

From: Ashley Alsup  
Sent: Tuesday, October 30, 2018 2:57 PM  
To: Gatza, Jean  
Subject: Feedback on Alpine/Balsam

Hi there,

My husband attended the event last night, but I was unable to go. I wanted to give some thoughts and feedback. We live in one of the new-builds at (Boulder, 80302) so this issue is right at our front door.

I think we should view this space not as a place to park a list of civic priorities, but as an opportunity to create a walkable neighborhood between Ideal Market area and North Boulder Park that enhances both and serves the needs of families in the area, adding culture and interest. We should think of it as an alternative to Pearl Street (which we rarely go to anymore because of parking, tourists, and difficulty getting into restaurants.)

Brockwell Park in London is a great case study of an ok park that was revitalized to become fantastic and to serve community needs much better, with an imaginative, wooden play structure (like a larger version of the new playground outside the Boulder downtown library), cafes, tennis courts, interesting grounds, places for picnics, etc. It is now a true coming together of the community, making the surrounding Brixton neighborhood more walkable, relaxed and connected.

We would support higher structures on Broadway, but the idea of building tall tower blocks in the rest of this area is a travesty. Everyone will hate the city if you block people's views of the foothills and flatirons with unprecedented high-rise eyesores. There are surely sites further East that don't risk that for higher rise developments. I think the housing should be modeled more on the Holiday neighborhood in North Boulder, attracting families, artists and entrepreneurs who will add to the cultural life of the neighborhood and city. The buildings should go down in height the closer they get to the park, and no housing should be more than 3 stories. Even with 3-stories and setbacks, most of our views will be lost.

The Park should not be seen as a big basin to collect flood water, but as a new cultural heart and soul of the town, and a place to encourage public congregation. We should think of increasing the flow from the restaurants and cafes of Ideal Retail Center to the park, through a mixed civic area that could host cafes, galleries, live music, outdoor areas that aren't paved. Think of beautiful walks that flow with families enjoying themselves in a relaxed manner.

We should not use this valuable real estate for parking garage eyesores either. The area should be about walkability, not attracting commuters from far away to park their cars for civic jobs. That's what East Boulder is for. There are plenty of places around 30th street and east of 30th street where these kinds of developments could be put that wouldn't change the character of this residential community.

The views belong to everyone and are one of the main attractions of living in and visiting Boulder. Think beauty, culture, public spaces, happy families, community, views, walking. Let's be a model for other towns on how to plan mixed use spaces and public space for the benefit of all.

thanks for listening,  
ashley