Am quite sure that these comments will be disregarded or willfully misinterpreted, tossed in the round file and ignored. The city is led by development-friendly rich people, for development-friendly rich people, same as it ever was. Thanks for ruining my beloved city, people.
- Apparent commercial development on the 287 corridor appears to be destroying much potential open space that could be preserved.
- Be original. But please be aware of who we want to come to Boulder to help this town thrive in years to come, those who cannot speak for themselves, and not just build a plan that protects who lives here now and what brought them here. Stagnation is not our future. Smarter growth should be.
- Boulder city / county government needs to address the failure to implement an effective transit plan for routine travel between the City and Denver.
- Boulder is a wonderful place and we are grateful to the public officials who help make it so. Our problems are those of success, not failure. Some of the issues raised--affordable housing or transportation are the critical ones--are very tough, but that can and should be addressed. Preserving this city in its current stasis will not achieve this. Thank you for leadership and vision in pointing us all toward the future.
- Boulder is at a critical point. How we manage this rapid growth is of the utmost importance. Boulder runs the risk of losing it's character and quality of life that makes this community so unique and special. With rapid growth comes an increase in traffic, crime, and cost of living. This is a not a recipe for a thriving, safe, and healthy community.
- Boulder's housing issue is a supply and demand issue. Demand is outstripping supply. Increase supply to provide enough housing for the people who want to be here. The limited supply is creating the traffic and commuting issues people hate. Boulder should allow some more creative freedom, it is too tightly controlled by the vocal minority.
- City council needs to be more open to community input (ex. Folsom Street Corridor, short-term rentals ordinance). New members of Council should revisit those issues and truly ask the opinion of the community before taking action.
- Clean up the City by getting rid of the destructive transient population AND figure out a way to increase parking

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- Climate Change is the overwhelming challenge of our century. We must make rapid progress to decrease CO2 generation and eliminate more carbon from our atmosphere. One of the most hopeful ways to combat climate change is soil sequestration of carbon, which uses specific agricultural, range management and forestry practices to sequester more carbon in the soil than they produce. In addition to locking up carbon, these practices can also lead to greater soil fertility, better water retention, lower fertilizer/fuel costs, and increased crop yields. Boulder County is blessed with large swaths of agricultural and forest lands which, if managed appropriately, have the potential to sequester a large percentage (perhaps up to 1/3rd or more) of the CO2 produced by County residents. Soil sequestration of carbon is a new science and Best Management Practices for our local climate and soils are still being developed. Very small capital outlays now to support local studies will pay huge future dividends, and Boulder has the opportunity to be a leader, in partnership with CSU. City of Boulder and Boulder County agricultural lands, as well as private farms which are already using many soil sequestration methods, provide opportunities for Pilot Projects to test various strategies on the Front Range. Currently, most people do not understand the vocabulary or concepts of Soil Sequestration of Carbon. Knowledge about healthy soils is lacking, and most people do not realize that carbon can be sequestered in lawns, mulched flower beds, vegetable gardens, farm fields, rangelands and forest lands. With education, landowners can take simple steps to sequester more carbon themselves. I ask that you make the following additions to Sections 4 and 9 of the Boulder Valley Comp Plan: Section 4.09 Soil Sequestration of Carbon: The City and County will identify and implement innovative and cost-effective actions to sequester carbon on their agricultural, range and forest lands. The City will develop strategies to educate landowners about how to sequester carbon on their own properties. Partnerships with public and private entities can amplify the effectiveness of these actions. Section 9.09 Soil Sequestration of Carbon: Although many agricultural practices generate carbon, other agricultural practices can sequester large amounts of carbon in soils, enrich agricultural lands, and increase water retention and soil fertility. The City and County will encourage and support the development of Best Management Practices for soil sequestration of carbon along the Front Range. They will identify suitable sites to run Pilot Projects for Soil Sequestration of Carbon, implement soil protection actions for their own properties, and explore opportunities to incentivize “Carbon Farming”.

- Comments have been limited to City of Boulder. They apply to other cities as well. Erie's urban sprawl is unsightly and is a major impact on the agriculture heritage. Open space between cities has diminished significantly in the past 30 years. While bike and pedestrian trails are wonderful often they are built at the expense of treasured riparian areas. All Open Space does not and should not be accessed by humans. Wildlife are treasured neighbors. More needs to be done to emphasis and enforce the responsibilities that accompany the right to enjoy open spaces. A coordinated effort between all Boulder County governments is a high priority.
- Community Involvement! True involvement, not smoke and mirrors. In addition, don't misname developments just to market them to the neighborhood. A town center should have a center. Not apartments wedged on wetlands with no community appeal. There is no place walk or talk or sit or do anything behind the unsightly back of King Soopers and Neighboring stores back parking lots.
- Consider allowing more MH zoning and mobile home parks in appropriate areas. It's the most affordable and dense form of single family housing, which is important in the mix. Encourage resident ownership of mobile home parks and/or mobile home lots.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- Consider the broad community, not just a few loud and selfish voices opposing all change. The 65,000 daily in-commuters to Boulder cannot vote in elections, but their needs and concerns should be part of the discussion. We all breath the air pollution from the thousands of auto in-commuters, and experience the congestion from their vehicles. Providing some of those in-commuters with housing choices inside Boulder is an ethical and logistical imperative.
- Continue to improve because Boulder is just as beautiful now as it was when I first moved here in 1992!
- Do not build affordable housing at 6655 Twin Lakes Road, and that should include the lot directly across the street as well. This is a perfect opportunity for Boulder to maintain much needed open space in this community. A neighborhood park would be a much better use for this location.
- do not develop ini Twin Lakes (Gunbarrel). Thank you!
- Do not upzone our Twin Lakes neighborhood to build a 100% PUBLIC HOUSING high density housing development!!!!! It will ruin our neighborhood and end up ghettoizing it because the kind of development is NOT SUITABLE FOR THE AREA--THERE ARE NO SERVICES FOR SUCH VULNERABLE PEOPLE WITH MENTAL AND PHYSICAL DISABILITIES--ALL Human Services providers agree that their clients should be housed close-in in Boulder rather than 5 miles outside Boulder in a rural residential neighborhood. This is a disaster in the making if it is pushed through over common sense for some kind of political reason. I can't imagine that this has been thought through for the well-being and safety of all of the people involved. PLEASE DO NOT BUILD THIS OVER THE OVERWHELMING OPPOSITION OF THE TWIN LAKES NEIGHBORHOOD!!!
- Do some user testing of this survey. Sit down with a few groups and have them take it, find out if it's understandable to them. My hypothesis is that you're weeding out everyone but those that are wonky as fuck about Boulder planning.
- Don't buy into the no-growth agenda. That will only create a community that is even more exclusive. Boulder is vibrant community, not a museum.
- Don't forget the importance of single family homes.
- Don't let a few vocal people, generally the elitist minority in this city, stop Boulder from becoming the most vibrant, unique, urban community in the world.
- Emphasize graphics and plain English in the Plan.
- Explain what and why regularly and frequently. Affordable housing is important to Boulderites because... And the extra money that it costs citizens is important because... And having affordable housing improves our carbon footprint because... And it really cuts down the number on those 60K commuters every workday and we can prove it with ... And yes it's okay for this building and that building to be 55 feet tall (you know like the BDC bldg) because...
- Focus on the changing demographics of the city and county. There is an expected large increase in the percentage of senior population. Include the specific needs of this group in the comprehensive plan, ie. do not restrict auto transportation on existing major streets since the seniors form of transportation is more dependent on autos and much less on walking, biking, or public transportation. Add additional wellness facilities including a warm water therapy pool. Recognize that many seniors live in homes they have owned for a long time and would prefer to continue to live in their homes vs going into an organized senior housing. Put their requirements for independence, continued wellness via wellness facilities in the comprehensive plan
- Generally the plan often reinforces fiefdoms and political correctness.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- I am appalled at the bubble attitude I see from Boulder. We should be formulating a BOCO RTD variant so housing and affordability options can be created and planned across the county in the context of a leading edge non-bus transit solution. I am appalled that the city with create more density in the south boulder creek drainage without undertaking flood mitigation to remove SE Boulder from the floodplain. We feel the newly arrived tech/startup/VC community is exerting too much influence in the direction of their illusionary new urbanism while ignoring that fact that many of us chose Boulder because we have lived in San Francisco etc and hated it.
- I am appalled that you show the Boulder neighborhood map with Gunbarrel all within the city limits. Perhaps the city and county staff are misinformed, which is truly appalling. The 2/3 of Gunbarrel residents who live in unincorporated County land within the boundaries you show as in the city, on more than half of the land area have little or no democratic input on their neighborood development by the city of Boulder. Overruling everything I have said on this extensive form, city and county employees need more education and training on this community. This ignorance is truly appalling.
- I appreciate the work that the leaders of our community have done to make Boulder a liveable place. I just find I disagree with the pace of change. I hope to have a better composition of the city council with the election so there isn't too much group-think and more problem-solving with outreach to the community.
- I believe in a progressive vision for Boulder. I love the character and natural beauty, but I have no desire to live in an elite, NYMBY town filled with only Colorado's most wealthy. Boulder became famous for being a town where people could go out and enjoy nature in a progressive community. I encourage this plan to recapture both of these things. Access to open space has not kept pace with both our understanding of how we can manage human impacts to our system, nor the demand of our increasing population. In addition, I see densifying housing and businesses and necessary, both for social justice reasons and to keep our city thriving and vital.
- I believe several more projects are better than a few big ones.
- I do not see how Boulder can continue to grow more dense and add more rental units without becoming an even more unaffordable city, with rents so high homeowners cannot afford to buy so more homes become rentals held by a small number of real estate LLC's. Increased population and business encouraging community to the city (Google) will continue to increases traffic congestion and a reduction in city and county services and a decline in the concept of neighborhoods. Right now the Central part of the City, the 'Hill', is really two distinct zones: the student zone, where there are blocks of city rentals and, of course, tremendous turnover, and areas farther away which have homeowners living in them, where more people know each other and work to maintain neighborhood schools and some neighborhood integrity. I do not know how things can improve unless these two zones are addressed separately.
- I don't know if this falls into this plan, but it would be nice to see more snow removal on the side streets (not salt, just some plowing).
- I found out about this survey from a blog run by a neighborhood I lived in previously. Otherwise, I may not have found out about it. How does the city generally broadcast such information? I get the Daily Camera on Sundays (and may be stopping it, not much news in it), and occasionally look ath the city's web site, but feel that I miss out on much that is underway. So communication enhancements?
- I grew up here and my greatest concern is that my kids, and others of modest means, will be excluded from Boulder. I would much rather be a small, dense, high-performing city than an enclave of suburban rich.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- I have lived in Colorado for over 28 years, most of them in Boulder. I'm very disappointed in the lack of dialogue among city and county leadership with community residents. The sessions of community outreach by the city and county are not truly geared to listening and dialogue. They are more like 'hearing' sessions. Lots of nodding and 'we'll get back to you'. No real effort to dialogue and 'feed-forward'.
- I hope this survey will actually be paid attention to - most surveys and chance for public input are usually just a formality and the small group of people who decide what happens with Plans like this already have their mind made up and our input has no bearing on what happens
- I saw a link to this survey on a Twitter site I follow, otherwise I would not have known to take the survey. I'd like the city to do a better job reaching out publicly to neighborhoods to let us know about things and to get our feedback.
- I support reasoned growth and development within the adopted urban limits. I think density of homes, commercial area and employment centers is a sound way to continue to preserve open space outside of our urban growth areas that make this area an really great place to live, work, and play!
- I support some growth in the City of Boulder, and we do need some additional housing, but we don't need to discard the values we've lived under for decades in the process. This to me means incremental change as opposed to a sea change.
- I think our most important assets are our open spaces and parks. We cannot let development ruin these or add such high numbers of people that these spaces become congested. There are already lines up mountain trails in some parks on the weekends. If the population gets too large, and open spaces become too crowded, they will lose their appeal and function. Boulder will lose its identity as a peaceful place connected to natural habitats and beauty. It will be just another city.
- I think this is a difficult time in Boulder for trying to make sustainable choices and keep people happy on both sides of the fence. I'm not for taller buildings or more people but I'd like there to be more choice and affordability so that I can stay in Boulder and own a place. I can see the challenges from both sides of the fence. But I do hope a solution happens and helps out!
- I travel extensively for work (I am submitting this from Yokohama, Japan), and when I come home, I come home to one of the quietest areas around Boulder (Red Fox Hills). The area is scheduled for destruction--oops, development. Increasing the traffic and noise, brightening the dark night sky -- I could live in the urban East if I valued those qualities. There is value in seeing the Flatirons, there is value in seeing the stars at night, there is value in quiet that allows me to hear the bees working through the flowers. Once gone, these things will not return. I believe that these and similar qualities are lost in the allure of developer dollar that could fund pet projects. I believe that staff discounts the rights and needs of current residents over potential residents and is selling us down the river in exchange for some future unrealized utopia -- of their own definition.
- I will be moving to a new house in the city limits late next year.
- I wish more people knew about surveys like this. I don't think the local government gets the word out on what is happening and uses the feedback. My biggest concern is density, both from an environmental perspective as well as preserving our life style. We may have to move if certain decisions are made and that makes me very sad.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- I would like to add that overall I deeply appreciate what Boulder has created and is trying to maintain in terms of open space and limited development, quality of life, opportunity for business, and cultural expression. However, as previously mentioned, I am seriously concerned that less affluential areas of Boulder County will become 'victim' to the urgency to create more affordable and dense housing to handle population and business growth, without consideration to the current residents. Specifically, I am very concerned about the proposed developments in Gunbarrel. I am also extremely disappointed that Boulder allows developers to cash out of affordable housing requirements and build rentals instead of ownable residences. This trend may have a short-term gain of cash flow and City revenue, but will ultimately deepen the problems of lack of affordable housing (as rents will rise), inequality in the community, and degradation of the environment and setting (as apt owners are typically not invested in improving nature and grounds). I think the City should absolutely require that new development be balanced between apartments and condos and houses, and absolutely require that affordable house be integrated without a cash-alternative option, and ensure that these elements are present in all new key developments, if it wishes to achieve some of its diversity, residence and equality goals. Thank you.
- I would like to hope that the opinions in these surveys are considered when making decisions regarding our neighborhoods. I hope that we are not just going through the motions of expressing ourselves to appease us, when the Plan will proceed to develop structures that neighbors do not want.
- I would like to say that I appreciated having input in this survey and hope others take the time to do so as well. I would encourage the people who read and advise on this survey to listen to the communities that are impacted by the purposed changes, giving each person a voice in these decisions. Thank you.
- I would like to see emphasis on preservation of existing neighborhoods' character. Do not up zone neighborhoods in order to achieve the new urban density design. Keep higher density in appropriate areas. I think that preservation of existing neighborhoods is not exclusive of new urban development - just contain the new urban development to the city's urban core and don't export it to the surrounding residential areas. I am seeing the up zoning of quiet out of the way neighborhoods and I do not think this is a good trend. I am very much in favor of continued work on connecting multi-modal trails in the county and city for ease of travel between different areas. I would like to see work on art in the city. Maintain open space. Work on unique solutions to transportation issues - e.g. commuter vans, better public
- I would like to see us look at zoning to allow more tiny houses and in-law units in neighborhoods that are currently zoned for only single-family residential homes.
- I'd like to express my admiration for the work Boulder officials and council have done over the years - the results speak for themselves. However, regulations on individual owner occupied property owners are excessive and unproductive. The same enforcement resources focused instead on rental properties would give a much better outcome.
- I'd like to see the widespread use of lawn pesticides banned in Boulder. Boulder bills itself as a healthy city and yet my child can't safely play on many of the lawns. I once ended up in the hospital for a few days due to Chemlawn exposure. This stuff is toxic, dangerous, and should have no place in an eco-friendly Boulder. Commercial and professionally managed residential properties seem to be the worst offenders.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- I've lived in Boulder since December 1991. I love it here. And the city has made good decisions over the decades to guarantee our quality of life. The only project I haven't liked is Boulder Junction. The view west coming into the city on Pearl is now blocked. And the buildings in Boulder Junction look like crappy stuff from the 1950s-1970s. If this is our future, I don't care for it. I'm okay with having a high density project in that location if we also get our train station. But if we're not going to, I don't see that it adds much to have all of those buildings sprouting up there. On the other hand, I am fine with Google coming to Boulder. Let's just make sure we don't let developers put up junky buildings wherever it suits them.
- I've lived in Gunbarrel nearly 17 years as a homeowner. Why hasn't the Twin Lakes Trail that dead-ends west of Spine Road been extended to the Cottonwood Trail off of Jay Road? This connector would keep
- If Ballot initiatives 300 and 301 pass, can the Comp Plan please permit exceptions for affordable housing (i.e. higher density, increased height, reduced parking)
- If I haven't said it enough, Boulder is extremely expensive! I work at a non-profit in Boulder, so I'm doing good work and making a moderate $37,000 salary. My finace and I want to live close enough to walk to the grocery store, restaurants, shops, trails, etc, and we want to be able to bike or walk to work. The only place that we can afford is a 400 sq. ft apt. It's tiny, and we make do, but it would be so nice to make Boulder a place where young people doing work in the public service field can live comfortably too - not just my millionaire neighbors. For such a progressive place, Boulder is not very progressive when it comes to affordability.
- If the city continues to add population indefinitely, the quality of life will go down. The streets are clearly not designed to accommodate the traffic we already have, much less additional inhabitants and cars. Encouraging biking and public transport is great, but daily use is not realistic for the majority of current or new residents.
- If the implementation of development so far were in keeping with stated BVCP values, Boulder would be able to move forward in a collaborative manner. Try looking at what Ft Collins did several years ago and what they have now.
- If you don't curtail the train whistle at Pearl, Valmont, 47th, and Independence you're going to have some angry residents in all this new housing that's being built along the tracks. It's quite possibly my biggest complaint about where I live in Boulder (I know that's small potatoes but it's awful at 4 am).
- If you want more housing, why not consider the giant acres of open land north of 36 and south of Boulder Valley Ranch, rather than jamming high density into places that it doesn't belong
- Improve traffic flow in Boulder - allowing growth to continue without improving ingress and egress has made Boulder a horrible place to drive. Growth in Longmont should go east, not west, to keep green space between the town and foothills.
- In case you're not seeing these results comprehensively you need to reverse course on your abandonment of county streets. You're being horrible stewards of our communities. If you want to condemn our non-city homes make us an offer. I'll take your $1 million and gladly move the heck out for this that is going to going downhill. If you can afford to give money to people in other counties for open space you should be re-evaluating your priorities. Also, grown spines and don't let the City of Boulder boss your around. You should be ashamed.
- In my dreams, we could have grand circle of passing the 'talking stick' like Native Americans used to do. Elevate the conversation, so people can be heard but also be listening. Something happens when a 'sacred container' for such conversations is well handled, all our hearts synchronise. Really! Mayor Applebaum (bless his heart) went to see the Pope; we need a spiritual (non-religious) sensiblity in the commons.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- In this update we need to add a land use designation of 'affordable'. Affordable Commercial/Affordable Residential/Affordable mixed use. We also need to find out if our job creation is helping or hurting our long term economic and social sustainability. Answer the question: is there a middle? Or, are we creating high paying jobs that trickle down to create only low paying service and retails jobs?
- It is indeed comprehensive - hopefully it can be as equally successful
- It seems like the BVCP is generally shoved down the throats of the voters. Your outreach has been generally 'here's what we've done and what we're doing next' vs. 'what would you like to see and how can we help with YOUR vision?'
- It's crazy that parking is being reduced with all the people that commute in. Some people NEED their cars because of kids, sick family members, etc.
- It's time to seriously consider developing the Planning Reserve. Hogan Pancost should be developed.
- Keep Boulder green. No new development. Continue fracking moratorium. Thank you!
- Keep it 100 boulder. Leave wild spaces wild.
- Keep up the good work! I know people love to complain, but my family things Boulder is the best run city in which we've lived.
- Let it be.
- Let neighborhoods have a greater voice in land use designations that will have a significant effect on their quality of life and in maintaining the character of their neighborhoods. Don't let developers, real estate agents, and other financial interests determine the types of communities we live in or the direction of Boulder. Once they make their money and leave, the citizens of Boulder and the surrounding areas are the ones who will have to live with the decisions that were made.
- Let's don't ossify and let's be truly urban - boulder wants all the benefits of an 'urban' place but is not willing to accept what it really takes - density; Boulder wants a rich person's version of urbanity - limit the community and then only the rich can afford it. Let's be more! Live on the 'wild' side and impress the ideas that made Boulder great and not worry about 55 foot limits - let's be great
- Lets make the tough, uncomfortable choice of doing the right thing and filling in the green belt to preserve our environment and provide housing opportunities for lower wage earners.
- Lift the occupancy limit. It will increase density without destroying our mountain views, and lower the cost of living in Boulder, making our community truly inclusive and welcoming...not just to rich two-kids-and-a-dog yuppies and retired engineers.
- Listen to the community. When making decisions about where we live, we--not a ruling body such as city council over which we as unincorporated Boulder County residents have no control--are the best-equipped to understand local needs and impact.
- Listen to the residents of Gunbarrel and respect their viewpoints which are very different from those in central Boulder. Now that you have dramatically increased the residents in Gunbarrel with the addition of the dense apartments near King Soopers, improve transportation in the are. This includes, expanding roads - Lookout is now very congested at rush hour and needs to be expanded and traffic lights added. Also, 63rd south of Twin Lakes Road becomes very congested. Finally, the RTD routs that Gunbarrel make it un-usable - to get to Table Mesa Park-n-Ride takes an hour - so that is not an public transportation is not an option for most residents.
- Make housing more affordable for middle income families. Especially for those that work for the City.
- May the force be with you! Thank you!
- More community engagement is needed prior to development that affects everyone. Currently, there are some efforts to get community feedback but there are no results residents see from their input that change what seem to be pre-ordained plans on the part of the city of Boulder.

2015 BVCP Open Link Survey
Open-Ended Comments

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- Need to enforce standards in the comp plan. Right now it doesn't have any teeth. Don't let another Boulder Junction or PearlWest happen. Prioritize residents above developers.
- No matter how you feel about 300/301 (I personally am voting 'no') there is no doubt that a lot of people in this town are sick and tired of the way things are being done with respect to growth. I think these folks have a real point and should be listened to. We have grown and added jobs in a disheveled and random manner. I hope this comprehensive plan addresses this void.
- No more new housing in Boulder! Traffic and crime are on the rise. Let's keep Boulder what Boulder has always been: small, safe, beautiful views, fabulous open spaces resulting in healthy citizens and neighborhoods.
- No, just please listen to residents and don't foist all the city's problems on Gunbarrel or North Broadway or wherever you see an open field. Thanks.
- no...
- Nuisance rental properties owned by landlords who do not care if their renters fit into the neighborhood are a growing concern for neighborhood quality of life in South Boulder. Wall to wall cars, trash, unkempt yards, snow never shoveled etc.. It's not just the renters fault alone, it's the absent home owners that just collect rents with no regard for quality of life in the neighborhoods where their property exists. S.44th just south of Table Mesa is a prime example. Nuisance rentals seem to be getting worse.
- Oh yeah. Ya got 8 hours?
- One fundamental issue with the comp plan is that it seems to function more as a guiding document rather than an enforceable document.
- Only that it would be nice if I could access the squares -
- Open space has always been proposed as supporting many uses but the board has been anti dog, anti bike, anti runners, basically anti anything more active than bird watching. This needs to change. It is ridiculous to assume you can add more housing and more traffic lanes on US36 to bring more traffic into town and at the same time reduce the number of traffic lanes on streets like Iris, Folsom, 55th, 63rd, 30th without increasing congestion and adversely affecting air quality. It may be possible to get by with the number of lanes we have as we continue to grow but not take away existing capacity.
- Open space has been a huge benefit to Boulder valley. I worry the enterprise is becoming too large and will cost too much to maintain in the future. I would not increase the open space supply we have enough. Too much of a good thing is too much. Thank you!
- Organic growth is the best growth. General limitations, as set by zoning, help segregate commercial and residential areas. However, too many regulations (overly-restrictive height limitations, residential building limitations, etc.) prevent density and increase prices, which increases the city's carbon footprint. Allowing a greater number of affordable residential units in/around work/recreation/retail centers enables more people to drive less, creating a better life for everyone.
- Pave the roads. Stop municipalization don't over-invest in Open space at the expense of other services, like paving roads. No more right-sizing experiments
- Perhaps the people responsible for this BVCP should visit the neighborhoods they are suggesting changes in and listen to the people of those neighborhoods. We have feelings and ideas and have a strong understanding of what is the best for our neighborhoods because we live there. Stop putting an agenda out there that isn't at all supported by reality.
- Please add more open space!
- Please be more welcoming to great companies that are considering relocating here as they seem to be bringing great, green, hi paying people here.

2015 BVCP Open Link Survey
Open-Ended Comments

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- Please consider affordable housing expansion by why of the planning reserve.
- Please do not build on open spaces. Please do not build on open spaces. And please do not build on open spaces. And please just stop planning and building a bigger Boulder. This place is not what it used to be and its really sad. Bigger is not better!
- Please do not let the only voices heard be rich older people who want to preserve the Boulder of their memories. Many young people and young families want mixed use developments, want to be able to walk/bike to a grocery store/bus stop/library/open space etc within 15 minutes of their home. Mixed use is the 'community character' that I want in Boulder.
- Please do not put high-density low-income housing on twin lakes road in the open fields. It is not fitting with the character of the surrounding neighborhoods. It would be much better used as a park, school, sports fields, etc. If it is to be developed for residential, I think it would be much more fitting to be single family homes or townhomes / condos for middle class folks. Boulder has squeezed out the middle class by policies that encourage super expensive housing and subsidized low income housing over middle class.
- Please don't limit development. Instead, please push developers to create compelling streetscapes, mixed-income housing, mixed-use development, walkable neighborhoods, high-density residential, and other key components to a vibrant, economically prosperous, innovative urban community.
- Please find ways to improve alternative transportation without making car traffic worse. 'Right sizing' Folsom was good example of what not to do. Some pedestrian crosswalks on 28th make traffic worse. The one on 28th just north of Pearl is a good example of something that makes traffic much worse while benefiting just a few. Keep investing in affordable housing.
- Please keep Gunbarrel rural. The city and county seem determined to fill it up with more and more development. It's not too late to stop, but it's on the brink.
- Please please please, can we make this fun? So many people get burned out or bored to death by the long, grinding process. And can we make it more online and interactive? More asynchronous engagement opportunities (that are still interactive).
- Please please prioritize infrastructure repair. It's ridiculous to be a city with more planners per capita than anywhere else in the nation when our water mains are breaking, snow is only plowed on the biggest streets, and the streets have potholes. The City looks ridiculous, fighting climate change but wasting water from an aging infrastructure. The municipal utility has been a terrible waste of money. It's time to take that offramp.
- Please preserve our rural neighborhoods in Gunbarrel and keep the zoning at 6655 Twin Lakes Road as it currently is.
- Please protect Boulder from a frenzy of change for the sake of change. We don't need to remake this city. We need to protect what brought us here and make sure we don't wreck it. Change is fine and inevitable, but please protect us from grandiose and potentially disastrous change.
- Please realize that even modest growth is unsustainable and that there is a limit to how much any place can/should grow.
- Please rethink and rework your growth initiatives. They are currently, misplaced, and interpreted by residents as being greedy and undemocratic.
- Please slow the growth. We can't be expected to house everyone who desires to live here. I worked hard as a R.N all my life and to afford to live and work here. This is not an elitist city. I came here from a crowded urban area. Why turn Boulder into just another overcrowded front range city? Boulder is fast losing its character and genuine beauty.
- Please turn 6655 Twin Lakes Road into protected open space! This is a vital wildlife corridor for raptors, song birds, foxes, and more.

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

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- Please, please do not ruin our neighborhood, the wildlife, the environment (water table is very high and additional housing on the Twin Lakes Road parcel will have a negative impact on flooding in the area.
- Prepare for a future where we tear down our land gobbling interchanges and put this land to better use, like housing, jobs and parks. I'm thinking of table Mesa PnR, U.S. 36 and baseline, etc. There is valuable land in our city currently being wasted.
- Proposal 300 is pure nimbyism. But it arose because the city makes dumb rules that don't fit every n'hood. Let the n'hoods experiment with a rationale and city guidance. In effect, n'hoods can compete to become great places to live, with city guidance which could increase how much I care what happens in my n'hood. Instead we're all just tolerating the bad decisions council makes by trying to please everyone, especially the squeaky wheels.
- Proposed Housing on 6655 Twin Lake Road and across the street. Please build your affordable housing projects somewhere else. And please convert 6655 Twin Lakes Rd and former school district property to open space; or grand school district property back to the school district and build a small school there with lots of trees and open space. Please construct your multi-use trail, propose partially for Williams Fork and Twin Lakes rd, on the area east of Northern Colorado Water ditch. So drivers are not hurt trying to cross the street to get into cars; and so people are not trying to Park on Brandon Creek or steel other parking places and creating a lot of conflict.
- PVCP is too conservative! We should be planning for 20 -50 years into the future, no more parking!
- Rezone the entire city as multi-use if you're at all sincere about getting people out of cars and making 15 minute neighborhoods. Separate bikes from cars (transit infrastructure) if you ever expect a large transition from cars to bikes. Enlarge the off-street bike trail network to several major north - south and east - west bike paths like the Boulder Creek Path, but larger.
- Right now the BVCP update is being used to spring annexation and upzoning plans on unsuspecting neighborhoods. This is absolutely against the stated goals of the plan, and a further demonstration that local government does not want to hear the voices of the people who will be affected by their decisions. Open a dialogue with the citizens. Adjust plans to address their concerns. Above all, really listen. Consensus can be reached.
- Road maintenance and traffic mitigation need to be top priorities. Adding bike and bus lanes is not going to fix the traffic problems which are made worse by the dense housing areas. People will not stop driving until there is rail service to and within Boulder. Every time another road project is completed and ignores car traffic people are unhappy. And really, the county must allocate funds for road maintenance from our taxes. Really. It's time to follow the law and honor your comittment to county residents.
- Seek a balance and reduce favoring any single group or type, i.e., business, real estate, developers
- Since recreation is not listed anywhere, even though it is certainly one of the largest components of quality of life, I find this Comp Plan to be biased out of the gate and thus scientifically lacking.
- Some areas in Boulder like the Table Mesa/Highland park/Rolling hills are getting to be very expensive and out of reach of the upper middle class even. No attempt is being made to reign in the home values in those areas by restricting investors from buying and selling for a 200K profit in a few months or by building affordable high density housing there. Some other areas are however considered fair game for Socialist activities and practices. As in most cases some people are always more equal than others. The title says 'Our Legacy/Our Future' but it should actually read 'Some peoples legacy/Some peoples future'.
- Something needs to be done about The Hill commercial district. I'm a home owner and have lived there for 10 years and it's getting worse. I really want to raise my kids in this neighborhood, but the police are never engaging with anyone but the students. It doesn't feel as safe as it did.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- Stop all the development in Gunbarrel and honor your commitment to pave our neighborhood roads. Listen to the citizens. Stop trying to push policies on us that fix no one problems, but instead push your agenda of what you think we need.
- Stop building in Boulder and ruining our once beautiful town!
- Stop building ugly apartments! There are too many people here! No more stupid bike lane ideas!
- Stop North Boulder homeless problem (outdoor gatherings with alcohol, drugs, sex and abuse)
- Stop trying to make Boulder 'better'. It's not working.
- Students need to be incorporated into our community in a way that gives them a maintainable lifestyle without destroying the infrastructure of close to campus neighborhoods. They need to be housed in units they can afford with the reality that they cannot properly maintain single family houses and that denser living in all-student properties maintained by owner management fees removes the responsibility from the tenant. These do not need to resemble old style dorms but provide a safe environment where they can live independently, in apartment, condo style buildings that are modern and safe.
- support mobile homes and alternative transportation get the commuter rail going and please, please reduce the rental trend
- Take great care with the Mapleton Center redevelopment. That spot is a gem. Having single family homes terracing up the hill side would be tragic. (see Douglas County) And keep the smokestack.
- Thank you for asking for input from the broad community. This is not an easy task and the issues at hand are pronounced.
- Thank you for listening. I love Boulder, I think it can continue to be a better version of itself and I hope to be lucky enough to live here for many years to come!
- Thank you for producing this content and providing it to the community in an online form. I hope this is provided to the BVSD school district and distributed widely. I am curious about the metrics for evaluating qualitiative data you are receiving.
- Thank you for providing this online survey
- Thank you for the work that you have put into helping to keep our community livable.
- Thank you for your hard work
- thank you for your history of support and innovation over the years - especially open space.
- Thank you!
- Thank you.
- Thanks for all your hard work and efforts!
- Thanks for asking for feedback and listening. I am proud and grateful to live in Boulder, but I worry about some of the rapid changes I'm seeing in some areas while other areas feel neglected. I hope this plan benefits everyone (young/old, rich/poor, traditional/diverse) equitably.
- Thanks for asking!
- Thanks for doing this work! I know you can never make everyone happy but people need to remember there are a lot of diverse interests in Boulder. Let's try and make this the most livable, workable place possible and make sure to include different groups in the planning. Planning for the future is so important- there's a reason we are all here but more people want to be included too and that is not going to change. There's a lot of things that are great about Boulder and Boulder County but certainly a lot of work to do as well.
- Thanks for this opportunity to hear citizen opinions.

2015 BVCP Open Link Survey
Open-Ended Comments

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- thanks for trying hard, being patient and doing an amazing job balancing lots of diverse opinions. Lets now plan like a City for City changes that enrich opportunities for all and lets strategically focus those changes and opportunities on the places where we can demonstrate how to build well(BCH) and update outdated suburban infrastructure with form based design plans and codes!
- The 'right-sizing' Folsom project was an example of council rushing into something that was a bad idea. Council and County Commissioners should focus on accomplishing things that are more important.
- The bottom line is that sooner or later we must get to the point where the city is not becoming ever larger. We need to reach an equilibrium with our surroundings where we do not have the need, for example, to find additional water. Where we do not need to densify, which, in many ways, is roughly equivalent to having a slow growing cancer inside the city. If we densify now, when will we stop densifying? If we build taller buildings to house people and businesses now, what will we do when all buildings have reached the maximum height? We don't need to stop renewal, remodeling, and redevelopment within current envelopes but we need to decide what limits we will abide by. We need to decide if a population of 105,000 is enough, or, if we grow at 1% a year whether in 2085 a population of 210,000 is enough, or if in 2155 a population of 420,000 is enough. If we don't want to reach those numbers, then how and when will we stop growing? Do we believe that somehow our population will stop growing without any action on our part? If so, then we need to state the reasons and justify our logic. My thought now is that I would like to see the Comp Plan present scenarios out for 100 years and indicate whether we are working toward each scenario or if we are trying to ward them off. Let's clearly lay out the long term consequences of whatever plan we contemplate.
- The Boulder Housing Authority's plan for Twin Lakes property is not the way to go. Build townhomes, not apartments, or let Habitat for Humanity build homes. Still affordable housing but a lot less density, traffic. Keep the property more open with public spaces.
- The City Council members of Boulder are best, most concerned AND he best at following thru with action not just words of any city I have ever lived in. These Comp plans are likely to be successful due to our city council and other public 'servants' I appreciate the 'reachability' and transparency of council members and their actions.
- The city does not NEED to grow jobs just because land is ZONED to allow it. Higher buildings where jobs are located just mean that jobs grow faster. This is not necessary. New development must pay for improved roads, libraries, schools, not just at their intersection.
- The City is over-regulated today. Need to focus on the preservation of the 'ring' around Boulder, but allow for much more intense development to create a compact, vibrant city.
- The City needs to recognize that some properties should not be developed because of the specific geological and hydrological characteristics. One way to meet the goals outlined in this survey is to incorporate these areas into either purchase them as Boulder City Open Space areas or make them Boulder County Rural Preservation areas.
- The City of Boulder doesn't have to put so much pressure on itself to create new affordable housing within the City limits if it would figure out how to get federal and state grants to build rail infrastructure. Cars in Boulder, in my opinion, are the culprits in bringing down the quality of life for City of Boulder residents. Driving in Boulder on weekends is such a joy compared to weekdays. It is commuters that need to use cars to come for work from outside the City. Rail would GREATLY ameliorate this problem of congestions and allow for more space in the County to build mixed income/mixed use developments for affordable housing to the professions (teachers, nurses, social workers, fire fighters, etc.) and housing for the poor and working class. Thanks for listening!

2015 BVCP Open Link Survey
Open-Ended Comments

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- The City should make it easier for homeowners to make improvements to their homes.....short of pops and scrapes.
- The City should not allow developers to buy out of building 20% affording housing within their developments which is what happened in the Gunbarrel housing developments near King Soopers of nearly 600 units. This area was IDEAL for affordable housing with a medical clinic, banking, shops, restaurants, grocery and gas station all near by, but instead now the City wants to annex property in Twin Lakes and build the entire quota of up to 140 units of affordable housing (actually public housing) where the land itself is not suitable for a high density development because of a high water table that could flood neighborhood basements and property. This area can not provide any of services and especially services needed by people with special needs or disabilities. It is a mile walk into Gunbarrel or a half mile walk to the bus stop on 63rd Street and a 5 mile drive into Boulder. It was extremely bad planning!!! Or, was it intentionally planned to dump this high density development far away into a rural residential Boulder County neighborhood in Gunbarrel???
- The Comp Plan is an important tool in our local and county planning efforts. Absent any top down planning from the state, or mandated regional planning from the state, the Comp Plan has provided a very important framework to guide the Boulder city and Boulder county growth and development the 35 years I have been in town. I support this process!
- The Folsom 'Living Lab' bike lane debacle was horrendous. I am pleased to see that the city council returned a portion of the 'experiment' to it's regular 4 lane auto traffic, but I would like to see it all restored to previous conditions. Folsom was one of the only and best North-South means of getting to and from Central Boulder and Downtown. Suggestion: make wider bike lanes on a quieter, smaller road like 19th, and leave the successful auto routes alone. Boulder is getting more congested all the time and taking longer to get around. It is not feasible for me to get my 3 kids to schools/sports and other activities in any way other than a car.
- The infill policy is ruining boulder neighborhoods and destroying much of what I moved here for 35 years ago. e don't all hang out in the mountains. The urbanizayion of Boulder is so sad.
- The only example of permanent growth is cancer. And it ultimately kills its host.
- The policy commitments in the Plan are good, but I am cynical that when push comes to shove City and County officials and staff will do more than cherry-pick the ones that conveniently agree with their ideologies...and pay lip service to the rest.
- The towns around Boulder contain a sea of undeveloped land. There is plenty of room for development of residential neighborhoods outside the city. Boulder has an extraordinarily high quality of life, and I see no need to discard that in an effort to get 'bigger'. If people want to live in an urban environment, Denver has plenty to offer. Let's keep this mid-sized city mid-sized.
- The world changes and we need to acknowledge that. When the last plan update was done I don't think there was such a thing as a Smart Phone. By the time the next one is done the main means of automotive transport may be self driving electric cars. The original advocates of open space (Baby Boomers) were bird watchers, but now the people paying for it (Millennials) want to actually use it to stay active and healthy by running, riding bikes and horses, playing with their dogs. The old guard has pushed out 'fun Boulder' no more Red Zinger or Kinetics, no Folsom Field concerts. Loosen up!

2015 BVCP Open Link Survey
Open-Ended Comments

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- This may not be a part of the Boulder Valley Comprehensive Plan, but I want to take this opportunity bring this subject up. I live in Heatherwood and am reasonably far from the source of the annoyance. To me, it is just an interesting phenomenon that I hear at night. To others who live much closer it has to be really distressing. The issue is BNSF trains blasting their horns along the Diagonal at night. At NIGHT, when everyone is sleeping or trying to sleep and nobody is around. All the road intersections that I'm aware of have gates with flashing lights and bells. Why does BNSF feel the need to demonstrate such corporate arrogance and wake everyone up? Is this a DOT requirement? What can Boulder City and County do about this?
- This needs to be a city that addresses core community needs, not special interest needs.
- This was a thoughtful survey. Continue to make the community aware of it and encourage engagement. Thanks
- Though I understand that there is a requirement for affordable housing, I do not agree nor support it be in the Twin Lakes area. We need to preserve the beauty and environment of the area for our wildlife... It is what drew me to the area in 1991. Thank you..
- Times have changed but our values remain largely the same. Problem is people who have been here 30 years think open space = environmental stewardship when it actually means environmental degredation because it prevents people from living here affordably and thus increases our carbon footprint. So today density is key to addressing climate change which is our biggest environmental threat. We need education on this.
- Too many cars in our streets because of unenforced over occupancy in rental houses.
- Traffic- time lights in town to help traffic flow, so you don't get stopped every single block.
- tread carefully
- We all want to be the last ones to arrive here..... It's getting very congested like a big city instead of a small town.
- We desperately need to find a way to improve facilities for the homeless, especially the truly outcast homeless (as distinguished from the transients who stop by in the summer and take advantage of the generosity of strangers). Maybe we should look into tiny houses? Similarly dense housing units? We need to also find better ways to support DIY art venues. There's so much talent in this county, and so few opportunities for it to be displayed.
- We have a moral issue to create a sustainable City for ourselves and the next generations. Let's do this by making the City a city for people first, not closing ourselves off by creating an exclusive community like Aspen. Let's not create another 60,000 in-commuters. Let's be a regional leader that inspires other areas of the Front Range to follow our footsteps.
- We have a multitude of people that will be seniors in the future, many are not wealthy. We need to work with the private sector to provide quality affordable living conditions for them - from independent to extensive care. Our wealthy seniors are most likely to get the help they need as they get older - the city needs to ensure others, that are not wealthy have great conditions. All housing development should be required to provide affordable housing on the site being developed.
- We need to protect public access to public lands in Boulder County. Many landowners sign and seal off access illegally and no one does anything to correct this.
- We should do subarea or area planning for all parts of Boulder. We should have a discussion on how big we should be. Community benefit should be required for height modifications as well as parking reductions.
- What about Boulder County?? Nothing asked. Not much about transportation or open space.
- What are the geographical boundaries of Boulder Valley for the purposes of the Boulder Valley Comprehensive Plan?

2015 BVCP Open Link Survey
Open-Ended Comments

Q.22: Do you have any additional comments or suggestions that you would like to offer regarding the Boulder Valley Comprehensive Plan?

- When implementing the Plan, we must do a better job of assessing what can be left alone, and for developing multiple scenarios for consideration when we want to improve something. For instance - we don't need to make the downtown Civic Area inescapably busy; and there were a number of alternatives for bike lanes other than the Folsom debacle. We need to think 'and' not 'or'. It can't be a zero-sum game.
- While I can see the benefit of relatively dense multi-use communities along the urban corridor, I believe a truly vibrant area will support a mixture of different types of neighborhoods. Those of us who live in rural-residential areas of Gunbarrel have chosen this type of neighborhood for a reason. We are not interested in a more urban lifestyle. If we were, we wouldn't live here. The plan to build large high-density apartments in the middle of our neighborhood will destroy the semi-rural feel we have grown to love. In addition, as our neighborhood is rural-residential, it lacks access to amenities which people who typically would choose to live in such buildings require.
- would like to see regular reports from City staff about progress and projects
- Would love to see a boulder city bus pass for all residents to ease growing traffic and increase alternative transportation. Current bus rates are too expensive for local trips.
- Yay Boulder!
- You need to ask for age in response to these survey. Most of the involvement is by older long term residents and not representative of Boulder's future.
- Your stock answers to the above questions already present one specific point of view. It is very likely that your film in the blank options will carry much less weight than the stock answer choices. This needs to be considered in evaluating the survey

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.27: Where do you work? (OTHER)

- Gunbarrel
- All over the US. I own my company with customers all over the place
- Author
- Berthoud
- Boulder & Denver Metro
- Boulder and Denver (should allow for more than one response)
- boulder county
- Boulder County
- Boulder County
- Commute to Denver on occasion for work (2x weekly)
- From home
- From home
- From home office in Gunbarrel.
- Golden
- Gunbarrel
- Gunbarrel
- Home office (Boulder County)
- Lakewood
- Loveland
- My office is in Boulder but I am in Denver a lot for my job.
- NYC
- Out of my home.
- out of state
- Out of state until I retire to this house in 2 years.
- out of state/commute
- Realtor, mostly Boulder county, but all over
- remote...telecommuter
- self-employed
- self-employed, home office
- Superior
- telecommuter
- Thornton
- Westminster
- Wheat Ridge
- work at home for san francisco company
- work from home
- work from home

2015 BVCP Open Link Survey
Open-Ended Comments

Q.28: Do you ever work at your home? (OTHER)

- 1/2 day per week from home.
- have outside business
- I currently work full time in Denver without the option of telecommuting but prior to my current position I worked from home full time for 8 years, and I plan to do so again in the future
- I have a home business and I work outside for an employer.
- I occassionaly work at home
- No, and I will never ever ride a bike to work.
- Normally work at employers facility but occasionally work at home.
- Occasionally work at home but usually at employer's location
- once a week
- Only very occasionally work from home
- rare telework
- Rarely
- Sefl Employed work from home and at business outside of home
- sometimes
- Very infrequently
- Very occasionally work at home
- yes but very rarely
- Yes, but not often
- Yes, I take work home a lot. Living and working downtown allows me to create a flexible lifestyle in which I can easily walk home. I wish others could do the same.

2015 BVCP Open Link Survey
Open-Ended Comments

Q.30: Please check the one box that most closely describes the type of housing unit you live in. (OTHER)

- A co-op (owned by Boulder Housing Coalition)
- A duplex
- co-housing
- cohousing
- Duplex
- Duplex
- duplex home
- Housing Cooperative
- Separate living area in single-family home - shared kitchen.
- SFR with an ADU
- Single family home
- townhouse

2015 BVCP Open Link Survey
Open-Ended Comments

Q.31: Do you own or rent your residence? (If you own a mobile home but pay a lot fee, then you own your residence) (OTHER)

- Own
- Rent from a group equity cooperative, which we manage collectively.
- Wife Owns

Source: RRC Associates

2015 BVCP Open Link Survey
Open-Ended Comments

Q.36: Which best describes your race? (OTHER)

- anglo norsky
- Anglo/Chilean
- Canadian Indian
- European American
- European American
- Human
- human.
- Mixed
- Mixed - Hispanic & White
- None of your business. There is no such thing as race, so stop asking questions like this.
- this should be none of your business

Discussion Guide – Boulder Valley Comprehensive Plan Focus Groups

November 6 to 13, 2015

Thank you for coming this afternoon/evening. My name is Dave Belin and I will be moderating the focus group discussion today. I work with RRC Associates, a third-party opinion research and city planning firm in Boulder. We have been in business in Boulder since 1983. These groups are being conducted on behalf of the City of Boulder and Boulder County, though there is no one here from the City or County. I'm here to ask a few questions and then listen.

This focus group is one of six being held to get more detailed feedback about some of the topics in the Boulder Valley Comprehensive Plan survey. The results of the survey and these focus groups will be presented to City Council and Planning Board (as well as the County), and be part of the input for the update of the Comp Plan.

My intention is to get your feedback on some high level issues and some tradeoffs, and not to get into too many details and/or specifics.

We have several topics to discuss, and I want to be sure that everyone has a chance to speak. Please be mindful of the time you are talking and make sure you leave time for others to comment. There are no right or wrong answers, and I'm interested in your honest opinions. If you agree with something that someone else said, that's okay, and if you disagree that's okay too, as long as we have a civil conversation.

These sessions are being audio recorded so that we can go back and write up a summary of what we heard, although everyone's names will remain confidential. We have an hour and a half. (Additionally: acknowledge maps; have original survey forms available to hand out for reference if needed)

1) Introduction (5 minutes, 5:35 to 5:40)

Let's start by going around the room and briefly introducing yourself to the group. Please tell us your name and a little bit about you – where do you live, how long have you lived in the Boulder Valley, and something about yourself – your family, your job, your hobbies?

2) Right Direction/Wrong Direction (15 minutes, 5:40 to 5:55)

One of the initial questions on the survey asked whether you thought, in terms of growth, development, and design, the community was generally heading in the right direction, the wrong direction, or if you had a mixed reaction – that in some ways things are heading in the right direction and in equally important ways the wrong direction. The results were interesting, with some saying right direction, some saying wrong direction, and the majority indicating a mixed reaction.

In trying to understand these responses in more detail, I wonder if you can share how you feel about this question. Let's start with things that are heading in the right direction; can you provide some specific examples of aspects of growth, development or design you feel are headed in the right direction? And how about the wrong direction in Boulder? [PROBE FOR ADDITIONAL DETAIL WHERE APPROPRIATE – WHAT MAKES YOU SAY THAT? CAN YOU TELL ME MORE ABOUT THAT? CAN YOU GIVE SPECIFIC EXAMPLES? Allow for responses that are about other issue areas that people may feel are heading in the right or wrong direction (without getting into the weeds)]

3) Housing (15 minutes, 5:55 to 6:10)

One of the things we noticed in the survey responses is that many respondents said that they want the Comp Plan to ensure a diversity of housing types and price ranges (especially affordable housing), and also that the Plan should maintain or increase the potential for additional housing. At the same time, survey results showed that most residents want to retain the current system of limiting the rate of housing growth to about 1% per year or less, with selected exemptions such as for permanently affordable housing and in mixed use projects.

{Background if needed: Currently, the city has about 45,700 housing units, 105,000 people, and close to 100,000 jobs. Based on existing zoning and historic growth rates, the city is projected to add an additional 18,500 jobs and 6,300 housing units over the next 25 years, by 2040. Regarding housing, would you like to maintain the current potential for 6,300 additional housing units over the next 25 years (or about 14 percent more than are here today), or increase or decrease the potential for housing units? Why do you feel that way?}

Do you feel additional emphasis should be placed on increasing the affordability of housing for low and middle income residents? If so, what kinds of actions, policies or tradeoffs do you feel are necessary and acceptable to achieve that? [PROBE] What is acceptable to you in terms of providing a mix of housing, and what is not acceptable to you?

4) Future growth of jobs (15 minutes, 6:10 to 6:25)

Another question on the survey asked about the future growth of jobs, and we'd like to probe that topic a little further. {Background if needed: Currently, the city has about 45,700 housing units, 105,000 people, and close to 100,000 jobs. Based on existing zoning and historic growth rates, the city is projected to add an additional 18,500 jobs and 6,300 housing units over the next 25 years, by 2040.}

The Comprehensive Plan currently recognizes the City's role as a major employment center and expects that will continue.

According to survey results, most residents want to let jobs continue to grow, albeit in some cases on a lower trajectory than currently forecast for the future. Regarding jobs, would you like to maintain the current potential for 18,500 additional jobs in the next 25 years (i.e. about 18 percent more jobs than are here today), or increase or decrease the potential for jobs? Why do you feel that way? What tradeoffs do you see with having more jobs in Boulder in the future than today?

5) Mixed Use (15 minutes, 6:25 to 6:40)

The survey asked about mixed use development. As you know, mixed use development combines two or more different types of uses, often residential and commercial, in one area. The sentiment from the survey responses was generally in support of mixed use developments located in commercial and industrial areas and along major streets with transit service, although some residents felt that there are positive and negative tradeoffs associated with mixed use development.

In your opinion, what are some of the specific positive and negative aspects of mixed use development? What is acceptable to you and what is not acceptable when it comes to mixed use?

What are some examples of mixed use developments in Boulder that you like? Why? And mixed use developments that you do not like? Why? [PROBE]

6) Height (15 minutes, 6:40 to 6:55)

The height of buildings in Boulder was another topic on the survey. The current regulations on height limit all buildings in Boulder to 55 feet, although in most areas of the city, zoning limits the height to 35 or 40 feet unless otherwise approved under a separate process. In some areas,

the plan anticipates more urban, mixed-use, walkable development where height modification requests for up to 55 feet are more common.

What is your view on the height of buildings in Boulder? Where in Boulder are taller buildings okay? Where are they not okay? Or are buildings taller than 40 feet never okay? PROBE AND ASK FOR MORE DETAIL.

7) Final Comments (5 minutes, 6:55 to 6:700)

Do you have any last comments or thoughts you want to share? Is there anything we didn't discuss that you wanted to make sure you got a chance to mention during the group?

Thank you very much for coming this afternoon/evening. I appreciate your input and I enjoyed the conversation.

~*~*~*

BVCP Focus Group #1: Friday 11/6/15, 1:30-3pm
Downtown main branch library, Flatirons Room
Focus Group Notes

Participants

1. Male, Gunbarrel, in area 22 years
2. Female, South Boulder
3. Female, North Boulder, in area 40 years
4. Female, Central Boulder/Newlands, in area 30+ years
5. Male, Gunbarrel, in area 15 years
6. Male, Southeast Boulder, 15 years in Central Boulder, then in CA, then 5 years in SE Bldr
7. Male, Central Boulder, in area 15 months
8. Male, Southeast Boulder, in area 20 years
9. Male, Southeast Boulder, in area 17 years

Question 1: What is going in the right / wrong direction?

- Comments re: right direction
  - Open space purchases
  - Bike trails / not needing to bike on side of street (although Folsom rightsizing "wrong")
    - Several echoed positive comments on bike paths
  - Beautiful; well planned; good things have been preserved; nice walking city
  - Attractive/nice redevelopments – e.g. downtown good; Two Nine North Apartments OK; Boulder Junction not as good
  - Alternative transportation pretty good – routes and frequency have improved over time. (One follow-on comment: without density, it is hard to get/support frequent bus service)
  - Boulder is trying to plan for growth; has been effective when done well.
  - Lots of major businesses / big-name companies in appropriate locations; nice residential areas; good mix of residential & industrial uses.
  - Parks, open spaces, Boulder Creek, kids' amenities, transportation – bike and bus, library, interactions on the street, important companies, mixed scale, nice vibrancy / feeling. All this makes me want to be involved.
- Comments re: wrong direction
  - Tall buildings downtown
  - As a primarily university town, the city should have a static population
  - The new high density development in Gunbarrel, near 63rd and Lookout behind King Soopers: the density doesn't fit / it's too much (2 people)

- Development is driven by developers, rather than city initiating it. Developers can make money building anything. (Counterpoint comment: developers are reacting to the market; developers need to navigate the city approval process.)
- No city has built its way out of affordability problems (1 person made this argument, similar message repeated by this person in other topic areas)
- In some cases decisions appear to be "knee jerk" – e.g. near Twin Lakes, a property zoned rural residential was changed to mixed use, with 140 units planned in a rural area with no access to services; shouldn't be located there.
- Misguided decision to keep Arapahoe east to 75th to one lane when rebuilt it, given 60K in-commuters – insufficient capacity. (Follow-on comment by another attendee: Boulder intentionally makes it hard to drive – not good)
- Worried won't be able to buy in; worried about scale.
- Rise in price of rents – making it more and more exclusive.
- Wonderful place, but maybe some things aren't being done correctly.

Question 2: Housing: diversity of housing is #1 value for receiving increased attention, although most want to maintain controls on rate of growth. Thoughts on housing?

- "Want to have our cake and eat it too"
- Arguments against more housing (1 person):
  - Name one city that has solved its affordability problems by building more. Won't impact prices with more supply; just will be more crowded.
  - Not realistic to build on open space.
  - Problem will finally be solved with good transportation between cities.
- Alternative perspectives:
  - Boulder has lots of open space – unlock some for housing – will help with climate change and traffic.
  - City cast its lot by being a job center and implementing growth control in the 70s.
  - It's all a matter of market demand; affordability problem is not the city's fault
  - Students (many per unit) drive up rents
  - Do we want to be a high cost exclusive place? Or build a denser place? (Density is attractive)
  - Whole county has to be part of solution. Surprise that the plan doesn't encompass the entire county – expand its scope? Make it easy to get into town. (Follow-on comment: transportation is not part of the new Gunbarrel development referenced earlier.)
  - Two separate questions: 1) city values diversity of housing types and values. 2) should the city engineer a solution? Boat sailed in the 70s with anti-growth.
- There has to be a little of a lot of things to address the affordability issue: e.g. transportation, cohousing for older people, raise occupancy limits
- City's housing program is good – wonderful to build equity – stays permanently affordable - anything to expand that is great. (Follow-on comment: needs to be done in a smart way, e.g. not like proposed 140 units near Twin Lakes)
- Nice to be able to walk to places – build mini communities around housing.

- What locations for affordable housing?
    - More east
    - Jay and 28th
- What's acceptable and unacceptable regarding affordable housing?
    - Newlands used to be affordable, now all scraped. Small houses are now all gone, only have bigger houses now. Put limits on how much one can develop?
    - Problem: no more land
    - Surprised/shocked at $2200 rents for a 2BR at Boulder Junction – not affordable. Do we need fancy things (e.g. granite countertops)? (Follow-on comment: those elements are a small part of the cost.)
    - Outside of the City's affordable housing program, there won't be a starter home ever built in Boulder again.
    - No matter how much is built, prices will always be unaffordable. So the question becomes how much density do we want.
    - The definition of affordability varies around the US – different in Ohio than here.
    - People tolerate smaller units in Boulder.
    - It's important to preserve existing neighborhoods – that helps make Boulder Boulder. An example of unacceptable housing might be where a new development is served by one street, and generates a large volume of incremental new traffic (impacting existing residents).
    - Preserve family neighborhoods; avoid situations where multiple lots are purchased, units are town down, and big house erected. Limit maximum size? Although that imposes on property rights and expectations of existing owner.
    - Great opportunities for a little more density in Table Mesa, Meadows Shopping Center, North Boulder – walking oriented development with commercial nearby. Holiday is good.
    - Downtown is good location since in a walkable area; existing units are huge; limit unit sizes so more people could live downtown?
    - Proposed Twin Lakes affordable housing unacceptable – backs up to wildlife habitat, hydrological issues.
    - Need to consider environmental impacts. Doing something on affordability is better than nothing. Trend has been for more in-commuters. (Counter-comment: adding more density may not reduce traffic if occupant subsequently changes job. Counter counter comment: in general, less traffic if outlying workers lived in Boulder.)
    - There's room for improvement on transportation: can get to Denver quicker than across Boulder.

Question 3: Mixed use development: what are the pros and cons? Examples of good and bad developments?

- Location is the most critical issue. It works in North Boulder, e.g. Holiday / Uptown Broadway.
- If going to have housing, makes sense to have neighborhood-oriented commercial on the ground floor, e.g. restaurants, cleaners, grocery, stuff you'd walk to pick up

- Steelyards and Peloton are good examples
- A lot of projects have a sameness to their look
    - Projects can only build so high – buildings come out looking boxy / same
    - Some buildings are grey boxes – colorless. (paint bright colors?) For example: Boulder Junction.
    - (CU set the architectural style for Boulder)
- Walkability and bus routes are critical. Most residents won't both live and work there.
    - Does living in a mixed use development actually decrease car use? Is there actual data? Do the residents own cars?
        - (Disaggregate car storage costs from other housing costs)
        - Cars per unit has increased in Boulder (a function of wealth). However: people may not always drive. There's a culture of walking in Boulder.
    - Don't kid yourself that residents of mixed use developments will stay in the neighborhood. People will get bored of that.
        - Counter: If there are no services provided, people will have no alternative but to leave the neighborhood; so at least there's a chance of staying in the neighborhood if services are provided
- Hard to know if I'd like mixed use development since I haven't lived in one
- Often mixed use developments are inwardly focused / aren't really knowable until you go in (not fully apparent from the street)
- Veneer of buildings matters as to how the city looks like
- Participant question: are we talking about mixed use developments which are self-contained, or those that blend into the neighborhood? Answer: both
- Prospect (Longmont) is livable. Planned neighborhood; residential and adjacent commercial
- Plenty of room for infill in Boulder, e.g. Diagonal Plaza is prime for mixed use. Huge parking lots; put parking underneath buildings. Area is already dense. Near bike paths, bus routes, Foothills Parkway.
- Other locations:
    - Old Sutherlands
    - Old Broadway hospital (some affordable housing, city offices; already commercial across the street)
    - Old Mapleton hospital (senior living center proposed)
    - East Pearl light industrial could be reclaimed

Question 4: Height of buildings – opinions on existing 35-40 / 55 foot height limits in Boulder?

- Height limit is critical. If hadn't done that, impacts on views.
- A diversity of building heights is nice, e.g. Denver and Manhattan; Denver's Spire building is beautiful
    - Counter comment: but we're different from Denver and Manhattan because we're against the mountains
    - Height is more appealing if it is more staggered. Boxy buildings will look dated in the future.

- Allow flexibility and architectural diversity, allow some density
- Acceptable locations – nonresidential east. (Different comments on what "east" is – east of 30th, east of Foothills, east of 55th; in industrial areas; NIMBY issue; wherever don't block residents' view of the mountains.)
    - Density on outskirts, with services added so residents don't need to come in to city
- Height limits create uniformity. Mix it up to get variable building heights, e.g. through cap and trade on building heights?
- Affordability vs. height:
    - if build housing, shouldn't all be luxury units
    - Counter: additional high density housing probably won't impact affordability; won't create a truly diverse population.
        - Counter counter: it's a supply/demand situation, and this would increase supply.
    - Do more public housing
    - Development needs to pay for itself – no free lunch.
        - New market rate units are priced at a premium to subsidize affordable units. Counter: developer still needs to figure out the market; can't price beyond the going market rate.
- Holiday is kind of like Prospect. Permanently affordable housing is part of the mix. Increase the share of permanently affordable housing.
- In many places, actual implementation makes it hard to create affordable housing.
- The city's affordable housing program is the only way to create housing diversity.

Question 5: Developer requirements. Top two responses per survey are to provide permanently affordable housing and protect views. What other impacts should be addressed?

- Transportation, access – things people can use
- Exceptionally high quality materials. Sounds like that means $$$, but can look cool but not be expensive. More creativity.
- Energy / sustainability – impacts whole community through power demand / potential need for new power facilities; lowers utility costs.
- Minimize auto use. Is the city doing this effectively? Folsom was astounding. Deliberately make traffic bad? That's a bad strategy. Better to supply benefits than punishment.
    - Should provide Ecopass. That helped CU – first started with students, then extended to faculty and staff.
    - Should have citywide Ecopass. (Currently the neighborhood Ecopass program is awkward, with blocks having to raise money. Improve that system.)
        - Negotiate that with RTD; factor in the real costs. Transportation services are a business too, will have to pay locally.
        - Buses are currently mostly empty.

    - It's not a developer's responsibility to limit SOVs. But it is appropriate to ask them to provide off-street bus access.
    - Bus transportation corridor plans: put mixed use and dense housing there.
    - Provide park and rides for commuters on outskirts of city, served by free buses to major parts of the city.
    - Have bus lines focus on serving businesses. The problem / challenge with bus routes is at the business end, not at the residence end.
    - Look at Silicon Valley – transportation hubs, regional buses.
- Usable public spaces are good (if not too much cost for developer)
    - Although: often these aren't used by the general public. (Although if a coffee shop there, they would be. And, if used by the nearby residents/employees, they won't go elsewhere/impact other areas.)
    - 11th and Pearl: should have had a plaza on Pearl.
    - Public spaces build community, open things up, enhance livability for locals.

Question 6: Any other topics we haven't addressed that you'd like to mention?

- When developing/implementing plans/policies, the city should be more data-driven. Learn from other cities, don't always reinvent the wheel.
- More two-way communication with the community.
    - Get news out more effectively. (How? Daily Camera, opt-in city newsletter, alerts. City website? But that's pull vs. push.)
    - More neighborhood meetings – build community, have (interactions?)
    - City Council come to different areas. E.g. with Right-sizing – listen.
    - Cincinnati: neighborhoods are part of city government – advisors to the city; neighborhood reps are at every city meeting.
- CU is a huge element of the community, 40,000 people. Evaluation of CU should be included in the Plan, including the south campus.
    - CU is a co-equal entity, doesn't have to answer to the city, can avoid height restrictions.
    - CU is an important part of the city's identity – world class university; attracts companies.
    - If we take students, we're a college town
    - Negotiate with CU on the plan? Why would CU sign on? Identify shared interests?
- Questions about content / process of plan
    - Bouldervalleycompplan.net
    - Is there a summary of the Plan available?
    - Although the BVCP is co-signed by city and county, it is really for the benefit of the city only. County signs because it can shirk off residential to city. (Relates to the issue of maintaining rural subdivision roads, which influences everyday life.)
    - Timeframe for plan?

BVCP Focus Group 2: 11/10/15, 5:30-7pm
401 Park Central Building
Focus Group Notes

Introductions

Female 1– Since 1981 – 3 kids raised here, Central Boulder, renter.

Female 2 – since 1995, South Boulder, several kids.

Female 3 – since 1998 – near Folsom and Walnut. Come for job.

Female 4 – Gunbarrel – 2 kids, originally moved here 30 years ago.

Male 1 – moved in 2000, currently live near Chautauqua.

Female 5 – 1996 moved as a student. Live in South Boulder.

Male 2 – Moved in 2008. Live near Chautauqua. 2 kids.

Female 6 – Since 1981. Live in South Boulder.

Male 3 – Arrived late, and missed introductions.

Question 1: Housing: diversity of housing is #1 value for receiving increased attention, although most want to maintain controls on rate of growth. Thoughts on housing?

Male 2

- It's an issue. Need to make hard choices.
- Wrong idea to try to provide every type of housing
- Over time, some areas it makes sense to increase density; not in others
- Can't please everyone
- Hill used to be neighborhood commercial; all student housing now
- Where should density be?
- Don't think whole town should be for everyone (don't try to accommodate everyone in all parts of town)
- High density attracts activity – look where it already exists. Boulder Junction is an example. (Design not great)

Female 4 – Housing in east for students is okay – students want to be close to other students. Area has transit, is walkable. People congregate where they have the same interests

Female 3 – Mixed income community – better to mix

Female 2 – not everyone wants/needs to live in SFR

- Open space better than big yard
- Encourage living spaces that aren't 5K sq feet houses

Female 6 – 500 sq foot condo efficiencies – feels like a hotel, not a house; although a choice

- There's no middle ground – tiny places and gigantic – market opportunity for mid range sized units

(Name?) – Hill: students want to live near University. If not there, where? Ship has sailed.

- I'm happy living in a high density area. Connected to open space too.
- Holiday – a good job. Low income and high income mixed there. Diverse people. Mix of styles. Things to walk to.
- Need more than just Downtown and Uni-Hill as cool places (add in other parts of town). Treat to be able to walk to coffee shop. Need to change zoning to allow coffee/corner shops in 15 minutes walk.

Female 2 – Lack of disabled accessible housing; have more which are adaptable for wheelchairs as population ages

- Husband part of Thistle
- People can't leave after hospitals stays due to lack of wheelchair accessible housing

Female 1 – In rental housing stock; can't get into a starter house

- Values: students push up rental values
- Lucky to have landlord with below market rent.
    - If changes, won't be able to stay; significant questions about future in Boulder
- More multifamily units are appropriate
- Let unrelated people live to together – better utilization of those big houses
- Dense housing in certain parts of town. Some might be more interested in bus, bike paths

Male 1 – I'd gladly split up my house into multiple units. (Rent downstairs currently)

- Pilot program – ADU, OAU – separate dwelling unit with own kitchen, alley house. City open to trying to allow that. But only OAU/ADU (not converting home to duplex). Owner still needs to live there in pilot program.
- Crested Butte destroyed by that regulation – short-term rental issue.
- I can't rent both units if I move out – would be helpful if could make house an official duplex. Neighborhood could have some input as to whether duplex use is appropriate. Might be house by house – way specific

Renter-starter house still slipping away. Startups – people getting hired and move to Erie. Singles, families. Balance jobs to housing.

Question 2: Jobs: City has 105,000 residents, 100K jobs – 18.5K jobs added over next 25 years (18% more jobs). How can we plan for the impacts? Is that too many / too few / right amount of jobs? Feedback on positives/negatives of job growth?

Male 1 – Never want to limit jobs. Sympathize with traffic (work out of house). Concerned about can't find job if change/lose job.

- Solutions: more housing, more interregional transit (to other cities)
- Lots of wasted space east of Foothills parkway – 55th and Arapahoe. Lots of business / vacant land; can accommodate more density / business. Jewish Community Center out there. Could be used for business and housing. Another Boulder Junction?

Female 1 – buildout – will that fill up white spaces (on map)? If these are the last choices, how much space is dedicated to housing vs. jobs? For her, more housing. Where? Don't impact existing older neighborhoods. But east of 33rd and Arapahoe, if built taller, wouldn't block views. Easy for transit.

Male 3 – If grow, concerned about traffic

- Light rail – why US 36 rebuilt that way (without it)? If light rail, would relieve traffic.

Poor infrastructure and planning. Longmont a done deal (lack of train). Ease commuting to less expensive areas, e.g. Longmont. Consider ability to get to Boulder

Male 2 – Chicago – train in median, works great

- Lots of wasted space, e.g. Superior Marketplace – duplicates empty spaces in Flatirons mall area
- Policy – Solidfire – if take over Pearl and Foothills will develop (?)
- Charge for virgin land, avoid taxes for infill
- Build dense businesses out east (?)

Holiday – new urbanism model – live where work. Mixed use so don't have to drive. Redevelop old buildings into mixed use. E.g. 55th and Arapahoe – a lot of old buildings

If you bring a business to Boulder, need a plan for where house employees and how they get there (to work)

Even if public transportation most will still drive. Counter: But if economical enough, will use public transportation. I'd use bus if more economical.

Have housing keep up with job creation

Ways to balance jobs – RTD, employers integral

Male 1 – encourage employers to shift hours– spread through day

Employee shuttles e.g., NCAR shuttle – 3 campuses – loop by shuttle. Primarily helps foreign visitors by far – don't have cars

- Business came up with own solutions
- Millennials don't like to drive?

Boulder used to be more self-reliant in business. Necessities / practical things of life less are now available. Want to be able to purchase what you need in town. Google not supporting city. Want to support McGuckins

Question 3: Mixed use development: what are the pros and cons? Examples of good and bad developments?

Male 2 – Lived in Chicago neighborhood with 130 year old urbanism: alley behind; each corner is commercial (hardware, cleaners, tavern, for example) – all bocks like that. Was fine. North Boulder close to that. It works – 4 to 10 DU/duplexes - doesn't feel too congested – can walk everywhere.

One person can walk to all basic needs – that's what love about Boulder

Female 4 – If had more mixed – more fun. At Foothills Parkway and 47th – 5 NCAR buildings. Condos next door. Where Iris under Foothills – wasted space (near soccer fields)

Depends on what means by mixed use. Like rural feel of Heatherwood. But if built a coffee shop / market there, would like that

Boulder city has good bike paths. Connect Gunbarrel to Boulder by bike path.

Male 1 – Mixed use is great. Allow where already have significant traffic – won't have residential feel anyway.

Where appropriate? Hard to retrofit existing neighborhood

- Hitting carrying capacity. If build new, should be mixed
- Goal of Boulder can't be to provide everything everyone wants
- Mitigate costs by increased density, but not insanely dense

Subcommunity in North Boulder – intentional – kids' parks – planned ahead. Affordable housing in there. Well thought out.

Mixed use not in industrial area with smokestacks, but in retail areas okay

Don't want to see tenements in Boulder. Appealing, planned well. Not maximize cost. Important to have a playground. Have movies in the park

Moderator – Comp plan – what do we value given constraints?

Eco passes are critical. Very expensive

- Mini buses very expensive

Moderator: Examples of mixed use density you don't like?

- 29th St. Mall a disappointment. Just expensive stores, Home Depot.
    - But, it is popular – there's a demand for it
- Steelyards – practically invisible

- New Gunbarrel stuff – is that mixed use density?
- Wheelchair accessibility of MXDs?
- Affordability a drawbacks of some MXDs

Male 3 – keep open space – don't build on open space
- Will reach a limit and won't grow further
- Preserve access to trails

What will we look like when reach limit – Aspen? Will space recycle?

What are you going to do when retire? Can make office parks denser?

Question 4: Height of buildings – opinions on existing 35-40 / 55 foot height limits in Boulder?

Female 3 – Will change culture with high rises – create wind tunnels, won't be outside in winter

Recycling space - after optimize existing space (e.g. build vacant parking lots, redevelop low-slung buildings), then maybe higher okay.

- But too early now, should stop granting 55 feet. Old Camera Building 1 story too tall. There are lots of other areas where can redevelop.

Male 1 – Agree, but if not affecting anyone, a waste not to go to 55 feet. Inefficient to not go to 55 feet if not affecting anyone.

Locations: Foothills and Iris, East Arapahoe
- Keep for core of Boulder, more in east
- Tie to some good reason e.g., improve housing. Make so want to live there (in the building)
- Buffer with neighborhood, parks

On way to airport – near Northwest Parkway, middle of nowhere in Broomfield near Louisville – apartments built not great, but they are filled. This style would not be good for Boulder.
- If 55 feet, need open space, housing, accessibility to bike trails – not nowhere. In mixed use development and rental.

Cooks, young families should be able to live here. Kids (of resident parents) can't afford to live here.

28th St. as a redevelopment area. Colorado and 28th. Huge hotel at 28th and Canyon – all car (focused), not pedestrian friendly. Possible to change infrastructure there?

Service industrial at Valmont and 28th. Could walk to store/restaurants. Strip malls have expiration dates. Iris to Pearl. What would make sense to Boulder?

Question 5: Any other comments / feedback?

Male 1 – given job projections to help with traffic: add more over/under passes (e.g. for peds)? Try not to stop cars mid-block. More traffic planning – worth cost? Feels guilty if he slows down 10 cars to cross street mid-block.

Pedestrian safety – they are competing with turning cars. Pedestrian underpasses would help.

- Avoid stopping cars
- Time mid-block crossings with traffic lights – don't need immediate response e.g., mid block on Folsom
- People don't stop for mid-block crossings. As a driver, I don't know if I have to stop (confusing as a driver) – I look around as approach to see if any people trying to cross

Student housing – need to involve university (and RTD). University will do anything it wants.

- Grew up in Evanston – Northwestern U – a state institution should take on responsibility for ownership of housing. A big burden if it put on the city rather than university.
- Build more student housing in Williams Village; including non-dorm housing, e.g., Bear Creek
- Dorms are packed
- Boulder Outback hotel – dorms? Student housing?

Male 1: OAUs – expensive and uncertain application process. But also, can't be too lenient, or might overburden city (with applications). Perhaps a tiered cost system (incremental additional costs as pass review thresholds)? Perhaps like a covenant community/HOA – new standards?

BVCP Focus Group #3: Tuesday 11/10/15, 7:30-9pm
401 Park Central Building
Focus Group Notes

Participants

Male 1 – Near Folsom and Mapleton, in Boulder off/on past 15 years, two kids, renter
Male 2 – Gunbarrel, in area 70s-80s, moved, then back past 10 years, kids no longer at home
Female 1 – Holiday, kids at home, 7 years in area
Male 3 – 22 years, near Lucky's in North Boulder, work in real estate
Female 2 – Gunbarrel, here from '79 on, came for school
Male 4 – Since '67, worked at City of Boulder, PhD CU
Female 3 – Since 2009, medical worker, 2 kids
Female 4 – 5.5 years, Master of Arts
Female 5 – Central Boulder, 5.5 years

Question 1: What is going in the right / wrong direction?

Male 1 – Lots of demand to be here – indicator of right direction

- Open Space and parks attract, impact him. Also, overall quality of life.
- But often Planning Department has great ideas but need more vetting
    - Right sizing – could have used better outreach and advance notice
- Affordability only gets lip service

Male 2 – Comp Plan well done since '77. Emphasized infill, maximizing infrastructure.

- Constricted growth impacting affordability
- Balance: protect values (what we believe in) and place
- Can tweak and make big gains

Male 3 – Balance recreation (we're not all athletes)

- Making small gains in arts, but far off of potential. Arts will bring tourists, spending.
- Affordable housing – insufficient attention. Little things can do (?), or will become Aspen.

Female 2 – Very livable and want to stay

- Want affordability, but charge high fees, insane rents
- Lots of apartments
- No good transit solution between Gunbarrel and Boulder – forced to drive

Male 4 – City calls itself cutting edge on parks, rec, biking, virtually everything

- But BMEA – 450 workers: less than 25% of members live in Boulder – cost
- Transportation a problem
- Changing downtown parking. Previous 3 hours free in library lot, now 1.5 hours and pay more; okay if upgrading
- Building apartments on top of each other. Apartment rents very high and going up.

Female 3 – City has much appeal – bike commuter – it works on many levels – S to N Boulder. Gets an ecopass. Can live by values she wants her kids to live by.

- Schools not very diverse – except CU students, visitors. Don't see much diversity in town

Female 4

- Right: offerings and access great. Can't bear going back to Ohio. More affordable to eat well in Boulder (non-GMO, etc.). Culture. Liberal / libertarian politics at Naropa. Not here long.
- Wrong: lack of diversity – race and socioeconomic. Feel they are kicked out of here. Unsustainable – caters to people with money. Lives on East College (student neighborhood).

Female 5 – Access to Open Space amazing. Excited about potential in arts, behind other cities, will bring diversity. Building lots of apartments, but won't add affordability. Like current apartment, but would like more housing options.

Female 1 – Livability – access to mountains. Easy to get around town. Great resource for kids. Easy to live here.

- Wrong: Affordability – couldn't afford if starting today. The only new folks are getting help from outside or are established in career. No way to get in market, even with townhouses.

Question 2: Housing: diversity of housing is #1 value for receiving increased attention, although most want to maintain controls on rate of growth. Thoughts on housing?

Male 3 – City is extremely rigid on ADUs, coop housing, inclusive housing, mixed housing in SF neighborhoods. Will see more multigenerational homes when more flexible with existing neighborhoods - make it more livable.

There's no commercial in Martin Acres – what if had a little commercial space there?

Male 2 – 1% housing rate vs. affordability: Not an either/or. Need to create picture of what looks like in a given neighborhood, e.g., Martin Acres – lots of rentals. Need to take on these on – political will. Do in creative fashion, do something different.

Female 2 – rigid code – impossible to add cottage. Lots of ½ acre lots – more flexibility – what constitutes a house/family?

Split lots on Mapleton work great. Martin Acres would be up for that. Why is everything in Martin Acres the same? Other participant answer: because built at same time.

A little bit of up and out and increased density.

Went to a moderate income housing session – discussed 2 hours. No silver bullet, many solutions. Some think affordable housing should be RTD and Longmont.

Moderator question: What density is acceptable?

- Apartments near environment-blocking view of mountains. Built new apartments around the church. Golden West residents – views blocked. Just completed another 6-story. Density doesn't work if… Don't know if density will solve affordability.

Density doesn't necessarily mean stacked cubes – need good architecture

What's allowable? Limited 3 unrelated

More nuance – not just SF and stacks. Holiday is mixed - dense, but feels human scale, small yards, views, people running around with yards. Different economic groups.

Losing views feels like an assault. Not for tons of blocks if it means more affordability.

Don't like traffic impacts of density. Right sizing removal was the wrong direction

Need traffic solutions

City thinks if build more housing, more affordable, more will live here / less traffic – is that true? Tested?

Won't accommodate everyone in town.

- Certain streets are for cars – make them efficient
- Inefficient "stroads" – combined streets (for people) and roads (for vehicles)
- Midblock stops awful
- Arapahoe east – 1 lane – make it efficient so don't disperse people to other routes into town
- Get clear on values

Crossroads – could have made part of it a transportation hub

- If have cars, make it efficient to drive

Commuter to Denver – RTD is great. That's one solution.

- Be more exacting to RTD on what pay (what service we pay for)
- We don't have a train to Boulder – get that train

We aren't clear about what we want and follow through

- Need to take control of it.

Question 3: Jobs: City has 105,000 residents, 100K jobs – 18.5K jobs added over next 25 years (18% more jobs). How can we plan for the impacts? Is that too many / too few / right amount of jobs? Feedback on positives/negatives of job growth?

What kind of jobs?

Economic vibrancy important to health of community – arts, schools.

But flip side – more driving in. Accommodate it or make it hard? If accommodate, let them in. Or open up the spigot a bit – more flexibility on (?)

Great to have more jobs, but more driving into town. No sure how well Boulder is accommodating workers.

Downtown EcoPass – EcoPass is important – apply to other parts of community. People use it.

Right sizing – better messaging. I used to pass out EcoPasses for Boulder Valley Women's Center – but people wanted to drive. Communicate the simplicity. Make it easy to figure out bus (Washington DC easy).

Easy ways to ride bike.

Wired community.

Bus takes 45-60 minutes Gunbarrel to University. 13 minutes to drive.

- Use EcoPass for Denver
- Only place in town it works is Skip

Denver to Boulder: bus takes 40 minutes, works great

Boulder is on the cutting edge of everything – RTD website and mobile app should be better

How make people in surrounding towns feel included?

Bus from Gunbarrel to Louisville takes 2 hours

4-5 light cycles for all west bound routes

Needs to be a concentration on local property vs. growth

- We want successful, prosperous, diverse, but don't need to sell the farm for it
- Google is coming, I'm toast (renter aspiring to become homeowner)

Question 4: Mixed use development: what are the pros and cons? Examples of good and bad developments?

Female 3 – Like the idea. South Boulder is ripe for more.

Stapleton good – like Holiday with commercial. Dated shopping centers could be revamped with housing, parks. Options for student housing.

Shopping centers – 50s/60s. Apartments above stores – helps those businesses

Sloan's Lake, St. Anthony – mix of units, Whole Foods, small offices

Our idea of mixed use has been limited – a little bit here and there

Federal lending rules – cap on amount of commercial space.

Boulder Community Hospital (Broadway) – huge potential for housing, used to traffic

Boulder Junction. Lumber Yard ripe for it. People better be ready for train noise.

With large pieces available – if don't build self–contained, you'll exacerbate (problems) – have a larger plan

Mixed use is great if planned well. Stapleton good – green space, bus stop

Peloton unaffordable

Would like diverse commercial mix in mixed use –work close to where live

Jobs match cost of housing stock

Need bus and bike path access

New generation wants to live above work – that's how the rest of world does it

Appropriate everywhere except historic neighborhoods

- Do it on larger scale
- Pearl St – mix of uses – pedestrian access, bus transportation, some affordable housing

Solana Development – had an affordable housing quota – they bought it across street. Shouldn't be across street, but rather as your neighbor. Shouldn't have a separate entrance for affordable units.

What effect of students on housing prices? Mom and dad pay. May stay. Do a lot of their issues have to do with University Hill?

Will start distributing EcoPass on Hill.

Provide sufficient student housing – raise bar very high

- Students get outside support, willing to crowd – willing to pay more
- Landlords can keep raising rents
- When students leave, an opportunity to raise rent

Rent control is illegal in Colorado

University trying to address students in first year

- Along 28th St. supposed to be for students

28th and Aurora – 10 different apartments – some really cheap, others really expensive. Businesses have failed there - why? Students have different buying characteristics than a family

North Boulder a great example – Holiday is done well, well planned/thought out

Anachronisms – Martin Acres and Table Mesa

Provide carrots and sticks. Need both/and, not either/or.

Question 5: Height of buildings – opinions on existing 35-40 / 55 foot height limits in Boulder?

Based on growth constraints – up is only option. Not sure about 35-40 vs 55.

Could put taller buildings everywhere east of Foothills – we all want the view

Okay with height, but don't go overboard with skyscrapers

Horizons 11 stores. Near commercial; has worked. Places where won't block views.

Get past "hell no" on height limit

Use taller buildings for senior housing - getting old fast. People will move here.

Going to have students and old people who need housing

A lot of people don't want yards

Don't need to go up much

- Keep view corridors
- Match density to services and transportation
- Would love to see housing in Table Mesa. Car share programs – ban cars?

I'm anti height - like 35 feet – for views and so feels open. Boulder Junction feels claustrophobic.

- There's a core area that could be 55 feet
- Frustration – have limit, but exemptions common

If build up, make rooftops outdoorsy/accessible = 11th and Pearl – can get on top. City scape on roof - not pay to use it. Civic spaces on rooftops (not just Rio Grande restaurant).

In NYC – skyscraper lobbies had to have art & public seating

If go taller, need to give people access to views – open to people not living there. Some areas could accommodate higher building. By Baseline Safeway. Pearl Parkway underutilized. If going to impede views, give people access.

- Calculate height algorithm.
- East of 30th from Arapahoe to Valmont – have two story industrial, no housing. No brainer (for redevelopment / higher buildings). Mixed use great – no housing, but lots of employees
- Commercial development – all integrated - civic space around square
- Let developers make great spaces

In Greeley and Glendale – if make a downtown district – can make liquor license float – open container law flexibility.

Question 6: Developer requirements. Top two responses per survey are to provide permanently affordable housing and protect views. What other impacts should be addressed?

Build things not built around cars

- Parking lots: only used during business hours – will perpetuate same issues
- Require percentage donation to the arts
- Players/public spaces – places for kids to meet/hang out – ice cream shop, restaurants. Pearl has lots of those. Replicate that feeling.
- Create multiple centers – not just Pearl.
    - Crossroads used to be that with food court
- City has lost vision of redevelopment
    - 29th Street – lost opportunity – city acted like Broomfield
- Every city in Denver area is willing to be cutthroat to get commercial business. Boulder can get above that – has tax revenue. Retail isn't a problem, it's other needs.
- Payment is lieu is never enough. Where put it?
- Cash let us buy hospital.
- Not just low but moderate income housing: 250-500K not available – above deed restricted – Broaden the definition of affordable housing.
- Aspen gives housing to employees, first. Does Boulder have that same policy? Less than 25% of its staff lives here.

Question 7: Any other topics we haven't addressed that you'd like to mention?

- AirBNB – Glad we passed that. Let renters do that too – they're cut off at knees. We say we want affordable housing, but then act against them.
- 300/301 – NIMBY – make sure development avoids that – fractious
- City lacking in communication with public in everything
    - Don't get Channel 8
    - More concerted effort to communicate with people
    - Low hanging fruit
    - That can help with fractiousness
        - 300/301 going to battle
    - City tries – try harder with better communication
- Daily Camera is not always accurate. Channel 8 requires cable TV. How will the city get information out with all the cord cutters?
- Look at Longmont – they have universal wifi – it provides a sense of community and buy in. Also they have their own transit system – added on top of RTD – additional lines on own.

  - Longmont becoming a more livable place
- Several years ago – added new bike path signage – "Broadway Boogie" – $250K waste
  - $50K study – why prairie dogs live at ballfields – waste of money
- Civic center – incredible project – will help cars out – impressive vision.
- Boulder's doing a lot well – love being here
  - Keep improving. Cutting edge is fine, but fill potholes too – don't neglect the basics for the cutting edge.

BVCP Focus Group #4, Thursday 11/12/15, 3:30-5pm
Boulder Public Library Main Branch – Flatirons Room
Focus Group Notes

Group: 8 participants, 3 female, 5 male, all older than 35/40 except for one male, most have been in area 10+ years except Male 2, Female 2, and Male 3.

Question 1: What is going in the right / wrong direction?

Male 3 – bike paths are awesome, open space and trails are great, seen really expensive condos more and more and these change the feel of boulder – "less natural" – have less of that type of development

Male 4 – keep the spirit of boulder the same – open space, parks – progressive nature – solve problems – no problem with new development but balance jobs and housing – have limited residences but have grown jobs/business – see a better balance between the two – like the N. Broadway, mixed/higher density – would rather see development in Boulder than in unincorporated Boulder

Female 2 – agrees – good to see business grow – better transit from boulder to outlying area to help – would like more mixed use as well – transit could be more on demand (small vans/buses)

Male 4 – keep the same… don't ignore the history of Boulder, maintain the character of Boulder, ex: 'monster on Pearl' – central transportation in/out – thinks transit is halfway there – don't like the way the U keeps up on their account – dislikes rising prices, large blocks of rental buildings (ugly, squeeze people in) – lose character, historical character

Female 1 – those who work in Boulder can't afford to live there – commute in – unnecessary traffic, solve transit problem – more housing in boulder that is affordable – thinks boulder has great transit compared to other cities but concerned about additional cars being added with growth of business

Male 2 – Boulder shouldn't give up a focus on healthy lifestyle – the essence of what he sees in boulder and what attracted him to Boulder – sees a political change happening – people making a choice to have things different in the future – job growth vs housing has to be seen as a singular thing, address those needs – affordable housing needs to be in the equation – wants to build inclusive policy and increase diversity

Male 4 – saw election as a vote for the status quo

Female 3 – in county and is impacted by the Boulder votes but didn't get to vote – likes trails and open space even if she doesn't use them – wants affordable housing – "why can't we all just get along?" – how do we handle growth? The people who work here can't afford to live here. Doesn't want to be exclusionary – not what Boulder is about.

Male 1 – bought house and happy to see property value going up – unhappy about flood mitigation or lack thereof – if they don't do more – neighbors displaced from flood – of all the things that the city really needs to focus on, from a safety standpoint, he sees a need for focus on flood mitigation

Male 5 – doesn't feel represented by the council (aka outlying areas) – would like to see councils from 10 (?) areas of Boulder to increase representation

Female 1 – liked prop 301. To give neighborhoods representation

Male 5 – thinks business and housing growth should be held to the same percentage growth

Question 2: Housing: diversity of housing is #1 value for receiving increased attention, although most want to maintain controls on rate of growth. Thoughts on housing?

Female 3 – more mixed use, no specifics on where she would like to see it – everything drives back to getting the opportunity to vote – frustrating to not have a voice

Female 2 – look at housing efficiency – lots of single family and a fair number have a little cottage in the backyard but nobody is allowed to sleep there – very walkable, transit – additional opportunity to grow housing without adding new housing permits

Male 4 – I wouldn't mind the lot sizes being half the size, people being allowed to split their lots rather than build very large houses – urban style development/mixed use – "if we're going to have affordable housing, that means there is going to be more people in town." Rather them be in town

Male 3 – current plan for affordable housing = difficult, lots of hoops, not a great investment, and doesn't incentivize – drives past light industrial on Arapahoe and if city is going to sprawl, that location makes the most sense

Female 3 – as long as they have transportation (to Arapahoe area)

Male 3 – ok with some rezoning (55th and pearl)

Male 5 – 10% but there's only 7%... Fit the type of housing to the location – not everywhere – don't put mixed use everywhere – Google employees… university growth… but they don't come with housing, just more competition – you expect to build your way out of this? Not when you're constrained by open space and a 55 foot cap. Not everyone will ever be able to afford – and it's a shame but they can't.

Female 3 – what is the strategy? "Because whatever the strategy is now, it's not working."

Male 4 – more pressure on the U to provide student housing – alleviate restrictions on unrelated people per housing – allow splitting lots – encourage mixed development in some of the areas – don't like the way Transit village looks but the principle is good – "I live in a city and I'm willing to accept that."

Male4 – agrees with everything except the change in number of people – aka college students – can't handle traffic with increase in people in housing – I'm for it but not everywhere in town

Male 3 – Co-op housing – increases energy efficiency but there are only three places in Boulder that allow that – sees interest in it – could help keep prices down and allow more people to live in a house

Female 1 – Supports these ideas – is there a way to have more unrelated people but limit the cars/parking? – likes the lower height restriction – don't want neighbors to build above – like the greenspace around it so doesn't want to lose that – agrees with Arapahoe area as potential to rezone

Question 3: Jobs: City has 105,000 residents, 100K jobs – 18.5K jobs added over next 25 years (18% more jobs). How can we plan for the impacts? Is that too many / too few / right amount of jobs? Feedback on positives/negatives of job growth?

Less land zoned for future housing compared to future job growth potential – skewed towards jobs

How much open space is going to get diverted? I'd like to look at some of these "cracker boxes" of buildings and see them turned into quality buildings. Hopes code will impact the character and keep it intact in the future. Doesn't have to look the same but sustain the character.

Male 3 – Martin Acres, South Boulder, w/ old ranch homes are ugly – why don't they get renovated into houses that fit more people? Development rate for housing sounds slow (murmurs of agreement) – sees old housing as barrier

Male 4 – if people live in the town, they are less likely to need cars/drive as much

Female 3 – as long as those on the outer areas can still utilize these areas

Male 4 – don't reduce number of jobs, but slow increase

Male 5 – follow London, throw a big circle around the middle and say no cars with parking on the outskirts – a little wild

Male 4 – but Boulder thinks that way, and should continue to think big, crazy ideas

Male 3 – whatever happened to the light rail?

Male 4 – we probably need to be thinking regionally with transit – broader than boulder but not RTD district – the hop and the skip, good, total boulder

Female 1 – Google did not build enough parking

Male 4 – and they shouldn't! houses, not parking – parking = waste of land

Female 1 – but where are they going to park?

Male 5 – plop a big building in, create a hot spot, but don't consider how it impacts the area

Female 2 – "one car policy" – regional transit approach

Question 4: Mixed use development: what are the pros and cons? Examples of good and bad developments?

Male 4 – likes it – North Broadway is pretty good – wants to see it when Mapleton clinic is redeveloped (against Sanitas)

Female 1 – likes it, considered it as a place to live, N boulder – loves access to things – not sure where but encourages it instead of big apartment buildings

Male 4 – there are tradeoffs, it's a balance thing – we do one extreme or the other – big condo or single family – some sort of hybrid - could be livable and have soul – warehouse district on Arapahoe as affordable housing?

Female 3 – if area on Arapahoe/55th would be perfect for mixed use – love to see townhomes, some rental, some residential, some small businesses, services – 63rd and Arapahoe – don't need the gas stations off 55th/Arapahoe

Male 2 – goal is diversity then everything has to be included – some people say no infills…no conversion of open space… everything needs to be discussed – mixed use is great but if you're thinking about influx in 25 years, look at what Millennials are looking for – that mixed use is part of it – more transit (less desire for cars from Millennials) – community that supports needs of different groups and future groups, not just who is living here now

Male 3 – across from the Shell gas station on 30th, xfinity store on baseline… remember what it was like before, I don't like it now

Male 4 – 29th street – just apartments and mall – no character – mostly parking lot – not pedestrian friendly

Male 5 – transit mode from 28th street to downtown Boulder – like 16th Street in Denver

Female 1 – ex from Austin, TX – they were required to put in affordable housing along with other developments, so it's mixed single family, mixed use, condos – great example of what you could do to have a really nice, balanced community – affordable housing mixed with single-family – bikeable towns

Male 5 – dislikes planning focus on one of the groups – millennials, bicycles – but at the other end are seniors – they don't look across the broad spectrum – seek the balance – look at all the groups – when you come in with something big, ask what the impacts are across the spectrum – make it better for more/the most people

Male 4 – consider impacts on everyone – the car is incredibly privileged in our society – looking for multi-modal – right-sizing on Folsom poorly done but what really upset me was how so people were so

enraged that their commute was minorly impacted – we want to be multi-modal but everyone wants their cars

Female 3 – consider fixed-income residents – how are they impacted by this growth and cost of living increase – they are part of what makes Boulder Boulder – how many citizens?

Question 5: Height of buildings – opinions on existing 35-40 / 55 foot height limits in Boulder?

Male 5 – it's served this community well for decades, so why screw with it? Like the limits, don't change

Female 2 – it's a slippery slope – the look of the town – especially Boulder where the view is a big part of the city

Male 3 – moved here because it doesn't feel like a city and values the views – important to maintain views/feel of the town – against large buildings

Female 1 – especially in single family home areas

Male 4 – what about in Arapahoe corridor?

Female 3 – please no! already the stacks

Male 4 – generally agrees with restrictions and wants to be careful – lived in DC for a while with its limits but architecturally very dull – same – if it's going to be big, it should at least be architecturally interesting – incentives to maximize space = boring boxes – consider set-backs, solar shadows, etc. – houses shouldn't be bigger than 2,500 square feet for example

Female 2 – there is a lot near the library – has 6 little cottages on the same lot – beautiful, very quaint – so much capacity in Boulder where additional units could be added – don't need those mansions

Male 2 – I'm going to disagree – if you're thinking outside the box and in a comprehensive way to address new challenges, everything should be on the table – height restrictions are based on viewsheds so easily could identify viewsheds that impact few people or where mixed-use, higher density fits into this – people coming to Boulder don't care if they are in a high rise if they have amenities nearby – sometimes Boulder thinks it needs to reinvent this old paradigm – be prepared to compensate… if people are denied a viewshed, be prepared to compensate for that

Male 5 – wants to see more condos built for rentals – "keep your hands off our open space"

Male 2 – can reduce property tax – but they could also gain transit, access to amenities

Male 4 – my sense is that we have a split… people who support/oppose the recent amendments – but here we could have a frank conversation about how we could have worked through those issues – we want an inclusive conversation – "You can pry my open space from my cold dead hands but I'm happy to get rid of my car. Others might think differently."

Question 6: Any other topics we haven't addressed that you'd like to mention?

Male 5 – everything is possible…but I would not want a blanket statement that says all types of housing anywhere – do what works where it works – municipalization…lots of information made available vs Folsom was enacted without input/information

Male 1 – I didn't feel like I had a lot to say. I'm curious to see what would happen if they did nothing. Everything is conspiring towards bad things happening… too many jobs, no housing, too many cars, unknown transit… and what if another flood? Lots of people buy outside of boulder and that's not going to be affordable in Boulder any time soon. Limited in space. Demographically what is going to happen? People are going to move out… and that's going to have an affect too. Something needs to be done if people who live here now want to retain the character it has. Boulder is going to change regardless. If they don't make the changes, people are going to move out. Change is inevitable…

Female 1 – think regionally… both for transit and housing

BVCP Focus Group 5: Thursday 11/12/15, 7:30-9pm
The Hub
Focus Group Notes

Participants

Female 1 – Southwest Boulder, 2 kids
Female 2 – Foothills and Arapahoe – 2 years in area, work at CU.
Male 1 – Iris and Broadway, 25 years, 2 kids
Male 2 - Retired, Chautauqua, 9 years
Male 3 – Near 19th and Balsam, 27 years, 2 kids
Female 3 – North Boulder, near Iris/Catalpa
Female 4 – Newlands, 1 year
Female 5 – Table Mesa since '90

Question 1: What do you want to change vs. preserve about Boulder?

Female 1 – I treasure the open space – it defines the city – don't want to see it changed; protect it. Don't see wildlife on open space any more – off leash dogs.

- Love transportation by bus – get anywhere within Boulder
- Like bike – want it to be bike safer. Sorry about Folsom

What makes Boulder what it is was some of the decisions made in the 1960s – Blue Line, Mall. Virginia met with business owner to convince them. Vibrant downtown.

Right sizing – need to fix transportation system – sorry about pushback. We've been progressive – not willing to walk the walk.

Avid biker: disagree – felt less safe on Folsom – couldn't pass another biker. Felt less safe with bollards. For his wife, though, it was great.

- City didn't do background work – how to get you out of car. Assumed bike lane was the magic thing. Cart before horse.
- Great bike infrastructure. 30th St. bike lane is great.
- Can make the bike system better
- Less good biking outside of Boulder. Connect Gunbarrel to Boulder.

Right sizing – issue was process – too much stick, not enough carrot

- Leading vs. imposing
- Bikes not the solution. If serious, free bus through community

Female 4 – moved here because Boulder is a laboratory for progressive ideas.

- When you look around – the city has rich and tech focus. Not seeing deep environmental ethic any more. Shouldn't just be Menlo Park.
    - Free buses, municipalization, 100% renewable
    - Net zero energy homes

Connection to nature – losing some of that with development

- E.g. with Camera site
- But I'm not saying "no growth"

Like balance of local business vs. big chains. Encourage small business.

- Affordability issue
- Too much tech industry. Will be cyclical like everything else.
- Ensure that small businesses get accommodated
- Don't overly accommodate tech

Mountain Flower Dairy next to rec center – agriculture in urban area

- Nice that the dairy is being expanded
- Could emphasize arts and music more. e.g., pianos in town in Fort Collins. New Orleans – amazing music.

Balance issue: less grandiose huge efforts (e.g., municipalization), more important to deliver basic services, focus on homeless and poverty, don't need to buy more Open Space.

Market - forces – Boulder on track to be very rich

Affordability is a big issue. Have to address. 92% white. How can have a vibrant city if all rich white people? We are at a breaking point.

Affordability: Not just a matter of diversity, also service workers.

Question 2: Housing: diversity of housing is #1 value for receiving increased attention, although most want to maintain controls on rate of growth. Thoughts on housing?

- Preserve mobile home parks – can't be used for other purposes – zoned for mobile home park; or city buy the mobile home park.
- One housing project – residents get support for education
- Like the Folsom and Valmont project
- Tradeoff – environment (Open Space) – preserve that
- Do density if softened with environment (e.g., creek through town)
- Density doesn't have to be ugly/no trees
- Density has to be everywhere, not just industrial areas. 8 plex instead of huge houses.
- Like West Hollywood – alternate 8 plexes and single family residences. A parking issue, but ok.
- Given that Boulder will grow, what's best way to make it denser? Parking may be a little harder
- Support density in commercial areas, near other large buildings, maybe 8 stories?

- Fee bus passes – bus could be easier and cheaper – get on and go.
- Boulder could do ultra-high speed internet network
- Municipalization – biting off more than can chew – ideology and emotion – noble ideas, but not the best method
- Commercial space not desirable
- Goal of net zero for downtown or government, like Fort Collins?
- Lack of appropriate small business spaces
- Give up money on municipalization for housing
- How it's done can be better – e.g., next to Chez Thuy are ugly
- European cities – architecture and design matter
- Need some aesthetic design – need some thought
- Willing to pay more taxes for free transportation - would help with density (gas taxes)
- New buildings have parking
- Low cost/free bus would help
- Give up to 5% of open space, if properly planned (multi use, streams, walkable), not willy-nilly, rational process
- Can get housing via rent control, public subsidy, create market conditions where can create stuff cheap
- Land by 119 and Foothills – proposed for housing – but it was shot down. Council acknowledged great presentation, but none of them would want to live there. If threshold is Council not living there, then we'll never get affordable housing.
- Many spaces won't look great until developed
- Alternative viewpoint: we should do anything to preserve Open Space – otherwise a slippery slope

Question 3: Jobs: City has 105,000 residents, 100K jobs – 18.5K jobs added over next 25 years (18% more jobs). How can we plan for the impacts? Is that too many / too few / right amount of jobs? Feedback on positives/negatives of job growth?

- It's an issue of quality of jobs – high paying tech jobs pay more – raises costs
- Would like to see teachers, police officers live in Boulder. If live here, would absorb some common values e.g., environmentalism. Police not shoot elk if lived here.
- CU employs about 7K people
- Sense of what sectors are growing? Are they incentivized to come here? No, came for quality of life.
- We hear a lot about tech, but also natural foods, space, outdoor products
    - Entrepreneurial/start up valued
    - Entrepreneurial on all levels
- Not the city's business to control jobs – unintended consequences
    - E.g., height limit creates uniformity
    - Concerned about inter-city traffic – need park-n-rides, free bus

- What's our capacity for water? Relatively good here. But how many can we support? What's our environmental capacity? Towns out east are limited.
- Are we exacerbating problem limiting housing rate but not commercial growth rate? Mathematically not in balance. (Growth of housing may vary with permitting timing)
- What if scenarios – want to see scenarios – what would city look like under those (would be easier to answer than 1% - too abstract)
- Can't we disincentivize driving with parking tax?
    - Incentivize to use other modes
    - Free/low cost, convenient bus – people would like that
    - But people would react to People's Republic
- CU could have big impact – e.g., no cars with freshman. Notice in the summer when .
    - What impact did free transportation really have at CU, Downtown
- Car sharing ideas, e.g., Lyft, driverless cars

Question 4: Mixed use development: what are the pros and cons? Examples of good and bad developments?

- Shanahan Ridge – mixed use – would've had a grocery at Montessori (grocery not allowed). Condo starter homes, then move up to single family, then back to condo when senior. But now condos very expensive too. Have bus stop. Would like some commercial – coffee shop, restaurants, North Boulder good.
- Like mixed use development. Shanahan not mixed use.
- Mixed use is great – if planned well, you can walk
    - Is idea to morph Boulder to mixed use? Or mostly new?
- Denver, Boise – neighborhoods are cool due to walk to restaurant from home. Super cool if Boulder eased up. Rino – shipping container building – mixed use tastefully done.
- Rockbridge in Oakland – Mixed use development, European, shops open
- Hospital – condos, restaurants
- Mixed use developments – great, but depends on how do it
    - E.g., 19th St – church changed to synagogue. Could have rezoned to mixed use development. Bus line there.
- 29th St – big mess up for not mixed use development – no housing. Have 29 North now. But wish there was more.
- Boulder Community Hospital (Broadway) – do a combination of townhomes, condos, street-level retail
- Police and teachers – cousin (who is in public service) lives in subsidized housing in Paris
- Denver – has a building built for artists – accommodates big art installations
- Loveland - subsidies for visual artists. Permanently affordable to cap prices/rents.
- Old Boulder Community Hospital – Could put lots of density, bury parking, on Skip
- When Ideal Market goes, a little higher there
- Basemar – great location (if manage parking)
- Steelyards – horrible parking due to restaurants – not enough parking

- Boulder light rail
- Hope to repurpose Boulder Community Hospital building – otherwise a waste of landfill space, energy. Could look great.

Question 5: Height of buildings – opinions on existing 35-40 / 55 foot height limits in Boulder?

- Gradation may make sense
    - 55 feet buildings would have less impact out east, than Daily Camera site downtown
    - Okay east of Foothills Parkway
- Analyze/codify height
- But also feels like out east is okay – don't foist off on others
- How arrived at 55 feet? That height can still block someone's view.
- Height impacts the feel of the place
    - Williams Village – they inspired the height ordinance
    - Impacts scale of city. Part of charm/character of city relates to height - things kept to scale.
- Lifting limit would wreak havoc
- A few big buildings in Boulder, not bad
- Vancouver – huge condos – is that what we want?
- Need some parameters. Could a different height make a significant affordability impact?
- Variances/deviations are the norm, not the exception. Be consistent if have a rule (process issues)
- Ideal Market not an architectural masterpiece. Add 1 more story.
    - Pursue opportunities like that – housing above. Not end of problem.
- Housing above shops on North Broadway, Holiday work well
    - People don't gripe about North Broadway in Camera
- What do you want the town to look like?
- Form based code – intended to help solve appearance issue – make things look decent – could be an answer
- Exception depending on type of use? Exception to allow for affordable housing?

Question 6: Any other topics we haven't addressed that you'd like to mention?

- RE: jobs – what are the tax impacts of different types of business? Should that influence decisions? That would inform answers?
- With lots of interdependent variables – lead to keep same, or incompatible
    - Model for real time with parameters – turn this knob for housing. A tool like that would be helpful for providing feedback - then see the totality of the scenarios.
- Is growth suitable? Or try to limit/manage it.
- Used to be able to live in Sausalito, Santa Fe but can't anymore; it's only for the wealthy

BVCP Focus Group #6: Friday 11/13/15, 1:30-3pm
Boulder Municipal Building West Conference room
Focus Group Notes

Group:

- Male 1 – 4.5 years in Boulder, from Eagle County for 30 years, lives across the street
- Female 1 – Retired from Environmental Design at CU, lived in Boulder since 2006
- Female 2 – Moved here in 1991, lived in Gunbarrel, bought small condo at 30th and Colorado. Went to DU in 1966, continuously in CO since 1975.
- Female 3 – Gunbarrel area 2.5 years, Exec. Development
- Female 4 – Moved here last Jan. from east coast, 11-month-old daughter
- Female 5 – On Hill. Formerly lived in Downtown Bldr. Was active in St. Julien Hotel discussions, etc. Tries to participate in various civic activities.
- Male 2 – Two months in Boulder, 17 years Seattle area, prior to that KS. Computers.
- Male 3 – Area II east of town near Platt Middle. Colorado whole life, mid 90s Boulder, works in Denver.

Question 1: What is going in the right / wrong direction?

Female 3 – Get most places by biking trails, easy to get around. Growth plans are a concern = planning for growth. "They're looking at building on vacant lots at high density, maybe apartments, density is the concern."

Female 2 – Loves open space. Walks 4 miles to post office. Boulder still feels like a small town. I like that I can cover Boulder on foot. "Boulder can't accommodate all who would like to live here." Where do we go when we are maxed out – if we're nice, people will keep coming.

Male 1 – Got rid of 1 car, drive under 8,000 miles per year. Echo same things – concerned with some of the changes in density. Reserving judgment on Camera building. Concerned with it, seems like we are putting brick walls too close to streets. Tradeoffs, I know. We are uncomfortable with "vagrants," wife is uncomfortable at night. Boulder is over accommodating people who come here to panhandle.

Female 2 – agree about Camera building

Female 5 – Liked duplexes and mansions. Trends going to gentrification. If we are saying where is out buildout are we saying "wealthy people, or their families." "We don't want to live in a homogenous community."

Female 4 – Moved here for culture, has a laid-back feel and vibe. Accepting, not pretentious. Hard to find a unit in Newlands (rent). We realized we can't afford to live here. Think about how you want to grow. Talked about a guy who is a barber and a nurse living in affordable housing – don't lose these people.

Male 3 – I appreciate the active Boulder lifestyle, schools are wonderful. I appreciate the nice balance of outdoors and resources like CU and restaurants going well. Concern is the increased "narrowing" of the city – lack of diversity in terms of race and socioeconomics. He's a faculty member at Metro, concerned about his kids growing up without diversity; it's feeling elitist. The mechanism of who lives here is money.

Female 2 – There is diversity (she lives near 30th and Baseline and is aware of people that others may not see. People don't know how many of these people there are).

Male 1 – Diversity is a problem. How do you achieve it without destroying what's nice.

Female 4 – Young daughter, Argentine father. Has concerns about diversity.

Male 3 - There's not enough, if you go with the census.

Female 1 – Green spaces, ability to go a week+ without using car. Needs to be a discussion about what size population you want. We don't have economic diversity. Need support for middle class communities as well, grad students can't stay here. We bought before prices ballooned. Wouldn't have been able to live here without.

Poor design. City is now learning from that. 30th Street, loss of human scale. Buildings built with no place for a tree. Need high quality design for density.

Male 2 – These are nice problems to have. Towns half Boulder's size (near Seattle) which are immensely harder to get around in. There's not a lot of traffic compared to what we were used to. Boulder has done a good job containing itself. In Redmond, problems are sprawl.

Question 2: Housing: diversity of housing is #1 value for receiving increased attention, although most want to maintain controls on rate of growth. What are you willing to change to achieve greater density of housing?

Female 2 – It's not density but I don't want ugly buildings. Pearl St. Junction is "horrendous." Big fan of tiny houses. I hate what's happened with Daily Camera building.

Female 3 – We could be leaders in tiny house movement. New units in Gunbarrel is my complaint. Ugly buildings are coming based on what was built in Lafayette.

Female 1 – Tiny houses are a tourist attraction

Male 2 – I love the height limit but wouldn't mind if some area would be available for housing or retail.

Female 5 – Williams Village is such an eyesore

Male 1 – Depends on the type of people you're trying to keep. Are we trying to make it for people who work here, or people who are commuting to Denver? You can't be all things for all people. Essential services makes sense, but not "pure affordable" for everyone. Not sure everyone should be entitled to.

Male 3 – Makes good environmental and economic sense to have people near their jobs. Suggest focusing on "workforce" housing rather than "affordable" housing
(murmur of agreement from group)

Question 3: Jobs: City has 105,000 residents, 100K jobs – 18.5K jobs added over next 25 years (18% more jobs). How can we plan for the impacts? Is that too many / too few / right amount of jobs? Feedback on positives/negatives of job growth?

Female 5 – Aerospace people at Ball don't want to live here, so we don't need housing for everyone.

Female 2 – Saw survey that says people could live in Boulder but they live elsewhere to get more. Don't build housing that people don't want.

Female 3 – Likes focusing on workforce housing ("or is affordable housing for anybody – they aren't making that distinction")

Female 2 – Why do we have a rigid thing between residential and commercial? Boulder Junction is horrendously ugly. "Holiday I like." OK to change some residential to mixed use.

Female 5 – Trick is Whittier example. Tried mother-in-law apartments. You want a balance?

Male 1 – Ski areas have given density as a way to get diversity. <u>Start small</u>, we want 10% teachers in town to start.

Female 3 – Loves no lights in her neighborhood

Female 1 – Supports helping middle income to live here. There's a value in seeing diversity.

Female 5 – More afraid of mountain lions than homeless

Male 1 – Sees disgusting things downtown

Female 4 – Had a concern. Not enough lighting. Her other point is thinking about middle class. We are middle income – 2 incomes.

Male 1 – Tried to get a definition of what incomes we are talking about. He (and Female 2) are afraid that you keep putting in so much housing (until we hate it) but density may not address the issue and bring down prices.

Male 3 – Complicated situation. City has a transportation demand system. Need a housing demand management system. I don't think density is the problem.

Question 4: Mixed use development: what are the pros and cons? Examples of good and bad developments?

Consensus: Quality mixed use is great.

Male 1 – Does mixed use make development less expensive?

Female 4 – Great if you have mixed use areas

Female 2 – Pocket parks. Mixed use is great. I walk to virtually everything I need. Concerned with ugly buildings. Alfalfa's is cool – the high rise is great –everything is proximate. "BEING ABLE TO WALK is a biggie."

Male 3 – 55th and Arapahoe – all warehouses. A place to do more.

What would get you to move here – discussion of how more housing could be provided. Expansion of North Boulder area. Mixed use in N. Boulder is OK.

Female 2 – Many buildings could be torn down and rebuilt with better buildings. Enhance the area – keep the feel. CU Research Park is very cool. Transit Village undesirable.

Male 3 – Concerns about City getting aesthetics rather than tangible results (how does it make you feel, setbacks) etc. Meadows is a giant parking lot.

Female 5 – Meadows, Basemar, OK to put residential above

Male 1 – I think N. Boulder is "pretty neat." Others said they agree with that. Consensus: "it's a positive example, what's happened up there."

Question 5: Height of buildings – opinions on existing 35-40 / 55 foot height limits in Boulder?

Male 1 – Height limitation "makes Boulder Boulder."

Female 2 – "I want to see the sun."

Female 5 – I wouldn't mind if they could create something visually interesting (like church steeples) and flat roofs could be varied.

Male 3 – Prefers an average of 55' on a block – different heights. 6 stories, then 3, not all 5 stories.

Female 1 – Wants ability to put solar in

Female 3 – That view thing is a concern. Needs to be well managed. 4-story building in a field is too big.

Female 5 – I don't know why you couldn't build higher at the area where the storage facilities are (i.e. East Arapahoe).

Female 3 – Why did the northeast site get thrown out (the Diagonal proposal)? Santa Fe. Santa Barbara – amazing design.

Female 1 – You can design attractive affordable housing

Female 2 – Well thought-out design makes it more attractive

Female 5 –Longmont has a lot going for it that Boulder doesn't have. Longmont: Great parks throughout town. Municipalization. Internet. Parking behind buildings on Main Street.

Female 2 – Don't be afraid of good design, just because it raises prices.

Male 1 – Planning processes seem to drag on. Boulder needs to get on with things (like) the civic area plan.

Female 3 – They (county planning and housing) don't listen. Let go of their agendas enough to be creative.

Female 2 – I'm pleased that the City/County has gone to this extent (i.e. focus groups, surveys, conversations). Appreciate that they are asking. Many places don't do that.

This report provides a summary of community engagement in Phases 1 and 2 of the update including:

Part 1: Overview and Metrics
Part 2: Culturally-Sensitive Engagement
Part 3: Meetings with Community Groups
Part 4: Boards and Commissions
Part 5: Feedback from Planning Board and Planning Commission *(Sept. 17, 2015 joint meeting notes)*

Part 1 Overview and Metrics

Community engagement in the first phases aimed at getting the word out about the update, informing people about the plan and its legacy, sharing foundations information, and inviting people to participate and share ideas on areas of focus, issues, concerns and topics for the update.

Information is included below on the following events and targeted outreach:

- Community Engagement Measures
- Outreach Efforts During Phases 1 & 2
- Local Listening Sessions
- Boulder 2030 Kickoff Event
- BVCP Videos

In order to learn from the experiences and feedback gained in all engagement activities, as well as ensure the goals of the engagement plan are being met, the process committee advised that the planning and communications team measure the success of engagement. Therefore, staff will provide qualitative and quantitative engagement measures periodically through the update.

Goals	Way to Track / Measure
During Plan Update – Short Term	
Inform and invite all Boulder Valley people at least once (all addresses in Boulder Valley) about the project and provide opportunities to interact and get more information.	• Over **50,000** postcards sent for kick off • Emails sent every week August to present with BVCP info to **5,000+** mailing list • **~225** people who attend kickoff event • **140** people who signed up for information at the Kickoff event • **530** new people signed up for e-mail information from August – November • **Over 6,100 "**unique visitors" to the BVCP website since August • **13** "pop-up" meetings for kickoff • **Frequent use of social media -** multiple times per month (e.g., Facebook, Twitter, other) • **Advertisements** placed in Boulder publications (e.g. Recreation guide) as well as small cards announcing the kick off events at public spaces throughout the city (e.g. libraries, recreation centers, service center)
Engage - provide community members opportunities to influence the project.	• Approximately **45** city- and county-hosted events, meetings, opportunities to provide feedback • **6** non-city/county community meetings and events attended by staff • **Over 1,300 "**unique visitors" to the Listening Sessions website
Inspire - make the project inspiring	• Colorful logos, graphics, and videos used as part of all invitations,

and informative by using graphics, logos, photos, and positive messaging about the legacy of the plan.	presentations, and informational displays. • Provided videos and speakers explaining the project and history of the plan.
Transparency - track all feedback provided throughout the process and make that information transparent and available.	• Feedback from each event and online opportunity is compiled and available online (*See Past Events and Community Input to Date at bottom of page).* • The feedback received in each phase will inform the next steps of the update. See infographic depicting "How Your Comments Are Used"
Good Quality Process Design - Design events to be relevant, timely, and interesting and to be well facilitated to allow for conversation	• Online and paper evaluation forms from the Kickoff event and listening sessions have been received and the input is helping to shape subsequent sessions.
Provide Multiple Ways to be Involved	• All presentations and polling have been available in both in-person and online venues. • The Kickoff activities and materials were offered as a "meeting-to-go" for any interested group.
Targeted Outreach	
Engage with organizations in Boulder Valley with interest in planning (notify, invite, attend meetings)	• **6** organizations accepted invitation for staff to attend their meetings at this point in the update, others may accept at later phases • Qualitative input was recorded in meeting summaries
Engage with unique population segments and targeted outreach groups	• Phase 1 & 2 included specific outreach to the immigrant community, youth, and a representative sample of Boulder's adult population. As more specific options are considered, next phases will include more targeted outreach to those groups as well as the business community, students, renters, commuters, families and low-income residents.
Genuinely communicate with non-English-speaking and immigrant population	• Partnering with Latino Task Force, Intercambio, Family Resource Staff and other community "leaders" or "spokespeople". *See Part 2: Culturally-Sensitive Outreach* below. • **3** "pop-up" meetings with bi-lingual staff at targeted locations • **85** comment card responses in Spanish
Survey the community • Conduct a statistically valid survey with validity of at least 5%; Mail to 6,000 households with goal of having • Conduct an open web-based survey open to all (with separate results from statistically valid survey).	• **937** completed statistically-valid surveys • **16.8%** response rate; +/-3.2% margin of error • **~750** responses to open online survey • **Survey report of results** available online
Longer Term – Result of Plan Update	***N/a for Phase 1 & 2. In the future the city and county will:***
Build community capacity to increase understanding and knowledge about the plan and participation of people who will be part of the community civic process and become future community leaders	• Monitor community engagement • Monitor good governance metrics and indicators • Develop participation on boards and commissions, etc.

Outreach Efforts During Phases 1 and 2

- **Culturally-Sensitive Engagement –** Staff and decision-makers seek a meaningful engagement process with Boulder's immigrant communities and culturally-sensitive venues and processes. The approach focuses on one-on-one conversations with community leaders and spokespeople, building on their knowledge and trust within the community; working with bilingual partners at events or "pop-up" meetings using comment forms in Spanish and English; partnering with Intercambio to get input from immigrant students in English classes. Detailed comments are provided in Part 2 below.
- **Outreach with Civic, Businesses, and Community Groups** – Several meetings have occurred to update civic, non-profit and community groups to talk about the update process and hear input. Groups include: PLAN Boulder Board, Boulder Chamber Community Affairs Group, Urban Land Institute, Boulder Housing Partners, Boulder Tomorrow, and Boulder Area Realtors Association. Invitations for staff to attend meetings of any interested organization will continue throughout the update. Detailed meeting summaries are provided in Part 3 below.
- **Pop-Up Meetings** - "Pop-up" meetings in conjunction with events and at gathering places occurred around town in August and September. Their purpose was to provide information, increase awareness about the plan process, invite people to engage, and ask initial questions about what people love and consider to be issues facing the community. A total of 13 pop-up meetings (including 3 with bi-lingual staff) were held at recreation centers, farmers market, grocery stores, Eben Fine Park and other events.
- **Youth Engagement** – Some of the pop-up meetings and other events have been geared for younger people in the community – children, youth, and students. The Youth Opportunities Advisory Board (YOAB) and Growing Up Boulder are partnering with the planning team. A team of YOAB students is working with their peers in Boulder High Schools to gather input about issues facing teens in Boulder that may inform the BVCP update. The students will present their findings to staff in December. Additionally, younger Boulder residents provided artwork depicting their ideas about what they would like "Boulder to be like in the future" available on the project website.

Feedback from City Boards and Commissions

Since October, the BVCP team has been attending meetings of other city boards and commissions and requesting feedback on the foundations works products, community engagement activities, and topics of focus for the update. An abbreviated summary of each meeting is provided below. Detailed meeting summaries are provided as Part 4 below.

- Sept. 11 **Youth Opportunities Advisory Board**- YOAB engaged in an interactive map activity followed by small group discussions on what is working well in Boulder and issues that need more attention.
- Sept. 28 **Parks and Recreation Advisory Board**- PRAB's discussion focused on community engagement including outreach to specific populations, clarifying how input will be used, and closing feedback loops.
- Oct. 5 **Downtown Management Commission**- DMC's discussion addressed the need for targeted outreach to under-represented groups and the use of 3D mapping technology in the 2015 update.

- Oct. 7 **Landmarks Board**- The Landmarks Board meeting went late into the night, and as a result the board provided only limited feedback on the BVCP.
- Oct. 7 **Environmental Advisory Board**- EAB discussed specific ways that the BVCP could be improved, including ways for making it clearer and better-integrated with master plans. EAB also provided feedback on outreach strategies and topics of focus for the update.
- Oct. 7 **Boulder Design Advisory Board**- Due to a full agenda, this update was provided via memo, and the presentation to BDAB was rescheduled for December 9.
- Oct. 12 **Transportation Advisory Board**- TAB discussed community outreach strategies for the update, including the strategic use of social media and pop-up events as tools for reaching people who might otherwise not engage. The discussion of focused topics emphasized transportation and transit, and the opportunity to use BVCP outreach to better understand community desires on these topics.
- Oct. 19 **Human Relations Commission**- HRC emphasized the importance of addressing issues related to poverty, homelessness and equity. The board also provided comments and suggestions for conducting targeted outreach to under-represented groups as part of the update.
- Oct. 21 **Boulder Arts Commission**- BAC discussed ways that the BVCP could help support the growth of the arts community in Boulder. The board suggested ways to improve community engagement that build upon the recent successes of outreach efforts for the Community Cultural Plan.
- Nov. 16 **Open Space Board of Trustees**- OSBT discussed local food as an issue that could be further defined as part of the BVCP update, and offered specific feedback and questions related to the CU South property.
- Nov. 18 **University Hill Commercial Area Management Commission –** Board members discussed how housing issues on the Hill (e.g. over-occupancy by students, loss of families, mix of owners and renters) affects the commercial area and expressed interest in exploring this further in the update.
- Dec. 2 **Library Commission**- Due to a full agenda, this update was provided via memo, and the presentation to LC will be rescheduled for a future meeting in Q1, 2016.
- Dec 9 **Boulder Design Advisory Board**- The presentation to BDAB will occur after this memo has been submitted to City Council and Planning Board.

Note: Staff also met with Boulder Housing Partners, as noted under Community Groups.

Local Listening Sessions

In November and December, the city and county hosted a series of local community "listening sessions" in six locations around the community to share concerns, questions, and ideas related to the update of the Boulder Valley Comprehensive Plan (BVCP) and services and programs. Sessions include an open house with a variety of information on a range of city programs and projects from many departments. These are followed by a short BVCP presentation and round table discussions.

Attendance at the sessions has been robust, ranging from 65-130 attendees per session. People have expressed appreciation for the project information as well as the opportunity to share their ideas and concerns about the areas they live and work. The round table discussions have focused on a range of topics including but not limited to: affordable housing, neighborhood livability, transportation, parking, density, climate and energy, focused land use topics (e.g. CU South, Twin Lakes) and future options. The completed summaries from the sessions and discussion groups can be found on the project website. Some summaries are still in progress at the time of this memo production.

It is anticipated that additional sessions focused on specific geographic areas in the city will be held in the next phases of the update and may help inform subcommunity specific policies for the plan.

Local Listening Sessions

Central Boulder / University Hill	**Mon, Nov. 9**
North Boulder/ Palo Park	**Weds, Nov. 18**
South Boulder	**Mon, Nov. 30**
Southeast Boulder	**Wed, Dec. 2 .**
Gunbarrel /Area III	**Monday, Dec. 7**
Crossroads / East	**Weds, Dec. 9**

Boulder 2030 Kickoff Event and Outreach Opportunities

The city and county held a kick off event in August at Chautauqua Park. The event allowed the city and county to gather ideas from the community; explain the history and purpose of the Boulder Valley Comprehensive Plan (BVCP); share the foundational work in progress for the 2015 BVCP Update; and answer questions about requests for land use or planning policy changes. About 225 people attended and provided a wealth of ideas, as noted in the summary. Detailed notes from the Boulder 2030 Kick Off event can be found on the project website under Boulder 2030 .

Initial input was gathered through an online poll and comment sheets from events, pop-up meetings, other community events to inform the focus areas of the update. This input is gathered and available on the project website under Boulder 2030 and include hundreds of responses to “What people love about Boulder” and “What should be the update areas of focus”.

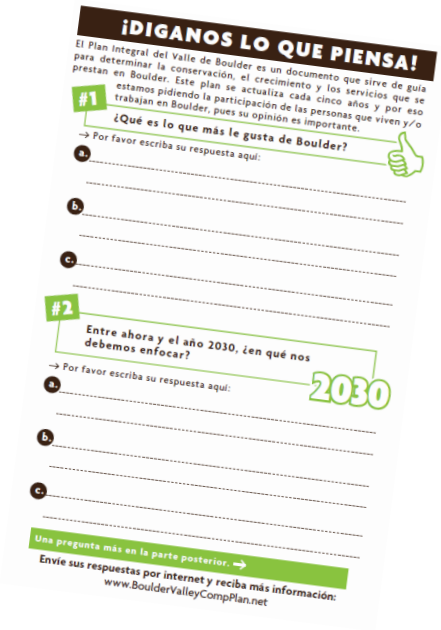
BVCP Videos - Updated

The city hired Boulder-based Balcony Nine Media to produce the first few videos in the planned series of videos describing planning and planning processes in Boulder to be shared throughout the update process. Draft versions of the videos were shown at the August Kickoff event, and following feedback about their tone and content, have been subsequently revised and finalized. The “Our Legacy: Boulder Past and Present” video will help educate community members about important planning decisions that have shaped Boulder today. The “Our Future: Boulder 2030” video will serve to describe the comprehensive plan and the importance of community members participating in the update process. It is still intended that future videos to support understanding of the planning and development review process would be useful on the planning webpage.

Part 2 - Culturally-Sensitive Outreach and Engagement

A high priority of the comprehensive plan update is to reach constituents who may not normally be involved in the planning process including immigrant communities. In Boulder the primary immigrant communities include Latinos from Mexico and other South and Central American countries, Nepalese, Hmong, and Russian immigrants.

The city and county have committed to having a creative and responsive process, providing quality information and seeking input and dialogue. Staff and decision-makers seek a meaningful engagement process with immigrant communities and aspire to develop culturally-sensitive venues and processes. The approach focuses on one-on-one conversations with community leaders and spokespeople, building on their knowledge and trust within the community. This is being accomplished working with community partners including the Latino Task Force, Intercambio and city family resource staff.


¡DIGANOS LO QUE PIENSA!

El Plan Integral del Valle de Boulder es un documento que sirve de guía para determinar la conservación, el crecimiento y los servicios que se prestan en Boulder. Este plan se actualiza cada cinco años y por eso estamos pidiendo la participación de las personas que viven y/o trabajan en Boulder, pues su opinión es importante.

#1 ¿Qué es lo que más le gusta de Boulder?

→ Por favor escriba su respuesta aquí:

a.

b.

c.

#2 Entre ahora y el año 2030, ¿en qué nos debemos enfocar?

2030

→ Por favor escriba su respuesta aquí:

a.

b.

c.

Una pregunta más en la parte posterior. →

Envíe sus respuestas por internet y reciba más información:
www.BoulderValleyCompPlan.net

Culturally-sensitive engagement takes into consideration:

- Some people may not be comfortable coming to big open meetings because of language barriers, work commitments and attire, family commitments, expectations, communication styles or other reasons.
- With some communities it is necessary to start conversations with organizations and individuals who have the trust of that community.
- Electronic and online outreach methods do not work as well for the Latino and other immigrant communities. People won't take the time to go through long and complicated surveys or questions online or they may not have the skills.
- Outreach needs to focus on questions and topics that are of concern to the immigrant community. These topics are likely not the same as for the community as a whole or may be more focused in the near-term. Topics of concern are likely to be around housing, transportation, safety, affordability, ability to open a business, etc.

Engagement with immigrant communities includes:

- Working with leaders or spokespeople, recognizing that this is the preferred approach for immigrant communities.
- Ensuring that a range of leaders and spokespeople are contacted so that it isn't just a small number of people speaking for a whole community.
- Working with leaders in organizations to frame questions that will be meaningful to the participants, meaningful to inform the update, and are not biased or leading.
- Pop – up meetings at places where people gather (i.e. Walmart, Eben Fine Park)
- Translating key questions or some basic materials but not all materials. Some responses may need to be translated from Spanish to English.

What People Are Saying

Individuals shared their views on comment forms about what they love about Boulder and what they see as important to address for the future. Verbatim responses from the comment sheets have been translated from Spanish and are included below and in the full comment sheet summaries online.

"It is a great city with very little violence. Lots of nice and friendly people. Lots of places to do outdoor activities, mountains, biking, you can walk without feeling scared, day or night. I love Boulder."

Common themes about what people love about Boulder are around safety and lack of violence but also the natural beauty. People appreciate access to services, parks, and good schools. Also frequently mentioned is that the people are friendly and come from a many places.

Potential areas of focus center on affordable housing, transit access and affordability, activities for youth maintaining safety and maintaining services and programs for Latinos.

Other important issues were discussed in conversations with individuals as well as Human Services and Family Resource Staff members. Areas of concern arising in discussions include:

- Affordable Transit, Community Eco-Pass and bike infrastructure – Finding ways to decrease transportation costs would be an area of extreme impact to ease families' financial struggles. Community eco-pass would be very helpful, especially for retired people who may have had passes through their employer but no longer do. Better transit for in-commuting as Boulder is a business activity and center. The city needs workers and we don't want them to have to come from other communities – need to increase ability to take alternative transportation. Promote more cycling especially at low income housing sites as a viable way for youth to get around the city.

"Create a community where people are more connected. Strengthen neighborhoods so that there is a sense of being neighbors. Improve cross-cultural relations."

- Affordable Rental Housing - Families are leaving Boulder due to high cost of living, scarcity of affordable housing, and rent increases. People struggle to cover basic needs: Cost of living because of housing- do I pay the rent or do I pay an after-school program, food? Basic needs. Policy - certain areas around documentation status - don't reflect the level of need for the whole family - documentation mixes within families. Even with working requirements.

- Living Wage - There is a trend that families qualifying for low income housing don't transition out by increasing their income. This limits the opportunities for others. A city-mandated living wage might help.

- Child Care – The impact of child care costs to middle and low income families is very significant. At the end of the day middle income households become low income because so much of the income goes to child care. Perhaps there could be incentives to businesses to help or increase ability to offer child care on-site.

- Gathering Places - There is a lack of inviting multi-cultural gathering places where Latinos feel welcome. The Boulder that is promoted is not as welcoming (Pearl St., Farmers Market). It would be good to create places that people can freely gather. Elks Lodge is one of the only places. People go to Longmont. People seek spaces that remind them of home – e.g. plazas with vendors on the streets. Increase ability for people to sell food on the street or in open areas without having to go through so much permitting and expense. Ethnic grocery stores are limited - stores that have products from home - Spanish or Latino markets. It would be better if people did not have to leave the city to shop. How can the city protect certain businesses in certain areas - micro loans and ability to sell?

- Youth Employment – Programs are needed to help the youth transition to employment. They will be part of the coming workforce. Due to ethnicity, they are not welcomed. They live here and they may have difficulty finding work, but fill the service industry gap. We want them to be engaged, not disenfranchised at a crucial time to capture the talent and provide a place for them to work. Perhaps ways to work with small businesses that might see youth as ambassadors. This could be a sustainable way to funnel money and capital into the local immigrant community. Suggested programs include job readiness trainings, training about speaking, dress, how to be adept in the business world. This could be modeled on the bridges out of poverty program but for kids or with neighborhoods.

- Service Jobs - As the city grows and adds people, those people need services and immigrants are likely the ones to fill certain service needs. The city could partner with other entities (e.g. CU) to welcome them and give them a basis to be successful. Build on programs that help people have a good foundation to move out of poverty. These workers are essential to the economy; they should be welcomed and assisted. An example is like Intercambio to support education.

- Employment- There are many immigrants filling the gaps in services and they are likely to change jobs frequently. Many are over-qualified for service jobs but there are limited jobs the next step up. Other jobs require more specific higher level skills. Many of these jobs have been pushed out and people have to travel long distances if they want to transition upward.

Comment Form Responses

What do you love about Boulder?

It is a calm and fun town
For me everything is very good for now. In Colorado we are safe.
It is friendly and harmonious

I very much like to live in Boulder because there is a lot of nature, we can go on our bikes and there are lots of places to walk and look at nature.
It's a united city and a very safe place, no violence.
It helps Latinos.
It is a great city with very little violence. Lots of nice and friendly people. Lots of places to do outdoors activities, mountains, biking, you can walk without feeling scared, day or night. I love Boulder.
Because it has well-founded ordinances, and also because it help the Hispanic community
There are good places to walk, ride your bike. Boulder Creek. The public libraries. I love it here. Focus on youth and children.
It is not so dry and also I like the nature and everyone is so happy here. That is why USA is the best country.
I like living here because there are many resources available to the community and in my opinion the best schools for my children. I have lived in many cities and I have always returned here.
Nature is respected, we recycle and we compost. It is a beautiful city.
I think Boulder is the best city in all of Colorado, it is safe and has great schools.
It is well organized, pretty and very safe.
There is a lot of security (it is very safe)
There are many places to walk and be in nature. I love living here.

Translated from Spanish from participants at the Cumbre de Mujeres, a yearly conference for Latina women and youth held at CU-Boulder.

I like the nature and that the city is progressive.
Ecology (clean, taking care of nature). Bilingual schools. Peaceful (not too much racism against Latinos).
The size of the city, how peaceful it is, how safe it is and quality of life. It’s natural beauty.
I like that the streets are clean, that there are many people on bikes, there are different groups for women.
The outdoors, the way of thinking and wanting to help, non-profit programs that focus on helping Latinos.
Everything is close and easy transportation. Lots of emphasis on being healthy.
My friends and the mountains.
The creek and the mountains.
Pearl Street (pedestrians), lots of restaurants and stores, mountains and healthy places.
The mountains and the community.
How clean the city is. The mountains and environment. Transportation.
Boulder is a warm/welcoming place and everything is easy to get to.
The environment, how safe/secure it is.
That people are friendly and receive everyone as an equal, the quality of life, the security/safety in the city.
The mountains, the people, the energy.
The people, safety/security and cleanliness, opportunities for all.
A very healthy environment, lots of resources available, people are very nice.
Its people.
The mountains and nature, it’s a great community.
A culture of being healthy, green areas and parks, a culture of being active.
The amount of parks, lots of cultural opportunities. Access to research agencies, the quality of life. Very

nice people and a healthy community.
English classes, help to parents that want to help their kids so they don't smoke marijuana, learning the pros and cons.
The culture and spirit of people to do volunteer work and help others.
Nature; people choose to live here and there are people from all over the world, for a small city there are lots of things to do, events opportunities.
Boulder is a beautiful city, I love the mountains. I love how people are so nice and simple. Boulder is a nice city that invites one to reflect and to live fully.
Diversity, healthy lifestyle, beautiful surroundings.
What I like the best of Boulder is that there are many cultures.
The creek, the mountains, everything.
People are very nice, the environment.
Its' regulations.
The art, open space and the stores and free events.
I like to see Mexican products at the grocery store; I like that there is a Walmart where everything is cheaper; I like that there are many parks for families.
I like the best: its peacefulness and safety, my job at the UMC and the buses.
It is peaceful, beautiful.
I like it is clean, organized and you feel safe on the street.
Green areas, open space, the beautiful views, inclusive people.
It is beautiful and I like the size, how people are friendly here, the respect for nature.
I like that so many people use bikes, and that we have people like you that care about the community.
The Boulder Reservoir, the bike baths for mountain biking.
Nature, good paths for those on bikes and on foot, the culture and friendliness of people.
I love open space, I love the cultural offerings and the pedestrian areas like Pearl Street.
The natural beauty, a friendly city, its people.
The parks, mountains, downtown, it is safe.
I think Boulder is a bit better in applying the rule of law.
The downtown, the library. Resources in Spanish for Latinos (Amistad, Intercambio, Mental Health Partners, etc.). The landscape and views.
I like it is a multicultural city, people from all over the world. I like that the mountains and nature are close.
It's a very pretty city. I like the university and the opportunities. That the Hispanic community is growing here.
I like the respect for pedestrians; that the green areas are cared for and preserved; the importance placed on health, eating healthy and exercising.
The parks, the mountains, the walk paths.
The parks, nature and that there isn't much smog; the mountains; a beautiful view and no trash scattered around.
It's a tight community.
There is a lot to see, it is friendly, the activities.
The beautiful landscape and the diversity.
Open space and the connection the Latino community has.
Culture, schools, diversity, education level.
Parks with games for kids. Free recreational activities like the bee festival, activities at the library, etc. It is very safe, not much violence.

The city is very cultural and I have learned so much from meeting people of other places. I like nature and in particular the paths to go up the mountains. Schools and opportunities.
I like it because it is a very safe and not noisy place. A beautiful touristy place because there is a lot to do, there is always something.
Good people.
The roads are for various uses, bikes etc.
Green spaces, diversity, community agencies.
I like everything because it is natural, nature is protected.
It is a city that opens its arms to people from all cultures, a city that cares about recycling, gives a good example, promotes physical exercise and activities.

Latina youth at the conference also provided feedback about what they like about Boulder. Their responses include: schools, friends, food, beautiful views and mountains, opportunities, and natural areas.

Between now and 2030, what are areas that need focus?

More sports for children and parents, family resources and a safer space for people.
Organizing open positions better, by specialty.
To keep up maintenance of green spaces like parks and recreation centers and make sure this remains a safe place for everyone.
That our roads are always under construction.
Office jobs accepting more Hispanics. Getting closer to God
Recycling, caring for nature, children's education. To be better human beings and help those who needed it, in particular in educating all children.
Keep it up, keep helping (the Hispanic community)
I don't like that marijuana is so accessible.
I want it to stay the same
Keep it up, every time the community needs help, the city has helped.
The environment
More activities for youth and more accessible rental housing
Widen the roads; Improve public transportation
Take better care of our youth
More activities for the whole family.

Translated from Spanish from participants at the Cumbre de Mujeres, a yearly conference for Latina women and youth held at CU-Boulder.

Focus on improving public transportation. Focus on including all communities.
Improving schools. Ecological: not so many cars. Have more resources of Latino community.
Controlling growth, maintaining and improving open space. Integrate the Latino and Anglo communities.
Keep caring for the environment, more programs for teen education, more programs for families.
More programs to help Latino community, programs to safeguard nature, more schools with access for Latinos.
More affordable and low-income housing for elders and immigrants and people with disabilities. Affordable transportation for immigrants that do not drive, elders and people with disabilities. Improve

education and mental health and therapy for people with disabilities.
Have a group that helps people when they have problems with the police. To be able to make a complaint to the manager without fear.
More bilingual availability (workshops, resources, etc.)
Make housing less expensive! More spaces for Latinos (both restaurants and also parks). A less pejorative place for Latinos.
Public transportation for elderly.
More programs aimed at Latinos.
Security and housing.
Focus on kids and youth, need to make sure people are respectful and there is equality for all.
Preventing contamination.
Yoga and meditation classes, festive events for the community.
More parks for exercising, more workshops and talks about emotional intelligence.
Offer affordable homes and neighborhoods. Translate materials on public events into Spanish. More cultural events for Latinos.
Keep caring for the environment; focus on health, on helping immigrants.
The environment, health/healthcare.
Don't divide people based on origin; gun control; be more cohesive as a community.
On youth and education; affordable housing to rent or buy; generate employment.
Focus on inclusivity and diversity, more opportunities for Anglos to learn Spanish, more participation of Latinos in decision-making at the city.
Helping residents become citizens, so they can vote.
I think we need to focus more on technology.
Create a community where people are more connected. Strengthen neighborhoods so that there is a sense of being neighbors. Improve cross-cultural relations.
Keep it beautiful, clean and in order. More affordable housing.
Raising strong, resilient and powerful daughters, empowering Latina women, assisting families with immigration issues.
More education for parents to be close to their kids.
Education for parents and children.
Keep up the regulations and also programs that provide assistance.
More free events for the community.
Focus on translating materials sent before the elections, reduce the cost of renting in Boulder (it's too expensive), build more affordable homes for low income families.
More employment opportunities; more cultural education, involving youth in politics, health, relations, etc.
Work on making it a more friendly place. Cross-cultural education, community services that are intercultural.
Be more open to "growth" of the city. Open more movie theaters and movie forums to discuss the movies.
Getting people more involved.
Keeping clean the water at the reservoir, more paths for bikes, that people respect cyclists.
Affordable housing for young professionals, Affordable rent for one-income families. Make more bike lanes on streets so bikes don't have to invade sidewalks/pedestrians.
Affordable housing, avoid urban sprawl and develop business centers instead of more shopping malls, more intersection among cultures, inclusion.

More integration and community participation. Affordable housing.
Don't build tall structures so we can all see the mountains.
Improve commercial structures. Have true affordable housing for the less well off.
Make the city safer. Help with immigration and education for immigrants.
More information on security, keep it safe. Widen the roads.
Education, family, freedom.
No more marijuana consumption, keep up dual language instruction in schools, focus on healthcare.
Focus on the potholes and removing snow.
Fix the potholes and remove snow when there is too much.
More programs for Latinos.
Community outreach should be bicultural to make people aware of county benefits. On immigration help create awareness, advocate. More meetings in the community to help them be a stronger community together.
Focus on families and support for those who live in poverty. Improve housing and regulations for those who live in mobile home parks.
More inclusive of Latino community.
Transportation, lightrail train to Denver. Cultural integration. Traffic, reduce bike lane on Folsom.
More bilingual and multi-cultural services. Programs for youth and students.
Educate cyclists, they often don't use the bike lanes. RTD is too expensive. I want a Savers and a Dollar Store!
More affordable housing, it is too expensive. Lower taxes, please.
Make sure there is no vandalism and everything stays clean. Please keep all the activities.
RTD for all!
Focus on educating cyclists so that their road safety is ensured. Also RTD for all.
Develop education/learning programs.
Keep taking care of nature and the environment, and animals.
Care for natural resources, keep it up. Keep motivating the community to eat healthy and exercise.

Promote more conversations between Latinos and other immigrants and the Anglo community, including people in leadership and/or government roles.
More focus on programs to serve the Latino community.
There are many elders who are immigrants or disabled and they have no resources to help them. They cannot work so they cannot afford housing, transportation or health resources.
More collaboration among the agencies all over the county.
More promotion of Boulder in Denver.
Lafayette recently opened a woodshop where they work at night and make too much noise.
More postboxes to drop of letters at.
I wish there was no more racism against immigrants.
Thanks for all the efforts the City is making to include Latinos.
More information so more people, women, can attend these sort of events.
Train all staff that works with the public on being more courteous with people from other nationalities, by accepting other people as they are they can be of more use when they are asked questions.
Comprehensive sexual education in all schools, including St Vrain.
The city and BVSD need to have a strategy for bilingual education and support for Spanish all the way from elementary to middle and high school. What you have now has no connection or following—for example, the kids from Uni HIll don't have more access to be able to attend Casey. Do an expo of

organizations, clubs, meetups in Boulder.
More community celebrations.
That regular people be accepted in a way that is easy for them to integrate into the community.
I'd like to see more programs for the Latino community.
More of these types of events (Cumbre) for women, children, youth, men, families. A bi-cultural, non-profit community center
Find ways to involve the Latino, hard-working community. We are stuck working and working to provide the basic needs to our family. More afterschool programs for children and youth. Help and emotional support.
Boulder has a growing Latino community and we need help.
Thank you for everything this city offers!
More information on rights and responsibilities of residents.
Thanks to the City of Boulder for always taking so much care of the city and for asking our opinions on how to improve it.

Latina youth at the conference also provided feedback about what they like about Boulder. Their responses include: schools, friends, food, beautiful views and mountains, opportunities, and natural areas.

Part 3: Meetings with Community Groups

As part of the outreach approach to "go where people gather", staff extended invitations to local civic groups to have staff members come to their meetings to provide information about the update. As the update progresses, Invitations for staff to attend meetings of any interested organization will continue.

Staff were invited to and attended several meetings to update civic, non-profit, and community groups on the plan process and to hear their input, including but not limited to PLAN Boulder Board, Boulder Chamber Community Affairs Group, Urban Land Institute, Boulder Housing Partners, Boulder Area Realtors Association, and others.

- PLAN Boulder Board
- Boulder Chamber – Community Affairs Group
- Urban Land Institute
- Boulder Housing Partners
- Boulder Area Realtors Association
- Boulder Tomorrow
- Better Boulder *(will occur after this memo is completed)*

The notes from each meeting are included below. Various topics were discussed and several key themes emerged including:

- Incorporating measurable objectives in the plan
- City-county relationship and cooperation
- Neighborhood or sub-area planning
- Suggestions for meaningful community engagement
- Resilience
- Integration of transportation and infrastructure
- Jobs: population balance and growth projections
- Affordable housing
- Improved design information in the plan and form-based code
- Creative strategies for regulations and policies regarding height, density, and the city's urban footprint

Presentation and Discussion with PLAN Boulder Board 8-18-15

Attendees: Sarah McCLain, John Spitzer, Allyn Feinberg, Ray Bridge, Pat Shanks, Dom Nozzi, Gwen Dooley
Staff: Lesli Ellis, Courtland Hyser, Caitlin Zacharias, Lesli Ellis, Jean Gatza

Presentation Topics:

- Focused topics – growth management and urban form, neighborhoods, character, emerging topics.
- Work plan
- Foundations – growth projections, 3D model, open data,
- Next steps / upcoming events

Discussion Topics:

- Open data – more layers for google earth would be good. More user friendly.
- Anything about Chautauqua in the plan? Could there be?
- State mandates about comprehensive planning? Can tie hands about what you are obligated to do. As home rule we can do more than required by the state.
- Great to create measurable objectives. Strive for that as much as possible.
- Growth forecasts – jobs, pop, housing. Based on the zoning. Concerned about housing affordability – in the forecasting or trends is there a way to explore scenarios or predictive tools – change from non-residential to residential – would it make a difference on housing affordability? Type analysis we anticipate doing.
- Really important to create a "picture" that people can relate to about growth and development? Are we looking for that much specificity in comp plan or is it really an aspirational document? Have to have scenarios that are pretty understandable.
- Renewing IGA important! Strong proponents of 4 body review.
- Mechanism for comp plan / zoning relationship is problematic. Needs to be reviewed / revised. How are we going to work to have some ability of the PB to enforce the comp plan vision. E.g. baseline zero.
- Urban to rural transects –what's appropriate / inappropriate – land use, transportation choices. Will the comp plan use that concept to help guide us? Balance supply/demand. Explore in later phases? Informs us about different needs, values, interests.. if our interest is rural preservation we provide these elements.. if suburban – these elements to make that work best.
- Have we thought about information like WALK score, affordability index? Could be showing goals or targets – by WALK score – could be good tool for comp plan or site plan review.
- Intelligent discussion of 15 min neighborhood, transit, bike access – what's appropriate where – would be useful in the comp plan. Most people in boulder will want this in their neighborhoods. Things that people will want as Boulder evolves.

Follow up:

- Develop prepared materials to explain the process and connection between the comp plan and code / site review – especially how PB can enforce the comp plan vision.

- Clarify plan adopted by ordinance, strength and areas of influence.
- Page numbers needed on fact sheets. Ave. density – add (in North Boulder)

Urban Land Institute (ULI) Presentation and Discussion with Boulder Board 9-9-15
Attendees: Gavin McMillan and team
Staff: Lesli Ellis, Caitlin Zacharias

Presentation Topics:
- Boulder's Planning Legacy (incl. the role of Land Use Map)
- Background on plan update (foundations work, 3-D mapping, trends)
- Focused topics for the future (growth management and urban form, neighborhoods, character, emerging topics)
- Engagement opportunities (upcoming events, land use and policy requests)

Discussion Topics:
Questions
- Are we addressing city-county relationship?
- Implications if ballot initiatives pass?
- How will plan address neighborhoods?
    - (Programmatic- neighborhood liaison).
    - The 10 subcommunities could set up neighborhood planning well
- Why is this plan bigger than normal?
    - (This time around- it's considered to be a vehicle to address big issues- growth, design, etc. Consultant report identified room to improve the plan, make it user-friendly)
- How did focus areas emerge?
    - (Topics have evolved from conversations with public, various boards, and recommendations from consultant report. Also, the community saw the topics at the Boulder 2030 Kickoff Event, and we'll be going through comments on them).
- What can we do about jobs/housing balance?
    - (Some options: could add more housing potential and decrease jobs potential)
- How many cities of 100,000 have in-commuters of 60,000?
- Can there be a better integration of transportation and infrastructure? It would be great for city to look at how growth will impact the city and consider how it will impact basic city services.
- There need to be incentives for transportation (c.f. MAX Line in Fort Collins)
    - There is a plan for BRT on East Arapahoe
- We need to be proactive (cannot rely solely on private sector)
- How does resilience effort play into this?
    - We have a Chief Resilience Officer, funded by Rockefeller, who is looking at the plan and forming recommendations for what we can do to be a more resilient community.
- To what extent does plan look at locations of employment and link these to transportation connections?
- How is city involving business community and employees?

What ULI would like to see in the plan

- Land use and transportation connection
- Ecopass for everybody . OR: cost of transportation is not the issue. People will pay for transportation if connections are there.
- Engaging outlying communities: could do a Park & Ride at Table Mesa
- Affordable housing and more moderately-priced housing. More ADUs and infill. Make a place for our next generation. We could tax ourselves for affordable housing and workforce housing.
- Involve business community in a meaningful way
- Address vilification of private sector

Follow up: none noted

Boulder Chamber – Community Affairs Group – October 8, 2015

Attendees: ~ 10 - Ed Byrne, Bonafaci Sandoval, Stephen Sparn, Adrian Sopher, Ken Hotard, Gordon Riggle, Tim O-Shea, Jonathan Dings, Clif Harald, Elizabeth Patterson
Staff: Jean Gatza, Courtland Hyser, Lesli Ellis

Presentation Topics:

- Update process
- Focused Topics
- Community Engagement

Questions and Feedback:

- Questions about aging population - is it really happening in Boulder? State demographer presentation
- Reconcile economic vitality strategies with jobs and population projections and analysis. Don't approach jobs:pop as opposites or one vs. the other – offer options to phase growth and transitions. Avoid using the term "excess" for job capacity, because that is not accurate.
- Would support and encourage subcommunity or area planning to better define goals but not as a limit to moving projects forward or a defacto moratorium.
- Arts liaison – good attention to investments in cultural assets and public art. Community should be investing in cultural vitality.
- Trends – more push back regarding change in neighborhoods – address full comp plan – capacity in neighborhoods. How we look at land use (e.g., transitional areas vs. blocks) affects how we move forward. Future land use and zoning- Would like to see more blending at the margins of areas (not zone with sharp lines and very distinct colors – more like watercolors: blending at the margins with transitions of uses between different districts).
- We should be considering a 50 year planning horizon – not 15.
- Consider form-based plan/code for whole city, not just Boulder Junction.

Follow up:

- Send links to online survey when available.

- Group requested that we schedule future presentations with them in later phases of the project.

Boulder Housing Partners Board of Commissioners October 12, 2015

Attendees: Karen Klerman, Pamela Griffin, Tom Hagerty, Nikki McCord, Mark Ruzzin, Valerie Soraci
Staff: Lesli Ellis, Courtland Hyser, Caitlin Zacharias

Presentation Topics:

- Update process
- Focused Topics
- Community Engagement

Feedback from BHP (regular front); Staff response (italics)

Questions and feedback from BHP:

- How will staff engage BHP on affordable housing issues?
  - *Staff is engaging many of the city boards, and will reconnect with BHP they start to develop BVCP options and analysis that relate to affordable housing. Options will reflect an extension of some ideas that emerged during the Housing Boulder process and that were flagged as part of the analysis going forward.*
- It would be great to collaborate with the board and BHP staff around focused issues that make use of BHP's expertise.
  - *Topics for discussion with BHP could include jobs/housing mix and locations particularly suitable for housing (e.g. are there types of housing the Boulder Valley needs?)*
- How accurate were previous projections?
  - *Changes have taken place over time and new plans have emerged (e.g. Boulder Junction), so it's hard to trace back in time their accuracy. Projections regarding growth rates have been accurate overall, but it's important to note that the purpose of the projections is to gauge the impact of current policies extended out to the future, not necessarily to predict what growth will actually occur as those policies change over time.*
- Are master plans or the comprehensive plan the guiding document(s)? How is it resolved if a master plan is updated one year after comp plan update?
  - *The comprehensive plan is the guiding document for other plans, including master plans.*
-
  - *It is important that the BVCP is also aligned with the master plans, so as a master plan is updated, the summary of that master plan is included in the comprehensive plan. During the mid-term or 5-year update (whichever comes first), policies from the master plans get integrated.*
- Do projections reflect a maximum capacity, or do they represent a certain percentage of full build-out?
  - *The projections do not assume that all properties will redevelop, but rather that a percentage of them will.*
- From BHP perspective, syncing the land use map with BHP housing related goals offers a distinct opportunity for partnership.

- What is the role of BVSD, CU, and similar organizations in the update process?
    - *Staff collaborates with them on growth, data, and projections.*
- What steps are the city and county taking to engage the Latino population, and what are the goals for that outreach?
    - *A community engagement plan is available on the project webpage that details the outreach strategy. The outreach strategy for the Latino population has been developed in partnership with the Latino Task Force of Boulder County. The strategy is based on conducting targeted outreach at pop-up events and other meetings, such as the Latina Women's Conference this past weekend.*

Boulder Area Realtors Association - Nov. 4, 2015
Attendees: BARA Members
Staff: Ellis, Hyser

Presentation Topics:
- Update process
- Focused topics
- Community Engagement

Questions and Discussion Topics:
- Questions, comments, and discussion:
    - How will the work from Housing Boulder be incorporated in the BVCP?
        - *Staff response: We are taking guidance from Housing Boulder's action plan, which identified task items for the BVCP. There is also a study underway on middle income housing that will inform BVCP policies on that topic.*
    - Is the Boulder Community Hospital site likely to get special attention in the BVCP update?
        - *Staff response: Yes, as will CU South*
    - Are there any updates on building height restrictions?
        - *The moratorium that was passed by council earlier this year will be in place until 2017.*
    - Will the Area III Planning Reserve be addressed as part of this update?
        - *Staff response: No, not as part of this update. City Council held a public hearing in August and voted to not consider changes to the Planning Reserve as part of the 2015 update.*
    - General discussion on the Area I, II, III system and how it works.
    - Regulations and policies regarding height, density, and the city's urban footprint mean that creative growth strategies need to be explored. Consider ideas like granny flats, tiny houses, and converting single family homes into duplexes as possible solutions.
    - Idea: consider requiring an economic impact analysis for future development to help quantify the impacts.
    - Will the Airbnb issue be addressed as part of the BVCP?

- *Staff response: No, the BVCP focuses more on high-level policy issues. There have been recent decisions on the short term rental issue, including a ballot initiative.*

Boulder Tomorrow - Nov. 9, 2015

Attendees: Boulder Tomorrow Members
Staff: Ellis, Hyser

Presentation Topics:

- Update process
- Focused topics
- Community Engagement

Questions and Discussion Topics:

- BVCP structure and use:
  - How detailed does the plan get? How "comprehensive" is it?
    - *Staff response: The plan provides high-level policy guidance on a wide variety of topics. More detailed strategies on specific topics are typically addressed by master plans.*
- Focused topics and specific issues:
  - Infrastructure issues need to be considered alongside growth decisions. For example, if Boulder grows enough, it will need a new wastewater treatment plant.
  - Are topics like height limits and tiny houses still on the table for consideration?
    - *Staff response: yes.*
  - Prior to 2005, there was no Economic chapter in the BVCP. This group was instrumental in the creation of that content.
- Community Engagement
  - Will staff return later in the update process when options and alternatives are known?
    - *Staff response: yes.*
  - What are the best ways for this group to be involved in the process moving forward?
    - *Staff response: Attend public hearings, meetings and events, invite staff back to present to the group, write letters to city council and planning board.*
  - Is community engagement for this project being handled in-house?
    - *Staff response: Much of it is, but we have also hired consultants to help with specific aspects of the process such as public events and the BVCP survey.*
  - What is being done to reach out to the business community?
    - *Staff response: We have been presenting to business organizations, such as the Chamber of Commerce and the Boulder Area Realtor's Association. In the future we will also make an effort to reach out to employees in addition to organizations.*
  - Would like to see it confirmed that employees who work in Boulder also have a valid stake in this planning process, and that employee input is as valid as resident input.

Part 4: Board and Commission Meetings - Phase 2

Since October, the BVCP team has been attending meetings of other city boards and commissions and requesting feedback on the 2015 update to the Boulder Valley Comprehensive Plan. Except where noted otherwise, presentation topics included the update process, foundations works products, community engagement activities, and topics of focus for the update.

Meetings occurred as follows:

1. Youth Opportunities Advisory Board – Sept. 11, 2015
2. Parks and Recreation Advisory Board – Sept. 28, 2015
3. Downtown Management Commission – Oct. 5, 2015
4. Environmental Advisory Board – Oct. 7, 2015
5. Landmarks Board – Oct. 7, 2015
6. Transportation Advisory Board – Oct. 12, 2015
7. Human Relations Commission (HRC) – Oct. 19, 2015
8. Boulder Arts Commission – Oct. 21, 2015
9. Open Space Board of Trustees – Nov. 15, 2015
10. University Hill Commercial Area Management Commission – Nov. 18, 2015
11. Boulder Design Advisory Board – *Dec. 9, 2015 (summary not included here due to the timing of the meeting)*

Key Themes from questions and feedback from the boards included:

- Questions and suggestions about creative and targeted outreach: aging population, immigrant community, engagement of under-represented groups as well as how input will be used, and closing feedback loops.
- Interest in use of 3D mapping for this project
- Discussion of potential focus topics emphasizing transportation, poverty, homelessness, equity, arts, local food, redevelopment, jobs:housing balance and CU South.

Detailed summaries from these meetings are provided on the following pages.

Youth Opportunities Advisory Board (YOAB) – September 11, 2015

Attendees: ~13 high school students

Presentation Topics:

1. Brief high-level background on government and the comprehensive plan
2. Interactive map activity as summarized below.

Map exercise:

- Favorite places (and why):
  - Parks & Open Space:
    - Chautauqua, NCAR: hiking opportunities
    - Green Mountain Memorial Park: easy walk from school
    - Scott Carpenter Park: child-friendly
    - Iris Gardens – beautiful and good to have gardens in the center of the city
    - Foothill Community Park: close to homes
    - Sanitas Trails: good hiking
  - 29th St Mall, Pearl St Mall: great to walk around, so much to do
  - CU: exciting
- Areas of concern (and why):
  - Neighborhood by Foothills Community Park: too dark at night; mobile home community has unpaved streets
  - Community by 34th and Valmont: high crime
  - Area near New Vista High School: dark at night; lots of drunk college students make high school students feel uncomfortable walking alone at night
  - Arapahoe Ridge High School: not a walkable area near the school if you want to walk and get something to eat for example
  - Hillcrest/Leggett/Valmont Reservoirs: industrial area near there never seems to have any activity. What's going on there?
  - Bus shelter for neighborhood by homeless shelter feels unsafe; difficult for younger people to take the bus to/from home
  - Traffic and parking around Boulder High is really difficult (but acknowledge that more parking lots isn't the solution; frequent transit is good but not always convenient)
  - 29th Street area is ok but doesn't have the same "Boulder look and feel" as Pearl Street

Discussion groups:

- What is working in Boulder:
  - Bus system: routes are good if traveling on Broadway/Downtown Boulder, Skip (central, works well), good for environment, typically on-time
  - Rec centers, Parks (cleaner than used to be, lots of them, Valmont Bike Park)
  - Open Space: rad, keeps us outdoors
  - New Bike Lanes: Baseline/30th -> physical barriers are good

    - Tourism: appealing, physical beauty
- What isn't working in Boulder:
    - Bus system: headways on certain buses are too far apart, not frequent enough times, routes, accessibility of stops, wait times are excessive on less-traveled routes
    - EcoPass: certain neighborhoods offer them, others don't
    - Folsom: traffic (due to switching down to one lane); parking is really hard/hazardous
    - Public restrooms and other amenities in parks: North Boulder, Eben G Fine park, Scott Carpenter (only port-o-potties)- restrooms not kept up; water fountains often don't work
    - Parking (everywhere):
        - Broadway near CU: traffic when students are back in session
        - Pearl: parking
        - University Ave: parking, bike lanes, reverse-angle parking -> all make for a condensed, hectic experience
    - Parks:
        - take up space and water, sprinklers turn on randomly, need cleaning and upkeep
        - Water and energy consumption to keep up parks seems excessive (especially when sprinklers go off if it's rained)
    - Snow Plowing: need more attention to sidewalks, especially routes along bus stops, (makes it hard to get to school)
    - Pearl Street: we want tulips (why kale?)
    - Bathrooms: more gender-neutral bathrooms everywhere
    - Water fountains: more public water fountains (at trail heads, Pearl St, etc.) update them so they work

Follow up:

- Allison Bayley will work with students to figure out the best way for them to be involved (e.g. perhaps through peer small group discussions).

Parks and Recreation Advisory Board - September 28, 2015

Feedback & Questions:

- **Community Engagement**: Include youth, immigrant community; clarify how input will be used; have feedback loops so people can see what input has been received and comment or supplement with additional information or ideas.
- Clarify continuing role, involvement of Parks and Recreation staff.

Follow up:

- Send information about future engagement opportunities and meetings to PRAB members in a form they can send to others.

Downtown Management Commission - October 5, 2015

Feedback:

- **Targeted Outreach**: aging population, immigrant community. What are we doing to engage under-represented groups?
- **3-D mapping**: They are excited to see the city making use of this technology. How could it could be used to facilitate conversations about community character and character-based planning? Character-based planning is needed in Boulder and is something that has been absent from previous planning efforts. Are we committing to doing that as part of this update?
    - Staff responded that we are headed in that direction with this update, but are only starting to make use of these tools and initiate these conversations. We expect to make progress on the topic of community character, but additional work will likely be needed in future updates as well.

Follow up: None identified.

Environmental Advisory Board - October 7, 2015

Feedback:

- As the consultant (Clarion) noted, the **plan doesn't do a great job of integrating with the master plans and it needs to be more strategic** (e.g., how we address transportation plan and climate impacts and related issues). It **doesn't seem to be integrating across themes and departments**. Comp plan should be a tool to accomplish goals in motion. Use it to **move existing plans forward.**
- Comp plan needs to **clarify tactics vs. ultimate objectives** (e.g., job growth might not get at in commuters or other impacts). Could create a model to show how certain benefits can impact each other (e.g. reduced car traffic reduces emissions but perhaps also reduces quality of life).
- **Fact sheets** are interesting, but we might want to clarify what is meant to be learned from them. **How are they intended to affect decision making**?
- Clarify the tactics and strategies behind the outreach. Add **start up community** as a group **for outreach**. Clarify how we're including **underrepresented population**.
- Struggling with vision aspects and how we're messaging out such a broad effort and letting people know what the plan is and **how their feedback will be used**. **What does the comp plan mean to me**? Think about a tiered management – appropriate for different ways to communicate depending on the audience.
- Topics – The list in the memo seems like the right list, but the last five years, the issues have changed a lot. The plan should advocate for different issues – if municipalization fits within the vision of the community and reflect the community's vision.
- Community engagement can result in symptomatic feedback versus getting it from teams of local experts, e.g. community planners.
- Since all is related, determine what is most important and will get the highest results.
- **What is in the 2010 plan that's not working**? (metrics will be used going forward to better understand this)

- Are the forecasts facts? (no – they can be changed, and are assumption driven)
- Get **neighborhood strategic feedback** – synthesize to different neighborhoods – feedback that matters to them. Neighborhoods can distribute fliers for free.
- Chautauqua area – there might be specific incentives to do specific things. Might like to host a "meeting to go"
- **Reach out to employees** – Employees and managers have different perspectives. See if major employers can communicate with their employees through the network.
- Democracy should be a dialogue, so if people are against all proposals – they should say what they are for also.

Follow up: Please bring the issues of purview to the EAB to the next meeting.

Landmarks Board – October 7, 2015

Feedback:

- The Landmarks Board heard a presentation on the BVCP, but due to the lateness of hour at the meeting, the board declined to comment.

Transportation Advisory Board - October 12, 2015

Feedback:

- Community Engagement
  - Figure out a way, possibly through the project website, to proactively share the **video-based content** that is produced for the BVCP (such as Channel 8 content).
  - Use more **social media** (Twitter, etc.) for the update going forward. Strive to create a steady stream of content.
  - Support the use of **pop-up events** to reach people who otherwise wouldn't engage in the update.
  - **3 D tools for visualization** will be useful for communicating to non-technical participants– use tools such as City Engine to increase understanding and engagement.
  - **Surveys** do have a social bias wherein people are prone to provide what they believe to be the "right" answer instead of their actual opinion. Hopefully this planning effort accounts for that.
- Focused Topics
  - At the **upcoming listening sessions** in Nov./Dec., it would be helpful to better understand the community's commitment to multi-modal goals and mode shifts (e.g., Transportation Master Plan (TMP) action items). Get at **tradeoffs** related to options. Find out how committed is the community to the connectivity goal, and what should the BVCP say about it?
  - The Renewed **Vision for Transit** adopted as part of the 2014 TMP should be carried into the BVCP update.

- Land use and transportation are intertwined. Analysis of land use options should include **transportation indicators**.

- Foundations work
  - For the Fact Sheets, it would be good to distinguish Community Transit Network (CTN) vs. RTD bus transit, because the level of service and frequency are not equivalent. It would be more illustrative regarding access to separate the two for the "1/4 mile to transit" statistic.
  - For future Trends Reports, etc., the city should move toward a **metric other than vehicle miles traveled (VMT).**

Follow up:

- TAB expressed an interest in a follow-up presentation in early spring when BVCP options/alternatives have been identified.
- One board member invited staff to the Center for ReSource Conservation for pop up or other engagement.

Human Relations Commission - Oct. 19, 2015

Feedback:

- How are you connecting with seniors?
  - Has been suggested that BVCP team go to retirement complexes, attend the senior advisory committee, and piggy back on to Meals on Wheels or other lunches with **seniors** present.
  - Other suggestions include: Rainbow Elder (LGBT elder group. Contact Boulder County staff member Nancy Grimes)
- What data are you using to identify **poverty statistics**? How does it help inform the project? Can poverty be used as a lens through with to evaluate other focused topics?
  - Mostly US Census that can be isolated by tract and part of the community.
  - Yes, the first step is to identify the issues, trends, and conditions and help the community and decision makers understand different trends. That's what the foundations work accomplished. Now that we have more information, the next steps would be to identify **possible policy options** and means for analyzing options, possible considering **poverty as a criteria** for analysis.
- Hopefully people will ask more about poverty and want to address as part of the plan. Some discussion on whether it would be more appropriate to add poverty as its own focused topic, or integrate it as a consistent theme across the other focused topics.
- **Homelessness** is a big issue. How will the plan address (e.g., proper shelter for people)?
  - The plan does not get to the same level of detail that some of the strategic and master plans do (e.g., Plan for Homelessness or Human Services Plan), but it should be coordinated with those efforts.
- How are you identifying and **reaching out to different underrepresented groups**? Make sure you reach out fully to all the groups.
  - Census data is helping to identify.
  - Plan team has been working with certain groups (e.g., Latino Task, Intercambio)
  - Other suggestions include:

        - Out Boulder
        - Latino Chamber of Commerce (to identify minority businesses)
        - Organizations that represent and do research on poverty issues
        - Intercambio (Jean has been working with)
        - Immigrant Advisory Board
        - Circles Campaign
- Has the city discussed impacts of companies like Google coming to town?
    - Yes, council has received a lot of correspondence and had conversations about impacts of large employers on housing and is further revising impact fees and a linkage fee so that businesses will help pay for needed housing.
    - You mentioned that the **projections** showed that there's greater capacity for jobs than for housing. How is this determined? The projections assume that existing zoning remains in place in the future, so the higher capacity for job growth stems from an existing condition of unused development capacity in commercially-zoned areas, whereas existing residential areas do not have as much untapped capacity.
- The housing criteria (BHP) are flawed. There should be more discussion about the **process for qualifying for affordable housing** as a competitive process rather than the "first come first served" model. The BVCP should address at a high level who the housing programs should serve (e.g., people who are currently renting should not get displaced). Also the process is weighted against undocumented people (who are displaced when new buildings are constructed).
- Consider **asking people specifically about diversity** during BVCP events, possibly integrated with aging or other related topics.
    - That could be a possibility in future phases. The first set of events and pop ups asked people more open ended questions about what they like or would like to see changed about the community.
- Has the planning team considered hiring people to assist with **getting the word out to and hearing from under represented populations**?
    - At this time, the team is working with in-house resources (e.g., for translation), but if it's seen as a greater need for later phases the team could look into hiring some people.
- Jobs, transportation, housing, and parking are particularly important issues to neighborhoods.

Follow up:

- The board showed interest in scheduling another BVCP presentation in the spring.

Boulder Arts Commission - Oct. 21, 2015

Feedback:

- Commission is glad to see an Arts and Culture section in the BVCP update
- Community Engagement:

    - Arts is a relatively "new" topic for Boulder and needs further discussion. Recommendation to do a **forum as part of the BVCP update** to talk specifically about arts and culture. (Used for upcoming project and was very successful)
    - Arts at neighborhood meetings (subcommunity meetings) including the county
    - Go to where groups meet.
    - Potential groups to connect with are:
        - One Action: focuses on equity for and inclusion of immigrants (Kristen Wilson, Executive Director)
        - Youth: meet them in schools
        - YWCA (works with Latino teens)
        - Churches
            - Your English school (on back side of Pathway Fellowship church) – involves many cultures together to improve English skills
            - Catholic churches
        - Connect with community leaders
    - What are the groups that will be key in the city? With the population aging and more future capacity for jobs than housing, who will the workforce be? Latino population is growing faster than non-Latino population. They need to be engaged in conversations and included in focus groups.
- Land use
    - Boulder doesn't have sufficient **space for performing, visual, and traditional arts**, among others
    - Can we change land use – commercial? What types of land uses allow for the types of spaces artists need?
    - How do we keep artists here?
        - How can we create and support affordable housing for artists, e.g. live/work units, and affordable artist workspaces?
        - Affordable work spaces are a land use issue
- Bring Boulder alive through art, including public programs, to make this city and region "of and for the arts." The arts can change the paradigm of Boulder and Boulder County.
- Housing/land use is a big issue
    - The city is constrained for future growth, and people who work here also need to be able to live here.
    - Boulder needs to change zoning and policies to allow for affordable housing solutions, such as tiny houses

Follow up: none noted.

Open Space Board of Trustees – November 16, 2015

Presentation Topics:

- In addition to the regular topics, staff addressed the approach to changing land use designation on CU South property after site analysis.

Feedback:

- How will process affect commencement of **flood abatement on CU property**? It will precede it.
- **Local food** – fair amount of acquisitions are targeted toward local food. What is long range or quantitative goals related to food? Would be useful to have sense of

what we're measuring ourselves against. Farms are expensive on a per acre basis (often include structures also). Don't feel like board has clear sense of long range vision of how much food we can grow, or how much we need to spend. Can quantitative sense to be put into that? That was one of the requests (metrics) as part of the council retreat last year. What's the target – how do we know if we've gotten there. In order to increase the range and season of food, we need greenhouses, etc. Would be good to have goals better stated – and possibly revisit the policy again.

- **Annexation** – may be 2017 or later – Is it part of the flood related annexations? No.
- At what point would we change the flood modeling for South Boulder Creek? When does that come into play? Will need to check with utilities department and respond.
- **CU South and annexation** – Annexation and initial zoning. Does CU need city to annex in order to do the development they want to do? No, could be done in the county, but CU would like to work with the city and do master planning for the site.

Follow up:

- None noted.

University Hill Commercial Area Management Commission - Nov. 18, 2015

Feedback:

- Housing:
  - The **character of the neighborhood is important for the Hill**.
  - Affordability is an issue. CU has a finite amount of housing, which pushes students to over-occupy in order to make it more affordable.
  - Student housing is a big topic, as well as housing for faculty, staff, and grad students.
  - The Hill used to be a community with faculty and staff. It had a community feel to it.
  - **Changes in neighborhood impact the commercial area, as the neighborhood is the consumer base.**
  - Grad students are looking to Louisville and Lafayette as alternative areas to seek housing.
  - It's very difficult for families and grad students to find a place to live.
  - What kinds of solutions are being discussed as part of the comprehensive plan with respect to the Hill?
    - *Staff response: there are a range of potential solutions, which could include changes in land use as well as the rate, type, and amount of growth. These types of changes will be considered in the context of areas of stability and areas of change.*

    - What do you see as possibilities for the Hill commercial area? It is currently surrounded by low density residential. One recommendation could be to increase density for housing.
    - The city is now looking at occupancy limits. This has ripple effects that should be considered. The codes, if allowed, will be even more restrictive on the Hill.
    - There is an opportunity to try out mixed use in the commercial areas. **A diversity of residents is needed.**
- Real Estate:
    - There is an issue with people buying up houses and flipping them at a higher cost. Some may be flipping houses to then sell them to those who will move here to work at Google.
    - Real estate is now out of reach for 99% of Boulder.
    - (Anecdote regarding two properties on the Hill): A family purchased two houses on the Hill and rented them out for high occupancy. Due to recent attention to over-occupancy enforcement, the home could have a 25% markup if rented and over-occupied, but now it may remain a single family home if a family moves in. This won't foster economic diversity, but it would create generational diversity.
- Commercial:
    - **The Hill reinvestment strategy**: focus on commercial but with a focused approach on housing and affordability
    - The commercial entities on the Hill are crying for customers
    - There are two key components: Economic Vitality (supported by year-round customers) and Quality of Life (a diversity of residents)
- Not a binary "us versus them" situation (students vs. non-students). Things are out of balance due to market focus.
- Areas of stability and change:
    - With regards to areas **of stability and areas of change: the Hill is a combination of both.** It is physically stable and has a lot of protected buildings. But there are areas of potential change. For example, are there a lot of opportunities to increase density on the Hill?
    - One recommendation is to carve out part of the Hill where students live and increase density there, e.g. through cooperative housing.
    - What areas of Boulder are the most dynamic?
        - *Staff response: there is limited vacancy. Existing areas that are potentially appropriate for density can generally be found in commercial and industrial areas. It is important to talk about character in those discussions around density.*
- Housing types:
    - New trend for microapartments presents issues with respect to equity.
    - North Boulder affordable areas: nice mix of smaller units (800-900 SF) and larger
        - *Staff response: NB: The comprehensive plan is higher level and may not get to that level of specificity*

Part 5: Joint City Planning Board / Planning Commission Summary
September 17, 2015

OUR LEGACY. OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

Attendees
Planning Board: John Gerstle, Leonard May, Crystal Gray, Aaron Brockett, John Putnam, Elizabeth Peyton, Brian Bowen
Planning Commission: Lieschen Gargano, Michael Baker, Daniel Hilton, Doug Young, Natalie Feinberg Lopez, Pat Shanks
City Staff: Susan Richstone, Lesli Ellis, Courtland Hyser, Jean Gatza
County Staff: Dale Case, Pete Fogg, Abby Shannon, Steven Giang, Rick Hackett

BVCP Presentation
Staff presented updates on work-to-date on public outreach, foundations technical analyses, potential focused topics for the update, and next steps in the process.
Questions and Comments by Topic:

Community Engagement

- Survey – do participants have to turn it in for results to count? *Yes*.
- Will statistically valid results be separate from opt-in online survey? *Yes*.
- How is community feedback going to be collated? *By theme and by source. Summaries and originals will be available on the project webpage.*
- How will community feedback inform next steps? *Summary by themes- to ensure we have everything on the list that should be for focused topics. Staff is preparing a summary of the feedback loop as requested by the Process Subcommittee and will share with the boards and community.*
- What efforts are being made to reach out to immigrant communities? *Staff shared a list of ways that the planning team is focusing on face-to-face communication with immigrant community representatives and leaders.* Staff *are partnering with the Latino Task Force to conduct a few pop-ups in town. Also partnering with Intercambio on outreach and to conduct focus groups with Spanish speakers.*
- What is staff learning from outreach to immigrant communities? *Feedback shows a lot of excitement about Boulder- it's safe and people love the neighborhoods and parks. Concerns include affordability, places for youth to congregate.*
- The Latino community tends to emphasize family, based on experience with outreach for other projects. Other topics rated of high importance include access to education and jobs.
- Make sure all players are at the table (including CU).
- Fabulous start on engagement.
- Is there outreach to non-digital users? *yes*
- Boulder Housing Partners (board) would be good to reach out to.
- Kickoff Event was phenomenal. It had familiar faces but also new people. One suggestion: give people pointers on how input will feed into process. This will help people feel more involved. *(Note: staff is working on creating a graphic/display board for this.)*

- Can staff provide meeting minutes from the process subcommittee? *Yes, these are posted on the website and can also be provided via e-mail.*
- Get school kids involved. They also report to their parents and tell them to follow through- to complete the survey, for example.
- Are we reaching out to areas of county that may be annexed? *The survey is going to unincorporated areas of the county, including Gunbarrel.*

Foundations Work

- Update the Community Profile to align the dates that are used for employment numbers (2014 year-end numbers are also presented as "current" 2015 numbers).
- Can the projections model show zoning build-out capacity beyond 2040? *Yes, in the case of employment the model shows that zoning capacity will be reached after 2040.*
- Does the count for dwelling units include OAUs and ADUs? *No, they are not considered additional dwelling units.*
- When is dwelling unit build-out projected to occur? *A few years before 2040.*
- The information shows that CU is going to build 1,000 units - when and how do you know this? *Staff works with the CU campus planners, who give assumptions and numbers based on master planning, and that's what they project out. The report does not reference specific timelines for their projects, but they are within the 2040 timeline.*
- Do the projections include the increase in students and staff at CU? *Yes. By 2030 CU expects enrollment to be approx. 36,500 students. Future employment as a result of CU growth is also accounted for.*
- Why not present a time series of greenhouse gas emissions? *The Trends Report uses data generated from Boulder's Climate Commitment. That effort uses 2005 as a baseline year, 2012 as a comparison year, and serial data isn't available.*
- Vehicle Miles Traveled: why does the projection start in 1990 instead of present day? Is either number showing actual VMT we're experiencing? *The graphic shows VMT from 1990 to 2014, and projects VMT beyond that. The area showing "Projected VMT a Regional Rate" shows what VMT would have been had it grown at the regional rate rather than under the TMP objectives.*
- To what degree does the data deal with county portions of the planning area? *In some cases the report use city or county-level data depending on availability. It's harder to provide detailed data on demographics for Area I, II, III because it is not a common geographic unit for which data is collected.*
- Do some of the county staff have comments on county data? *County staff present at the meeting expressed that the projections they've seen are satisfactory.*
- Is the university captured in our employment data? *Yes, but it would require additional analysis to isolate that number. The employment projections map shows where projected jobs would go.*
- Are students captured in residents projected? *Yes.*
- It's an issue that CU is projecting more students than dwelling units at the University. This issue should be highlighted because the city doesn't control the impacts. *CU plans to house freshman. The city and CU are always in conversation about housing keeping pace with students.*
- Trends report is great, information dense. Every sentence has new and interesting content.

- Interesting that we have STEM jobs. Consider reworking the section about the "creative class", to take out the designation of "creative".
- The traffic data seems counterintuitive. It seems traffic is increasing, but the data does not show increase in travel time on major corridors. Most people feel traffic is really bad. Staff a*cknowledged that there are differences on this topic between what the data shows and what people perceive to be true. Additional follow up with Transportation may be necessary to explore these differences further and to determine if there is any additional information that should be incorporated.*
- Consider holding a public forum on traffic. People's memories are short and their impression of that traffic is getting worse may harken back to post-recession traffic levels rather than what they experienced prior to the recession.
- If we've measured traffic on arterial streets for many years and the data shows no appreciable increase, could it be that traffic is using more local streets and diffusing out, and therefore actually is on a higher level overall?
- Trends report is excellent, as are the fact sheets, especially Area III.
- How do fact sheets relate to neighborhoods? *As the planning team goes out and does listening sessions at local level around the community, these will be great resources to show people. The planning team has heard comments that the data could be more granular which could inform policies in the plan. Right now, the team is using them for discussion to help people understand current conditions.*
- When data is presented on VMT, greenhouse gas, water use- it'd be great to have it per capita and total. *This work may be underway as part of the climate commitment team.*

Focused Topics

- Consider adding "diversity" as a focused topic.
- How will arts and culture be integrated with the focused topics? *The Community Cultural Plan is close to being finished and can provide guidance on this topic.*
- What about things like area plans and subarea plans? Do these belong in the neighborhoods and character topic?
- Regarding the growth management topic: "reducing vehicle congestion" is too focused on cars. "Enhance mobility" might be a better way to say that.

Other Questions and Comments

- At what point do we talk about how the comp plan affects land use regulations? *There are four approval bodies.. While it is not a regulatory document, City Council adopts the BVCP by ordinance. There has been some interest in giving the plan more teeth. There is some ambiguity in how the plan relates to zoning, as it was never intended that the land use plan be treated as a regulatory document. The plan should have some flexibility, but should also provide guidance in how it's connected to zoning.*
- So many people say the comp plan is a visionary document. Can it be more transparent, more live (not just a pdf online)?

- The site review criteria have gaps in them, and don't connect to comp plan. Looking for action items that can translate to site review criteria, but this may not be part of comp plan update, per se.
- Try to avoid using loose wording like "sensitive infill development." Let's get policies in the plan that aren't "Christmas tree" policies.
- Counterpoint: the plan is an aspirational document that is not reflected in code.
- What are aspirations that we can implement down the line between the city and county and when will these boards get to talk about them? Big ideas, such as organic farms, or a carless city?
- A lot of Planning Board and Planning Commission members are interested in having an aspirational, vision-based conversation.
- Energy code: should there be a discussion of that?
- There's a big difference between typical codes and a net zero code.
- Could consider Energy Use Intensity (EUI) in this conversation.
- The city has adopted aggressive targets for 2050, but what are the goal posts along the way?

BVCP Phase 3 – Areas of Focus Approach and Analysis *(Dec. 15, 2015 proposal)*

Areas of Focus are the bigger topics to address through Phase 3 that may modify the land use plan or policy direction of the BVCP. The focused topics below reflect input from:

- Previous meetings with the four approval bodies;
- Community engagement from Phases 1 and 2;
- Results from the survey and focus groups; and
- Research from the Trends Report and other foundations work.

1: Renew Vision and Core Values

Proposal: Update the core values to reflect input from the survey and community.

What's does the 2010 Plan Say?

The plan sets forth a series of long-standing community values and aspirations for the future of the Boulder Valley that demonstrate the community's commitment to sustainability and meeting its environmental, economic, and social goals, as noted to the right. The survey asked respondents to identify if any additional core values should be emphasized by the plan. It also asked whether any of the existing values need clarification/modification. Finally it asked respondents to prioritize values in greatest need of increased attention.

Survey Results and Community Input

Respondents generally agree that the plan's values are consistent with community values. One open ended comment said, "If we can accomplish (the list) above, would be truly amazing. Let's try." Additional written comments suggested that the values be renewed to add the following:

- Resilient, prepared community
- Safety, as basic community value
- Diverse community (age, incomes, ethnicities, etc.)
- Well maintained infrastructure (and assets)
- Educated community / University role / community as progressive leader
- Acknowledgement of historic roots and established neighborhoods and places
- Managed, limited growth
- Representative and responsive government - "good governance" concept
- Arts and culture (as a separate concept, not bundled with welcoming and inclusive)
- Wildlife and cohabitation of people and wildlife

BVCP Core Values (p. 9, 2010 Plan)

1. Sustainability as a unifying framework to meet environmental, economic, and social goals
2. A welcoming and inclusive community
3. Culture of creativity and innovation
4. Strong city and county cooperation
5. A unique community identity and sense of place
6. Compact, contiguous development and infill that supports evolution to a more sustainable urban form
7. Open space preservation
8. Great neighborhoods and public spaces
9. Environmental stewardship and climate action
10. A vibrant economy based on Boulder's quality of life and economic strengths
11. A diversity of housing types and price ranges
12. An all-mode transportation system to make getting around without a car easy and accessible to everyone
13. Physical health and well-being

Applying a sustainability framework to decision-making in Boulder means considering the issues of environment, economy, and social equity together… At the intersection of all these areas is the community's ability to meet its needs now and in the future.

- Strong partnerships (e.g., city and county with University of Colorado, Naropa, Boulder Valley School District, RTD, Boulder Community Health, business community, neighborhoods)

Additionally, values possibly in need of clarification include:

- "Compact" community (i.e., explore whether there may be a better word or description of Boulder's physical shape)
- "All mode transportation system"
- Climate action (i.e., add in the more current language and values from the climate commitment and clarify city's role)

Approach and Timeline

In early 2016, the planning team will use the results of the survey, input from community, and feedback from the four approval bodies to suggest modifications or clarifications to the vision/core values of the plan (Introduction and Section 1). These modifications then can be used to assist with evaluating other possible changes.

- Initial options – Public input (February/March); Four bodies (April)
- Approved draft (June)

2: Add Climate, Energy and Resilience

Proposal: Work with the Climate Commitment and 100 Resilient Cities (100RC) strategy teams to strengthen BVCP policies related to climate action, energy system transformation, and resilience.

Boulder's Draft Climate Commitment, currently being reviewed by the community and scheduled for consideration and adoption by Council in 2016, defines a path to deep reductions in Boulder's greenhouse gas emissions. Guided by the goal of reducing emissions 80% by the year 2050 (the level of reduction necessary based on current climate science), the Climate Commitment framework defines three key action areas: Energy, Resources and Ecosystems, with a central component being significant transformation of our energy system. This transformation, as well as other aspects of the climate commitment, will require shifts in city policies related to land use, building codes, transportation and other systems. The 2015 BVCP Update provides an opportunity to assess current and future policy and action priorities for achieving Boulder's climate action goals.

At the same time, resilience is an important concept emerging in the planning world as the impacts of a changing climate and other stressors become more acute. These impacts have become an increasingly important area of focus for the city as the recent wildfires and September 2013 floods have resulted in widespread damage and illustrated the necessity of strengthening community resilience. Through the city's participation in the 100 Resilient Cities program, the 2015 update provides an important opportunity to better understand how resilience principles and concepts can be incorporated in the BVCP.

How does the plan address climate, energy and resilience?

Boulder has been working to reduce its climate impacts since the early to mid 2000s, and the goal of reducing greenhouse gas emissions is reflected in the 2010 BVCP. However, the level of emission reductions called for in the October 2015 draft of Boulder's Climate Commitment establishes a significantly higher bar for action, requiring more than just improved energy efficiency in buildings and greater energy conservation; it calls for a fundamental transformation of Boulder's energy system,

including a target of 100 percent clean, renewable electricity. These goals are not reflected in the current BVCP.

The 2010 BVCP also does not use the term "resilience" or "resilient." However, while the plan hasn't used the term, much of the planning and actions over the past few decades (e.g., floodways and greenways planning, open space in the foothills, planting diverse tree species, establishing a budget reserve) has made the community more resilient and ready to bounce back in times of emergency. The 2013 flood especially elevated awareness about the need to be adaptable and resilient at the local level. Additionally, the 100 Resilient Cities grant has brought new resources to enable the community to evaluate the plan and recommend how to make it more resilient, leading to more resilient outcomes.

Survey Results and Community Input

The Boulder community has consistently supported city-led action to reduce greenhouse gas emissions, expressed most recently by overwhelming support for extending the city's climate action plan tax as well as in the responses to the BVCP survey. While no specific questions in the survey asked about resilience, a few respondents noted that the plan should include resilience as a concept. A climate and resilience survey about a year ago suggested that most people in the community do not understand the concept of resilience, so additional awareness and information would be helpful. Participants in listening sessions have mentioned interest in resilience.

Proposed Approach

The city's interdepartmental Climate Commitment team will partner with the BVCP team to conduct an assessment of the 2010 BVCP and identify areas where updates could be made to better reflect the more aggressive goals of the October 2015 draft Climate Commitment and key areas of action. This work will also be informed by the grant-funded analysis being conducted in early 2016 around the concept of "whole energy system transformation" (i.e., the necessary transition toward clean, renewable energy sources for electricity, heating/cooling, and transportation). This work is looking at different development typologies to identify alternative pathways toward deep decarbonization, helping identify potential implications for land use and development. This work will further inform the assessment of current BVCP policies and suggest areas in which policies could be added or strengthened.

Through the 100 Resilient Cities (100RC) program and working with the city's Chief Resilience Officer (CRO), the planning team will assess the BVCP through the lens of resilience, affirm what resilience means to Boulder in this context, and integrate resilience principles and policies into the BVCP (in this update and/or for forthcoming updates). The 100RC program will cover the costs to have HR&A Advisors, the 100RC Strategy Partner for Boulder, analyze the plan and co-lead an interdisciplinary working group to advise the city and county on identifying content and processes to incorporate resilience into the plan. The working group will be lead in conjunction with the planning office and the CRO.

HR&A is a planning consulting firm that has been supporting other 100RC cities, including Norfolk, Virginia; New York City, New York; New Orleans, Louisiana; El Paso, Texas; and Boston, Massachusetts, and worked with both New York City and Norfolk to integrate resilience principles into their long range plans – OneNYC and PlaNorfolk. HR&A and an interdepartmental working group will produce the following through early spring:

1. Assess key initiatives and opportunities through review of existing plans, documents, and processes;

2. Recommend an approach to integrate resilience into the city's Sustainability Framework;
3. Conduct an analysis of resilience and how it's currently addressed within the BVCP (i.e., how resilient is the plan and what resilient outcomes does it achieve?); and
4. Develop a plan to integrate resilience content and processes into the BVCP.

Integrating resilience into the BVCP may result in the following tangible outcomes:

- Refined sustainability framework and plan to include resilience: The concepts of resilience, sustainability, and long term planning are generally complementary and closely aligned. This effort will identify common ground, ways to address any gaps or conflicts, and how to integrate resilience concepts.
- Broadened resilience thinking in sections of the plan: As the plan is updated to integrate other master plans and concepts, there is an opportunity to integrate resilience, for instance in the Built environment section, land use policies could be considered that reduce buildings' exposure to floods and wildfires by restricting development in these vulnerable areas and/or prescribing standards that require buildings be made of materials that are less susceptible to wildfires or design measures to mitigate against flooding. Additionally, in the Safety and Community Well-being section, the plan could leverage enhanced public engagement and contemplate ways to continue beyond the plan, particularly to engage vulnerable populations, students, youth, or residents who may not typically participate. Finally, recommendations for resilience strategies could be addressed more at the local level (e.g., as part of the sub community policies that are developed for the plan).

Timeline:
This work will commence in January 2016 and be completed by the beginning of the second quarter. The planning team is in the initial stages of the project with HR&A. A City Council Study Session will be scheduled in the first quarter of 2016 to discuss Resilient Boulder's emerging program areas (including integration into the BVCP as well as with the city's Climate Commitment work).

3: Address Jobs:Housing Mix/Balance

Proposal: Develop options for adjusting the land use plan to improve the balance of housing. The options will explore encouraging housing near where people work, encouraging transit-oriented development in appropriate locations, preserving service commercial uses, and converting industrial uses to residential in appropriate locations, as noted in Policy 1.19.

What is Current Policy?

The plan includes policies (1.19, 5.02) in support of Boulder being a regional employment center with more jobs than housing. It also calls for improving the balance of jobs and housing while maintaining a healthy economy which can be accomplished through a variety of means, including converting industrial uses to residential uses in appropriate locations, other land use changes, and focusing on transportation (i.e., improving regional transportation alternatives and mitigating the impacts of traffic).

Growth management policies also address tools to manage the pace and rate of growth (1.15). The city currently uses a number of tools to control the scale, location, type, intensity and timing of new development and ensure that development provides benefits and achieves community goals. Such tools include development standards and the Land Use Code and development fees (including new commercial linkages fees). The Residential Growth Management System tool aims to manage the

average annual rate of housing growth, which in the City of Boulder (from year-end 2009 to 2014) has been approximately 0.8 percent per year.

Trends Report/Projections

According to projections performed this year, in 2015 Boulder has approximately 45,700 housing units, just under 105,000 residents and close to 100,000 jobs. This equates to a ratio of 0.46 housing units to jobs. After the 2000 Plan established a jobs:housing balance goal, land use plan adjustments were made to accommodate more housing. Consequently, the city has been able to maintain a better housing and jobs balance than it might have without adjustments. However, by 2040, projections show that Boulder will potentially have 6,300 new housing units (including 1,825 CU units), 18,200 new residents, and 18,500 new employees. There is less land zoned for future housing than future jobs, so the balance could become more tipped toward jobs (ratio of 0.44 housing units to jobs by 2040).

Survey Results and Community Input

For the past year, growth has been a major topic of discussion in Boulder. It was at the August community kick off, during local listening sessions, and in online input for the plan. The BVCP survey asked several questions about jobs and employment mix and rates: whether to adjust the overall potential for additional jobs and housing, and whether to adjust the rate of growth for housing and commercial.

Survey responses indicate general alignment with current policies and approaches to maintain or improve the balance of jobs and housing. Respondents thought Boulder should increase (25 percent) or maintain (57 percent) the current potential for additional jobs, and increase (43 percent) or maintain (39 percent) the current potential for additional housing. Of respondents, 11 percent would like to reduce potential for commercial and 12 percent would like to reduce the potential for additional housing. Open ended comments showed nuanced thinking about the future mix of housing and jobs. Quality, design, family-friendly design, and public spaces and views are important factors in how the community addresses the issue, also as further noted below under the housing and built environment topics.

Respondents conveyed that the city should continue to manage an average rate of growth for housing but not add a new growth management rate tool for jobs.

Proposed Approach and Timeline

The planning team proposes to develop scenarios to improve the future balance of jobs and housing. Initially it does not appear the employment center policies would need to be adjusted, but the conversation and analysis may lead to housing policy changes. The following options could help refine the housing and jobs "balance":

A. Prepare and analyze land use option(s) that will improve the future balance of housing. Options would explore converting land uses to residential in appropriate locations as noted in policy 1.19 (e.g., Crossroads area, east side of Boulder). Options might be framed to:
(a) maintain the current balance to 2040, (b) improve the current ratio of jobs and housing by adding more housing in place of industrial uses, and (c) other options.
B. Explore policies and best practices for encouraging different housing types to accomplish middle income housing goals and encourage a diverse mix of housing. (See Topic 4 below).
C. Further analyze public map change requests from the standpoint of the overall balance of housing and jobs.

Based on survey results, the planning team is not proposing to explore changing the rate of growth for either residential or non residential uses unless requested by City Council.

Timeline:

- Initial options – Public input (February/March); Four bodies (April)
- Options and Analysis – Public input (April/May); Four body direction on preferred directions (June)
- Final direction (Draft Plan) – Fall 2016

4: Address Middle Income Housing

Proposal: Based on the *Housing Boulder Action Plan for 2015/16*, the *Middle Income Housing Study*, BVCP survey results, and other community input, explore how the plan's policies and/or land use plan can be adjusted to better achieve middle income housing goals and encourage diverse housing types as appropriate to different parts of Boulder.

What's the Current Housing Policy?

The plan includes a core value of "diversity of housing types and price ranges." (p. 9). Policies relating to jobs:housing balance are noted above. The Built Environment section includes policies about character areas, neighborhood preservation, compatibility, and mix of complementary uses (p. 28). Finally, the Housing section (p. 49) includes a description of goals and policies regarding affordable (low and moderate) housing, partnerships, choices, diversity, growth and community housing goals. In 2008, City Council established a goal of 450 permanently affordable middle-income housing units. This goal is in addition to the "10 Percent Goal" for deed restricted units serving low and moderate income households. Currently, annexation is the city's only path to create permanently affordable middle-income housing.

Housing Boulder project/Trends Report/Forecasts

The Housing Boulder project has explored a variety of programmatic and funding tools, and discussion has generally held that Boulder cannot build its way toward a housing solution, but that land use changes could be one part of improving housing affordability. The *Housing Boulder Action Plan for 2015/16* (approved by City Council in September 2015) identified a few questions and tools to be explored through the BVCP, including any potential land use or policy changes that might help support the housing goals. BBC Research and Consulting is also preparing a *Middle Income Housing Study* that will provide research on Boulder's challenges, housing products, affordable products, and impacts of middle market development.

As noted above, the city can potentially add 6,300 new housing units (including 1,825 CU units) through 2040 based on current zoning. These units are most likely to be built in Mixed Use or Residential Medium/High districts, not in single family neighborhoods. They are mostly located in Crossroads, Boulder Junction, and along major corridors such as 28th Street. (See Projections map and assumptions.)

Survey Results and Community Input

The survey and focus group results conveyed interest in affordable housing, and contained multiple comments about the increasing challenge for middle income people to be able to afford Boulder – whether they are existing residents in neighborhoods, or potential buyers and renters feeling squeezed because of rising prices, property taxes, or changing neighborhood character. Some of the relevant quantitative results from the survey showed:

1. Of the top three community values in greatest need of attention, "A diversity of housing types and price ranges" ranked as first priority. (63 percent of people selected it as a first choice.)
2. On the question about growth rates, most selected maintaining a system to limit housing growth rate (43 percent) vs. 26 percent who would rather not limit the rate of growth or 15 percent who would rather reduce the rate of potential housing growth.
3. For new development, permanently affordable housing was identified as the most important community benefit requirement (47 percent selected as a top three priority)

Open ended questions and focus group summaries provided more nuanced responses.

- Affordability and inclusivity were recurring themes in the values.
- New housing should be affordable and fit neighborhood character (not big and bulky).
- Perceptions of neighborhoods changing (for the worse) included new "big" houses changing the physical character and social mix of the neighborhood.
- New housing should be more family- and age-friendly and have lasting value. The higher density rental housing being built seems to appeal to younger or single people (e.g., fire pits instead of playgrounds or gardens).
- Design and quality of units, especially high density, is important.
- Continue to limit housing growth rates (certain types especially, such as high end), while providing affordable options.
- Reduce costs and incentivize homes with smaller footprints (e.g., less than 1,200 sf).
- Housing and neighborhoods also need parks, services, and transit.

Approach and Timeline

In coordination with the Housing Boulder team and the BBC report underway, the suggested approach (in addition to options proposed under Topic 3 above) is as follows:

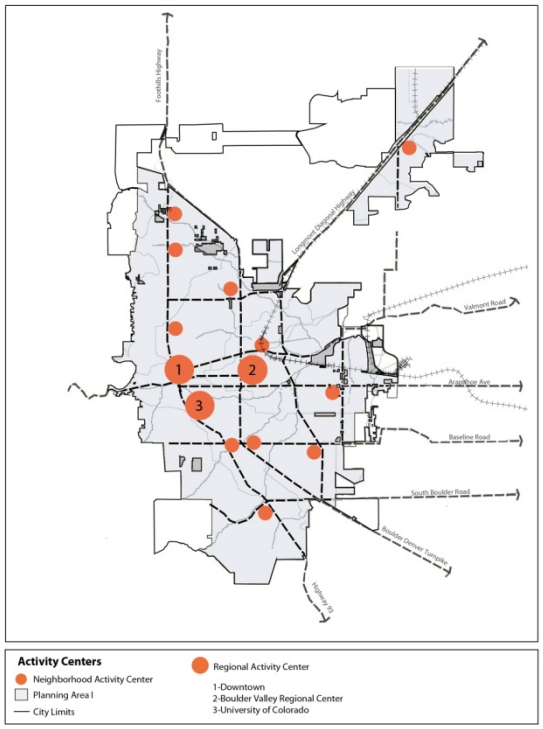
A. First analyze types of housing that Boulder is missing, and current land use plan (and zoning) projections; then prepare options to achieve missing housing types (e.g., townhomes, duplexes, family- or age-friendly apartments, live-work, tiny homes, micro units) in areas with potential for new housing including mixed use areas.
B. Evaluate housing and neighborhood policies for their support of middle income housing goals (in the Housing section) or other housing types not being achieved. Determine how the city may partner to preserve and maintain housing and encourage smaller units.
C. Recognizing that housing issues are not "one size fits all", work with the community and neighborhoods to evaluate types, amenities, etc. that may be appropriate (or not) in different places.
D. Further address housing issues and ideas at the subcommunity planning level (or through area plans)
E. Analyze the public requests for land use changes in part through the lens of housing the middle goals.

Timeline:

- Review initial BBC study (February 23 Middle Income Housing Study Session) and initial options for housing
- Public review and input in February/March.
- Options and Analysis – Public input (April/May); Four body input on preferred directions (June)

5: Refine Built Environment Chapter and Policies regarding Centers, Height

Proposal: Add illustrations and description to the Built Environment section; update and refine the plan's "activity centers"; address where to adjust height or mixed use; and address design and community benefit. Analysis may inform next steps related to the ordinance limiting height modifications (approved Mar. 17, 2015 and set to expire in 2017).



What's the Current Policy?

The Built Environment section includes a series of maps and policies regarding mixed use development, activity centers, neighborhoods, design, etc. The "mixed use" neighborhood concept is located throughout the plan but is most clearly articulated in the Built Environment section and policy 2.16. The "activity centers" figure on page 21 shows the location of regional and neighborhood activity centers. The land use categories and plan also guide what type of uses may occur in certain locations.

The City Charter limits the height of all buildings constructed in the city after 1971 to 55 feet (as measured from a low point 25 feet away from a building), although in most areas of the city, zoning limits the height to 35, 38, or 40 feet unless a taller height is approved as part of a Site Review process. In some areas such as Downtown, the Boulder Valley Regional Center (28th/29th Street shopping area), and Boulder Junction, the Plan and specific area plans anticipate more urban, mixed-use, and walkable development, and thus the zoning permits more intense development in terms of density (number of units per acre) and floor area. In these locations, it is more common to see height modification requests for up to 55 feet if it is demonstrated through the Site Review process that the height and design is consistent with a specific area plan or with the existing surrounding development context. Site Review also requires projects to be of a higher level of quality than by-right developments. High land values and scarce redevelopment sites often encourage property owners to seek height modifications to build to 55 feet.

Survey Results and Community Input

Survey opinions on mixed use development show that nearly half (47 percent) support mixed use within commercial hubs and along major roads, and another 39 percent think there are tradeoffs and it should be encouraged in carefully defined areas. Few disagree with the concept. The open ended comments suggested more concern about design than mix. For instance, people noted that what is getting built is often unattractive, too high end (exclusive), or generic "Anywhere USA". Respondents would like it to be more architecturally interesting and reflective of Boulder's unique identity, place, and scenic quality and address traffic and parking. It should be looked at intentionally (case by case basis, not appropriate everywhere). According to the summary of the focus group discussion by RRC, "The plan should be smart about what needs to go where and keep the overall balance in mind."

Survey respondents also provided a range of opinions about height, with more agreeing that "buildings up to 55 feet might be OK in a few selected areas of Boulder only if they provide a number of

community benefits…"(34 percent) or if" quality and design is exemplary." (31 percent), or they are OK in commercial areas if consistent with an area plan (23 percent). Many open ended comments addressed views, particularly downtown and on the west side of town, with some respondents noting that taller buildings in out-of-the way areas (away from neighborhoods, in industrial business parks) might be alright.

Proposed Approach and Timing

The planning team proposes additional analysis on the locations of activity centers and analysis about what mixed use is appropriate where (including neighborhood services and gathering places that support 15 minute neighborhoods and other neighborhood needs). The 3D City Engine modeling tools will support further analysis of massing, scale, and height in certain locations. Options for analysis may include:

A. Refine the "activity centers" map – framing options from results from the survey, and using the 3D model to further explore questions related to centers and locations for future concentrated activities.
B. Provide illustrations of intended outcomes for buildings and public spaces in different types of "centers" using visualization tools, photos, and other graphic tools to convey preferred design.
C. Consider whether certain mixed use centers or provisions for buildings taller than 35/40 feet would be addressed intentionally through an area plan or form-based code approach (as it might apply to the ordinance).
D. And, other ideas to be explored with the community

Additional options will be developed as staff completes review of the survey results and other community engagement around this topic. Staff would also like input from the four approval bodies.

Timeline:

- Initial options – Public input (February/March); Four bodies (April)
- Options and Analysis – Public input (April/May); Four body direction on preferred directions (June)
- Final direction (Draft Plan) – Fall 2016

6: Add Planning Areas (i.e., Subcommunity Sections) to Address Issues of Local Concern

Proposal: Update the plan to include new planning area policies (i.e., for subcommunities).

What's the Current Policy?

The 1990 plan established subcommunities – 9 altogether. Area III outside of the city includes most of the city-owned open space and natural areas. The current plan explains the purpose and history of subcommunity and area planning (see the Implementation chapter). It includes criteria for selection for area planning and a list and map of adopted subcommunity and area plans. Area plans are intended for areas with special problems or opportunities that are not adequately addressed by comprehensive or subcommunity planning. After the North Boulder plan that took many years to complete, it was determined that a smaller area planning approach made sense for areas with unique problems or opportunities. Additionally, during the past year, the community has expressed interest in finer-grained planning and more focus on neighborhood issues, but not to the exclusion of comprehensive community needs.

Trends Report/Projections

As part of the foundations work staff created fact sheets, interactive story boards, and other materials at the subcommunity level. Subcommunity listening sessions conducted in November and December are a step toward being able to have conversations about future land use, infrastructure needs, and other topics of interest at the local level. It has been pointed out that the subcommunities might need further refinement if the city moves forward in using them for planning purposes. For instance, the Central Area which encompasses University Hill, Downtown, and most of the historic neighborhoods is very large. Boulder Junction crosses over two subcommunities. And, natural conditions (e.g., floodplains, open space), are not optimally addressed at the subcommunity level. While it may be impractical and time consuming to redefine boundaries for this plan update, it could be proposed for the 2020 plan that the subcommunities be further refined. Additionally, the city could identify further subdivisions within the Central Area.

Survey Results and Community Input

The survey did not contain questions about specific subcommunities but asked about needs and desires within neighborhoods. Neighborhood planning garnered some interest, however most respondents showed more interest in communications and infrastructure improvements. The listening sessions in different parts of the community are ongoing in early December, and early results show some variation and unique ideas among different subcommunities (e.g., North vs. Southeast) that may contribute toward unique policies and plans for areas.

Proposed Approach and Timeline

Community comprehensive plans can include chapters or sections that address planning areas. Planning Area policies might address unique factors in each subcommunity such as commercial options, land use unique factors, areas of relative stability or change, improvements to infrastructure, access to parks and open space, gateways, single family neighborhood preservation, etc. Next steps toward developing unique policies for subcommunities in the plan might include:

- Map neighborhood character areas (stable areas to protect vs. areas of change).
- Ask people what they want to protect vs. change (as in the listening sessions).
- Document where places have common traits and unique characteristics.

Timeline:

The timing would coincide with other area of focus tracks, with additional community engagement throughout spring/summer of 2016, additional feedback from the four approval bodies, and recommendations occurring as part of the third quarter of 2016 and draft plan.