

Email Feedback – Alpine-Balsam Site – January, 2019 - Alphabetical by last name

From: Madeline Day
Sent: Wednesday, January 23, 2019 12:19 PM
To: H, Alice
Cc: Phil Day; Jesse Day
Subject: Re Alpine/Balsam development

Re: Information workshop of Jan 24, 2019 re Alpine/Balsam redevelopment, the owners of the sixplex residence at (Boulder, 80302) submit the following comment:

We are sorry to see the redevelopment of Alpine/Balsam, which will transform a quiet, restful neighborhood into a dense, noisy area complete with cars, trucks, buses etc.

We anticipate continually having to defend our property from illegal parkers, transients, vandals, dog walkers, trespassers of all sort. We already experience these difficulties but on a manageable level. A major concern is neighborhood parking. Presently, even though we have appropriate signage, we still have to deal with illegal parkers. What arrangements for future parking needs is the city planning? All uses, residential, office, or retail, will require considerably more parking than when the hospital was open and when it provided hospital parking lots. Street parking and traffic will be a serious problem.

We ask that the city considers these consequences of development and make plans to mitigate them. We support uses that require as little street parking and traffic as possible.

Sincerely,
Madeline Day

From: Josh Goldstein
Sent: Sunday, January 27, 2019 8:59 AM
To: Gatza, Jean
Subject: Alpine-Balsam

Jean,
I've heard that you believe there is widespread agreement in Boulder that there is support for high density housing at this location.

Your opinion on that matter is incorrect. Everyone I know in Boulder is concerned about overcrowding - it is unquestionably the single greatest threat to the Boulder lifestyle that drew most of us here in the first place. I've been here for 6 years and I've seen how our roads have become overcrowded - its sometimes death defying to pullout of my neighborhood on to Broadway and the 2 mile trip from North Boulder to 29th street can now be a 1/2 hour ordeal at 4:30 in the afternoon - the Sanitas trail is really a wasteland compared to what it was a few years ago and going downtown on Friday night is like trying to park in New York City - we do not suffer from a lack of people in this town and anyone who thinks we do is not being honest.

Like primary voters, the people who tend to weigh in at community meetings and online polls are a self selected set of interested stakeholders, so most of the feedback is coming from those with a financial stake in the project or who live in the immediate vicinity. Those views are obviously skewed.

For people who want to live in an urban - densely crowded environment, Denver is right up the road. There is no reason why Boulder should try to compete with Denver as an urban mecca. The area of this project has been a family-oriented low-density neighborhood for at least 70 years. Every single person who bought a house here and committed to live (and invest their life and savings in this place) made the choice to live in that type of community.

Apparently some see some great opportunity in changing all of that, but you really should not claim that is a majority view, let alone something on which there is widespread agreement. The easy way to make that determination is to hire an objective third-party polling company and solicit opinions in a random statistically honest poll - not anecdotal feedback at community talks or the Boulder website - most people I know don't attend such things, unless they have a real financial or personal stake in the outcome.

Thanks,
Josh Goldstein

(Dialogue – Hancock and Marina)

From: Kathleen Hancock
Sent: Thursday, January 17, 2019 11:58 AM
To: Pahoa, Kalani; Gatza, Jean
Cc: Francesca Silva; Jorge Boone; Marina Florian
Subject: Re: Neighbors for Alpine-Balsam - Meeting Request

Hi, Jean and Kalani.

I echo Marina's thank you. I would like to reinforce that there are more people who support low to moderate density than you might be aware of. Of course, not everyone asks to meet with you and some are only now getting involved. We may be less organized than groups who favor high density, especially those who have a vested financial interest in more development. To demonstrate our greater support, I am attaching the letter we sent to the City Council with a list of all the neighbors who support our view. Since we sent this to City Council, five more have asked to join the group. I suspect when others hear that high density is very much on the table, they will join our efforts.

Best wishes.
Kathleen

On Jan 17, 2019, at 11:26 AM, Marina Florian wrote:

Jean and Kalani,

Thank you for meeting with us last night. As stated, we are very concerned about the density of units, increased traffic and the proposal for .8 parking spaces per unit. We know that this is not your decision and we will proceed by discussing it with Council members.

Again, we appreciate the time you spent with us, and we sincerely hope that the density will be less than the maximum proposed.

Best regards,

Marina

On Jan 11, 2019, at 12:27 PM, Gatza, Jean wrote:

Hi Kathleen, Marina,

Great. I have reserved the 2nd floor conference room at Brenton for 5:00 Wednesday. The entrance is to the east of the building on the side toward the parking garage. It will likely lock at 5 but I can let you all in. my cell is 303-884-8890 just in case.

Kalani and I will be coming from a meeting downtown and will aim to be there right at 5. We will need to be done by 6 but I think that is feasible. Please invite Jorge and Francesca if they would like to attend. See you Wednesday.

J

-----Original Message-----

From: Kathleen Hancock
Sent: Friday, January 11, 2019 12:07 PM
To: Gatza, Jean
Cc: Marina Florian
Subject: Re: Neighbors for Alpine-Balsam - Meeting Request

Hi, Jean.

Thank you for your quick response. I am very concerned that the density we hear your team is favoring will seriously damage the integrity of our neighborhood, which is bad news for those living here already as well as those who might want to settle into the new development. We are thus eager to hear more.

For me, Wednesday is best and it would be great to have it at Brenton for easy access.
Best,
Kathleen

On Jan 11, 2019, at 12:00 PM, Gatza, Jean wrote:

Hello Marina,
Thanks for reaching out, it is nice to hear from you. I'd to include Kalani Paho, our Senior Urban Designer who is leading the scenario revisions. While we don't have finalized materials from the consultants yet, we would be happy to talk about the feedback we received from Council in November and what is happening with scenario revisions.
Monday, Tuesday or Wednesday are available for us at 5. We could meet here downtown or I could reserve a room up at the Brenton Building. Please let me know which date you prefer.
Best,
Jean

-----Original Message-----

From: Comcast - Marina
Sent: Friday, January 11, 2019 10:08 AM
To: Gatza, Jean
Cc: Khancock
Subject: Neighbors for Alpine-Balsam - Meeting Request

Good morning Jean,

I just left you a voicemail. I am part of a neighborhood group that wrote the recent guest commentary in the Camera titled "Adjust Alpine-Balsam Project to Benefit All."

We have heard that there will be two scenarios presented to the Planning Board in early February. Could we meet with you next week to see the scenarios and discuss? We are available at 5:00 PM every day except Thursday.

Best regards,
Marina Florian
(#) cell

From: Eric Johnson
Sent: Monday, December 31, 2018 8:02 PM
To: Council <council@bouldercolorado.gov>
Subject: redevelopment of the Balsam BCH campus

Dear council members,

After reading Friday's guest opinion in the Camera, I wanted to weigh in with my thoughts on the former BCH campus at Balsam & Broadway.

(dailycamera.com/guest-opinions/kathleen-hancock-and-others-adjust-alpine-balsam-project)

I live and work nearby. I love that I can walk to work, walk to grocery shopping, etc. It's one of the best things about living where I do. Others deserve that opportunity as well. Having a project that includes abundant housing is a *good* idea, and I would welcome this new, denser, community in our neighborhood.

If we want to address our city's climate change footprint, we need to provide more housing, or have fewer jobs. The impact of tens of thousands of commuters daily in our city is large.

I do think the project needs to be built with very high energy and materials efficiency standards. Net-zero energy, ideally. Can the whole thing use geothermal heating and cooling? Can stormwater be infiltrated into on-site landscapes as much as possible? How about high-albedo roofing?

Let's make the most of this opportunity!

Thanks,

Eric Johnson
Boulder 80304

From: Andrea Kehrl

Sent: Friday, January 25, 2019 8:40 PM

To: Council; Jones, Suzanne; Weaver, Sam; Brockett, Aaron; Yates, Bob; Carlisle, Cynthia; Morzel, Lisa; Young, Mary; Nagle, Mirabai; Gatza, Jean

Subject: Alpine-Balsam proposal - Comments from homeowner 500 feet away

Dear City Council Members and Jean,

Alongside most of my neighbors in the Newlands area, just west of Broadway and a stone's throw from North Boulder Park as well as the site of the proposed Alpine-Balsam development, I have serious concerns about the proposed project. A new mom and working professional, I unfortunately have just learned of the matter. Somehow, I am outside the survey radius of influence of your project, yet, from my backyard, I can hear the voices of children playing in the beloved Park you intend to flood. I received no mailer, no email, no notification.

EXECUTIVE SUMMARY: If you are short of time, I have bolded some key statements in the last paragraph, to which I will direct your attention.

First, I do not support high-density housing in the project. I am extremely concerned how the area would accommodate 140 units – much less the maximum 330 units proposed for high density. It does not take a city planner to understand that the impacts from high density – and even moderate density – in this area will change the character of the neighborhood for the worse. **City planners plan cities – they don't plan neighborhoods.** Frankly, city planners are unqualified to plan our neighborhood. This is not a case of NIMBY; this is a resident, homeowner, and mother who loves this neighborhood and, as a natural resources attorney who represents local governments and has studied resource issues for years, understands the irreversibility of decisions like this one. I encourage the City to tread lightly and cautiously – this neighborhood is one of the most unique, character-defining pockets of Boulder, with North Boulder Park's panoramic vistas and the proximity to the historic Mapleton Hill neighborhood, Dakota Ridge trail system, and downtown. You will not be able to reverse the impacts, and future generations will question the wisdom and intentions of their City's past

leadership.

Who voted for affordable housing at this site? I am not against affordable housing, but I am against moderate and high-density housing at this site – an historic, charming, and invaluable part of our City that is already at risk of overdevelopment with the 311 Mapleton development underway. I would prefer to see more City offices than affordable housing at this site.

My husband and I have invested and sacrificed everything – our time, our life savings, the opportunity costs - to live in this home and to commit to raising our family in this neighborhood. If our opinions do not matter, then whose opinions matter to the City decision-makers? Will the County consider the damage you've done to our neighborhood when assessing the next round of property taxes?

At the very least, I implore you to obtain the input of the community who will be impacted the most – those of us who actually live around the site. I request that the City conduct a survey involving door-to-door and/or mailings to residents about the true impacts of the proposed development and determine what Boulder residents really want for the project. The survey results relied upon to date are misleading and fail to account for the myriad of impacts including school, park, trail, and road capacities. The radius of influence used in the survey was disingenuous because the bulk of the inclusion is City property, like the Park, that has no voice. **You need to obtain the input of the local residents who will actually be affected in their everyday lives** – including those surrounding the Park and adjacent areas. **You were elected by us constituents who live here, and it is your duty to honor our priorities for our community, especially over the hypothetical beneficiaries of your project. The process, as I understand it and as clarified by Jean recently, clearly prioritizes the hypothetical beneficiaries over the existing members of our community.**

I also would like to echo the concerns articulated by my neighbors Bob Horowitz, Kathleen Hancock, and the other Newlands neighborhoods who are part of this coalition.

Sincerely,
Andrea Kehrl

From: Nan Phifer
Sent: Monday, January 7, 2019 11:06 AM
To: AlpineBalsam <AlpineBalsam@bouldercolorado.gov>
Subject: Alpine-Balsam Project, another suggestion

To Planners of the Alpine-Balsam Project
From Nan Phifer, Boulder, 80302

I would like to offer an additional idea to be considered as plans are made for the Alpine-Balsam Project. Many newer medical offices that serve older residents are located on the east edge of Boulder. I am elderly. To drive to the office of my ophthalmologist, I drive east on Arapahoe and turn left at 55th St., where there is no signal light to stop west-coming traffic. I must calculate the speed of oncoming vehicles while watching for bicyclists.

I think to myself, "If only my ophthalmologist's office were in the old Community Hospital, I could drive safely to it on city streets." As our population ages I'm sure many aging residents could more comfortably and safely drive to the C.H. for vision checks, hearing checks, appointments related to arthritis, and other gerontological problems. The hospital could specialize, and we "seniors" would not have to mix with aggressive, high-speed traffic in unfamiliar, east Boulder locations. Fast drivers as well as elderly drivers would benefit.

Thank you for considering my suggestion.

Respectfully,
Nan Phifer, Boulder, 80302

From: Paul Anthony Saporito
Sent: Tuesday, January 29, 2019 9:36 AM
To: Gatza, Jean
Subject: Support for Alpine/Balsam redevelopment

Hello Jean,

We live adjacent to the former hospital and write in support of a full redevelopment of that site.

Kim and I both taught urban design here and in Europe. With all due respect, the anti-growth voices that have controlled planning here all these years may have had good intentions, but restrictive zoning contributed to sprawl and resulting automotive congestion that offends us all. Had there been the sophistication back then to promote compact walkable infill, we would have been a lot greener today.

So, we support a robust redevelopment of the former hospital site for a variety of reasons. First, given even modest growth in the region, the environmental impact of compact development is significantly less than low density sprawl. Where the typical cul-de-sac subdivision generates about 10 automobile trips per day per household, walkable infill, like the Washington school housing project produces about six.

The annual per household carbon output in Boulder is about 25 - 30 metric tons, whereas the same household in NYC generates about 7 metric tons. The difference is having sufficient population within a 5-minute walk to support frequent transit and small neighborhood shopping. So, the second major reason for our support is the economic advantage of not having to keep many vehicles and spending capital on fuel and in big national chains. And to the extent that multiple housing units better amortize land costs, there is the potential for providing more affordable housing for the missing middle: those teachers, fire, police, and office workers who now in-commute at the rate of 60,000 per day. So, we support many more modestly sized units as opposed to fewer high-end homes. Think of the town homes in Back Bay that may have been originally built for plutocrats but have been split into duplexes and flats.

But finally, we have all had the privilege of traveling to great towns and cities around the world. We take great pleasure in an evening stroll down car free streets with restaurants and shops with housing above. The aesthetics of Alpine aren't much. And recent new homes on the north side of Balsam are hardly a move toward more equitable housing. This project can be done well. We have been observing and participating in the public process. We believe that, despite the alarmist rhetoric coming from some quarters, the discussion is headed in a good direction. We thank you for your hard work in guiding this project through the public process.

Best regards,
Paul Saporito
Architecture +Urban Design
Boulder, 80304

From: Carolyn Usher
Sent: Tuesday, January 22, 2019 2:29 PM
To: Council <council@bouldercolorado.gov>
Subject: Alpine-Balsam Project

1. Would appear Planning already had in mind high-density housing from the start. Common frustration, feeling our input is insignificant, that workshops only serve to give the appearance of seeking input and are skewed to choose from high density options only.
2. No computer generated 3-D images to convey impact of planned height.
3. No real studies considering impact of high-density housing on surrounding neighborhood, especially considering the limited planned parking. Can we really expect everyone to take the bus?
4. No mention of impact of height exceptions on businesses across the street (will Alpine and Broadway become a tunnel like Canyon and 28th?).
5. Obviously our current city council choices were a reaction to over-development in Boulder. You are our last hope for managing an overdeveloped concept with accompanying skyrocketing cost.

Thank you,
Carolyn Usher
Boulder, 80304
